



FARMSTEAD 1867

— RACINE COUNTY, WISCONSIN —

7207 COUNTY HIGHWAY V
CALEDONIA, WI 53108

64.09 ACRES



A PLACE WITH HISTORY

Built in 1867, the brick farmhouse has been part of the Caledonia landscape for generations. Today, the 64.09-acre property remains a mix of working farmland, open ground, woods, wetlands, and the buildings that have long been part of the property.

Approximately 43 acres are actively farmed, while the remaining acreage includes wooded areas and drainage features. The property sits east of I-41/94 along County Highway V, giving it a rural setting while remaining close to the surrounding Caledonia community.



THE PROPERTY



64.09

ACRES



~43

ACRES OF
FARMLAND



1867

FARMHOUSE
CONSTRUCTION



\$6,500

APPROX. ANNUAL
CASH RENT

THE HOUSE

At the center of the property is a 1,140-square-foot, 1 ½-story brick farmhouse dating to 1867

The home includes two bedrooms and one full bathroom, with the main level featuring a kitchen, dining area, and living room. The upper level includes the primary bedroom and second bedroom.

The property also includes an attached two-car garage and a partial basement.



KEY DETAILS



2

BEDROOMS



1

FULL BATH



2

CAR GARAGE
(ATTACHED)



1,140

SQ. FT.

PROPERTY OVERVIEW

- 64.09 acres
- Caledonia, Racine County, Wisconsin
- East of I-41/94 on County Highway V
- ~43 acres of active farmland
- ~\$6,500/year in cash rent
- 1867 brick farmhouse
- ~80' x 45' pole building
- Woods, wetlands, and open land

RESIDENCE

- 1,140 sq. ft.
- 2 bedrooms
- 1 full bathroom
- 1½-story brick farmhouse
- Attached 2-car garage
- Partial basement
- Private well
- Mound septic
- Natural gas heat

LAND & ZONING

- A-2 Agricultural zoning
- Portions include floodplain, DNR wetlands, and Shoreland-Wetland Overlay District
- 2035 Land Use Plan includes Agricultural, Rural Residential, and Open Land



GET IN TOUCH



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REAL ESTATE CONDITION REPORT - FARM

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 7207 COUNTY HIGHWAY V
IN THE VILLAGE
(CITY) (VILLAGE) (TOWN) OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF August (MONTH) 26 (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises. "Property", as used in this report, includes: 1) the land; 2) dwellings; 3) barns and outbuildings and 4) any other real or personal property included in the transaction. The questions below apply to all property, not just dwellings."

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

- | | YES | NO | N/A |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| B1. Are you aware of defects in the roof?
Roof defects may include items such as leakage or significant problems with gutters or eaves. | ☐ | ☒ | ☐ |
| B2. Are you aware of defects in the electrical system?
Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring. | ☐ | ☒ | ☐ |
| B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)?
Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system. | ☐ | ☒ | ☐ |
| B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?
Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors. | ☐ | ☒ | ☐ |
| B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property?
Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code. | ☐ | ☐ | ☒ |
| B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws?
NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101). | ☐ | ☒ | ☐ |
| B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?
Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation. | ☒ | ☐ | ☐ |
| B8. Are you aware of defects in any structure on the property?
Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation. | ☒ | ☐ | ☐ |
| B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?
Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale. | ☐ | ☒ | ☐ |
| B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or <i>water treatment system</i> , or other items affixed to or closely associated with the property?
<i>Such items may include reverse osmosis systems, iron filters, or other filters.</i> | ☐ | ☒ | ☐ |
| B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions? | ☒ | ☐ | ☐ |
| B12. Explanation of "yes" responses <u>Basement has fieldstone foundation, water may</u>
<u>drain to crack / Sub-Pump Front Porch has weak pillars</u> | | | |

C. ENVIRONMENTAL

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of the presence of unsafe levels of mold? | ☐ | ☒ | ☐ |
| C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |

NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

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- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? | ☐ | ☒ | ☐ |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties, including dumpsites on the property where pesticides, herbicides, fertilizer or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer's or government guidelines or other law regulating said disposal? | ☐ | ☒ | ☐ |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees?</i> | ☐ | ☒ | ☐ |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | ☐ | ☒ | ☐ |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| C8. Explanation of "yes" responses | | | |

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, out-of-service wells and cisterns not closed/abandoned according to applicable regulations, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, atrazine or other substances affecting human consumption safety. | ☐ | ☒ | ☐ |
| D2. Are you aware of a joint well serving the property? | ☒ | ☐ | ☐ |
| D3. Are you aware of a defect related to a joint well serving the property? | ☐ | ☒ | ☐ |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property? | ☐ | ☒ | ☐ |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | ☐ | ☒ | ☐ |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | ☐ | ☒ | ☐ |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☒ | ☐ |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | ☐ | ☒ | ☐ |
| D9. Are you aware of defects in an "LP" tank on the property? | ☐ | ☒ | ☐ |
| D10. Explanation of "yes" responses <u>Well by barn (down) feeds house as well.</u> | | | |

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	☐	☒	☐
E2. Are you aware that remodeling was done that may increase the property's assessed value?	☐	☒	☐
E3. Are you aware of pending special assessments?	☐	☒	☐
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☒	☐
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	☐	☒	☐
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	☐	☒	☐
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	☐	☒	☐
E8. Explanation of "yes" responses _____			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association?	☐	☒	☐
F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	☐	☒	☐
F3. Are you aware of any zoning code violations with respect to the property?	☐	☒	☐
F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?	☒	☐	☐
F5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	☐	☒	☐
F6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	☐	☒	☐
F7. Are you aware of restrictive covenants or deed restrictions on the property?	☐	☒	☐
F8. Other than public rights-of-way, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	☐	☒	☐
F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	☐	☒	☐
F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	☐	☒	☐
F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/self-useassmt.aspx or (608) 266-2486.			

