

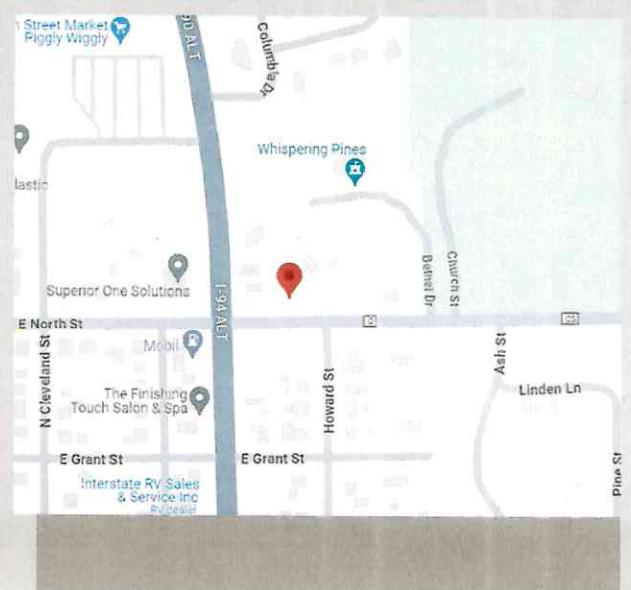
617 E NORTH ST POYNETTE WI

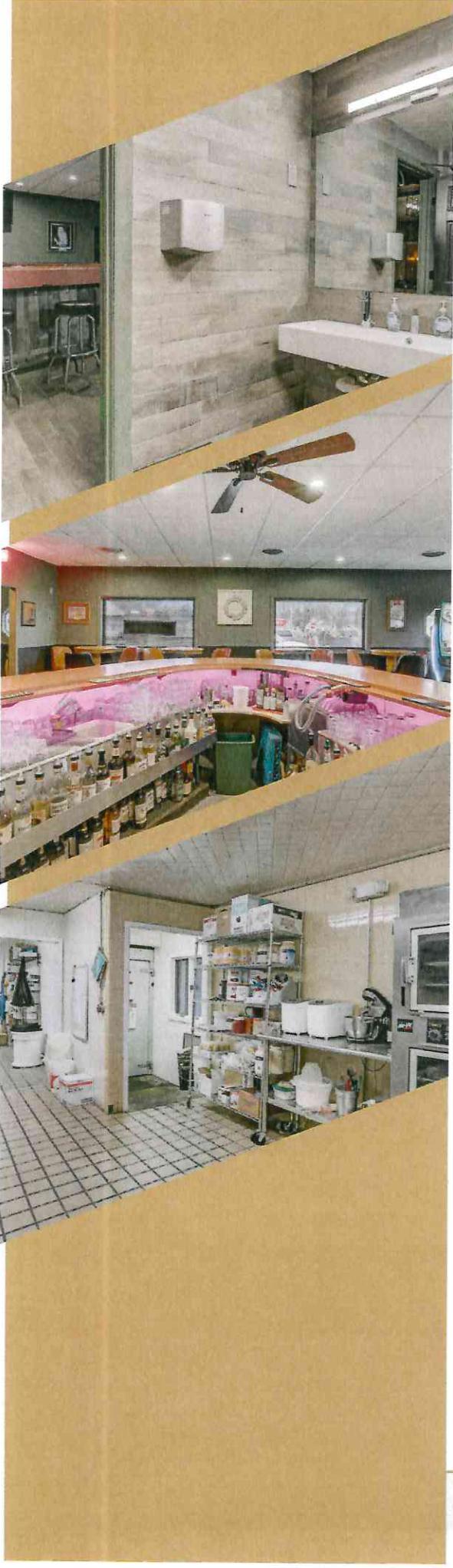


THE OWL'S NEST

Welcome to the freshly updated Owl's Nest! This is a golden opportunity to purchase one of Wisconsin's historic supper clubs. Property just renovated with new 35X39 dining room, entry and bar area, kitchen reconfiguration, sealed parking lot and **FULLY RENOVATED**

BATHROOMS. Kitchen equipment in sales includes 4 new fryers, new char broiler, brand new storage racking on wheels, and much more! Located near Hwy 51 property offers tons of future possibilities for any entrepreneur. All the work has been done for you!





