

**JONES
AUCTION
& REALTY**

Call
(920) 261-6820

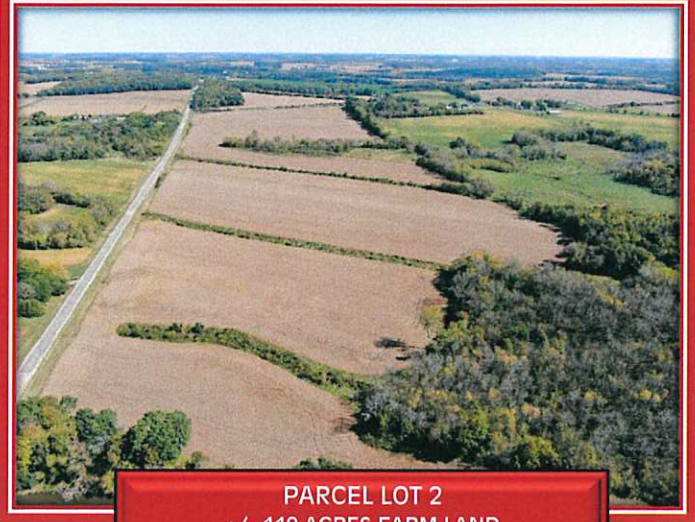
Online Real Estate Auction Ends Nov. 9th

172.8 ACRE FARM FOR SALE BY ONLINE BIDDING

54 ac w/ Home & Outbuildings and/or Land Only



PARCEL LOT 1
FARMHOUSE & OUTBUILDINGS on +/- 54 ACRES



PARCEL LOT 2
+/- 119 ACRES FARM LAND

N1598 YERGES RD, REESEVILLE, WI 53579

Country Living Can Be Yours!
+/- 53-acres of Land including
40 Ag Land /10 Ag forest /4 Undeveloped
4-bdrm / 1-ba FARMHOUSE
Enclosed Porch; 23' x 35' Attached Garage
131 ft x 30 Barn, 88 ft x 40 ft Pole Building
Bid on Either Parcel or Bid on Both for 172.8 acres

+/- 119 ACRES PRIME FARM LAND

Three (3) Tax Parcels
036-0913-1511-000 / 036-0913-1512-000 /036-0913-1422-000
+/- 119 acres is made up of;
85 Ag Land, 14 Ag Forest, 20 Undeveloped
Large amount of road frontage
Crawfish River access.
Bid on Either Parcel or Bid on Both for 172.8 acres

SEE DETAILS AT: www.JonesAuctionService.Hibid.com or Call (920) 261-6820

COMPETITIVE ONLINE BIDDING DATES

ONLINE BIDDING OPENS OCT 11ST and ENDS ON TUES., NOVEMBER 9TH, 2021 @2PM (CT).

PREVIEW SHOWING DATES:

Call Listing Broker, Stan Jones, Jones Auction & Realty Service at (920) 261-6820

N1598 YERGES RD, REESEVILLE, WI 53579

Visit: www.JonesAuctionService.Hibid.com

JONES AUCTION & REALTY SERVICE



**818 N Church Street
Watertown
(920) 261-6820**

**Listing Broker:
Stan Jones, CAI, WRA #993**

LEARN MORE



TERMS: This is a competitive bidding sale w/\$100,000 starting bids; 8% buyers fee sale, high bid price plus buyers' fee equals total purchase price offered. Earnest money to accompany offer. Bidding requirements and Auction Terms & Conditions apply and become part of any offer. Sells As Is, No Contingencies, No Exceptions. Seller retains the right to accept, reject or counter any offers. Inspections encouraged prior to bidding, but seller will not accept offer w/inspection contingency.
BROKERS WELCOME.

Address: N1598 Yerges Rd Reeseville, Wisconsin 53579 **Taxed by:** Portland

MLS #: 1766654



Property Type: Single-Family
Status: Active
Tax Key: 036-0913-1424-000
Addtl Tax Keys: 036-0913-1512-000, 036-0913-1511-000, 036-0913-1422-000
County: Dodge

List Price: \$1
Taxes: \$3,285.54
Tax Year: 2020
Est. Acreage: 172.81

Bedrooms: 3
Total Full/Half Baths: 1 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Attached

Rooms: 9
Est. Total Sq. Ft.: 1,695
Est. Year Built: 999
Zoning: ag

Flood Plain: No

Days On Market: 6

Directions: Hwy 89 to County Road I east to property on Yerges Rd. or Hwy 19 to County Road BB north to Port Road west to Yerges Road north to property.

School District: Waterloo	Name	Dim	Level	Name	Dim	Level
High School: Waterloo	Master Bedroom	10 x 10	Main	Living/Great Room	17 x 13	Main
Middle School: Waterloo	Bedroom 2	23 x 14	Upper	Kitchen	24 x 15	Main
Elem. School: Waterloo	Bedroom 3	12 x 7	Upper	Laundry	8 x 6	Main
Body of Water: Crawfish River	Bedroom 4	16 x 11	Upper			
	Bonus Room	12 x 6	Upper			
	Three Season Room		Main			

Type:	Waterfrontage on Lot; Hobby Farm; Type of Construction: Stick/Frame	Terms/Misc:	Auction
Water Features:	River	Documents:	Seller Condition; LeadPaint Disclosure; Tax Bill; Other
Lot Description:	Rural	Appliances Incl.:	Oven/Range; Refrigerator; Freezer
Style:	1.5 Story	Misc. Exterior:	Horse Allowed
Architecture:	Farm House	Misc. Interior:	Kitchen Island
Driveway:	Unpaved	Water/Waste:	Private Well; Septic System
Outbuildings:	Barn(s); Pole Building; Metal/Steel Building	Municipality:	Town
Exterior:	Wood	Accessibility:	Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Level Drive
Basement:	Full	Hobby Farm:	Livestock; Horse; Crop; Tillable Land; Pasture Land
Heating Fuel:	Propane Gas; Wood		
H/C Type:	Other		
Bath Description:	Shower Stall		