	YES	NO	N/A
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	☒	☐	☐
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	☐	☒	☐
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	☐	☒	☐
F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information.	☐	☒	☐
F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	☐	☒	☐
F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	☐	☒	☐
F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another, such as, without limitation, fences including noncompliance with fence laws (See Wis. Stat. Ch. 90), houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	☐	☒	☐
F15. Are you aware there is not legal access to the property?	☐	☒	☐
F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations and livestock siting violations (Wis. Admin. Code Ch. ATCP 51).	☐	☒	☐
F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	☐	☒	☐
F18. Are you aware of a written agreement affecting riparian rights related to the property?	☐	☒	☐
F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.	☐	☒	☐
F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	☐	☒	☐
F21. Explanation of "yes" responses <u>Back portion of property has section of wet land</u> <u>A2 property/zoned</u>			

G. ADDITIONAL INFORMATION

	YES	NO	N/A
G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years?	☐	☒	☐
G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?	☒	☐	☐
G2a. Does the property currently have internet service? If so, who is your provider? <u>Charlton communications</u>	☒	☐	☐

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station? | ☐ | ☒ | ☐ |
| Is the system or station affixed to the property? | ☐ | ☒ | ☐ |
| G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/). | ☐ | ☒ | ☐ |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | ☐ | ☒ | ☐ |
| G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | ☐ | ☒ | ☐ |
| G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g., a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment in Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer. | ☐ | ☒ | ☐ |
| G5. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; substantial crop damage from disease, insects, soil contamination, wildlife or other causes, diseased trees, or substantial injuries or disease in livestock on the property or neighboring properties; or any other defect or material condition. | ☐ | ☒ | ☐ |
| G6. The owner has owned the property for <u>39</u> years. | | | |
| G7. The owner has lived in the property for <u>39</u> years. | | | |
| G8. Explanation of "yes" responses | | | |
| <u>House is under / in calculation as historical due to its age.</u> | | | |

Note: Any sales contract provision requiring inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner <u>[Signature]</u>	Date <u>9-15-26</u>
Owner _____	Date _____
Owner _____	Date _____
Owner _____	Date _____
Owner _____	Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies the person supplied information on which the owner relied for this report and the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____	Items _____	Date _____
Person _____	Items _____	Date _____
Person _____	Items _____	Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement

Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

ADDENDUM W - WETLANDS**USE FOR SALE OR LEASE OF PROPERTY THAT CONTAINS OR MAY CONTAIN WETLANDS.**

This Addendum is attached to and made part of the Offer to Purchase/Lease dated _____, made by the Buyer, _____ with respect to the property at _____, Wisconsin (Property).

WETLANDS NOTICE: It is in the Buyer's best interest to determine if the Property contains wetlands prior to the purchase or lease of the Property because wetlands are not suitable for development and not easily identifiable. Professional assistance is often needed to verify the presence or absence of wetlands.

Wisconsin Wetlands. Wetlands may be perceived as an amenity or a liability depending upon the desired use of the property, however all wetlands provide important ecological functions. Wisconsin has many types of wetlands including marshes, meadows, wooded swamps, bogs, fens and others. Descriptions and photographs can be found at <https://www.wisconsinwetlands.org/learn/about-wetlands/>.

Wetland Confirmation, Wetland Identification, Assured Delineation Report Submittal, and Wetland Exemption Service are all Wisconsin Department of Natural Resources (DNR) services relating to wetlands, property purchases and permitting, go to <https://dnr.wisconsin.gov/topic/Wetlands/identification.html> to learn more.

Wetlands Confirmation. Buyer can review maps and other resources for locating Wetlands at <https://dnr.wisconsin.gov/topic/Wetlands/locating.html>.

Wetlands Identification Program. The DNR Wetland Identification Program is a service that identifies approximate wetland boundaries but does not provide a quantifiable extent of wetlands on the property and is not suitable for permit applications or crediting per lines 44-45 of the Wetland Evaluation Contingency. See <https://dnr.wisconsin.gov/topic/Wetlands/identification.html>.

Permitting. State and federal laws generally require permits before wetlands can be built upon or impacted.

- State wetland permit requirements and exemption information from the Wisconsin DNR can be found at <https://dnr.wisconsin.gov/topic/Wetlands/permits>.
- Federal wetland permit information from the U.S. Army Corps of Engineers can be found at <https://www.mvp.usace.army.mil/Missions/Regulatory/Permitting-Process-Procedures/>.
- Also, check for local permits.

NOTE: Not all projects will be eligible for permits.

Construction in wetlands without permits will result in enforcement action, which may include removal of structures, wetland restoration, and potential fines.

PROPERTY INFORMATION [COMPLETE AS APPLICABLE]

1. Seller (has) ~~(has not)~~ **[STRIKE ONE]** disclosed that the Property or any portion of the Property contains wetlands.
2. The Property (does) ~~(does not)~~ **[STRIKE ONE]** include lakes, ponds, streams, or drainage ditches.
3. The Property (does) ~~(does not)~~ **[STRIKE ONE]** include standing water or areas where water collects at or near the soil surface between March-November in most years.

NOTE: Seller's lack of knowledge does not confirm the absence of wetlands.

[INCLUSION OF THE WETLAND EVALUATION CONTINGENCY] The Wetland Evaluation Contingency is part of this Addendum ONLY if the box is marked such as with an "X." It is not part of this Addendum if marked "N/A" or left blank.

NOTE: Consider whether the deadline on line 40 provides adequate time if the Buyer is obtaining a wetland delineation report, since generally wetland delineations cannot be confirmed by the DNR in winter months.

☐ **WETLAND EVALUATION CONTINGENCY:** This Offer is contingent upon Buyer obtaining a written report that determines if there are wetlands at the Property within _____ days ("60" if left blank) of acceptance of this Offer. Buyer shall arrange for a wetland professional to conduct an on-site evaluation of the Property and prepare a written report, at Buyer's cost, unless otherwise agreed in writing. This contingency shall be deemed satisfied unless Buyer delivers a copy of a wetland confirmation or delineation report to Seller that shows the presence of wetlands on the property, within _____ days ("10" if left blank) of the deadline for Buyer obtaining said report. If the report shows wetlands on the Property (Seller shall provide Buyer with a credit of \$ _____ /wetland acre at closing) (Buyer may rescind this Offer) (_____) **[STRIKE AND COMPLETE AS APPLICABLE]**.

By initialing and dating below, the Parties acknowledge that they have received and read a copy of this Addendum.

Buyer(s) Initials Date Seller(s) Initials Date 9-15-26

This Addendum W was developed in cooperation with the Department of Natural Resources.