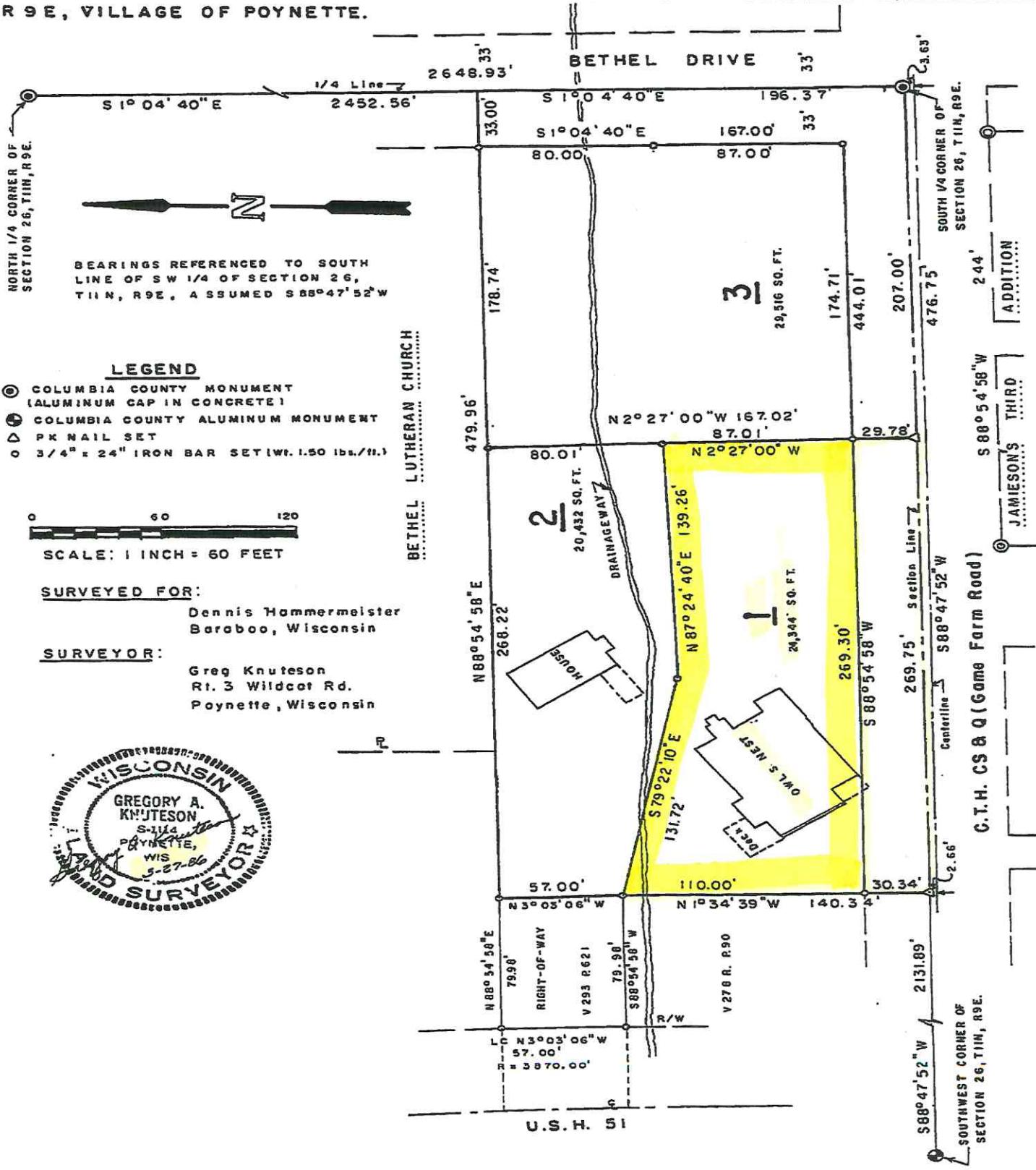
Additional Info

Lazy Susans
Nuvu Dough Riser
New Avantco 4 Fryers
-Vito Grease Filter
New CPG Char broiler
South Bend Flattop
Vulcan Double Convection Oven
New Toaster
Ice Maker
New Racking with wheels
Continental Freezer
Saturn Refrigerator
Added Warming lights
Walk-in fridge
Eco Lab Dishwasher- lease
14 barstools
400+ Napkins
200 Table Clothes
Coca-Cola Soda machine-Rented
Badger Amusement owns TV, Touch tunes,
Gambling machines, Microphone (3 zones) Atm
 (\$.50 per Transaction)
All New Plates

