



WASHINGTON COUNTY, WISCONSIN LAND AUCTION

Opens: Tuesday, September 5

Closes: Tuesday, September 12 | 1PM ^{CDT} 2023

**TIMED
ONLINE**

📍 7660 Trading Post Trail, West Bend, WI 53090

Auctioneer's Note: Extraordinary opportunity to bid on 376± acres of prime farmland and a modern turnkey expandable dairy in Washington County, WI! This expansive property will be sold in 10 tracts, offering a range of options to suit your farming or investment needs. With modern facilities, including a state-of-the-art dairy operation with existing CAFO in place, this land is perfectly set up for a prosperous farming venture. Currently milking 1,000 cows with on-site dry cow, heifer and calf raising facilities. Also includes on-site immaculate house, shop, grain storage and wet forage storage. Each tract presents unique features and possibilities, allowing you to customize your investment strategy. The auction will be held on SteffesGroup.com as an online only auction to end on September 12, 2023, at 1:00pm. These parcels are located 7 miles northeast of West Bend, WI. Don't miss out on this incredible chance to secure your future in the agricultural industry.

376± Acres

BIDDING ASSISTANCE: Tuesday, September 12, 12:00PM - End of Auction
Located at West Bend Lakes Golf Club, 1241 WI-33, West Bend, WI 53095

**FOR INSPECTION/PRIVATE TOUR, CONTACT RANDY KATH AT
STEFFES GROUP, 701.429.8894**



Contact Randy Kath at Steffes Group 320.693.9371 or 701.429.8894

Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | SteffesGroup.com

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 - 45 days. This is a 5% buyer's fee auction
Registered Wisconsin Auctioneer | Steffes Group, Inc. 457-53, 938382-91 | Randy Kath WI-2789-52 | Ashley Huhn WI-2788-52, RE-WI-8583 | 10% down cash or check
5% buyer fee | 30 day closing

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins on Tuesday, September 5 and will end at 1PM Tuesday, September 12. All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

The contract signing will take place at Steffes Group, 23579 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before: **Thursday, October 12 - Friday, October 27, 2023**

Closing will take place at a professional closing company agreeable to both buyer and seller.

- Seller will provide either: (i) an abstract of title updated to a current date or (ii) an Alta title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Property will conveyed property by a **Warranty**

Deed.

- **2023 Taxes: Prorated to close**
- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **THIS IS A 5% BUYER'S FEE AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker

and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

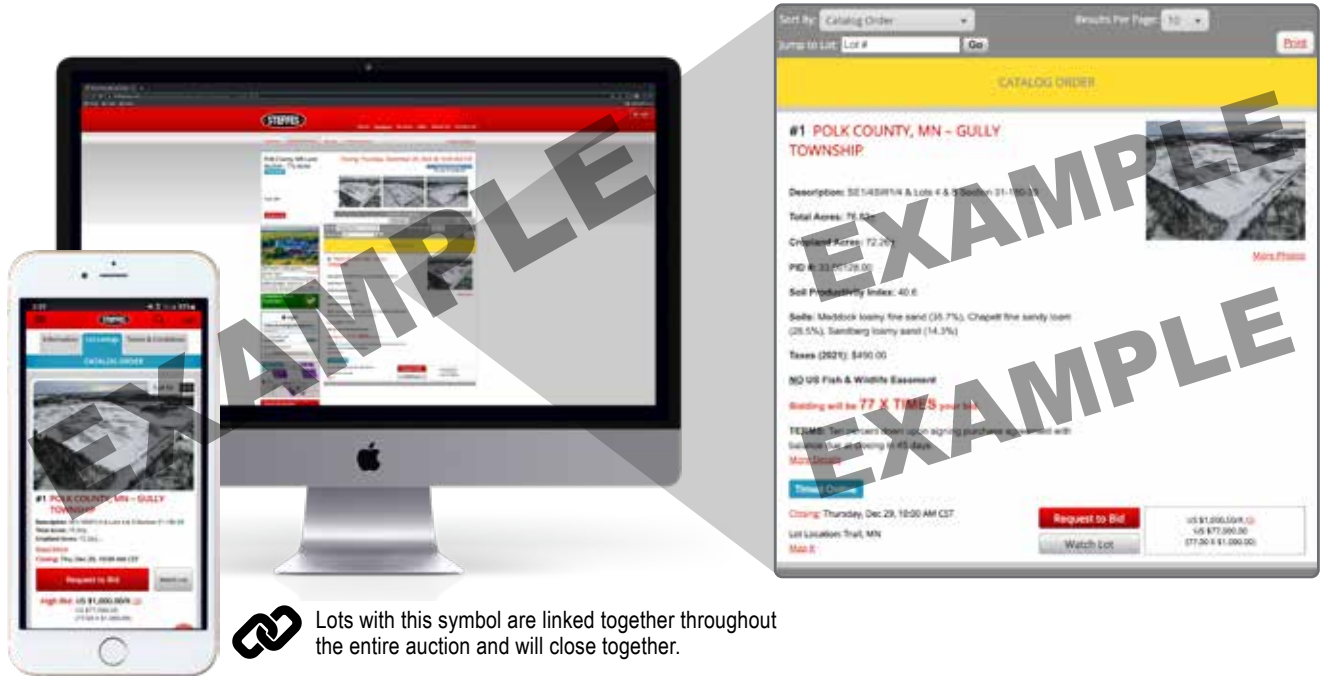
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



SEPTEMBER 2023

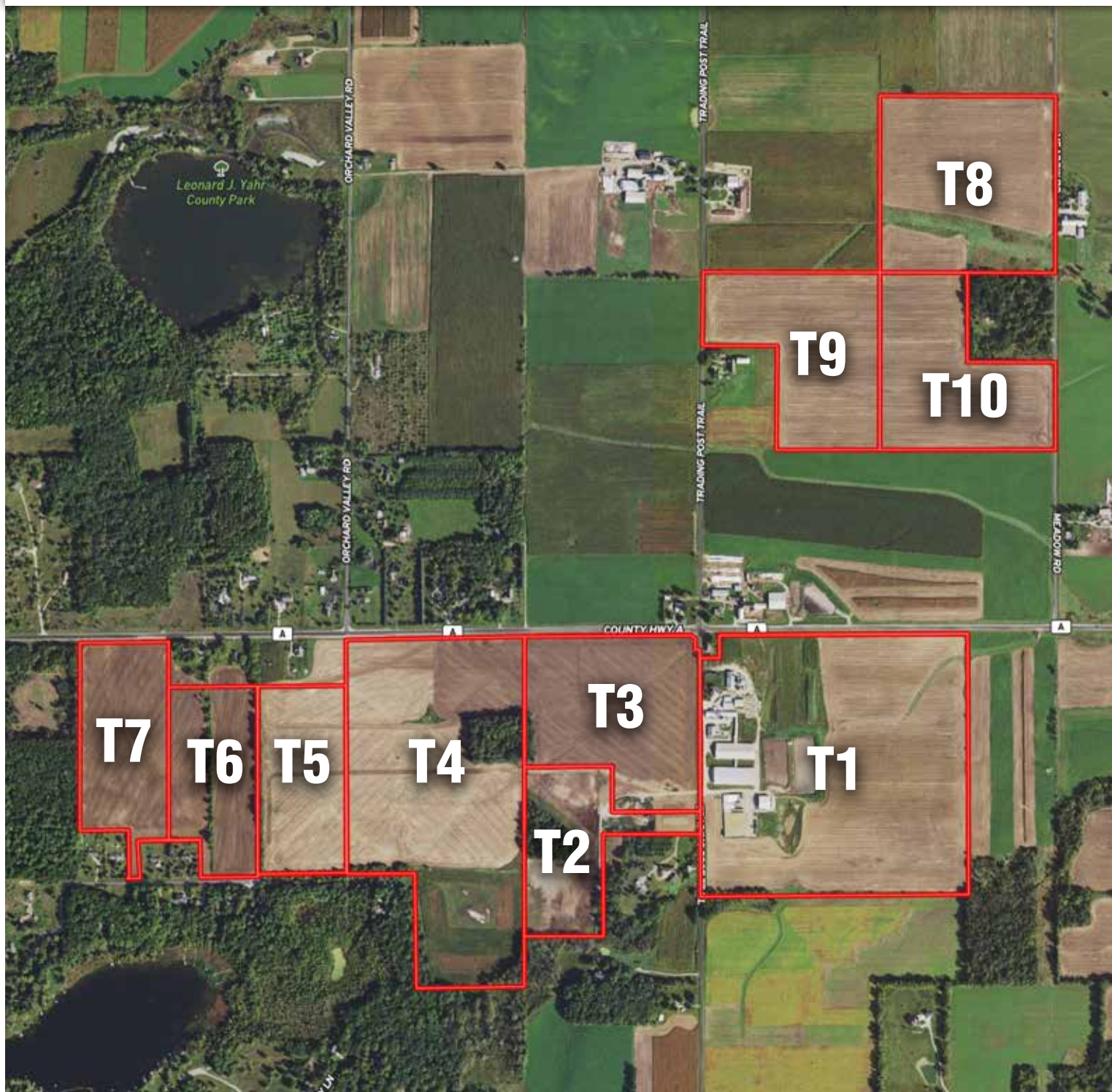
S	M	T	W	TH	F	S
					1	2
3	4	OPENS 5 CLOSES	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Land Located: From West Bend, WI, 2.9 miles north on State Hwy 144 N, 3.4 miles west on Co Hwy A. Land is located on the south side of the road.