Drafted by: Attorney Thomas Larson, Wisconsin REALTORS® Association (2021)

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

USE OF PROPERTY/ ZONING REGULATIONS DISCLAIMER

1. Buyer _____ has
2. been advised by real estate agent AL WISNEFSKE, associated with
3. LAND & LEGACY GROUP LLC (Firm), of the
4. following relative to the (Offer to Purchase/~~Option to Purchase/Lease or Rental Agreement/Letter of~~
5. ~~Intent/Buyer Agency Agreement~~) **COMPLETE AND**
6. **STRIKE AS APPLICABLE** dated _____ for the property located at 7207 COUNTY
7. HIGHWAY V, CALEDONIA, WI 53108 (Property),
8. and agrees as follows:

9. Buyer acknowledges and agrees that Buyer is not relying on any representations, including
10. marketing, by the Property owner, their agent, or Buyer's agent concerning the future use of the Property.
11. Buyer understands that zoning or other regulations such as condominium, homeowners or lake association
12. regulations, including those related to the rental of properties, may change, which could impact the use of
13. the Property now and in the future. Buyer is solely responsible to verify the zoning classification and
14. regulations affecting the Property, the uses permitted thereon, and to obtain any necessary permits or
15. approvals by contacting the appropriate local government officials or association representatives. An
16. attorney should be consulted if legal advice is needed regarding the use of the Property.

17. **Hold Harmless.** Buyer agrees to hold the Firm, and all its associated agents, harmless from any and
18. all claims, arising out of or relating to the buyer's election not to consult with legal counsel or the local unit
19. of government relating to the current or future use of the property or include a contingency in the agreement
20. between the parties to determine the use of the Property.

21. By initialing and dating below, Buyer acknowledges they have received and read a copy of this Disclaimer.

22. _____
23. (Buyer's Initials) ▲ (Date) ▲ (Buyer's Initials) ▲ (Date) ▲
24. _____
25. (Buyer's Initials) ▲ (Date) ▲ (Buyer's Initials) ▲ (Date) ▲

26. Buyer Entity Name (if any): _____

27. By: _____
28. (Authorized Initials) ▲ (Date) ▲
29. Print Name & Title: _____

Drafted by: Attorney Debra Peterson Conrad, Wisconsin REALTORS® Association (2023)
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Boundary Map



ArcGIS Web Map

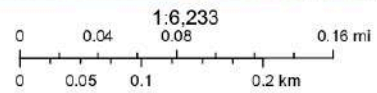


8/31/2026, 11:48:35 AM

- Tax Parcels
- Quarter Quarter Section
- Quarter Section
- Sections
- Municipal Boundaries