Remarks: At ONLINE AUCTION bidding opens Oct 11 to 11/09/2021, \$100,000 starting bid /parcel; 8% buyers fee sale, high bid price plus buyers fee equals total price offered. Earnest money of \$20,000/lot to accompany OTP. Bidding requirements apply. Auction Terms & Conditions apply and become part of any offer. Farm sells As Is, No Contingencies/Exceptions. Seller retains the right to accept, reject or counter offers. Inspections encouraged prior to bidding, but seller will not accept offer w/inspection contingency. Offered in 2 parcels: Parcel 1 is Farmhouse & Outbuildings w/54 mol acres (40ac ag/10ac ag forest/4ac undev). Parcel 2 w/3 tax keys is 119 mol acres of Land (85ac tillable/14ac ag forest/20ac undev) Bid on one or both parcels. Large amt of road frontage w/each parcel.
Inclusions: Any items left on the property at closing will become the property of the new owner. Pellet stove in the living room. Ceiling Fan, Stove, Refrigerator, Chest Freezer.
Exclusions: Owners pers. property in the house, shed, barn, garage, Crops from the 2021 crop season.

Listing Office: Unified Jones Auction & Realty, LLC: sjones

LO License #: 936154-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2021 by Multiple Listing Service, Inc. See copyright notice. Prepared by Stan Jones on Monday, October 11, 2021 4:08 PM.

AUCTION TERMS AND CONDITIONS

An 8% Buyer's Fee sale. Sale price is the high bid and the 8% buyer's fee is an expense to the buyer. Earnest money of \$20,000 per parcel must accompany the Offer to Purchase

Property sells As Is, Where Is, No Contingencies, No Exceptions. All auction terms and conditions apply and become part of any offer.

Closing within 30-45 days from the end of the sale.

Seller retains the right to accept, reject or counter any offer. We encourage inspections but please note that seller will not accept any offer with an inspection contingency – all inspections must be done prior to bidding and prior to any written offers.

ALL AUCTION TERMS & CONDITIONS Apply and Become Part of Any Offer

Bidding Requirements Apply:

A letter from your bank or financial institution confirming you have sufficient funds available to close the deal is required to be on file at our Jones Auction & Realty Service, LLC office, 818 North Church St, Watertown, WI, prior to being approved to bid. Your bank letter must include the bid permission dollar amount you are requesting. Upon receipt at our office, you will be given bid permissions up to and including the amount on your bank letter.

Please be informed bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office. There can be No Exceptions to this rule.

Your letter may be faxed to (920) 261-6830; emailed to info@jonesauctionservice.com; or mailed or dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9:30 to 4pm, Monday-Friday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens October 11th, 2021, and closes Tuesday, November 09, 2021 at 2:00pm (CT)

Approval to bid at this real estate sale is subject to Jones Auction & Realty Service, LLC receiving a letter from your bank or financial institution confirming you have sufficient funds available to close the transaction per the Bidding Requirements listed above.

Confirmation may be faxed to (920) 261-6830 or emailed to info@jonesauctionservice.com

This property sells As Is, Where Is, No Contingencies or Exceptions.

Seller reserves the right to **Accept, Reject or Counter offers.**

All auction terms and conditions apply and become part of any offer.

2. This is an 8% Buyer's Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer. Earnest money of \$20,000 per the above explanation must accompany the Offer to Purchase. Upon accepted offer, all earnest money becomes non-refundable.

Property sells As Is, Where Is, No Contingencies or Exceptions.

Closing 30-45 days from the end of the sale.

3. Bidding is not contingent on financing. Qualification for financing must be approved prior to approval for bidding and prior to the sale. You are responsible for cash at closing within 30-45 days of the end of the sale. Possession shall be given at closing.

4. Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bidder by the auctioneer. Upon accepted bid the winning bidder will be forwarded via email a Contract to Purchase. A signed copy of the contract along with earnest money due must be sent to Jones Auction & Realty, LLC by **end of business at 4:00 P.M.** (CT), **Tuesday, November 9th, 2021.**

Contract to Purchase may be hand delivered, faxed, or scanned and emailed.

In the event the buyer refuses to sign the Contract to Purchase and tender the earnest money deposit the auctioneer may resell the property. The original buyer shall be

responsible for any damages and expenses for resale and collection, including reasonable attorney's fees. The only condition under which the earnest money and prepaid closing shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refuses for any reason to close, the earnest money and prepaid fees will be forfeited. All earnest money, less incurred expenses, will be given to the seller. Upon acceptance of Contract to Purchase by both parties, earnest money becomes non-refundable.

5. The sale will be subject to existing zoning, ordinances, roads, restrictions of record and easements of record. Real Estate taxes for the year of closing will be prorated to the date of closing. Seller will provide and arrange for all title evidence.
All contracts will be prepared by the listing broker to be entered into the date of the sale. Seller will provide merchantable title free and clear of all liens and encumbrances. Any zoning or use permits, if needed, will be at the buyer's expense.
Seller reserves the right to accept, reject or counter any offer.
6. Jones Auction & Realty Service, LLC has been contracted as an agent of the seller to offer this property As Is, Where Is with no warranties to buildings, wells or septic systems. Requirements to meet DILHRs energy code are the responsibility of the buyer.
7. This property sells As Is, Where Is condition without warranty of any kind, expressed or implied, **No Exceptions Whatsoever**. Buyers should verify all information to their satisfaction. Make all inspections and financing arrangements prior to the end of bidding. Buyer acknowledges and agrees that Seller has not made and is not making any representation statement, or warranty to Buyer about the Property, including, but not limited to, physical aspects and condition of any portion of the Property, including personal property included in this transaction, if any, condition of soil, feasibility, desirability, suitability, fitness or adaptability of any part of Property, including personal property included in this transaction, if any, for any particular use, availability of any utility service, assessments, fees or charges that may be assessed against the Property, value of Property or projected income and expenses, or any other matter. Buyer is purchasing Property in an As Is and Where Is condition and acknowledges that Buyer must rely solely on Buyer's own investigation of Property. All prior negotiations and discussions have been merged into this Offer to Purchase. Buyer acknowledges and agrees that Buyer has not and will not rely on any representation or statement made by Seller and waives any and all claims against Seller or its agents for any misrepresentation, negligence, fraudulent advertising under section 100.18 of the Wisconsin Statutes, or breach of warranty.
8. Under no circumstances shall bidder have any kind of claim against Jones Auction & Realty, LLC as an agent of the seller, seller, the online bidding platform, or anyone else if the internet service fails to work correctly, any computer interruptions, bidders failure to refresh your browser or use the Live Catalog option as the auction lot(s) close.
9. This information is from sources deemed reliable but no warranty or representation is made to its accuracy. Any information on this sale is subject to verification and no liability for errors, omissions or changes are assumed by Jones Auction & Realty, LLC, as an agent of the seller or the seller.
10. All buyers must acknowledge and accept the Terms and Conditions provided at the time of online registration. Bank Letter of Guarantee/Validation of Funds required for bidding approval.