Washington County, WI - Town of Farmington

Total Acres: 376±

TO BE SOLD IN 10 TRACTS!



*Lines are approximate

TRACT 1 DETAILS

Description: NW NW V959 P260; W1/2 NE NW V959 P260; NW SE NW V959 P260; N1/2 SW NW V959 P260; Sec-35 Twp-12, Range-20

Total Acres: 87.05± Acres

Cropland Acres: 55.69± Acres

PID #: T4 085100Z, T4 085000Z, T4 0856, T4 0853

Soils: Nenno silt loam (31.8%), Ozaukee silt loam (18.2%), Brookston silt loam (14.1%), Sisson-Casco-Hochheim complex (12.8%), Hochheim loam (9.3%), Sisson-Casco-Hochheim complex (4.5%), Sisson-Casco-Hochheim complex (3.5%), Grays silt loam (3.2%), Sisson fine sandy loam (2.7%)

Taxes (2023): \$11,561.11



*Visit SteffesGroup.com for more information.



*Lines are approximate

DAIRY FEATURES SHED/SHOP

- 54'x126'
- Post frame construction
- Painted steel
- 24'x60' concrete entry/exit pad
- Shop, 44'x54', full concrete, insulated, LP heat, 24'x13' bifold power door, 13' sidewall
- Office
- Storage, full concrete, 4' on center posts for grain storage, 24'x14' sliding double door, 14' sidewall
- 82'x54' lower retaining wall

BIN SITE

- (1) Stor Mor, 10,000 bu., 30', full floor, power sweep, 8" unload, no drying system
- (2) Farm fans/dryers, 3 phase, natural gas: AB 500, 3,879 hrs., and CF/SA 460 stainless steel sides, 18', 7,307 hrs.
- (1) Overhead hopper tank, 3,000 bu.
- (1) Grain leg, 5,000 BPH, 106', with 4 supported down spouts
- (1) Butler grain bin, 40,000± bu., 48', power sweep, 8" unload
- Drive over pit, with concrete entry/exit pad (approx. 30' x 15')

CALF BARN

- 56'x32'
- Walters post frame construction
- Painted steel
- Insulated
- (2) 9'x8' Overhead doors
- Full concrete
- Tunnel ventilation
- LED lighting
- (38) Elevated individual calf stalls
- LP heat
- 14'x16' weaning pen with auto water fountain

WALTERS HEIFER SHED

- 72'x32'
- Post frame construction
- Painted steel
- Mono-slope
- Open front
- Concrete stub-wall and floor
- Tile lined drive by feeding
- Full headlocks
- Auto water fountains
- Circulation fans
- 32'x12' attached milk mixing room
- Storage room with 12'x8' overhead door
- Adjustable curtain back wall
- 10'x12' attached milk mixing room, LP water heater, LP heat, double sink, 75 gal. milk replacer auto mixer, (6) section bottle washer

ELEVATED GRAVEL WITH PEA ROCK OVERLAY

- 180'x120' for individual calf hut housing

WALTERS DRY COW SHED

- 64'x42'
- Post frame construction
- Painted steel
- Open front
- Full concrete
- 20'x64' entry/exit concrete pad
- Tile lined drive by neckrail feeding
- Grooved concrete alleyway to parlor holding pen
- Auto water fountains
- Adjustable curtain backwall
- Circulation fans
- (18) Free stalls
- Pack area

PARLOR / HOLDING AREA

- 124'x32'
- Post frame building
- Concrete subwall
- Containing 70'x20' holding pen
- Pneumatic crowd gate
- Grooved concrete
- (2) Return lanes
- Stainless steel foot baths
- Circulation fans
- Misters wash out drain
- 48'x32' Germania Double 10 rapid exit herring bone parlor (could be converted to Double 20 parallel)
- Radiant heat
- Full stainless steel construction
- Auto take offs
- Pneumatic gates
- ID readers
- 3" low line
- Inline filter milk transfer pump
- Plate cooler
- Camera system

DRY COW BUILDING

- 54'x70'
- Walters post frame construction
- Painted steel
- Tunnel ventilation
- LED lights
- Curtain sidewalls
- Full concrete
- "BIG ASS" circulation fan
- (44) Free stalls, 4'x8' sand bedded
- Auto water fountains
- 22'x54' calving area, rubbermat floor
- Treatment chute
- Milk room with sink, water heater, vacuum pump for bucket milker
- 15'x54' grooved concrete entry/exit pad
- Attached to drive by feeding alley, 30'x100'
- Full head locks
- Alleyway to breezeway connecting free stall and parlor

HIP ROOF BARN

- 110'x36' containing Herdsman's office
- Foam IT chemical induction system
- Spray Boss sanitizing spray teat dip system
- (2) Delaval variable speed vacuum pumps
- LP heat
- IR Rotary air compressor
- Cast-Air vertical air compressor
- Landa propane heated pressure washer
- Speed queen stackable twin bin tumble dryer
- Wascomat WLD 730 industrial wash machine
- HTP digital display
- LP Water Heater
- Mueller "D" Fre Heater
- Twin bulk tank compressors
- Plate cooler
- Water collection tanks
- 60'x36' bedded pack calf housing
- Slant bar feed panels
- Auto water fountain
- Attached 28'x16' milk house with Boumatic DKF 6,000 gal. bulk tank, Surge 6,000 gal bulk milk tank, auto wash, chemical induction, LP heat
- Above ground drive in storage area, concrete entry/exit pad
- Breakroom with kitchen, washer, dryer, and locker room

NORTH FREE STALL

- 286'x114'
- 342 stalls
- Post frame construction
- Painted steel
- 6 row barn
- Center drive through feeding
- Full head locks
- Open ridge cap
- LED lighting new in 2022
- (14) Steel shroud circulation fans
- Delaval rotary brushes
- Big Spring 6' auto water fountains
- Misters over feed alley
- Curtain sidewalls
- All galvanized gates
- JOZ alleyway chain scrapers system
- Sand bedded free stalls
- (5) overhead doors each end, center doors with openers
- Free stalls and curb new in 2022

COMMODITY SHED

- 82'x90'
- Post frame construction
- Painted steel
- Concrete stub wall
- Full concrete floor
- 20'x90' mixing lane with elevated dumping station
- 4-nozzle water mixing port
- (6) Full commodity bays
- Concrete 8' dividers
- 30'x18' entry
- 18' sidewalls
- 54'x90' entry/exit mixing concrete pad

BREEZEWAY TO PARLOR

- 200'x12'
- Post frame construction
- Painted steel
- Concrete stub wall
- Grooved concrete floor
- Curtain side walls