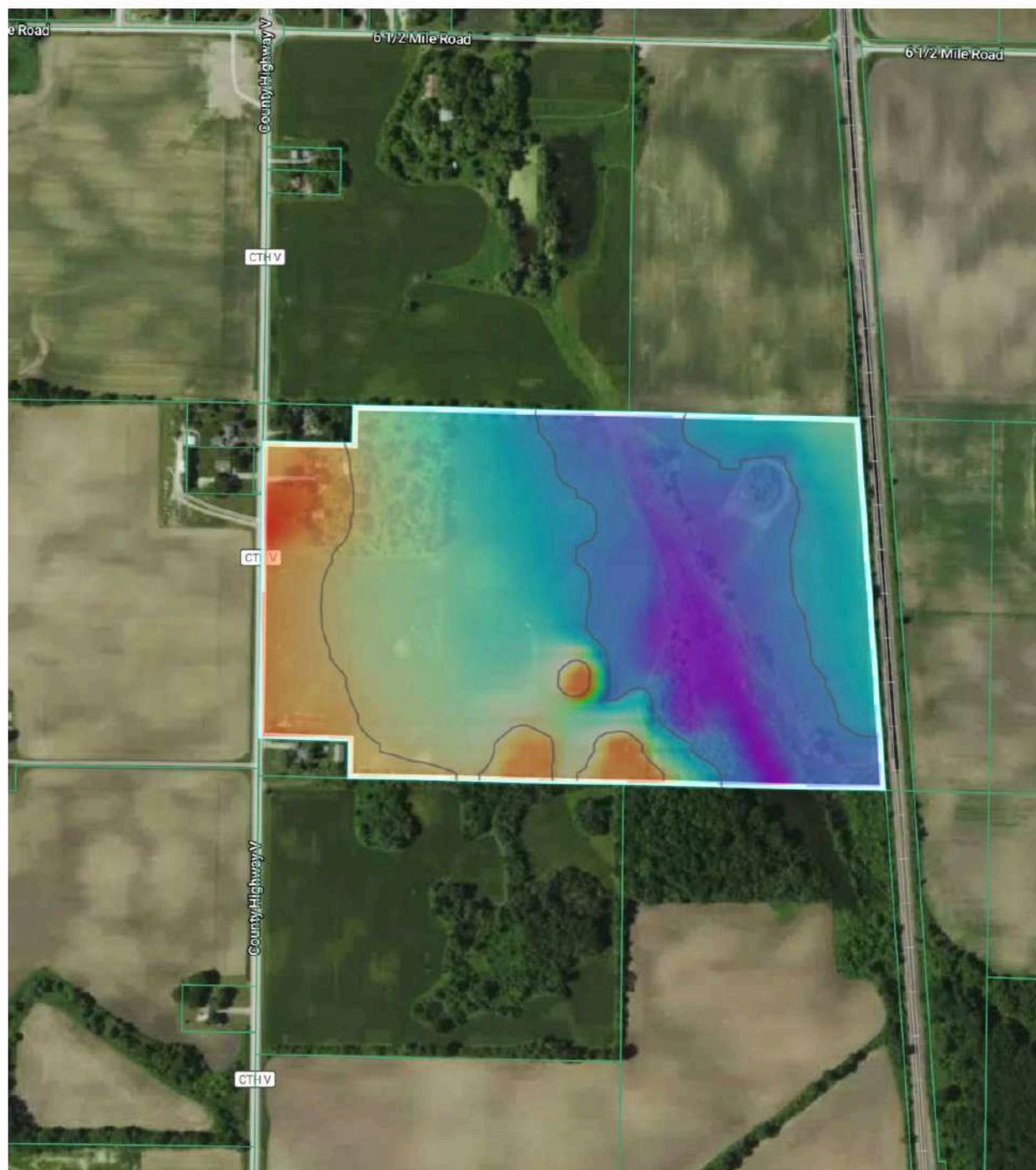
MrSID24

- Red: Band_1
- Green: Band_2
- Blue: Band_3

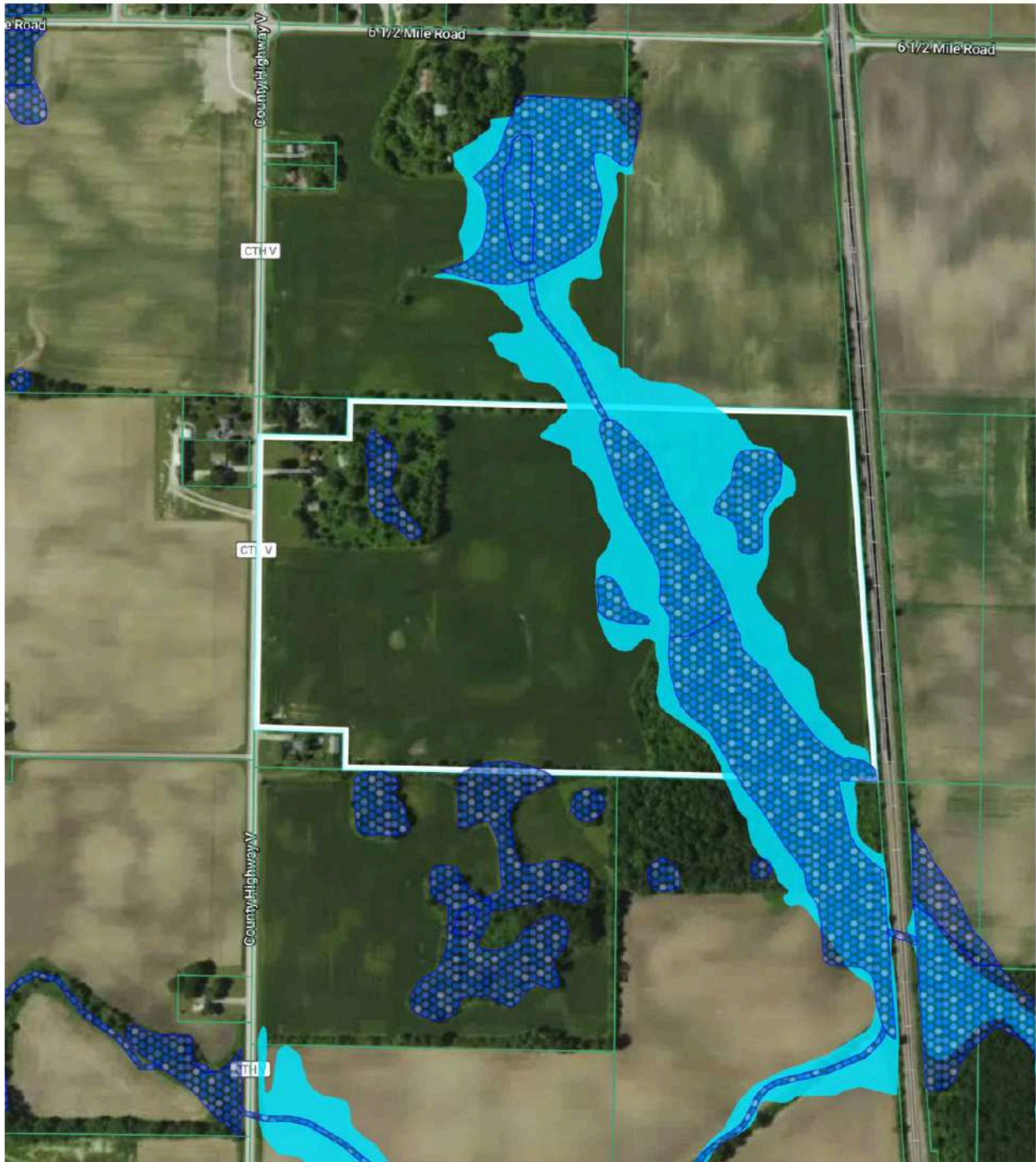


Racine County, SEWRPC

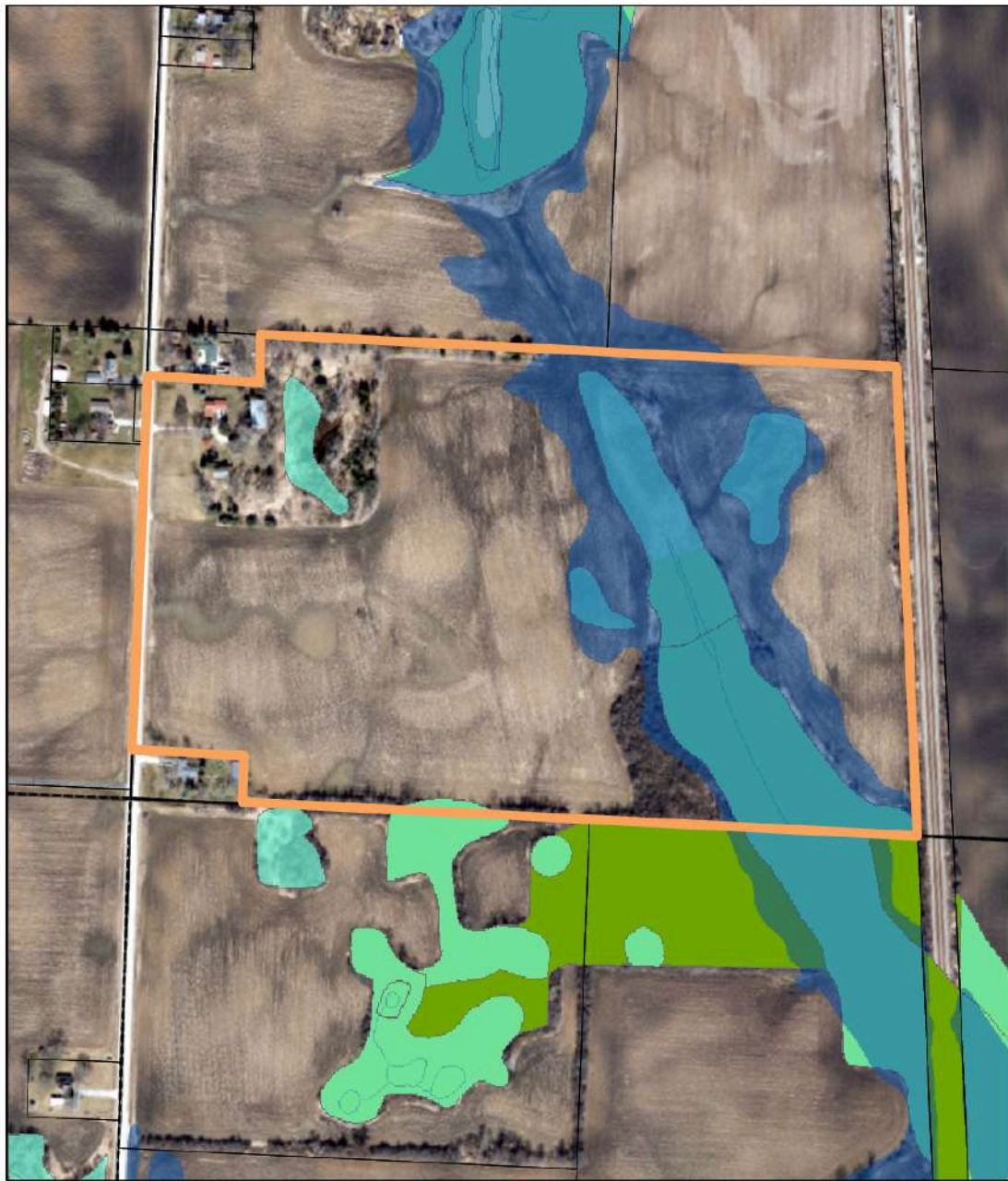
Elevation Map



Flood & Wetland Map

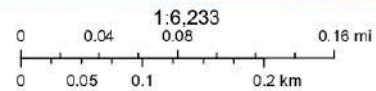


ArcGIS Web Map



8/31/2026, 11:51:45 AM

- | | |
|-------------------------|------------------------------|
| Tax Parcels | 2010 DNR Wetland Survey |
| Quarter Quarter Section | 2010 Environmental Corridors |
| Quarter Section | MrSID24 |
| Sections | Red: Band_1 |
| Municipal Boundaries | Green: Band_2 |
| Fema FloodPlain | Blue: Band_3 |



Racine County, SEWRPC, Southeastern Wisconsin Regional Planning Commission, Wisconsin DNR, Southeastern Wisconsin Regional Planning Commission, FEMA, SEWRPC

VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402

**RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE**

REPINSKI, DANIEL R
REPINSKI, JANET M

Parcel Number: 104 042208034000
Bill Number: 801840



801840/104 042208034000
DANIEL R REPINSKI
JANET M REPINSKI
7207 CTH V
CALEDONIA WI 53108

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
7207 CTH V
Sec. 8, T4N, R22E
PT S1/2 SW1/4 EXC 12.9AC&RR ROW &V900P509,V921P611
TOTAL ACRES 64.09
64.090 ACRES

Racine County sales tax effects \$5.7m total property tax relief (8.4% of 2026 County levy).
Please inform County of address changes.

ASSESSED VALUE LAND 66,700	ASSESSED VALUE IMPROVEMENTS 140,200	TOTAL ASSESSED VALUE 206,900	AVERAGE ASSESSMENT RATIO 0.953280304	NET ASSESSED VALUE RATE 0.01560042 (Does NOT reflect credits)	NET PROPERTY TAX 2941.93																																				
ESTIMATED FAIR MARKET VALUE LAND 65,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 147,100	TOTAL ESTIMATED FAIR MARKET VALUE 212,900	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 311.91	GARBAGE COLLECTION 128.00 STORM WATER UTILITY FEE 170.96 RECYCLING 74.00																																				
<table><tr><th>TAXING JURISDICTION</th><th>2024 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2025 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2024 NET TAX</th><th>2025 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td>RACINE COUNTY</td><td>1,059,516</td><td>1,069,260</td><td>549.05</td><td>580.02</td><td>5.6%</td></tr><tr><td>VILLAGE OF