11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
12. All information contained on any website description or any published advertising is believed to be true and correct to the best of our knowledge and ability but **IS NOT GUARANTEED.** Please contact us at (920) 261-6820 prior to bidding with questions.
13. Broker Participation is welcome. Participating brokers/agents must complete and return the required Broker/Agent Participation form found at www.jonesauctionservice.com Completed form may be faxed to (920) 261-6830 or emailed to: info@jonesauctionservice.com. Jones Auction & Realty Service, LLC must receive the completed form at least 48 hours prior to the close of the auction for the participating broker/agent to be eligible to receive a commission. No commission will be paid if the bidder fails to close. There can be no exceptions to this procedure.
14. Auctioneer is licensed by the Wisconsin Department of Licensing & Regulation.
15. This property is offered for sale to qualified purchasers without regard to perspective purchasers race, color, sex, marital status, religion or national origin.

PAYMENT INSTRUCTIONS

Winning bidder is contractually bound and will enter into Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the \$20,000 per parcel earnest money must be returned to Jones Auction & Realty Service, LLC before end of business or 4:00 P.M. (CT), Tuesday, November 09, 2021

The Contract to Purchase may be hand delivered, faxed, or scanned and emailed to: info@jonesauctionservice.com or fax #(920) 261-6830.

Earnest money may be paid with a credit card, we accept Visa and MasterCard with a 3% transaction fee added; wire transfer with a \$20 processing fee; or check if paying in person.

Bidding is not contingent upon financing. All financing arrangements must be made prior to the end of the bidding. Upon accepted offer all earnest money becomes nonrefundable.

Seller: Sharon Kasper Luster Date: Sept 20, 2021

Buyer: _____ Date: _____

Broker: [Signature] Date: 9-20-21

Jones Auction & Realty Service, LLC
 818 N. Church Street, Watertown, WI 53098
 Office: (920) 261-6820 / www.JonesAuctionService.com
 Email: jonesauc@gmail.com or info@jonesauctionservice.com

Verification of Funds Available
Bank Letter Confirmation of Funds
(Letter should be submitted on bank letterhead)

Date: _____

RE: Buyer's Name

Dear Jones Auction Service:

This letter will serve as your notification that (Buyer's Name)
is a customer in good standing with available funds in the amount of \$ _____
for the purpose bidding on and/or purchasing the property at N1598 Yerges Road,
Reeseville, WI 53579 in the online real estate auction that will end on November
9th, 2021.

Please contact me at (Bank Contact Number) with questions.

Bank Officer's Signature and Title

PLEASE NOTE: AS PER THE AUCTION TERMS & CONDITIONS

A Verification of Funds Available letter is needed to schedule or attend any Preview or Showing Date(s).
This same letter from your bank or financial institution confirming you have funds sufficient and available to close on the home
is required to be on file at our office prior to being approved to bid in the auction.

Your bank letter *must* include the dollar amount of the amount of bid permission you are requesting.
Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

***Please note: bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct
phone call from your bank/banker confirming an updated amount is received at our office.***

Your letter may be faxed to (920) 261-6830; emailed to info@jonesauctionservice.com; mailed or dropped off at our
818 North Church Street, Watertown, WI office during normal business hours 9:30 to 4pm, Monday-Friday.

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): Estate of Margie Buss

2 _____

3 Entity Name (if any): _____

4 Name & Title of Authorized Representative: _____

5 Property Address: N 1598 Yerges Rd Reeseville Wi53579, ,

6 _____

7 Name of Report Furnished: (Real Estate Condition Report) (Vacant Land Disclosure Report)

8 (Seller Disclosure Report- Commercial) (Other: _____)

9 [STRIKE AND COMPLETE AS APPLICABLE].

10 LISTING AGENT: Stanley D Jones

11 LISTING FIRM: Unified Jones Auction & Realty

12 Wis. Admin. Code Chapter REEB 24 requires Listing Agent to make inquiries of Seller on the condition of the Property
13 and to request Seller provide a written response to Agent's inquiry. Wis. Stat. § 709.02 indicates that a property
14 owner/seller shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling units and a
15 Vacant Land Disclosure Report (VLDR) when the property does not include any buildings. Listing Agent has provided
16 Seller with a RECR, VLDR or other property condition report and asked Seller to complete the report.

17 **CHECK LINE 18 OR LINE 24, AS APPLICABLE:**

18 **SELLER REFUSAL TO COMPLETE**

19 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or other
20 seller's disclosure report for the above Property. Seller understands this refusal may be disclosed to potential
21 purchasers. Seller acknowledges Seller has been advised that Seller's refusal to provide this report does not release
22 Seller of any disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal
23 counsel regarding Seller's disclosure obligations in an "as-is" sale.

24 **SELLER NOT REQUIRED TO COMPLETE REPORT**

25 Seller hereby asserts that Seller is not required under Wis. Stat. § 709.01 to complete a RECR or a VLDR for the
26 above Property because: [CHECK BELOW AS APPLICABLE]

27 Seller is a personal representative of an estate and has never occupied the Property.

28 Seller is a trustee and has never occupied the Property.

29 Seller is a conservator and has never occupied the Property.

30 Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.