SOUTH FREE STALL BARN

- 300'x120'
- 380 stalls
- Post frame construction
- Painted steel
- 6 row barn
- Sand bedded free stalls
- Center drive through feeding
- Full headlocks
- Tunnel ventilation
- (54) Endwall 56" poly shroud steel blade exhaust fans
- Curtain side walls
- Delaval rotary brushes
- Ritchie 12' auto water fountains
- All galvanized gates
- JOZ alleyway chain scraper system
- (5) overhead doors west end, (1) overhead door east end, center doors have openers

BUNKERS FROM NORTH TO SOUTH

- 1 – 130'x60'x16'
- 2 – 154'x48'x16'
- 3 – 154'x24'x16'
- 4 – 154'x186'x16'
- 60'x320' entry/exit/mixing/dumping/pushing concrete pad in front of bunkers
- 2-stage leachate collection location, full concrete

HOUSE

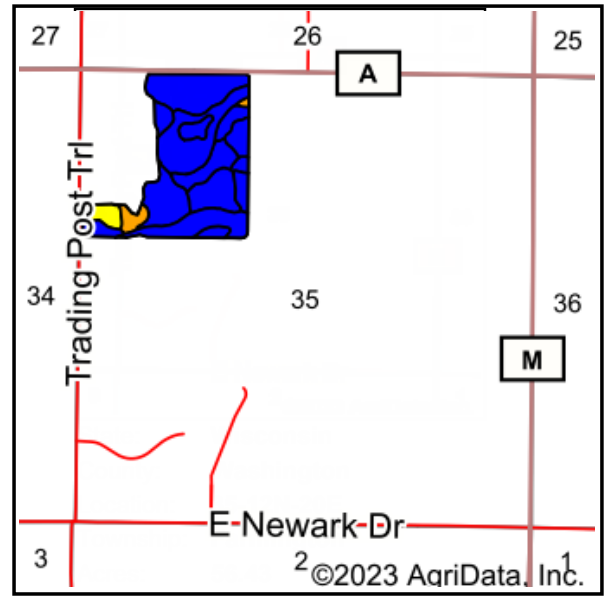
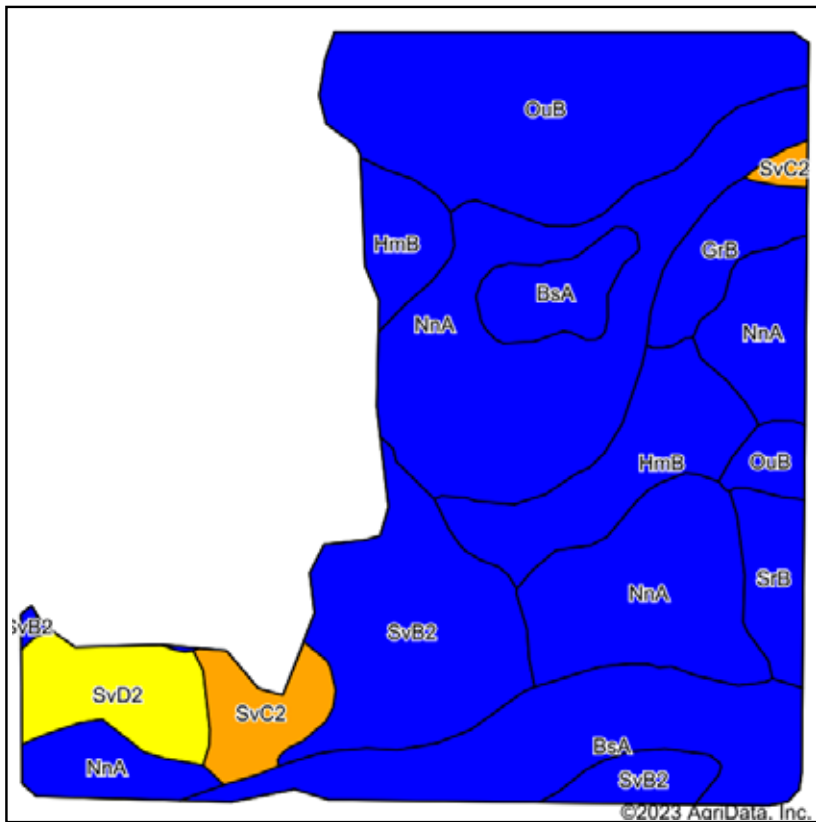
- 3-story brick construction
- 48'x32'
- (4) Bedroom
- (2) Bathroom, walk-in shower, whirlpool tub
- Kitchen
- Living Area
- Forced air natural gas heat
- Central A/C
- In-floor heat in kitchen, bathroom, and entryway
- Fully remodeled
- Fully unfinished, block wall basement
- Everboard l-shaped porch, 6-1/2'x50'

ATTACHED GARAGE

- 3-car
- 48'x26'
- Epoxy coated concrete floor
- Floor drain
- Electric openers
- (3) 12' overhead doors
- Insulated

LIQUID MANURE PIT

- 5 million gal., clay lined lagoon, 440'x180'
- 3 million gal., clay lined lagoon, concrete floor and lower 1/3, 360'x180'



Soils data provided by USDA and NRCS.

Area Symbol: W1131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
NnA	Nenno silt loam, 1 to 3 percent slopes	17.93	31.8%		IIw
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	10.27	18.2%		IIe
BsA	Brookston silt loam, 0 to 2 percent slopes	7.93	14.1%		IIw
SvB2	Sisson-Casco-Hochheim complex, 2 to 6 percent slopes, eroded	7.25	12.8%		IIe
HmB	Hochheim loam, 2 to 6 percent slopes	5.24	9.3%		IIe
SvD2	Sisson-Casco-Hochheim complex, 12 to 20 percent slopes, eroded	2.53	4.5%		IVe
SvC2	Sisson-Casco-Hochheim complex, 6 to 12 percent slopes, eroded	1.95	3.5%		IIIe
GrB	Grays silt loam, 2 to 6 percent slopes	1.81	3.2%		IIe
SrB	Sisson fine sandy loam, 2 to 6 percent slopes	1.52	2.7%		IIe
Weighted Average					2.12

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Unit

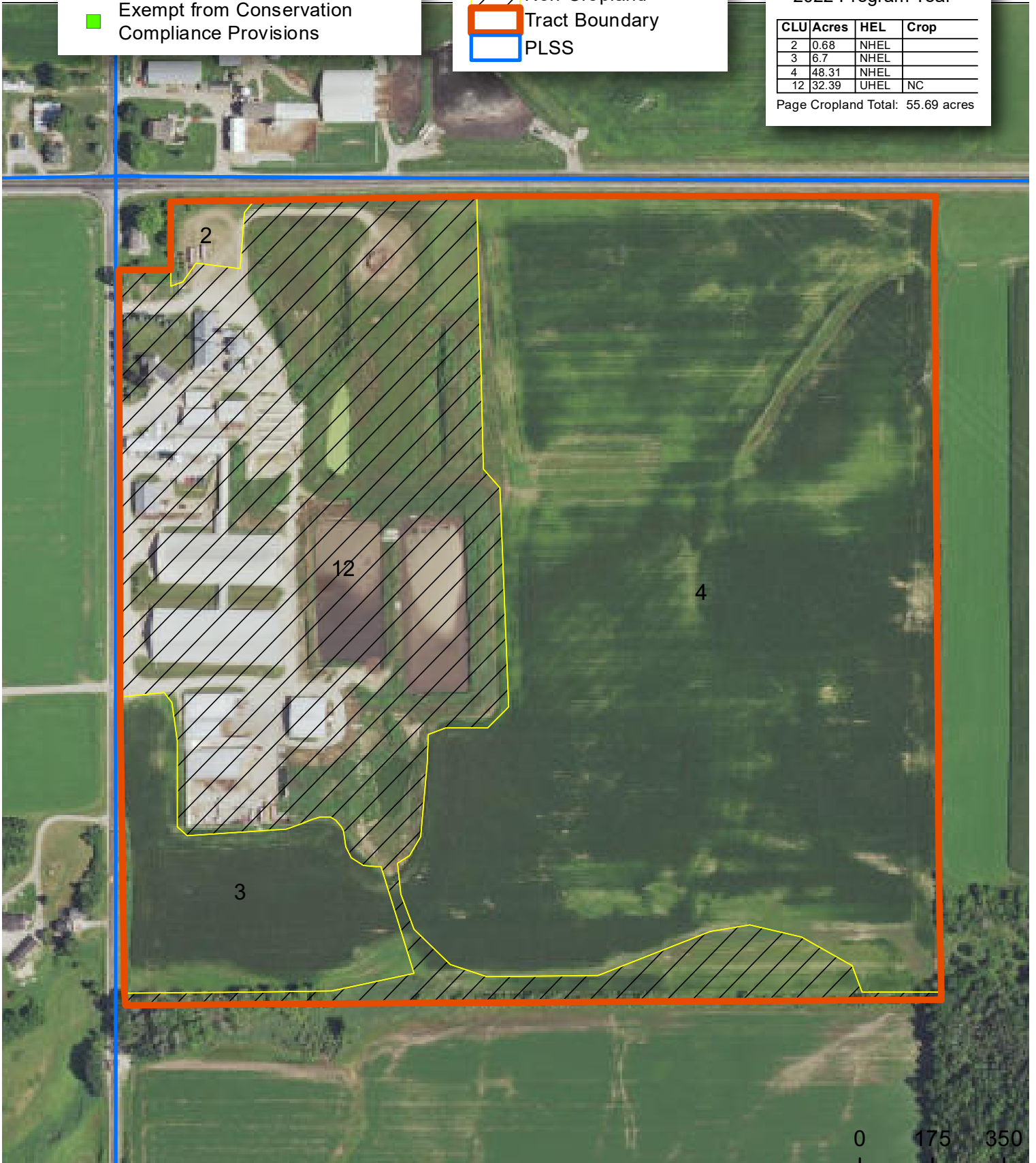
- Cropland
- ▨ Non-Cropland
- ▭ Tract Boundary
- ▭ PLSS