CALEDONIA</td><td>2,622,659</td><td>2,758,931</td><td>1,091.67</td><td>1,123.99</td><td>3.0%</td></tr><tr><td>UNIFIED SCHOOL DISTRICT</td><td>53,668,806</td><td>60,356,509</td><td>1,181.57</td><td>1,408.87</td><td>19.2%</td></tr><tr><td>GATEWAY TEC VTAE</td><td>2,224,473</td><td>2,213,382</td><td>110.10</td><td>114.84</td><td>4.3%</td></tr><tr><td>TOTAL</td><td>59,575,454</td><td>66,398,082</td><td>2,932.39</td><td>3,227.72</td><td>10.1%</td></tr></table>						TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE	RACINE COUNTY	1,059,516	1,069,260	549.05	580.02	5.6%	VILLAGE OF CALEDONIA	2,622,659	2,758,931	1,091.67	1,123.99	3.0%	UNIFIED SCHOOL DISTRICT	53,668,806	60,356,509	1,181.57	1,408.87	19.2%	GATEWAY TEC VTAE	2,224,473	2,213,382	110.10	114.84	4.3%	TOTAL	59,575,454	66,398,082	2,932.39	3,227.72	10.1%
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TOTAL	59,575,454	66,398,082	2,932.39	3,227.72	10.1%																																				
FIRST DOLLAR CREDIT			-69.02	-71.45	3.5%																																				
LOTTERY AND GAMING CREDIT			-222.22	-214.34	-3.5%																																				
NET PROPERTY TAX			2,641.15	2,941.93	11.4%																																				

TOTAL DUE: \$3,314.89
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2026
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	5,691,358	309.72	2050				
UNIFIED SCHOOL DISTRICT	6,576,680	357.90	2030				

PAY 1ST INSTALLMENT OF: \$1,736.76
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402

PIN# 104 042208034000
REPINSKI, DANIEL R
BILL NUMBER: 801840



INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: \$1,578.13
BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

RACINE COUNTY TREASURER
730 WISCONSIN AVENUE
RACINE, WI 53403-1274

PIN# 104 042208034000
REPINSKI, DANIEL R
BILL NUMBER: 801840



INCLUDE THIS STUB WITH YOUR PAYMENT

PAY FULL AMOUNT OF: \$3,314.89
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402

PIN# 104 042208034000
REPINSKI, DANIEL R
BILL NUMBER: 801840



INCLUDE THIS STUB WITH YOUR PAYMENT



Full Report

Property Location : 7207 County Highway V

Owner:

Repinski Daniel R
Repinski Janet M
7207 County Highway V
Caledonia, WI 53108

Owner Occupied:

Property Address:
7207 County Highway V
Caledonia, WI 53108-9503

County: Racine**Taxed by:** Village Of Caledonia**Taxkey #** 104042208034000**Assessments**