2023 Parking Lot Resurfaced
2023 Owls Nest Light Restored
New tile flooring in Dining area
Painted throughout interior
Rewired Property
Added New Booths in Dining
New Bathrooms
Added Mop Sink

449406

COLUMBIA COUNTY CERTIFIED SURVEY NO. 996
 LOCATED IN THE SE 1/4 OF SW 1/4 OF SECTION 26, T11N, VOL. 4 PG. 216
 R9E, VILLAGE OF POYNETTE.



449406
U.S. Survey
of
Wisconsin

Dennis Knutson
Surveyor

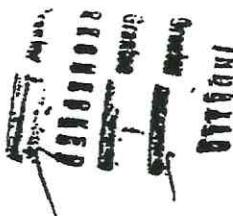
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SURVEYOR'S CERTIFICATE

I, Gregory A. Knutson, Registered Land Surveyor, hereby certify that in full compliance with Chapter 236.34 of the Wisconsin Statutes I have surveyed, divided, monumented and mapped a part of the Southeast 1/4 of the Southwest 1/4 of Section 28, Town 11 North, Range 8 East, Village of Poynette, Columbia County, Wisconsin, more particularly described as follows:

Beginning at the south 1/4 corner of said Section 28; thence S 88° 47' 52" W 473.75 feet along the south line of Section 28; thence N 1° 34' 38" W 140.34 feet; thence N 3° 03' 06" W 57.00 feet; thence N 88° 54' 58" E 474.98 feet to the north-south 1/4 line of Section 28; thence S 1° 04' 40" E 196.37 feet to the point of beginning. Being subject to Bethel Drive and C.T.H. CS & a right-of-way. I further certify that this survey and map are correct to the best of my knowledge and belief.

Gregory A. Knutson
Gregory A. Knutson S-1114
April 1, 1986



STATE OF WISCONSIN ss

COLUMBIA COUNTY

Received for record the... 29...

Day of... April... A.D. 1986...

at 3:00 o'clock P.M. and recorded

in Vol. 4 Subsec. S of Records Page 116.

Markus Johnson

Register of Deeds



Property Information



Parcel Number: 11172 382.D	Physical Address: 617 E North St Poynette, WI 53955	Municipality: Poynette, Village of
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Owner Name: L & K Leasing, LLC 16555 W. Glendale Drive New Berlin, WI 53151	Legal Description: LOT 1, CSM 996-4-216	Land Use: Commercial	Date of Inspection: 2/28/2024
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Neighborhood: 02 Neighborhood Name - Poynette

Property Photograph:



Property Sketch:

The sketch for this property has not yet been processed.

Parcel Sketch and Site Map obtained from the County GIS

Commercial Building #: 11172 382.D-1-1

Commercial Building Class: B-Commercial	Basement Total Area: 2,903	Year Built: 1/1/1958
Commercial Occupancy: 350-Restaurant, Table Service	Component Total Area: 0	Effective Year Built: 1/1/1958
Commercial Framing: D4-Wood Average	Improvement Total Area: 0	Total Units:
Building Section: 1	Building Area: 2,903	One Bedroom:
Height: 12	Condition: Average	Two Bedroom:
Stories:	Grade: C	Three Bedroom:

Permit / Construction History:

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/17/2023	23-0070-11-172	\$30,000	Minor Commercial Remodel

Ownership / Sales History:

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:
7/16/2023	968345	\$260,000	Valid	W/C D - Warrant/Condo Deed	Land and Improvements
12/31/2018	910616	\$604,400	Invalid	W/C D - Warrant/Condo Deed	Land and Improvements
10/18/2010	815723	\$225,000	Valid	W/C D - Warrant/Condo Deed	Land and Improvements
7/18/2016	883413	\$277,500	Invalid	LC - Land Contract	Land and Improvements

