

Eau Claire Lakes Retreat

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:

The NE ¼ of the SE ¼ of Section 17, Township 44 North, Range 9 West, Town of Barnes, Bayfield County, Wisconsin.

MORTGAGE HOLDER(S):

Security State Bank, 7865 US HWY 2, Iron River WI 54847. (715) 372-4242

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.

ZONING ADMINISTRATION:

Bayfield County Zoning Administration
117 E 5th St,
Washburn, WI 54891
(715) 373-6138

Seller recommends buyer contact the Bayfield 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 Barnes, and the levied rate for 2024 was \$14.06 per \$1,000.00 of assessed value. Bayfield County Treasurer, 117 E 5th St, Washburn, WI 54891, Phone (715) 373-6131.

EASEMENTS AND LOTS AFFECTED:

Lot 4 is subject to an easement measured 16.5' on either side of the centerline of the existing trail for the benefit of lot 7 as shown on the CSM.

ROADS:

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

Seller recommends that buyer contact the U.S. Post Office and the Town of Barnes 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 Wayne Holly Well Drilling LLC, 71385 Hoover Line Rd, Iron River, WI 54847, Phone: (715) 372-4260. The Bayfield County Zoning Office, 117 E 5th St, Washburn, WI 54891, Phone: (715) 373-6138, can provide information on well permits.

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 Visocky Plumbing and Heating LLC, 16222 US-63, Hayward, WI 54843, Phone: (715) 634-1679 is one area company that can provide design and installation services. Bayfield County Zoning Office, 117 E 5th St., Washburn, WI 54891, Phone: (715) 373-6138, can provide information on sanitary systems.

ELECTRICITY:

Service Company:

Dalhberg Light and Power
9221 E Main St.
Solon Springs, WI 54873
(715) 378-2205

General Information:

Public Service Commission of Wisconsin
610 N. 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 electrical 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:

NAME	ADDRESS	PHONE
Fire Department		
Town of Barnes Fire Department	3360 County Highway N Barnes, WI 54873	(715) 795-2424 or 911
Police Department		
Bayfield County Sheriff's Dept.	615 2 nd Ave E, Washburn, WI 54891	(715) 373-6120 or 911
Post Office		
Barnes Post Office	50490 Highway 27 Solon Springs, WI 54873	(800) 275-8777
Schools		
Drummond Area School District	52440 Eastern Ave Drummond, WI 54832	(715) 739-6669

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 Eau Claire Lakes Retreat 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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SIGNATURE OF SALESPERSON: _____ DATE: _____

(Company copy)