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2025	Other	\$ 47,300	\$ 140,200	\$ 187,500		2.000	
2025	Agricultural Land	\$ 11,700		\$ 11,700		50.278	
2025	Undeveloped	\$ 7,700		\$ 7,700		11.810	
- 2025	Total of Multiple Classes	\$ 66,700	\$ 140,200	\$ 206,900	7.258 ↑	64.088	0.953280304
+ 2024	Total of Multiple Classes	\$ 68,100	\$ 124,800	\$ 192,900	5.931 ↑	64.089	0.983585966
+ 2023	Total of Multiple Classes	\$ 66,700	\$ 115,400	\$ 182,100	4.296 ↑	64.089	0.977000460
+ 2022	Total of Multiple Classes	\$ 65,400	\$ 109,200	\$ 174,600	10.158 ↑	64.089	1.008240387
+ 2021	Total of Multiple Classes	\$ 64,900	\$ 93,600	\$ 158,500	12.332 ↑	64.089	1.021943286
+ 2020	Total of Multiple Classes	\$ 59,900	\$ 81,200	\$ 141,100	0.000 -	64.089	0.938180317
+ 2019	Total of Multiple Classes	\$ 59,900	\$ 81,200	\$ 141,100	7.792 ↑	64.089	1.016018293
+ 2018	Total of Multiple Classes	\$ 59,200	\$ 71,700	\$ 130,900	0.000 -	64.089	0.932451181
+ 2017	Total of Multiple Classes	\$ 59,200	\$ 71,700	\$ 130,900	0.000 -	64.089	0.955430538

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2025	\$3,227.72	\$71.45	\$214.34	\$2,941.93			\$372.96	\$3,314.89
2024	\$2,932.39	\$69.02	\$222.22	\$2,641.15			\$364.96	\$3,006.11
2023	\$2,969.15	\$73.99	\$275.42	\$2,619.74			\$359.96	\$2,979.70
2022	\$2,694.01	\$66.39	\$217.91	\$2,409.71			\$359.96	\$2,769.67
2021	\$2,711.98	\$69.54	\$246.63	\$2,395.81			\$343.96	\$2,739.77
2020	\$2,738.03	\$67.40	\$165.18	\$2,505.45			\$339.96	\$2,845.41
2019	\$2,547.26	\$67.40	\$187.02	\$2,292.84			\$334.96	\$2,627.80
2018	\$2,640.60	\$69.99	\$169.98	\$2,400.63			\$325.96	\$2,726.59
2017	\$2,597.24	\$68.10	\$119.18	\$2,409.96			\$325.96	\$2,735.92

Assessor

Building Square Feet : 1140	Year Built : 1867	Township : 4N
Bedrooms : 2	Year Remodeled :	Range : 22E
Full Baths : 1	Effective Year Built :	Section : 8
Half Baths :	Air Conditioning :	Quarter :
Total Rooms : 6	Fireplace :	Pool :
Number of Stories : 1.50	Number of Units : 1	Attic : None
Building Type : Old Style		Basement : Partial Bsmt
Exterior Wall : Brick		Heat : Warm Air
Exterior Condition : Average		Garage : Attached Frame Garage
Land Use :		School District : 4620 Racine
Zoning :		Historic Designation :

Legal Description

Pt S1/2 SW1/4 Exc 12.9AC&RR Row &V900P509,V921P611 **total Acres** 64.09

Information provided is deemed reliable but not guaranteed (2021)

Caledonia, WI : Residential Property Record Card

[\[Back to Search Results \]](#)

[\[Start a New Search \]](#) [\[Help with Printing \]](#)

Search For Properties

Parcel ID	Street Name	
		Search Reset Search

Parcel ID	Card	Alt ID	Location	Zoning	State Class	Acres
042208034000	1	104-04-22-08-034-000	7207 CTH V		460 - AGRICULTURAL	64.089

Owner Information

Repinski, Daniel R Janet M Repinski
7207 Hy V
Caledonia WI 53108

Deed Information

Book/Page: 0
Sale Date: n/a

Dwelling Information

Living Units: 1
Style: Old Style
Story Height: 1.5
Exterior Wall: Brick
Attic Living: None
Basement: Part
Year Built: 1867
Ground Floor Area: 852
Basement Area: 384
Fin BSMT Living: 0
Tot Living Area: 1140
Rec Room: 0 x 0
Tot Rooms: 6
Bedrooms: 2
Full Baths: 1
Half Baths: 0
Frame Fire Place: 0
Mas Fire Place: 0
Heating Type: Basic

Valuation

Land: \$68,100
Building: \$124,800
Total: \$192,900

Property Picture



Sales History

Document No	Date	Price	Type	Validity
n/a		\$0		
n/a		\$0		

Permit History

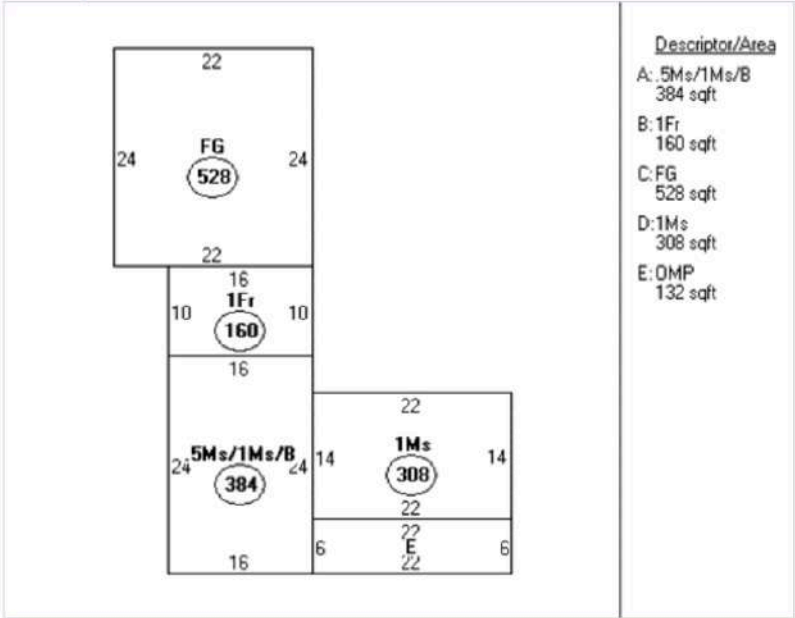
Date	Purpose	Price
------	---------	-------

Out Building Information

Type	Qty	Year	Size1	Size2
Bank Barn	1	1900	30	42
Milk House-Attached Cb	1	1960	10	14
1s Poultry House-Fr	1	1940	18	20

Grenary Wd/Wd	1	1900	14	20
Pole Barn-Metal 4 Sides	1	1970	44	80

Building Sketch



Legal Description

Note 1:	PT S1/2 SW1/4 EXC 12.9AC&RR ROW &V900P509,V921P611 **TOTAL A
Note 2:	CRES** 64.09

Notice

The information delivered through this on-line database is provided in the spirit of open access to government information and is intended as an enhanced service and convenience for citizens of Caledonia, WI.

The providers of this database: Tyler/CLT, Big Room Studios, and Caledonia, WI assume no liability for any error or omission in the information provided herein.