**Farm 9293
Tract 3473**

2022 Program Year

CLU	Acres	HEL	Crop
2	0.68	NHEL	
3	6.7	NHEL	
4	48.31	NHEL	
12	32.39	UHEL	NC

Page Cropland Total: 55.69 acres



0 175 350

Tract Number : 3473
Description : I4 2B F35 NWQ
FSA Physical Location : WISCONSIN/WASHINGTON
ANSI Physical Location : WISCONSIN/WASHINGTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MR GORDON CARL MICHAELS, [REDACTED]
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
88.08	55.69	55.69	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	55.69	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.12	0.00	44
Corn	34.86	0.00	124
Soybeans	10.85	0.00	44
TOTAL	47.83	0.00	



TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON C
MICHAELS, KATHY J

Parcel Number: T4 085100Z
Bill Number: 463462

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
7660 TRADING POST TRL
Sec. 35, T12N, R20E
NW NW V959 P260 (HWY DOC 1076415)
37.690 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 69,300	ASSESSED VALUE IMPROVEMENTS 1,001,000	TOTAL ASSESSED VALUE 1,070,300	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 11224.27	
ESTIMATED FAIR MARKET VALUE LAND 78,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 1,273,800	TOTAL ESTIMATED FAIR MARKET VALUE 1,352,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,561.24	GARBAGE COLL 208.57	
TAXING JURISDICTION		2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY		94,277	94,888	2,807.18	2,682.57	-4.4%
TOWN OF FARMINGTON		220,164	223,752	1,623.14	1,523.51	-6.1%
KEWASKUM SCHOOL		3,692,318	3,715,969	7,085.87	6,586.94	-7.0%
MOR PARK TECH COLL		448,642	458,516	666.95	649.02	-2.7%
TOTAL		4,455,401	4,493,125	12,183.14	11,442.04	-6.1%
FIRST DOLLAR CREDIT				-52.64	-50.85	-3.49%
LOTTERY AND GAMING CREDIT				-186.71	-166.92	-10.6%
NET PROPERTY TAX				11,943.79	11,224.27	-6.0%
TOTAL DUE: \$11,432.84						
FOR FULL PAYMENT PAY BY: JANUARY 31, 2023						
<small>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</small>						

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Year Increase	Applied to Property	Ends	Taxing Jurisdiction	Total Additional Taxes	Year Increase
KEWASKUM SCHOOL	590,695		1,437.44	2038			

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON C
MICHAELS, KATHY J

Parcel Number: T4 085000Z
Bill Number: 463461

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 35, T12N, R20E
W1/2 NE NW V959 P260 (HWY DOC 1076415)
19.360 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 4,900	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 4,900	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 52.37	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 7.15		
TAXING JURISDICTION		2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY		94,277	94,888	12.85	12.28	-4.4%
TOWN OF FARMINGTON		220,164	223,752	7.43	6.97	-6.2%
KEWASKUM SCHOOL		3,692,318	3,715,969	32.44	30.15	-7.1%
MOR PARK TECH COLL		448,642	458,516	3.05	2.97	-2.6%
TOTAL		4,455,401	4,493,125	55.77	52.37	-6.1%
FIRST DOLLAR CREDIT				0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				55.77	52.37	-6.1%
TOTAL DUE: \$52.37						
FOR FULL PAYMENT PAY BY: JANUARY 31, 2023						
<small>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</small>						

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Year Increase	Applied to Property	Ends	Taxing Jurisdiction	Total Additional Taxes	Year Increase
KEWASKUM SCHOOL	590,695		6.58	2038			

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON C
MICHAELS, KATHY J

Parcel Number: T4 0856
Bill Number: 463467

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 35, T12N, R20E
NW SE NW V959 P260 SEC 35-12-20 10 AC
10.000 ACRES



ELS
S
7000 TRADING POST TRL
WEST BEND WI 53090

Please inform treasurer of address changes.

ASSESSED VALUE LAND 2,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 2,100	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 22.45
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 3.06	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX.DIST.	2022 EST. STATE AIDS ALLOCATED TAX.DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	5.51	5.26	-4.5%
TOWN OF FARMINGTON	220,164	223,752	3.18	2.99	-6.0%
KEWASKUM SCHOOL	3,692,318	3,715,969	13.90	12.93	-7.0%
MOR PARK TECH COLL	448,642	458,516	1.31	1.27	-3.1%
TOTAL	4,455,401	4,493,125	23.90	22.45	-6.1%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			23.90	22.45	-6.1%

TOTAL DUE: \$22.45
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases			
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
KEWASKUM SCHOOL	590,695	2.82	2038

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON
MICHAELS, KATHY J

Parcel Number: T4 0853
Bill Number: 463464

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 35, T12N, R20E
N1/2 SW NW V959 P260 SEC 35-12-20 20 AC
20.000 ACRES

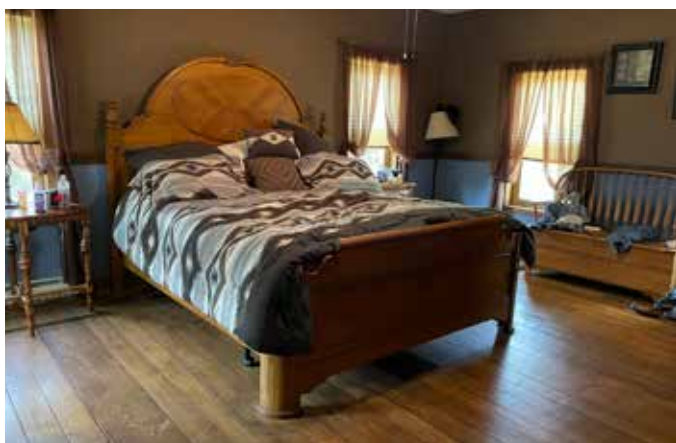
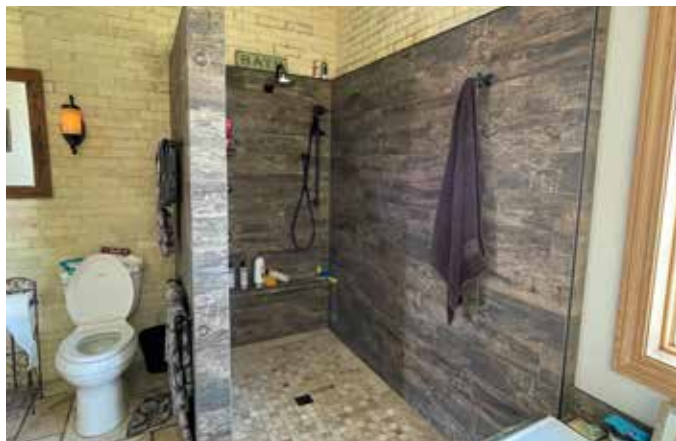


