

Schedule A - Property, Improvements, Equipment & Business Assets Included in Sale

This Schedule A is attached to and incorporated into the Commercial Listing Contract for 2466 County Highway AB, McFarland, Wisconsin. Final included assets shall be confirmed in the Offer to Purchase and closing documents.

Real Property & Core Infrastructure

- Approximately 4.72-acre waterfront commercial property located at 2466 County Highway AB, McFarland, Wisconsin.
- Approximately 40 seasonal campground campsites, each served by municipal water and city sewer.
- Approximately 55 boat slips and associated docking facilities.
- Office, maintenance/shop building(s), barn, storage buildings, private roads, parking areas, utility infrastructure, fencing, piers, docks, and permanently installed improvements.
- Automatic security gate systems and access-control infrastructure.

Income-Producing Rental Accommodations

- Charming Waterfront Getaway - furnished two-bedroom short-term rental residence.
- Cute & Cozy Cottage - furnished two-bedroom short-term rental residence.
- Mixed-Use Commercial Building ("Boho") - furnished one-bedroom short-term rental with commercial kitchen.
- 2005 Quail Ridge Park Model / Tiny Home - dual lofts, central air conditioning, new steel roof (2025), currently operated as a short-term rental.
- 2013 Shadow Cruiser 285RLS, 32-foot travel trailer - furnished and operated as a short-term rental accommodation.
- 2008 Puma 29RKSS, 29-foot travel trailer with attached elevated deck - furnished and operated as a short-term rental accommodation.
- 2005 Glendale Titanium 39 ft. 1 in. fifth-wheel RV - furnished and operated as a short-term rental accommodation.
- Unless specifically excluded by Seller, furnishings, appliances, televisions, beds, mattresses, linens, towels, kitchenware, decor, outdoor furniture associated with each rental, and guest inventory customarily provided with the rental operations.

Marina & Recreational Rental Assets

- 1992 Sun Tracker Party Barge 24DL pontoon boat with Mercury 115 HP four-stroke outboard and new interior.
- FLO boat lift with canopy and solar-powered lift motor.
- Six (6) Viper rental kayaks with paddles.
- Two (2) stand-up paddle boards with paddles.
- Operational 550-gallon marine fuel storage tank and fuel dispensing dock.
- Solar-lit marina walkways.
- One (1) scissor lift pontoon trailer 25ft.

Equipment & Maintenance Vehicles

- 2001 Chevrolet 2500HD pickup truck equipped with Western snow plow.
- EGT mini skid steer with tracks.
- Suzuki Eiger 4WD ATV.

Business Assets & Goodwill

- Established campground business, marina operation, and short-term rental operation.
- Business goodwill associated with the campground, marina, and short-term rental operations, to the extent transferable.
- Existing reservation systems, websites, domains, business phone numbers, social media accounts, operating materials, and forms, if included by Seller and transferable.
- Existing campground agreements, boat slip agreements, and short-term rental reservations to the extent assignable and agreed at closing.