31 The Property includes 1 to 4 dwelling units, but has not been inhabited.

32 The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

33 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting the
34 possibility of material adverse facts to all parties. Listing Firm/Agent shall accordingly disclose any condition Listing
35 Firm/Agent becomes aware of to prospective purchasers.

36 Seller's/Owner's Signature: _____ Estate of Margie Buss Date: Sept. 20, 2021

37 Seller's/Owner's Signature: Shawn Kassike, Trustee Date: Sept. 20, 2021

38 Seller's/Owner's Signature: _____ Date: _____

39 Seller's/Owner's Signature: _____ Date: _____

40 Entity Authorized Signature (if any): _____ Date: _____

41 This form was delivered to Seller by Stanley D Jones  on Date: 09/20/2021

42 Agent for Firm Print Name Here _____

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

1 ■ **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
4 young children may produce permanent neurological damage, including learning disabilities, reduced
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or
9 inspection for possible lead-based paint hazards is recommended prior to purchase.

10 Disclosures and Acknowledgments made with respect to the Property at N1598 Yerges Rd Reeseville Wi
11 _____, Wisconsin.

12 ■ **SELLER DISCLOSURE AND CERTIFICATION.** Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: None

15 _____
16 (Explain the information known to Seller, including any additional information available about the basis for the determination
17 that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all
19 of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

20 _____
21 (Identify the LBP record(s) and report(s) (e.g. LBP abatements,
22 inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")

23 (2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their
24 knowledge, that the information provided by them is true and accurate.

25 (X) Sharon Kassebe, Trustee
26 (ALL Sellers' signatures) ▲ Print Names Here ▶

9-20-21
(Date) ▲

27 **Seller Obligations under the Federal Lead-Based Paint Disclosure Rules**

28 (Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A,
29 Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)
30 **DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated
31 under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this
32 section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

33 (1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information
34 pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA
35 #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

36 (2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based
37 paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional
38 information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the
39 determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based
40 paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

41 (3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any
42 known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available
43 records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any
44 additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis
45 for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or
46 lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

47 (4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports
48 available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold.
49 This requirement includes records or reports regarding common areas. This requirement also includes records or reports
50 regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or
51 inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

52 (b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer
53 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting
54 the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known
65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred
93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
107 provision of a report explaining the results of the investigation.


108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular
110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
118 knowledge, that the information provided by them is true and accurate.

119 (X)  _____ 9-20-21
120 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ (Date) ▲

121 (X) _____
122 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ (Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to
139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
146 in conformance with the requirements of all applicable law.

147 Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148 Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*
150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 (3) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

156 (4) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
157 knowledge, that the information provided by them is true and accurate.

158 (X) _____
159 (Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲

160 (X) _____
161 (Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲



Full Report

Property Location : N1598 Yerges Rd

Owner:

Buss Margie E Irrevocable Trust
N1598 Yerges Rd
Reeseville, WI 53579

Owner Occupied: Yes
Property Address:
N1598 Yerges Rd
Portland, WI 53579-9782

County: Dodge
Taxed by: Town Of Portland
Taxkey # 03609131424000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2020	Other	\$ 30,000	\$ 96,600	\$ 126,600		1.000	
2020	Agricultural Forest	\$ 12,000		\$ 12,000		9.992	
2020	Agricultural Land	\$ 9,500		\$ 9,500		40.000	
2020	Undeveloped	\$ 3,600		\$ 3,600		3.000	
- 2020	Total of Multiple Classes	\$ 55,100	\$ 96,600	\$ 151,700	-0.066 ↓	53.992	0.956431291
+ 2019	Total of Multiple Classes	\$ 55,200	\$ 96,600	\$ 151,800	0.198 ↑	53.992	1.000040555
+ 2018	Total of Multiple Classes	\$ 54,900	\$ 96,600	\$ 151,500	0.132 ↑	53.992	1.037168597
+ 2017	Total of Multiple Classes	\$ 54,700	\$ 96,600	\$ 151,300	26.717 ↑	53.992	1.066468927
+ 2016	Total of Multiple Classes	\$ 27,900	\$ 91,500	\$ 119,400	0.505 ↑	53.992	0.903773635
+ 2015	Total of Multiple Classes	\$ 27,300	\$ 91,500	\$ 118,800	-0.252 ↓	53.992	0.940557988
+ 2014	Total of Multiple Classes	\$ 27,600	\$ 91,500	\$ 119,100	-0.168 ↓	53.992	0.916411404
+ 2013	Total of Multiple Classes	\$ 27,800	\$ 91,500	\$ 119,300	16.390 ↑	53.992	0.922309980
+ 2012	Total of Multiple Classes	\$ 11,000	\$ 91,500	\$ 102,500	0.000 -	14.000	0.922966099

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2020	\$2,624.68	\$69.21	\$169.62	\$2,385.85				\$2,385.85
2019	\$2,623.91	\$73.50	\$203.94	\$2,346.47				\$2,346.47
2018	\$2,512.54	\$69.67	\$169.20	\$2,273.67				\$2,273.67
2017	\$2,383.07	\$65.39	\$114.42	\$2,203.26				\$2,203.26
2016	\$2,262.83	\$63.30	\$119.05	\$2,080.48				\$2,080.48
2015	\$2,306.42	\$68.50	\$110.66	\$2,127.26				\$2,127.26
2014	\$2,396.37	\$68.28	\$115.55	\$2,212.54				\$2,212.54
2013	\$2,542.70	\$68.92	\$117.38	\$2,356.40				\$2,356.40
2012	\$2,083.61	\$65.60	\$91.44	\$1,926.57				\$1,926.57

Assessor

Building Square Feet :	Year Built :	Township : 9N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 14
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 6118 Waterloo	
Zoning :	Historic Designation :	

Legal Description

That Pt Parc Desc In V373 P160 Lyg In E1/2 NW1/4 Sec 14

Sales

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : Not Available

Owner:

Buss Margie E Irrevocable Trust
N1598 Yerges Rd
Reeseville, WI 53579

Owner Occupied:
Property Address:

County: Dodge
Taxed by: Town Of Portland
Taxkey # 03609131512000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2020	Undeveloped	\$ 9,700		\$ 9,700		13.000	
2020	Agricultural Forest	\$ 9,600		\$ 9,600		8.000	
2020	Agricultural Land	\$ 3,900		\$ 3,900		19.000	
- 2020	Total of Multiple Classes	\$ 23,200		\$ 23,200	0.000-	40.000	0.956431291
+ 2019	Total of Multiple Classes	\$ 23,200		\$ 23,200	0.433↑	40.000	1.000040555
+ 2018	Total of Multiple Classes	\$ 23,100		\$ 23,100	0.435↑	40.000	1.037168597
+ 2017	Total of Multiple Classes	\$ 23,000		\$ 23,000	40.244↑	40.000	1.066468927
+ 2016	Total of Multiple Classes	\$ 16,400		\$ 16,400	1.235↑	40.000	0.903773635
+ 2015	Total of Multiple Classes	\$ 16,200		\$ 16,200	-0.613↓	40.000	0.940557988
+ 2014	Total of Multiple Classes	\$ 16,300		\$ 16,300	0.000-	40.000	0.916411404
+ 2013	Total of Multiple Classes	\$ 16,300		\$ 16,300	-1.212↓	40.000	0.922309980
+ 2012	Total of Multiple Classes	\$ 16,500		\$ 16,500	0.610↑	40.000	0.922966099

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2020	\$401.40			\$401.40				\$401.40
2019	\$401.02			\$401.02				\$401.02
2018	\$383.10			\$383.10				\$383.10
2017	\$362.27			\$362.27				\$362.27
2016	\$310.82			\$310.82				\$310.82
2015	\$314.50			\$314.50				\$314.50
2014	\$327.97			\$327.97				\$327.97
2013	\$347.41			\$347.41				\$347.41
2012	\$335.41			\$335.41				\$335.41

Assessor

Building Square Feet :	Year Built :	Township : 9N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 15
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 6118 Waterloo	
Zoning :	Historic Designation :	

Legal Description

NW1/4 NE1/4 Sec 15

Sales

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : Not Available

Owner:

Buss Margie E Irrevocable Trust
N1598 Yerges Rd
Reeseville, WI 53579

Owner Occupied:
Property Address:

County: Dodge
Taxed by: Town Of Portland
Taxkey # 03609131511000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2020	Agricultural Land	\$ 10,400		\$ 10,400		37.000	
2020	Undeveloped	\$ 1,700		\$ 1,700		3.000	
- 2020	Total of Multiple Classes	\$ 12,100		\$ 12,100	-0.820 ↓	40.000	0.956431291
+ 2019	Total of Multiple Classes	\$ 12,200		\$ 12,200	1.667 ↑	40.000	1.000040555
+ 2018	Total of Multiple Classes	\$ 12,000		\$ 12,000	2.564 ↑	40.000	1.037168597
+ 2017	Total of Multiple Classes	\$ 11,700		\$ 11,700	12.500 ↑	40.000	1.066468927
+ 2016	Total of Multiple Classes	\$ 10,400		\$ 10,400	7.216 ↑	40.000	0.903773635
+ 2015	Total of Multiple Classes	\$ 9,700		\$ 9,700	-3.960 ↓	40.000	0.940557988
+ 2014	Total of Multiple Classes	\$ 10,100		\$ 10,100	-1.942 ↓	40.000	0.916411404
+ 2013	Total of Multiple Classes	\$ 10,300		\$ 10,300	-3.738 ↓	40.000	0.922309980
+ 2012	Total of Multiple Classes	\$ 10,700		\$ 10,700	2.885 ↑	40.000	0.922966099

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2020	\$209.35			\$209.35				\$209.35
2019	\$210.88			\$210.88				\$210.88
2018	\$199.01			\$199.01				\$199.01
2017	\$184.28			\$184.28				\$184.28
2016	\$197.09			\$197.09				\$197.09
2015	\$188.32			\$188.32				\$188.32
2014	\$203.22			\$203.22				\$203.22
2013	\$219.53			\$219.53				\$219.53
2012	\$217.51			\$217.51				\$217.51

Assessor

Building Square Feet :	Year Built :	Township : 9N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 15
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 6118 Waterloo	
Zoning :	Historic Designation :	

Legal Description

NE1/4 NE1/4 Sec 15

Sales

Conveyance Date : 10/15/2012	Date Recorded : 11/21/2012	Value/Sale Price : \$ 153,400.00
Grantor Name : Buss Margie E		Transfer Fee :
Grantee Name : Buss Margie E Irrevocable Trust		Document# : 1188921
Conveyance Instrument : Quit Claim Deed	Conveyance Type : To Trust	

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : **Not Available**

Owner:

Buss Margie E Irrevocable Trust
N1598 Yerges Rd
Reeseville, WI 53579

Owner Occupied:
Property Address:

County: Dodge
Taxed by: Town Of Portland
Taxkey # 03609131422000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2020	Agricultural Land	\$ 7,900		\$ 7,900		29.000	
2020	Agricultural Forest	\$ 7,200		\$ 7,200		6.000	
2020	Undeveloped	\$ 1,600		\$ 1,600		3.823	
- 2020	Total of Multiple Classes	\$ 16,700		\$ 16,700	0.000-	38.823	0.956431291
+ 2019	Total of Multiple Classes	\$ 16,700		\$ 16,700	1.212↑	38.823	1.000040555
+ 2018	Total of Multiple Classes	\$ 16,500		\$ 16,500	1.227↑	38.823	1.037168597
+ 2017	Total of Multiple Classes	\$ 16,300		\$ 16,300	21.642↑	38.823	1.066468927
+ 2016	Total of Multiple Classes	\$ 13,400		\$ 13,400	3.077↑	38.823	0.903773635
+ 2015	Total of Multiple Classes	\$ 13,000		\$ 13,000	-1.515↓	38.823	0.940557988
+ 2014	Total of Multiple Classes	\$ 13,200		\$ 13,200	-1.493↓	38.823	0.916411404
+ 2013	Total of Multiple Classes	\$ 13,400		\$ 13,400	12.605↑	38.823	0.922309980
+ 2012	Total of Multiple Classes	\$ 11,900		\$ 11,900	2.586↑	39.000	0.922966099