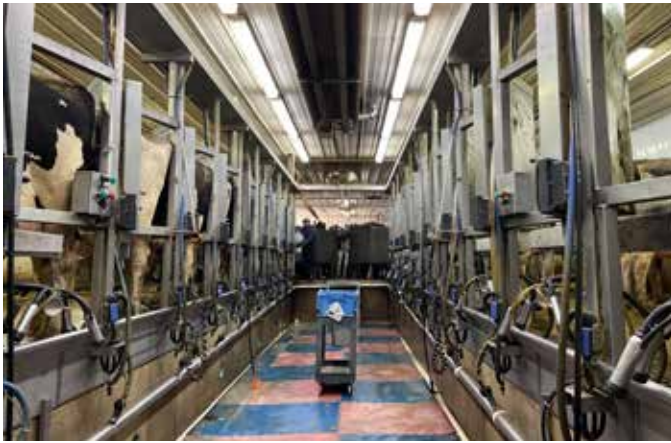
Please inform treasurer of address changes.

ASSESSED VALUE LAND 5,000	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 5,000	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 53.45
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 7.29	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX.DIST.	2022 EST. STATE AIDS ALLOCATED TAX.DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	13.11	12.53	-4.4%
TOWN OF FARMINGTON	220,164	223,752	7.58	7.12	-6.1%
KEWASKUM SCHOOL	3,692,318	3,715,969	33.10	30.77	-7.0%
MOR PARK TECH COLL	448,642	458,516	3.12	3.03	-2.9%
TOTAL	4,455,401	4,493,125	56.91	53.45	-6.1%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			56.91	53.45	-6.1%

TOTAL DUE: \$53.45
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases			
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
KEWASKUM SCHOOL	590,695	6.72	2038





TRACT 2 DETAILS

Description: SE NE DOC 1388884 EXC PTS
SOLD; S1/2 S1/2 W1/2 NE1/4 NE1/4; Sec-34 Twp-
12 Range-20

Total Acres: 20.22± Acres

PID #: T4 081200A, T4 081500Z

Taxes (2023): \$52.38

HEIFER LOT

- 500' Concrete drive by feed alley
- Full headlocks
- 14' grooved concrete standing area
- 15' drive over area
- (2) Delaval rotary brushes
- (2) Ritchie auto water fountains, stainless steel pans, heating elements
- Drilled well
- Electric service



*Lines are approximate

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

BECHLER, JACLYN
MICHAELS, MATTHEW

Parcel Number: T4 081200A
Bill Number: 463561

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
TRADING POST TRL
Sec. 34, T12N, R20E
S1/2 S1/2 W1/2 NE1/4 NE1/4 DOC 1388884
5.130 ACRES



Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,500	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 1,500	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 16.04
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 2.19	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	3.93	3.76	-4.3%
TOWN OF FARMINGTON	220,164	223,752	2.27	2.14	-5.7%
KEWASKUM SCHOOL	3,692,318	3,715,969	9.93	9.23	-7.0%
MOR PARK TECH COLL	448,642	458,516	0.93	0.91	-2.2%
TOTAL	4,455,401	4,493,125	17.06	16.04	-6.0%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			17.06	16.04	-6.0%

TOTAL DUE: \$16.04
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases						
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property Year Increase Ends
KEWASKUM SCHOOL	590,695	2.01	2038			

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

BECHLER, JACLYN
MICHAELS, MATTHEW

Parcel Number: T4 081500Z
Bill Number: 463305

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 34, T12N, R20E
SE NE DOC 1388884 EXC PTS SOLD
15.090 ACRES



Please inform treasurer of address changes.

ASSESSED VALUE LAND 3,400	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 3,400	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 36.34
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 4.96	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	8.92	8.52	-4.5%
TOWN OF FARMINGTON	220,164	223,752	5.16	4.84	-6.2%
KEWASKUM SCHOOL	3,692,318	3,715,969	22.51	20.92	-7.1%
MOR PARK TECH COLL	448,642	458,516	2.12	2.06	-2.8%
TOTAL	4,455,401	4,493,125	38.71	36.34	-6.1%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			38.71	36.34	-6.1%

TOTAL DUE: \$36.34
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases						
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property Year Increase Ends
KEWASKUM SCHOOL	590,695	4.57	2038			

TRACT 3 DETAILS

Description: NE NE DOC 960036+1313318 EXC
PART SOLD; Sec-34 Twp-12, Range-20

Total Acres: 33.39± Acres

Cropland Acres: Approx. 30± Acres

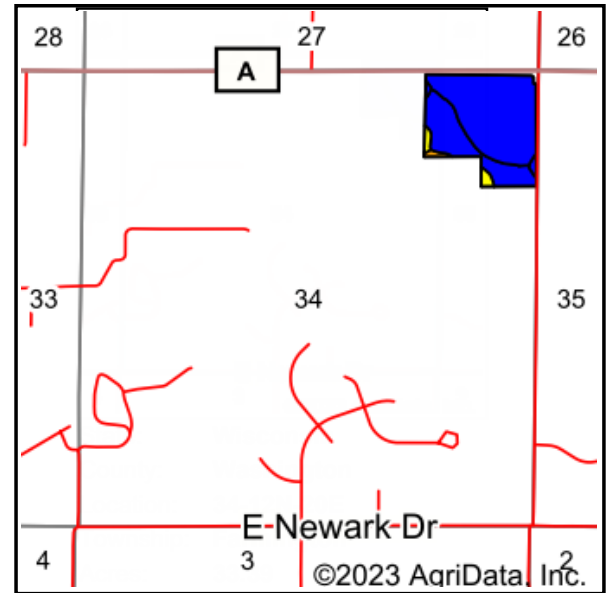
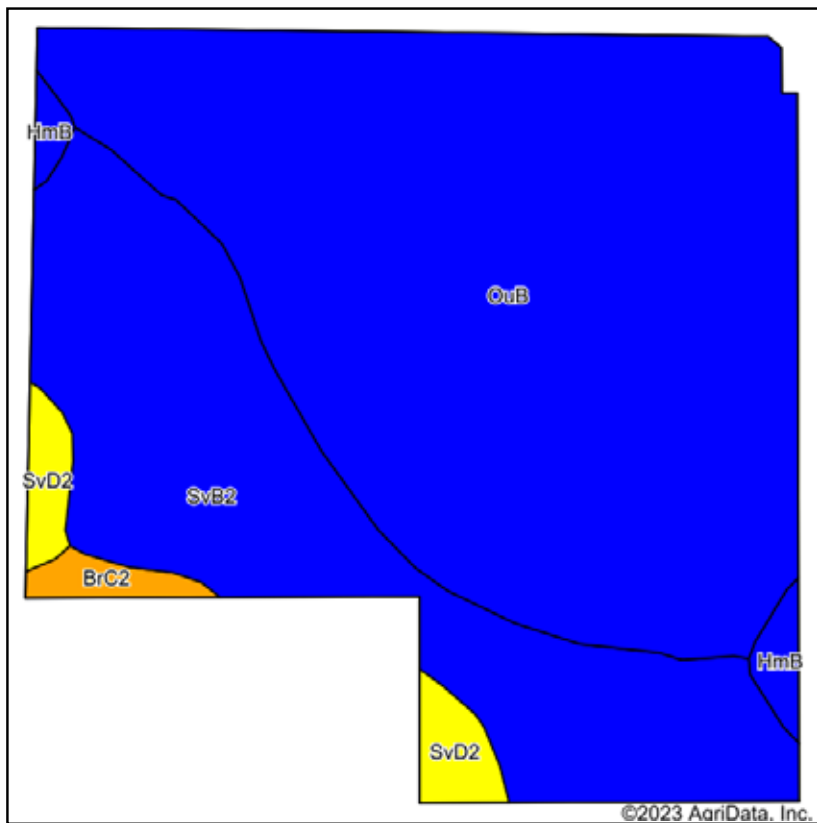
PID #: T4 081200Y

Soils: Ozaukee silt loam (73.0%), Sisson-Casco-Hochheim complex (25.1%), Hochheim loam (1.0%), Boyer complex (0.9%)

Taxes (2023): \$111.19



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: WI131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	21.57	64.6%		Ile
SvB2	Sisson-Casco-Hochheim complex, 2 to 6 percent slopes, eroded	9.96	29.8%		Ile
SvD2	Sisson-Casco-Hochheim complex, 12 to 20 percent slopes, eroded	0.97	2.9%		IVe
HmB	Hochheim loam, 2 to 6 percent slopes	0.50	1.5%		Ile
BrC2	Boyer complex, 6 to 12 percent slopes, eroded	0.39	1.2%		IIIe
Weighted Average					2.07

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON C
MICHAELS, KATHY

Parcel Number: T4 081200Y
Bill Number: 463562

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

TRADING POST TRL
Sec. 34, T12N, R20E
NE NE DOC 960036+1313318 EXC PART SOLD (HWY DOC 1063377)
33.390 ACRES



Please inform treasurer of address changes.

