

Crane Lake Woods

LOT INFORMATION STATEMENT IMPORTANT: READ CAREFULLY BEFORE SIGNING ANYTHING

The Developer has obtained a regulatory exemption from registration under the Interstate Land Sales Full Disclosure Act. One requirement of that exemption is that you must receive this Statement prior to the time you sign an agreement (contract) to purchase your lot.

RIGHT TO CANCEL:

You have the option to cancel your contract or agreement of sale by notice to the Seller until midnight of the seventh day following the date of the signing of the contract or agreement.

If you did not receive this Lot Information Statement prepared pursuant to the rules and regulations of the Bureau of Consumer Financial Protection, in advance of your signing the contract or agreement, the contract or agreement of sale may be canceled at your option for two years from the date of the signing.

RISK OF BUYING LAND:

There are certain risks in purchasing real estate that you should be aware of. The following are some of those risks: The future value of land is uncertain and dependent upon many factors. Do not expect all land to automatically increase in value.

Any value your lot may have will be affected if roads, utilities and/or amenities cannot be completed or maintained. Any development will likely have some impact on the surrounding environment. Development which adversely affects environment may cause governmental agencies to impose restrictions on the use of the land.

In the purchase of real estate, many technical requirements must be met to assure that you receive proper title and that you will be able to use the land for its intended purpose. Since this purchase involves a major expenditure of money, it is recommended that you seek professional advice before you obligate yourself.

If adequate provisions have not been made for maintenance of the roads or if the land is not served by publicly maintained roads, you may have to maintain the roads at your expense.

If the land is not served by a central sewage system and/or water system, you should contact the local authorities to determine whether a permit will be given for an on-site sewage disposal system and/or well and whether there is an adequate supply of water. You should also become familiar with the requirements for, and the cost of, obtaining electrical service to the lot.

DEVELOPER INFORMATION:

Secluded Land Co.,-LLC
OWNER
9986 State Highway 35
De Soto, WI 54624
(608) 648-2301

Wisconsin Lakes Realty, Inc.
P.O. Box 250
501 West North Street
Coloma, WI 54930
(715) 228-2000
(715) 228-3040

Wisconsin Lakes Realty, Inc.
d/b/a Four Rivers Realty, Inc.
P.O. Box 10
9986 Hwy 35
De Soto, WI 54624
(608) 648-2301
(608) 648-2550

Wisconsin Lakes Realty, Inc.
d/b/a Thousand Lakes Realty, Inc.
P.O. Box 10
9986 Hwy 35
De Soto, WI 54624
(715) 914-5971

Wisconsin Lakes Realty, Inc.
d/b/a Lighthouse Land Co., Inc.
d/b/a Loon Lake Realty
P.O. Box 250
Coloma, WI 54930
(920) 826-4700
(920) 826-4701

Wisconsin Lakes Realty, Inc.
d/b/a Country Lakes and Farms
P.O. Box 250
501 West North Street
Coloma, WI 54930
(715) 228-2040
(715) 228-3040

LOT INFORMATION

LOT LOCATION:

In the Northeast ¼ - Southeast 1/4, Section 29, Township 38 North, Range 1 West, Town of Flambeau, Price County, Wisconsin

MORTGAGE HOLDER:

Bank of Alma, PO Box 247, 211 S Main St., Alma WI 54610 (608) 658-4461

COVENANTS & RESTRICTIONS:

None

BUILDING SETBACKS:

Setbacks may be modified by changes in zoning ordinances. Local Government building codes may affect how improvements may be constructed on this lot. Contact should be made with the local zoning administrator before improvements are planned or erected.

Wetland pockets, if any, located on this lot may reduce the buildable area.

NAME AND ADDRESS OF ZONING ADMINISTRATOR:

Price County Zoning Administrator
104 S Eyder Ave Room 205,
Philips , WI 54555
715-339-3272

Seller recommends buyer contact the Price County Zoning Office prior to camping or building on this property for the most up-to-date requirements and regulations.

TAXES:

Real Estate taxes are to be paid to the Town of Flambeau and the levied rate for 2024 was \$23.26 per \$1,000.00 of assessed value. Price County Treasurer, 126 Cherry St. #105, Philips WI 54555 (715) 339-2615.