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2020	\$288.94			\$288.94				\$288.94
2019	\$288.66			\$288.66				\$288.66
2018	\$273.65			\$273.65				\$273.65
2017	\$256.74			\$256.74				\$256.74
2016	\$253.96			\$253.96				\$253.96
2015	\$252.40			\$252.40				\$252.40
2014	\$265.59			\$265.59				\$265.59
2013	\$285.60			\$285.60				\$285.60
2012	\$241.90			\$241.90				\$241.90

Assessor

Building Square Feet :	Year Built :	Township : 9N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 14
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 6118 Waterloo	
Zoning :	Historic Designation :	

Legal Description

That Pt Parc Desc In V373 P160 Lyg In W1/2 NW1/4 Sec 14

Sales

Information provided is deemed reliable but not guaranteed (2021)

PORTLAND

Refer to page 72 for keyed parcels

SEE PAGE 18

T.9N.-R.13E.



SEE PAGE 22

SEE PAGE 10

© 2013 Rockford Map Pubs., Inc. W12450 W12050 W11650 W11250 W10850 W10450 W10050



Medina Mutual Ins. Co.

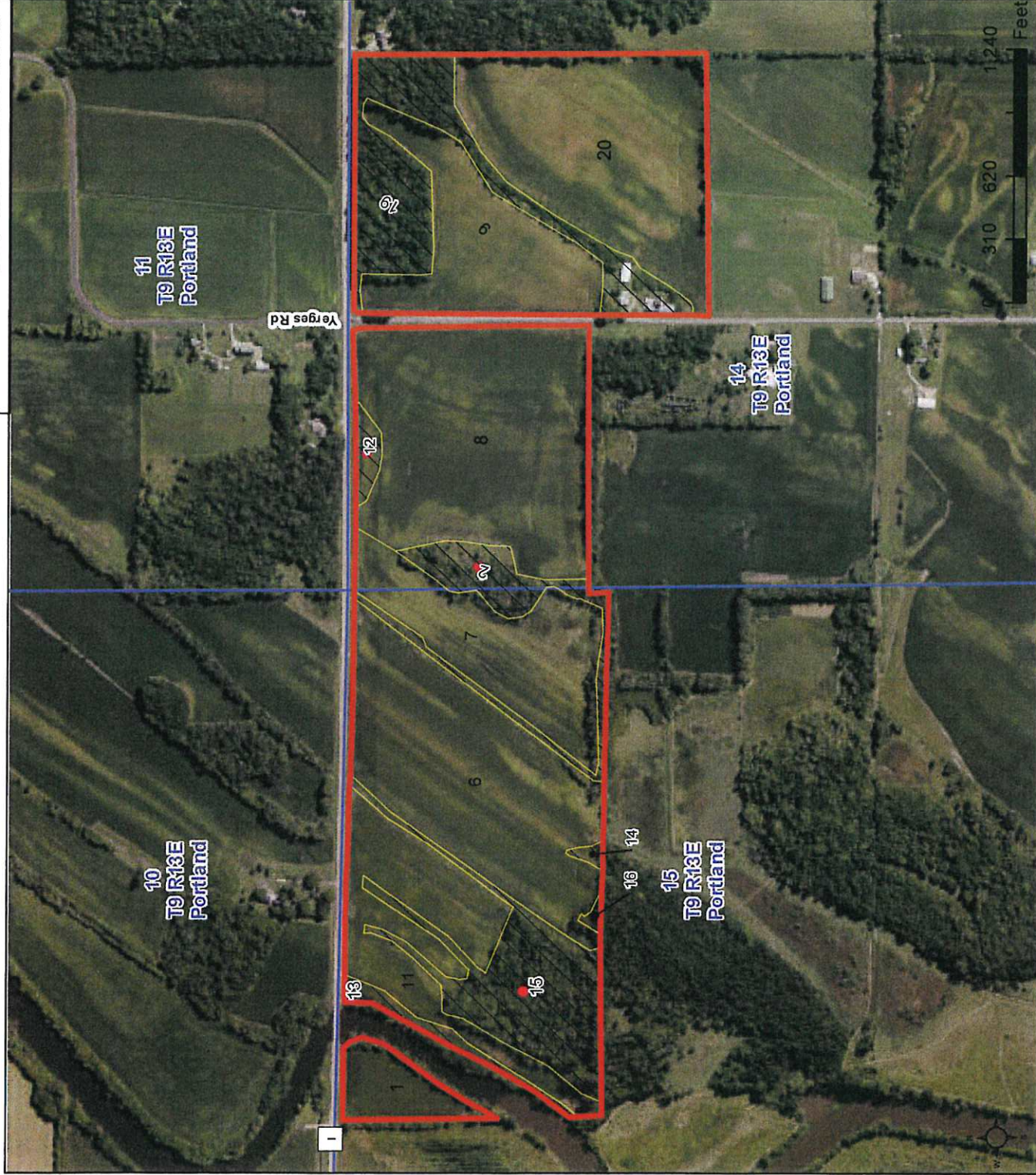
Homeowners Insurance • Farm Owners Insurance

608-655-4161

500 Plaza Drive • Marshall, Wisconsin 53559

Farm 2249
Tract 109

2021 Program Year



CLU	Acres	HEL	Crop
1	4.03	NHEL	
2	5.76	UHEL	NC
6	24.53	NHEL	
7	13.52	NHEL	
8	28.69	HEL	
9	13.69	NHEL	
11	13.67	NHEL	
12	1.12	UHEL	NC
13	1.57	UHEL	NC
14	0.31	UHEL	NC
15	11.66	UHEL	NC
16	0.25	UHEL	NC
19	13.12	UHEL	NC
20	24.33	HEL	