ASSESSED VALUE LAND 10,400	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 10,400	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 111.19
ESTIMATED FAIR MARKET VALUE LAND 2,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 2,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 15.17	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	27.28	26.07	-4.4%
TOWN OF FARMINGTON	220,164	223,752	15.77	14.80	-6.2%
KEWASKUM SCHOOL	3,692,318	3,715,969	68.86	64.01	-7.0%
MOR PARK TECH COLL	448,642	458,516	6.48	6.31	-2.6%
TOTAL	4,455,401	4,493,125	118.39	111.19	-6.1%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			118.39	111.19	-6.1%

TOTAL DUE: \$111.19
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
KEWASKUM SCHOOL	590,695	13.97	2038				



TRACT 4 DETAILS

Description: NW NE V1553 P352; SW NE V1553 P352; Sec-34 Twp-12, Range-20

Total Acres: 68.64± Acres

Cropland Acres: Approx. 58± Acres

PID #: T4 081300Z & T4 081400Z

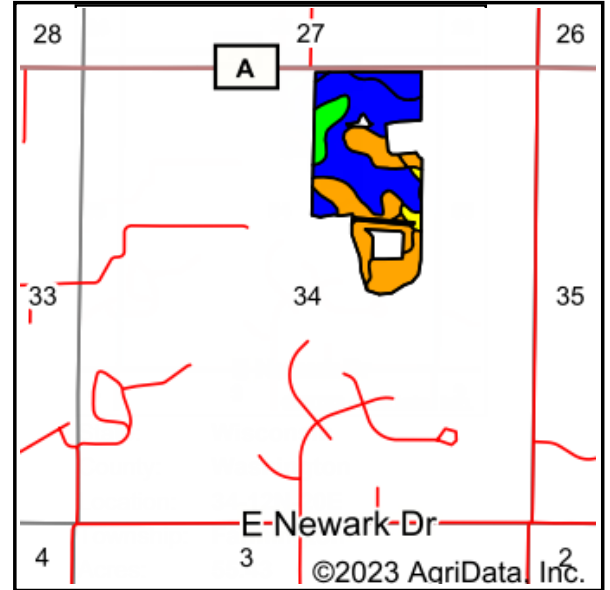
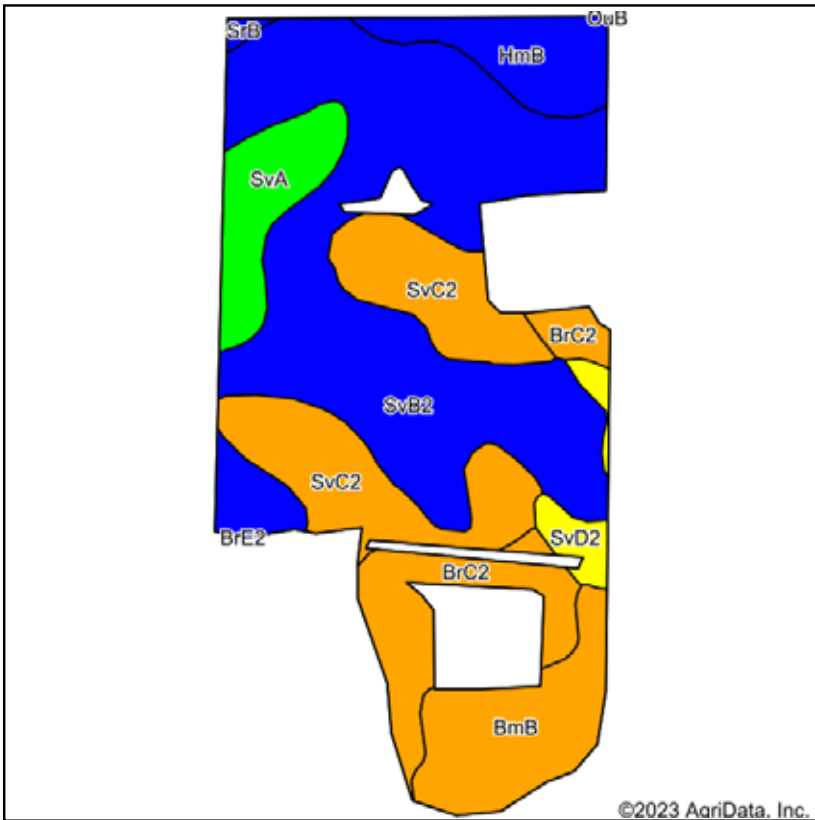
Soils: Sisson-Casco-Hochheim complex (46.7%), Sisson-Casco-Hochheim complex (18.0%), Boyer loamy sand (10.1%), Boyer complex (9.4%), Sisson-Casco-Hochheim complex (6.7%), Hochheim loam (6.3%), Sisson-Casco-Hochheim complex (2.4%), Sisson fine sandy loam (0.4%)

Taxes (2023): \$259.76

Irrigation Well



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: WI131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
SvB2	Sisson-Casco-Hochheim complex, 2 to 6 percent slopes, eroded	25.86	46.7%		Ile
SvC2	Sisson-Casco-Hochheim complex, 6 to 12 percent slopes, eroded	9.99	18.0%		IIIe
BmB	Boyer loamy sand, 2 to 6 percent slopes	5.62	10.1%		IIIIs
BrC2	Boyer complex, 6 to 12 percent slopes, eroded	5.22	9.4%		IIIe
SvA	Sisson-Casco-Hochheim complex, 0 to 2 percent slopes	3.73	6.7%		Is
HmB	Hochheim loam, 2 to 6 percent slopes	3.48	6.3%		Ile
SvD2	Sisson-Casco-Hochheim complex, 12 to 20 percent slopes, eroded	1.32	2.4%		IVe
SrB	Sisson fine sandy loam, 2 to 6 percent slopes	0.21	0.4%		Ile
Weighted Average					2.36

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON C
MICHAELS, KATHY J

Parcel Number: T4 081400Z
Bill Number: 463301

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 34, T12N, R20E
SW NE V1553 P352 EXC PT SOLD
29.930 ACRES



Please inform treasurer of address changes.

ASSESSED VALUE LAND 11,600	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 11,600	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 124.00	
ESTIMATED FAIR MARKET VALUE LAND 17,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 17,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 16.92		
TAXING JURISDICTION		2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY		94,277	94,888	30.16	29.07	-3.6%
TOWN OF FARMINGTON		220,164	223,752	17.44	16.51	-5.3%
KEWASKUM SCHOOL		3,692,318	3,715,969	76.13	71.39	-6.2%
MOR PARK TECH COLL		448,642	458,516	7.17	7.03	-2.0%
TOTAL		4,455,401	4,493,125	130.90	124.00	-5.3%
FIRST DOLLAR CREDIT				0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				130.90	124.00	-5.3%

TOTAL DUE: \$124.00
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
KEWASKUM SCHOOL	590,695	15.58	2038				

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON C
MICHAELS, KATHY J

Parcel Number: T4 081300Z
Bill Number: 463300

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 34, T12N, R20E
NW NE V1553 P352 (HWY DOC 1063374)
38.710 ACRES



Please inform treasurer of address changes.

