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SELLER'S HISTORY OF PROPERTY

Property Address: W13878 Shepherd Rd, Osseo, Wi 54758

Age of Home: 19 years Year Built: 2007

Age of Roof: ~~7 years~~ Installed by if Replaced: ~~Knutson Roofing Taylor~~

Age of Windows: ~~19 years~~

Source of Heat (check one): Natural Gas ____ Electric X Wood ____ Other X LP

*Note – has 1st/2nd floor electric in floor heat, LP furnace (only used a few times each year)

Age of Furnace: 19 yrs

Date Installed if known: ~~2007~~

Age of Air Conditioner: 19 yrs

HVAC Contractor: Sampson Heating (Hixton)

Age of Water Heater: 19 yrs (check one): Natural Gas X Electric

Water Softener: Yes ~~X~~ No ____ (check one): ____ Owned X ____ Rented Age if owned: ____

City Sewer and Water? Yes ____ No X

Age of Well and Type 2 years – Rotary Drilled Who services Semingson Aberle Plumbing

Who installed ~~Pelke Well Drilling~~

Age of Septic and Type ~~19 years~~

Who services ~~Matcheys Chimney Rock~~ Date of Last Pump out: ~~10/2/2023~~

Who installed ~~Semingson Aberle Plumbing~~

Cable / Internet Providers Available: TCC

Day: ____ Cost per month: ____

Trash/Garbage Pickup Provider: Self- $25/10 bags,

If yes, is flood Insurance Required: Yes ____ No ____

In Flood Plain: Yes ____ No X

Homeowner's Association: Yes ____ No X

Name of Association: ____

Dues: (check one): Monthly ____ Annually ____

Boat Slip Included or Leased with Property: (check one): Yes ____ No ~~X~~

Utility Companies:

Gas Company: N/A

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Electric Company: Riverland Energy Cooperative

Propane Company: Alcivia
Propane Tank Rented: Yes

Cost/Month: _____ Yes __ No

Created by Sarah Hemker with SkySlope® Forms

Seller's History of Property

Property Address: **W13878 Shepherd Rd, Osseo, Wi 54758**

Average Utility Costs:

Heat: $ <25 per month (primarily use electrical in-floor – included in Electrical cost

Electric: $ 227.36 per month (see note above – higher in winter months)

Water/Sewer: $ N/A _____ per (Check One): _month _quarter _year

Garbage Pickup: $25/10 bags through Town (you bring to town hall for disposal)
Plowing / Snow Removal: $ N/A

Renovations / Updates in Last 10 Years/Other Info:

New Washer/Dryer, Stove – 2024, New well – 2024, New well controller – 2025, New water softener - 2024, New well pump – 2023, Updated deck supports – 2024, New retaining walls – 2025, New shed – 2025, New Sauna heater 2024

Seller(s) voluntarily discloses the information herein, and it is true and correct to the best of the seller's knowledge.

Seller: Christopher Schweitzer **07/28/2026** Date: _____

Seller: Renee Schweitzer **07/29/2026** Date: _____

Buyer hereby acknowledge receiving a copy of this report. Please note that this report does not replace the home inspection or real estate condition report. Report is strictly based on the seller(s) knowledge at the time of listing.

Buyer: _____ Date: _____

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Buyer:_____ Date: _____

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