Land Data - Land Item: 1

Land Class: B-Commercial	Land Sub-Class: B-Commercial Primary Site
Pricing / Unit of Measure: Gross	Acreage: 0.607
Square Footage: 26,441	Frontage:
Depth: 0	Width:
Land Value: \$84,200	
Total Improvement Value:	\$175,800
Total Land Value:	\$84,200
Total Assessed Value:	\$260,000

SELLER DISCLOSURE REPORT - COMMERCIAL

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 617 E North St

IN THE

Village (CITY) (VILLAGE) (TOWN) OF Poynette, COUNTY OF
Columbia STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT
PROPERTY AS OF December (MONTH) 8 (DAY) 2023 (YEAR).

When listing a property Wis. Admin. Code § REEB 24.07(1)(b) requires licensees to inspect the property and to "make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the seller provide a written response to the licensee's inquiry." This Seller Disclosure Report is a tool designed to help the licensee fulfill this license law duty.

This 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, testing or warranties that the parties may wish to obtain. This is not a disclosure report required by Wis. Stat. Ch. 709 and the owner is voluntarily providing this information.

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.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property.

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 an explanation of the reason why the response to the question is "yes" in the area provided following each group of questions.

A5. 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.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of defects in the electrical system, including defects in solar panels and systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of defects in part of the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers), fire safety, security or lighting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of defects in any structure or structural components on the property (including walls)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B8. Are you aware of rented items located on the property or items affixed to or closely associated with the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B9. Explanation of "yes" responses	<u>Coca Cola Items - 2 guns - 1 multi Dispenser dish washer - Performance foods - Buy There Gumballs Two TVs</u>		

C. ENVIRONMENTAL

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, pesticides, or other potentially hazardous or toxic substances on the property?

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?

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, including infestations impacting trees?

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. Are you aware of governmental investigation or private assessment/audit (of environmental matters) ever being conducted?

C9. Explanation of "yes" responses _____

D. STORAGE TANKS

D1. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil?

D2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?

D3. Explanation of "yes" responses _____

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

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 COMPLETE Interior Renovation and UPDATES

F. LAND USE

F1. Are you aware of any zoning code violations with respect to the property?

F2. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area, or of flooding, drainage problems, standing water or other water problems affecting the property?

F3. Are you aware of nonconforming uses of the property or nonconforming structures on the property?

F4. Are you aware of conservation easements on the property?

F5. Are you aware of restrictive covenants or deed restrictions on the property?

F6. Are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements?

		YES	NO	N/A
F7.	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8.	<u>Use Value.</u>			
	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9.	Is all or part of the property subject to or in violation of a farmland preservation agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F10.	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F11.	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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F12.	Are you aware of boundary or lot line disputes, encroachments, or encumbrances affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F12a.	Are you aware of any private road agreements or shared driveway agreements relating to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F13.	Are you aware there is not legal access to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F14.	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F15.	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F16.	Are you aware of one or more burial sites or archeological artifacts 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.wihi.org/burial-information).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F17.	Explanation of "yes" responses <u>New Driveway entrance was added at the east end of the parking lot to better accommodate the shared driveway agreement.</u>			

G. ADDITIONAL INFORMATION

		YES	NO	N/A
G1.	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G2.	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G2a.	Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G3.	Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G4.	Are you aware of a joint well serving the property including any defect related to a joint well serving the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G5.	Are you aware that a septic system or other private sanitary disposal system serves the property including 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G6.	Are you aware of an "LP" tank on the property, including defects? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G7.	Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G8.	Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G9.	Are you aware of any shared usages such as shared fences, walls, driveways, or signage, or any defect relating to the shared use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G10.	Are you aware of leased parking?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G10a.	Does the property currently have internet service? If so, who is your provider? <u>SPECTRUM</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G10b.	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G10c.	Does the property have accessibility features? See https://www.ada.gov/resources/title-iii-primer/ .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G11.	Are you aware of other defects affecting the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G12.	The owner has owned the property for <u>5 months</u> years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G13. Explanation of "yes" responses

REMOVED BATHROOMS

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

OWNER'S CERTIFICATION

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.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that 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 Mark R. Bacon Items _____ Date December 8, 2023
 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.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____ Date _____

Prospective buyer _____ Date _____