Data Current Through October 18, 2024

Comments regarding this service should be directed to: marty.kuehn@tylertech.com



Owner: DANIEL R REPINSKI
Address: 7207 CTH V
Parcel Number: 104042208034000
Acres: 64.81

Zoning Districts

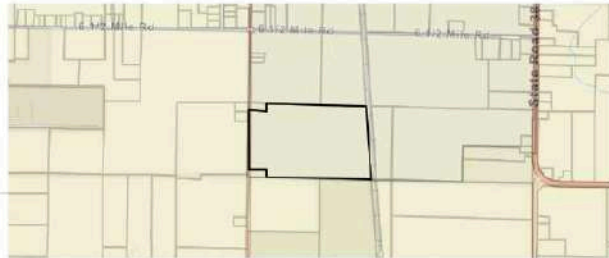
A-2 | Agricultural

Zoning Overlay Districts

Floodplain
 Shoreland-Wetland Overlay (SWO) District

Other Map Features

DNR Wetlands
 Not Within Sewer Service Area
 Not Within Water Service Area



Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | M... Powered by [Esri](#)

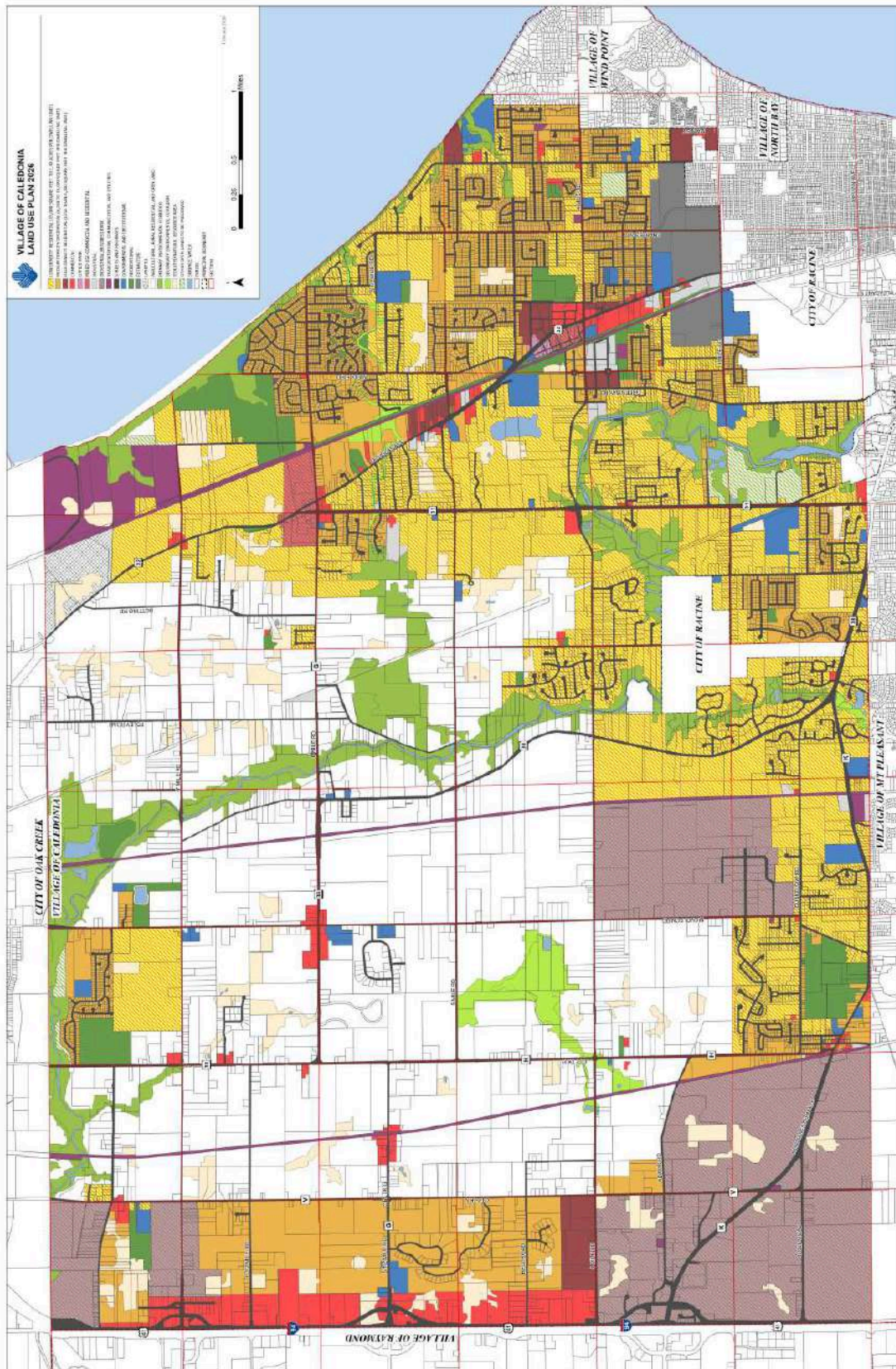
▼ Zoning Details

▼ Signage Details

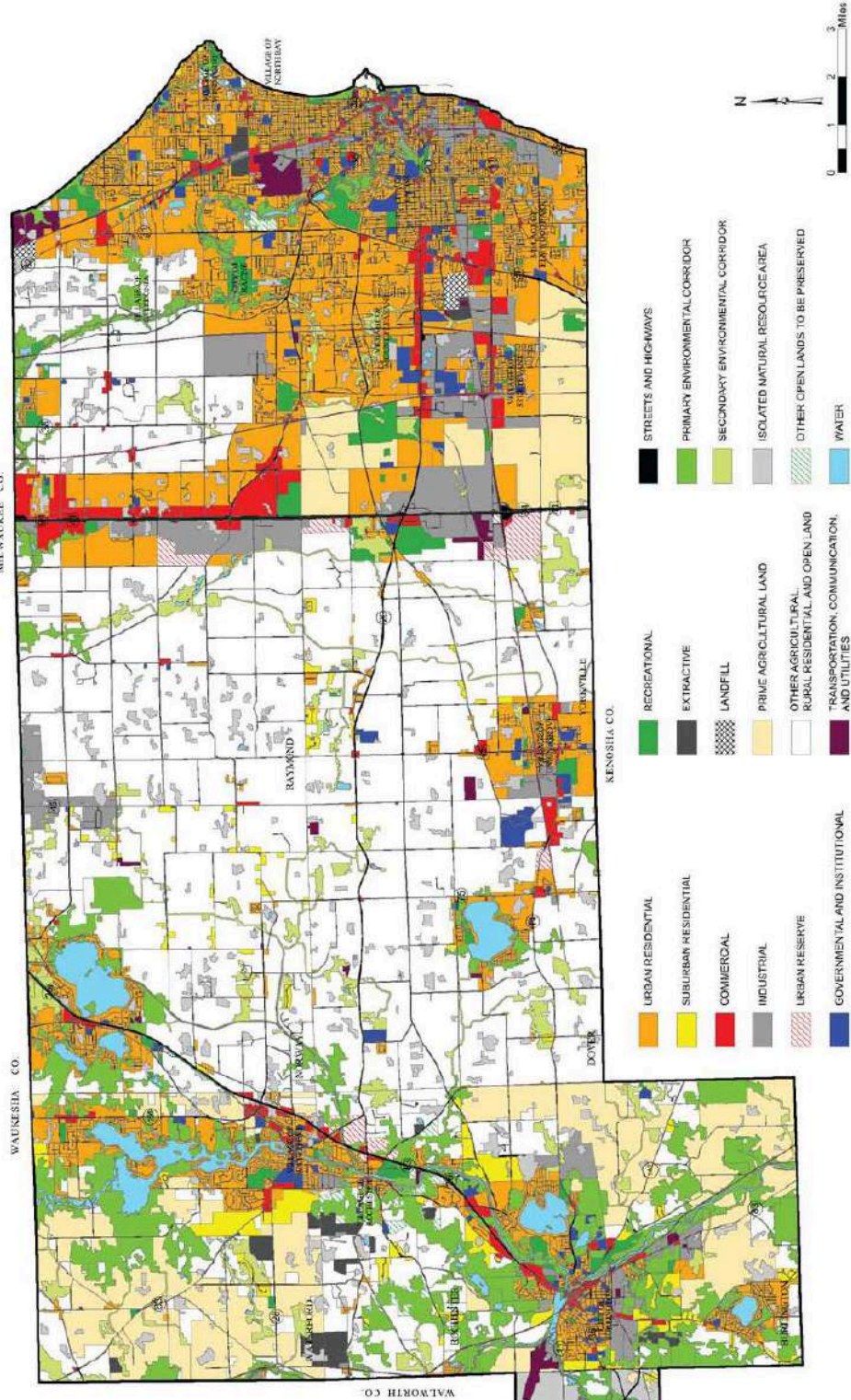
▼ Zoning Overlays & Other Features

▼ Development Applications

▼ About



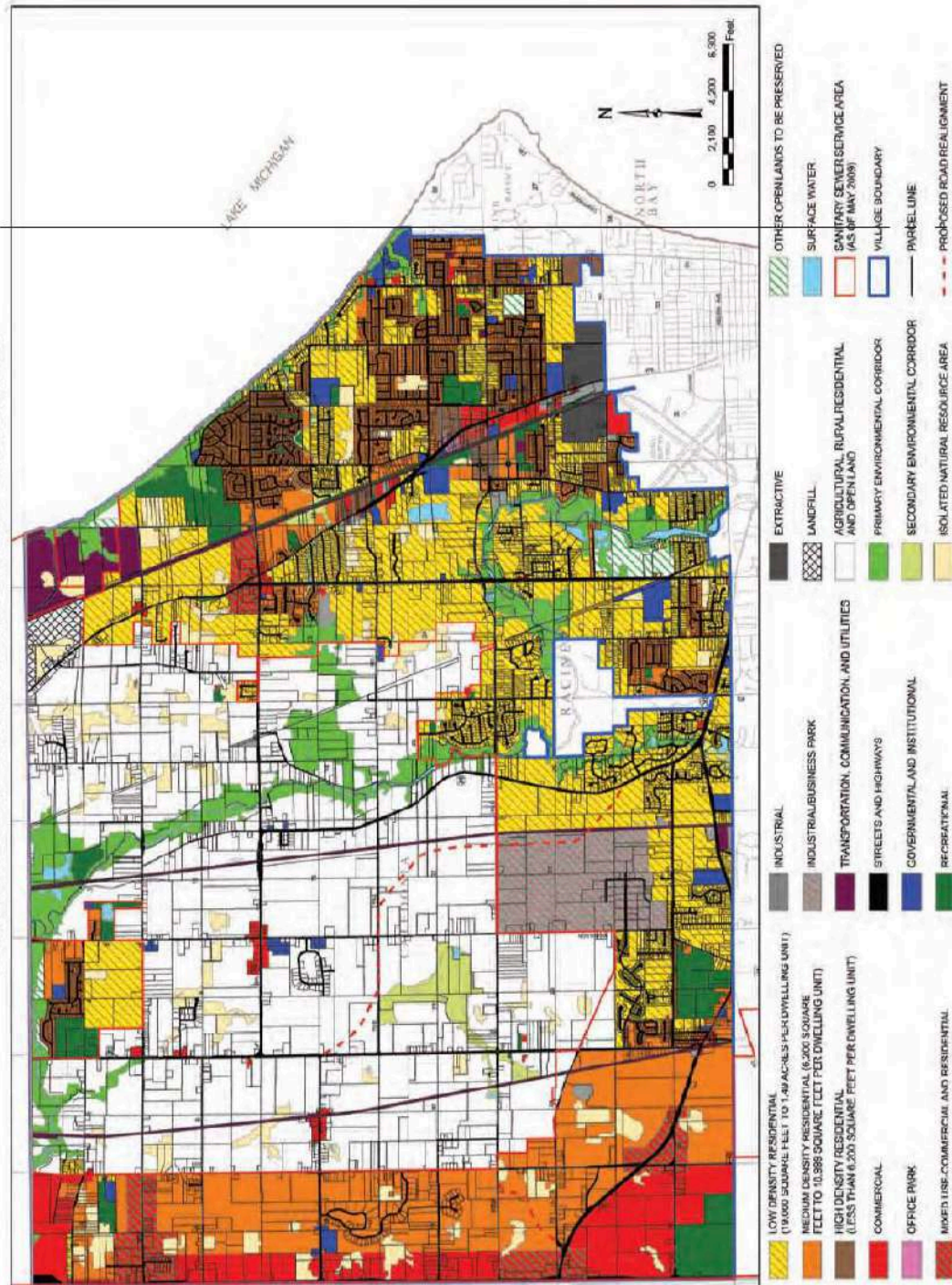
Map IX-1
 RECOMMENDED LAND USE PLAN FOR THE RACINE COUNTY PLANNING AREA: 2035



Appendix D (continued)

Map 3

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF CALEDONIA: 2035



Source: SEWRPC