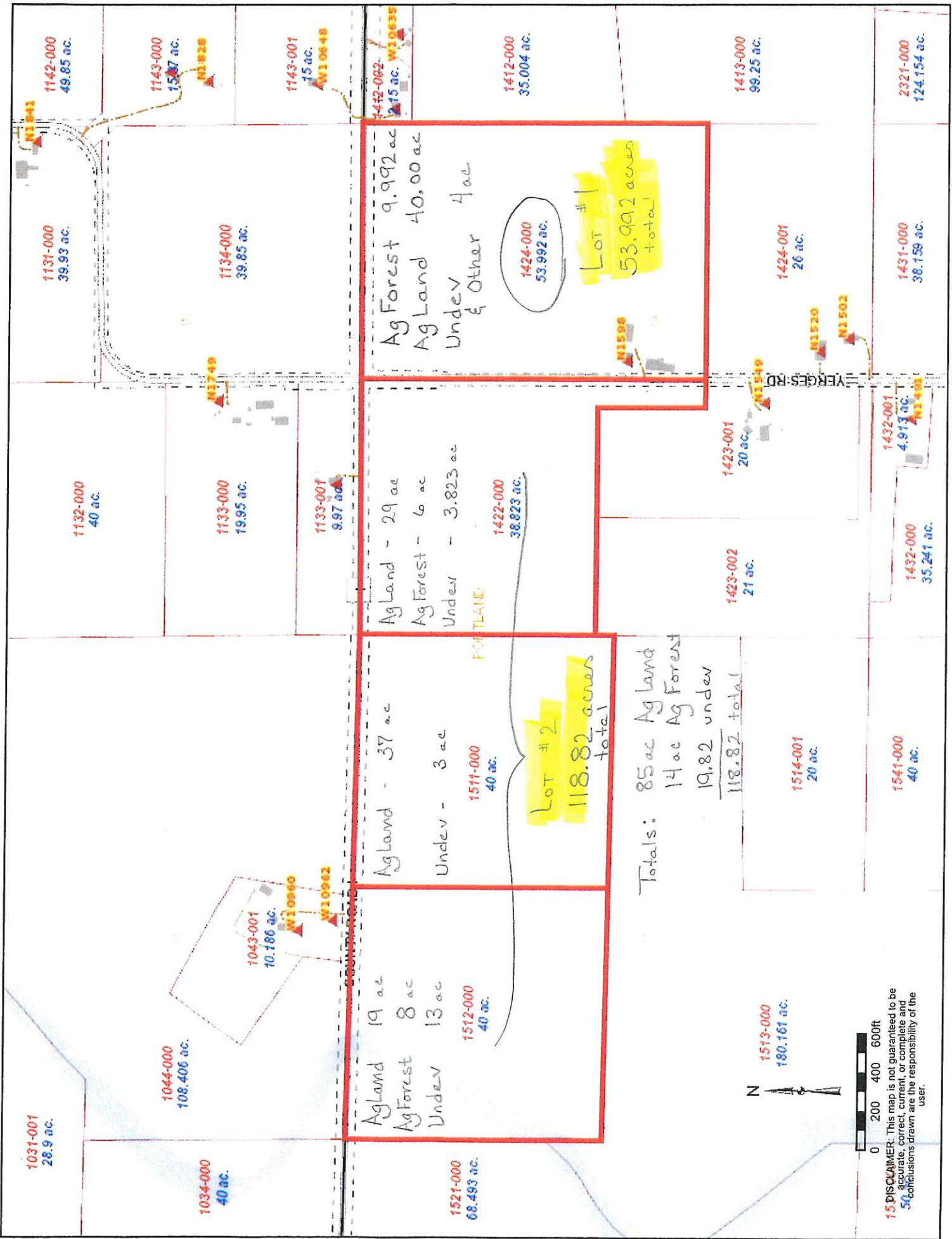
Page Cropland Total: 122.46 acres

Map Created March 22, 2021

Common Land Unit
cropland_indicator_3CM

- Tract Boundary
- Cropland
- Non-Cropland
- NAIIP Imagery 2020
- Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or the NAIIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



Ag Forest 9.992 ac
 Ag Land 40.00 ac
 Undev & Other 4 ac

1424-000
 53.992 ac.

Lot #1
 53.992 acres
 total

Ag Land - 29 ac
 Ag Forest - 6 ac
 Undev - 3.823 ac

1422-000
 38.823 ac.

POPLANE

Ag Land - 37 ac
 Undev - 3 ac

1511-000
 40 ac.

Lot #2
 118.82 acres
 total

Totals:
 85 ac Ag Land
 14 ac Ag Forest
 19.82 ac undev
 118.82 total

1513-000
 180.161 ac.



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and the conclusions drawn are the responsibility of the user.



0 200 400 600ft
DISCLAIMER: This map is not guaranteed to be accurate. Correct, current or complete and conclusions drawn are the responsibility of the user.






































Soil Map—Dodge County, Wisconsin
(N1598 Yerges Rd, Town of Portland)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dodge County, Wisconsin
Survey Area Data: Version 17, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