OTHER ASSESSMENTS:

NONE

EASEMENTS AND LOTS AFFECTED:

Lots are subject to road and electrical easements off the town road as shown on the Plat of Crane Lake Woods. Lot 10 is subject to a 33' wide easement as shown on the Plat of Crane Lake Woods.

ROADS:

In the event buyer chooses to construct a private driveway on the subject property, Seller recommends that buyer contact the Town of Flambeau and Price County for permits and specifications.

Seller recommends that buyer contact the U.S. Post Office and the Town of Flambeau for permissible size and location of mailbox.

SUPPLIERS OF UTILITIES AND ISSUERS OF PERMITS

WATER WELLS:

Water can be supplied to the building sites by private wells. Some owners choose to drill and maintain their own while others opt to utilize a common or shared well situation. Average well depth depends upon land contours. One area company that can provide well services is Karnosh Well Drilling, W7244 S. Minnow Lake Road, Philips, WI 54555 (715) 339-3188. Exact well depths cannot be determined prior to drilling. Well permit information can be obtained at the Price County Zoning Administrator ,104 S Eyder Ave, Room 205, Philips, WI 54555, (715) 339-3272.

SANITARY DISPOSAL SYSTEM:

The exact type of sewage disposal system permitted to serve each lot is dependent upon the exact soil characteristics, topography, location and intended use. Detailed soil tests conducted by a Wisconsin Certified Soil Tester are required to determine the type of system permitted. These parcels are guaranteed to accept a state approved sanitary system. One area company that can provide sanitary system design and installation services is Valor Septic Service LLC, W7725 Short Cut Road, Philips, WI 54555, (715) 399-2180.

ELECTRICITY:

Service Company:

Price Electric Cooperative
W6803 Springs Drive
Philips, WI 54555
(715) 339-2155

General Information:

Public Service Commission of Wisconsin
610 North Whitney Way
Madison, WI 53703
(608) 266-2001

Lot owners are not responsible for obtaining electrical service permits. Any required permits will be obtained directly by the electric service provider. Primary electric service may not be located directly on each parcel. Buyers of all parcels are responsible for the cost of electric line extension from the primary electrical service lines to their selected location on the parcel.

PUBLIC SERVICE

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Fire Department	Philips Fire Department 164 S Avon Ave, Philips, WI 54555	(715) 339-2488 or 911
Police Department	Price County Sheriff's Department 164 Cherry St. Philips, WI 54555	(715) 339-3011 or 911
Post Office	Philips Post Office 194 N Avon Ave, Philips, WI 54555	(800) 275-8777
Schools	Philips Area School District 990 Flambeau Ave, Philips, WI 54555	(715) 339-3644

CUSTOMER SERVICE:

Seller and its agents know that a purchase of this caliber and quality must be a comfortable experience. We also realize that questions and concerns arise. Seller has established a Customer Service Department that can handle and direct your questions and inquiries. They are available during normal business hours at (608) 648-2301.

Seller and its agents represent that the information provided herein is factual to the extent of the accuracy of the sources providing said information. The names of those individuals, agencies and/or companies providing data appear within this Lot Information Statement.

If misrepresentations are made in the sale of this lot to you, you may have rights under the Interstate Land Sales Full Disclosure Act. If you have evidence of any scheme, artifice or device used to defraud you, you may wish to contact: Office of Nonbank Supervision, Interstate Land Sales Registration Program, Bureau of Consumer Financial Protection, 1700 G Street NW, Washington, DC 20552.

LOT INFORMATION STATEMENT RECEIPT

I acknowledge that I have received a copy of the Crane Lake Woods Lot Information Statement consisting of 4 pages.

PURCHASER (print or type):

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

SIGNATURE OF PURCHASER:

* _____ DATE: _____

SIGNATURE OF CO-PURCHASER:

* _____ DATE: _____

NAME OF SALESPERSON (print or type): _____

SIGNATURE OF SALESPERSON: _____ DATE: _____

(Customer copy)

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* _____ DATE: _____

NAME OF SALESPERSON (print or type): _____

SIGNATURE OF SALESPERSON: _____ DATE: _____

(Company copy)