

# Little Rice Acres

## 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 Fractional Northeast ¼ of the Northeast 1/4, Fraction of the Northwest ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼, Southwest ¼ of the Northeast ¼ and the Northeast ¼ of the Southeast ¼ all in Section 2, Township 36 North, Range 5 East, Town of Little Rice, Oneida County, Wisconsin

### **MORTGAGE HOLDER:**

Bank of Alma, PO Box 247, 221 South Main Steet, Alma WI, 54610. (608) 685-4461

### **COVENANTS & RESTRICTIONS:**

Driveway access points to lots 1 through 15 is limited to those driveway access areas as shown on the survey.

### **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:**

Oneida County Zoning Administrator  
PO BOX 400,  
Rhineland, WI 54501  
(715) 369-6130

Seller recommends buyer contact the Oneida 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 Little Rice and the levied rate for 2024 was \$12.38 per \$1,000.00 of assessed value. Onieda County Treasurer, 1 North Oneida Avenue, Rhineland WI 54501 (715) 369-6137.

### **OTHER ASSESSMENTS:**

NONE

### **EASEMENTS, RESTRICTIONS, AND LOTS AFFECTED:**

Lots 1 and 2 are sold along with and subject to a driveway access easement at the shared lot line. Lots 3,4, and 5 are sold along with and subject to a driveway access easement. Lots 6,7, and 8 are sold along with and subject to an access easement. Lots 9, 10, and 11 are sold with and subject to a driveway access easement. Lots 12, 13, and 14 are sold along with and subject to a driveway access easement. Lot 15 and 16 are sold with and subject to a driveway access easement at the shared lot line.

Lots 2, 3, 5, 6, 8, 9, 11, and 13-17 are part of a Wisconsin Managed Forest Law program that is effective as of 12/31/24. Lots 1, 2, 3, 4, 5, and 6 contain lands that are enrolled in the Wisconsin Forest Crop Law program which has been withdrawn but will not be effective until 12/31/25. No trespassing signs may not be posted until after that date.

### **ROADS:**

In the event buyer chooses to construct a private driveway on the subject property, Seller recommends that buyer contact Onieda County and the Town of Little Rice for specifications and possible permitting.

Seller recommends that buyer contact the U.S. Post Office and the Town of Little Rice 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 Jelinek Well Drilling, 3480 County Road N, Rhinelander, WI 54501 (715) 282-7400. Exact well depths cannot be determined prior to drilling. Well permit information can be obtained at the Onieda County Zoning Administrator, 1 North Onieda Avenue, Rhinelander, WI 54501, (715) 369-6130.

### **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 Bob Taylor, 5988 Northwestern Drive, Rhinelander, Wisconsin, 54501, (715) 362-5493.

### **ELECTRICITY:**

#### **Service Company:**

Wisconsin Public Service  
425 West Davenport  
Rhinelander, WI 54501  
(800) 450-7260

#### **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**

:		
Fire Department	Town of Little Rice Fire Department 3737 County Road Y, Tomahawk, WI 54487	(715) 453-4598 or 911
Police Department	Oneida County Sheriff's Department 2000 E. Winnebago St. Rhinelander, WI 54520	(715) 361-5100 or 911
Post Office	Tomahawk Post Office 311 W Wisconsin Ave, Tomahawk, WI 54487	(715) 453-2831
Schools	Tomahawk School District 1048 East King Road, Tomahawk, WI 54487	(715) 453-5555

**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 Little Rice Acres 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)

## LOT INFORMATION STATEMENT RECEIPT

I acknowledge that I have received a copy of the Little Rice Acres 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: \_\_\_\_\_

(Company copy)