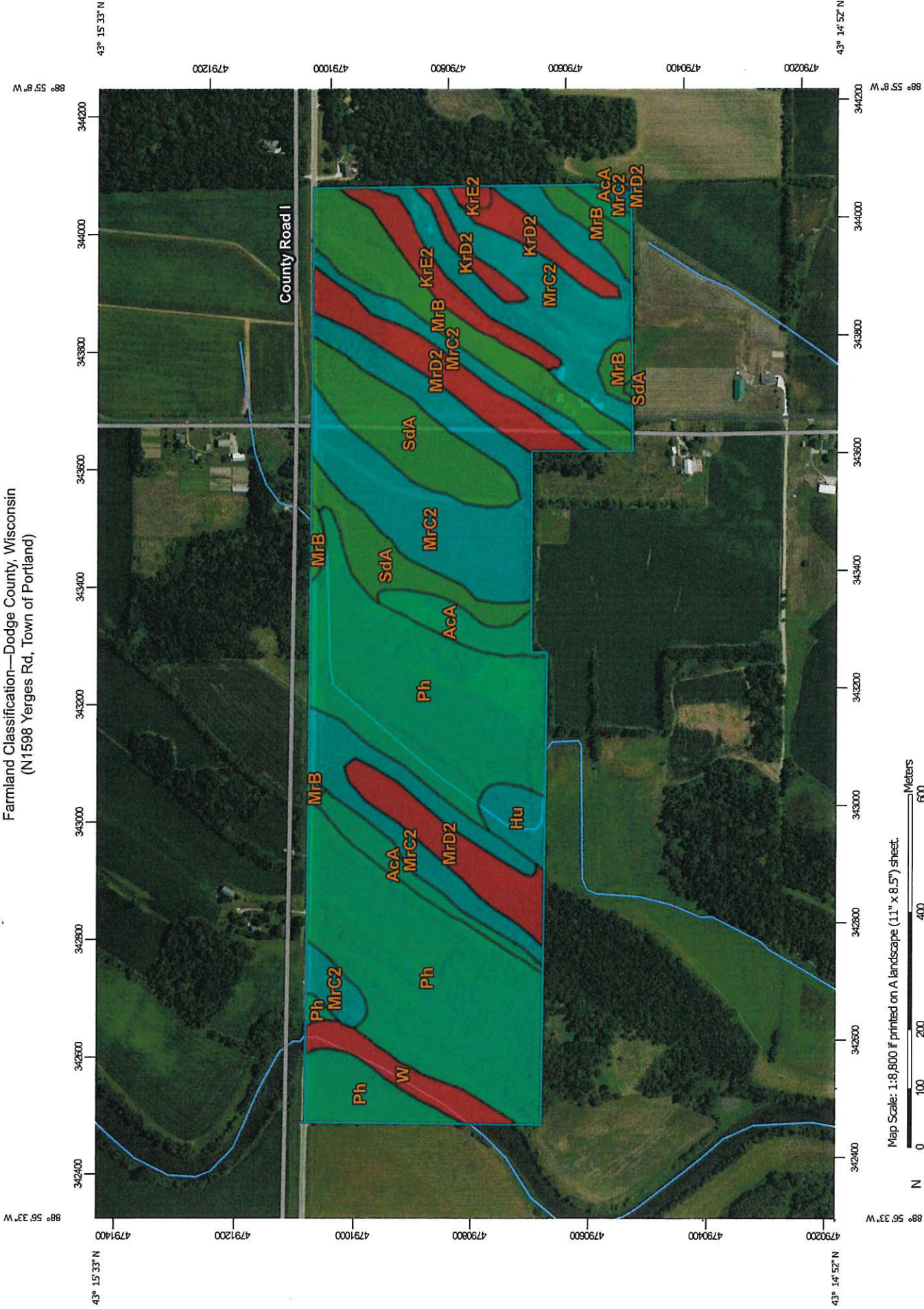
Date(s) aerial images were photographed: Apr 29, 2011—Sep 6, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

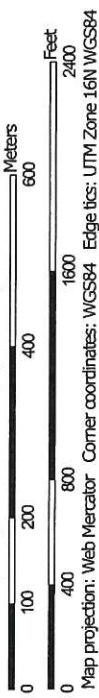
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AcA	Ackmore silt loam, 0 to 3 percent slopes	7.5	4.3%
Hu	Houghton muck, 0 to 2 percent slopes	2.7	1.6%
KrD2	Kidder loam, 12 to 20 percent slopes, eroded	4.3	2.5%
KrE2	Kidder loam, 20 to 30 percent slopes, eroded	4.7	2.7%
MrB	McHenry silt loam, 2 to 6 percent slopes	13.8	8.0%
MrC2	McHenry silt loam, 6 to 12 percent slopes, eroded	48.7	28.2%
MrD2	McHenry silt loam, 12 to 20 percent slopes, eroded	13.0	7.5%
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	59.2	34.2%
SdA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	15.1	8.7%
W	Water	3.9	2.2%
Totals for Area of Interest		172.9	100.0%

Farmland Classification—Dodge County, Wisconsin
(N1598 Yerges Rd, Town of Portland)



Map Scale: 1:8,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Farmland Classification—Dodge County, Wisconsin
(N1598 Yerges Rd, Town of Portland)

Prime farmland if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium	Farmland of unique importance	Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Not prime farmland	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if warm drained or either protected from flooding or not frequently flooded during the growing season	All areas are prime farmland	Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if warm drained or either protected from flooding or not frequently flooded during the growing season	Prime farmland if drained	Farmland of statewide importance
Farmland of statewide importance, if drained	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if warm drained or either protected from flooding or not frequently flooded during the growing season	Prime farmland if protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if warm enough	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated	Farmland of statewide importance, if thawed	Farmland of local importance	Prime farmland if irrigated and drained	Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated	Farmland of local importance, if irrigated	Farmland of local importance, if irrigated	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated

Farmland Classification—Dodge County, Wisconsin
(N1598 Yerges Rd, Town of Portland)

	Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance	<p>The soil surveys that comprise your AOI were mapped at 1:15,800.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Dodge County, Wisconsin Survey Area Data: Version 17, Jun 8, 2020</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Apr 29, 2011—Sep 6, 2011</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
	Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or flooded during the growing season		Streams and Canals	
	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Water Features	
	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Transportation	
	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Rails	
			Farmland of local importance		Interstate Highways	
			Farmland of local importance, if irrigated		US Routes	
					Major Roads	
					Local Roads	
					Background	
					Aerial Photography	

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AcA	Ackmore silt loam, 0 to 3 percent slopes	Prime farmland if drained	7.5	4.3%
Hu	Houghton muck, 0 to 2 percent slopes	Farmland of statewide importance	2.7	1.6%
KrD2	Kidder loam, 12 to 20 percent slopes, eroded	Not prime farmland	4.3	2.5%
KrE2	Kidder loam, 20 to 30 percent slopes, eroded	Not prime farmland	4.7	2.7%
MrB	McHenry silt loam, 2 to 6 percent slopes	All areas are prime farmland	13.8	8.0%
MrC2	McHenry silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	48.7	28.2%
MrD2	McHenry silt loam, 12 to 20 percent slopes, eroded	Not prime farmland	13.0	7.5%
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	Prime farmland if drained	59.2	34.2%
SdA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	All areas are prime farmland	15.1	8.7%
W	Water	Not prime farmland	3.9	2.2%
Totals for Area of Interest			172.9	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower