

## Mark's Bar Inventory

1. The well water has a nitrate system plus salt costs about \$7 per month for the water softener. Marathon County tests the water every three months for \$34. Testing covers all indoor faucets; outdoor bibs are excluded.
2. Pool table rental rates depend on the vendor.
3. Jukebox rental will be determined by the vendor.
4. Gambling machines' rental costs will also be confirmed with the vendor.
5. Dumpster rental (Harters): \$93 per month with biweekly pick-up.
6. Rightway Propane leases the propane tank at \$100 per year.

### **Inventory Included:**

1. Two newer coolers/compressors behind the bar.
  2. Ice machine, ice freezer, pizza/food chest freezer.
  3. Picnic tables, benches, patio furniture, and outdoor chairs.
  4. Approximately 40 barstools.
  5. Two microwaves.
  6. One pool table (including cloth & rails).
  7. Four TVs with mounts.
  8. Volleyball court is complete with nets, balls, and sand.
  9. Horseshoe pits.
10. Cash register.
  11. Glasses, towels, coasters, cleaning supplies.
  12. Shed with refrigerator, shelving, and garbage cans.

### **Not Included with Sale - Bar Inventory (Negotiable at Time of Sale):**

1. Bar supplies: To be determined (wall décor, tools, accessories, etc.)
2. Liquor, beer, soda.
3. Food items—pizzas, condiments, chips, and anything food-related.
4. ATM (privately owned, available for sale).
5. Lawn mower.

**Building/Business Mechanics Included (and Updates):**

1. Nitrate system added to the well water system.
2. Newer furnace (installed 2025) with Google Nest thermostat.
3. Refinished walk-in cooler (redone 2025).
4. Electric water heater, approximately seven years old.
5. New back deck with handicap ramp.
6. Updated vents/registers.
7. Recently installed toilets in men's and women's restrooms.
8. New plumbing throughout, except in bathrooms.
9. New flooring behind the bar.
10. New front concrete steps and ramp.
11. Camera system (eight cameras, wiring, software included).
12. Shelving in the backroom and basement.
13. Two window air conditioners.
14. Two new toilets have been installed.
15. Electrical updates (locations not specified).
16. Updated paint: All outside wooden walls (except north wall), exterior siding, doors, trim, outdoor shed—all painted in 2020; interior ceilings/walls also painted in 2020.
17. Drilled well and 4,000-gallon holding tank.
18. Roof is half shingle, half steel.

**Numerous Team Leagues:**

1. Multiple pool leagues on various nights.
2. Dart team.
3. Fall dice league.
4. Volleyball league.
5. Horseshoe league.
6. Cornhole/bag leagues.
7. Softball league.
8. Baseball league.

**Disclaimer: This list is subject to revision. The Buyer and Seller shall append a written inventory of sale inclusions to the Offer to Purchase as specified.**