ASSESSED VALUE LAND 12,700	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 12,700	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 135.76	
ESTIMATED FAIR MARKET VALUE LAND 10,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 10,200	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 18.53		
TAXING JURISDICTION		2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY		94,277	94,888	33.05	31.83	-3.7%
TOWN OF FARMINGTON		220,164	223,752	19.11	18.08	-5.4%
KEWASKUM SCHOOL		3,692,318	3,715,969	83.42	78.15	-6.3%
MOR PARK TECH COLL		448,642	458,516	7.85	7.70	-1.9%
TOTAL		4,455,401	4,493,125	143.43	135.76	-5.3%
FIRST DOLLAR CREDIT				0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				143.43	135.76	-5.3%

TOTAL DUE: \$135.76
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
KEWASKUM SCHOOL	590,695	17.06	2038				

TRACT 5 DETAILS

Description: PT OF E1/2-NE NW V1553 P352
EXC CSM 4780; E1/2 SE NW V1553 P352+DOC
990759 EXC PT SOLD; Sec-34 Twp-12, Range-20

Total Acres: 20.98± Acres

Cropland Acres: Approx. 20.98± Acres

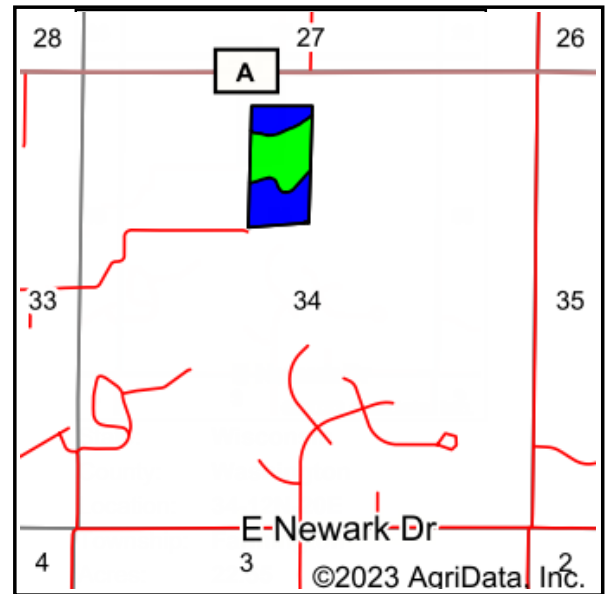
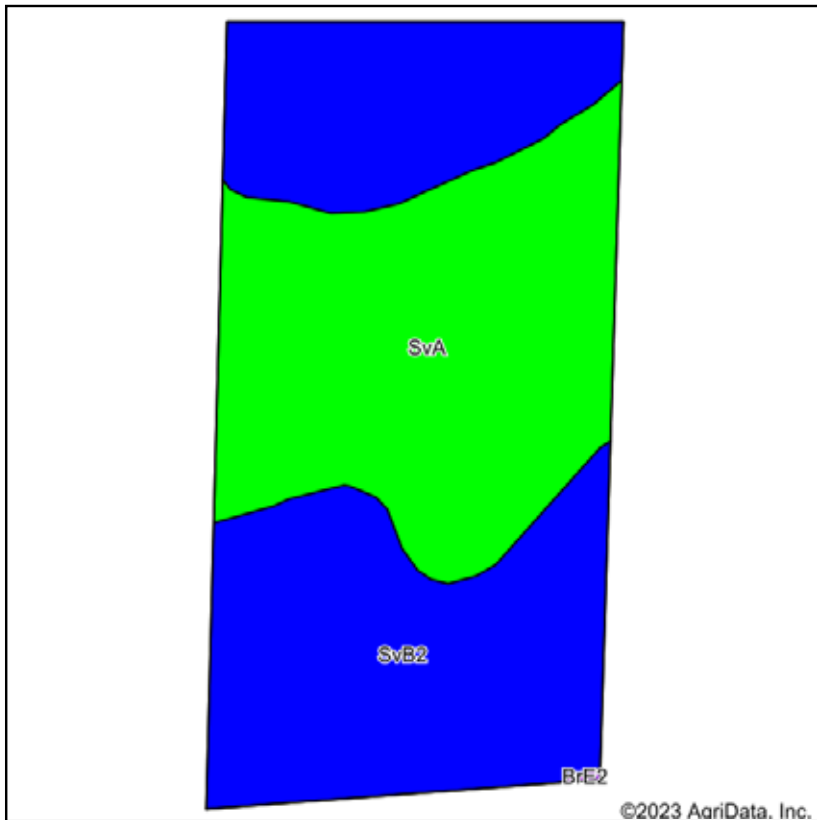
PID #: T4 081600Y & T4 082300Z (That part of, new
legal & PID# to be assigned)

Soils: Sisson-Casco-Hochheim complex (55.3%),
Sisson-Casco-Hochheim complex (44.7%)

Taxes (2023): \$254.43 (For entire land. New tax
amount TBD)



*Lines are approximate

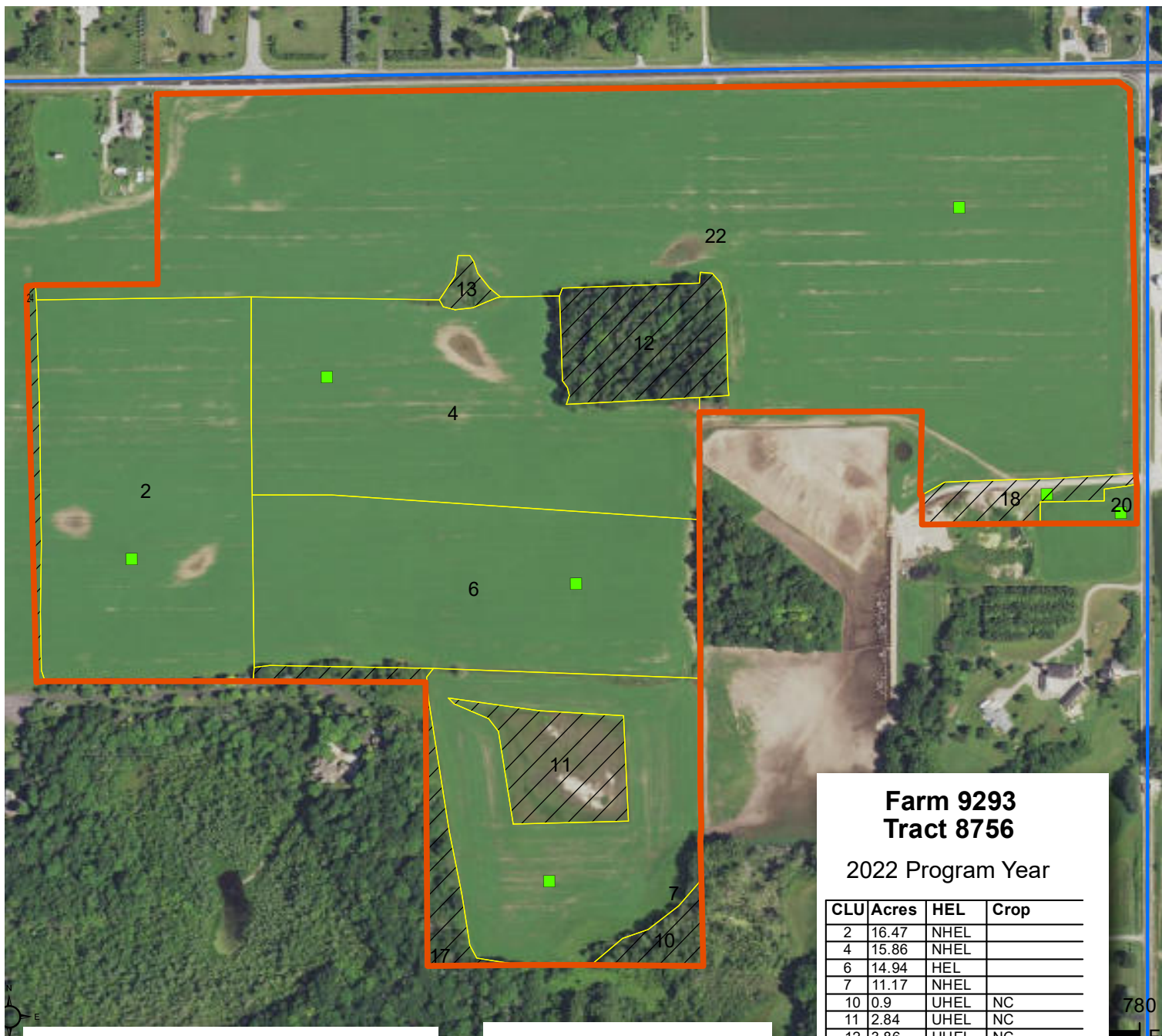


Soils data provided by USDA and NRCS.

Area Symbol: W1131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
SvB2	Sisson-Casco-Hochheim complex, 2 to 6 percent slopes, eroded	12.47	55.3%		Ile
SvA	Sisson-Casco-Hochheim complex, 0 to 2 percent slopes	10.08	44.7%		Is
Weighted Average					1.55

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Unit

- Cropland
- ▨ Non-Cropland
- ▭ Tract Boundary
- ▭ PLSS

Farm 9293
Tract 8756
2022 Program Year

CLU	Acres	HEL	Crop
2	16.47	NHEL	
4	15.86	NHEL	
6	14.94	HEL	
7	11.17	NHEL	
10	0.9	UHEL	NC
11	2.84	UHEL	NC
12	3.86	UHEL	NC
13	0.35	UHEL	NC
17	1.88	UHEL	NC
18	1.42	UHEL	NC
20	0.53	NHEL	
22	53.53	NHEL	
24	0.68	UHEL	NC

Page Cropland Total: 112.5 acres

Tract Number : 8756
Description : 34 Farmington NEQ
FSA Physical Location : WISCONSIN/WASHINGTON
ANSI Physical Location : WISCONSIN/WASHINGTON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : [REDACTED], MR GORDON CARL MICHAELS
Other Producers : None
Recon ID : 55-131-2021-45

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
124.43	112.50	112.50	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	112.50	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.46	0.00	44
Corn	56.98	0.00	124
Soybeans	17.73	0.00	44
TOTAL	78.17	0.00	



TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

**WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE**

MICHAELS, GORDON C
MICHAELS, KATHY J

**Parcel Number: T4 082300Z
Bill Number: 463332**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 34, T12N, R20E
E1/2 SE NW V1553 P352+DOC 990759 EXC PT SOLD
16.810 ACRES



Please inform treasurer of address changes.

ASSESSED VALUE LAND 19,600	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 19,600	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 209.53
ESTIMATED FAIR MARKET VALUE LAND 22,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 22,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 28.59	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	51.41	49.12	-4.5%
TOWN OF FARMINGTON	220,164	223,752	29.72	27.90	-6.1%
KEWASKUM SCHOOL	3,692,318	3,715,969	129.76	120.62	-7.0%
MOR PARK TECH COLL	448,642	458,516	12.21	11.89	-2.6%
TOTAL	4,455,401	4,493,125	223.10	209.53	-6.1%
FIRST DOLLAR CREDIT LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			0.00	0.00	0.0%
			223.10	209.53	-6.1%

TOTAL DUE: \$209.53
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases						
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property
KEWASKUM SCHOOL	590,695	26.32	2038			

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

**WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE**

MICHAELS, GORDON C
MICHAELS, KATHY J

**Parcel Number: T4 081600Y
Bill Number: 463307**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 34, T12N, R20E
PT OF E1/2-NE NW V1553 P352 EXC CSM 4780 (HWY DOC
1063374)
14.440 ACRES



Please inform treasurer of address changes.

ASSESSED VALUE LAND 4,200	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 4,200	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 44.90
ESTIMATED FAIR MARKET VALUE LAND 1,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 1,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 6.13	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	11.02	10.53	-4.4%
TOWN OF FARMINGTON	220,164	223,752	6.37	5.98	-6.1%
KEWASKUM SCHOOL	3,692,318	3,715,969	27.80	25.84	-7.1%
MOR PARK TECH COLL	448,642	458,516	2.62	2.55	-2.7%
TOTAL	4,455,401	4,493,125	47.81	44.90	-6.1%
FIRST DOLLAR CREDIT LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			0.00	0.00	0.0%
			47.81	44.90	-6.1%

TOTAL DUE: \$44.90
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases						
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property
KEWASKUM SCHOOL	590,695	5.64	2038			

TRACT 6 DETAILS

Description: W 1/2 NE NW+PT GL 2; Sec-34 Twp-12, Range-20

Total Acres: 20.22± Acres

Cropland Acres: Approx. 19.76± Acres

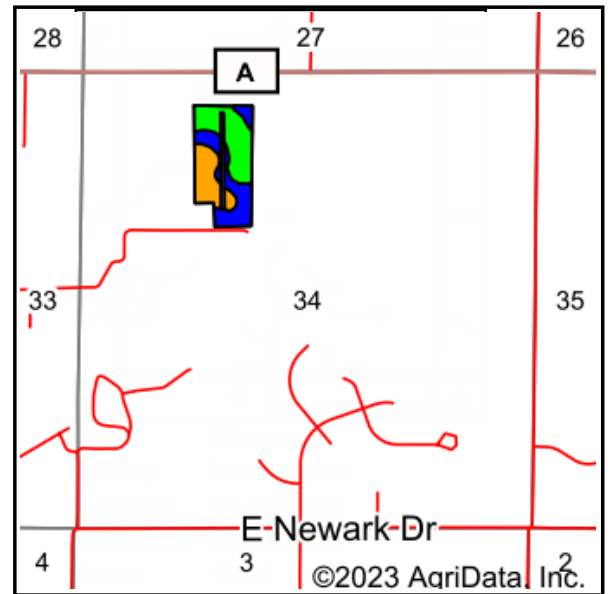
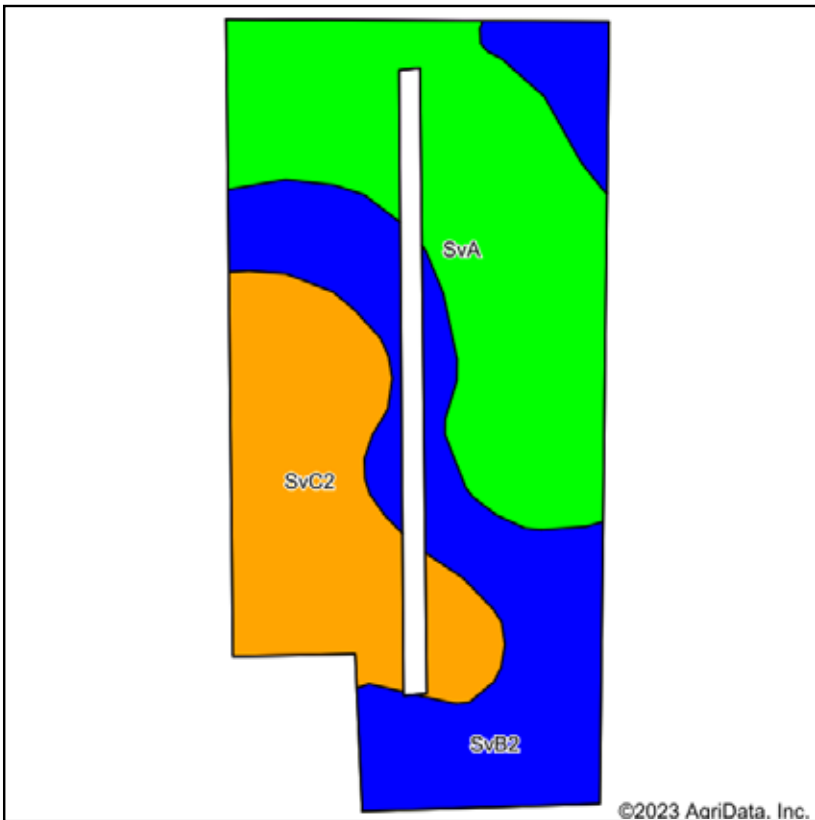
PID #: T4 082200G

Soils: Sisson-Casco-Hochheim complex (39.5%),
Sisson-Casco-Hochheim complex (34.6%), Sisson-Casco-Hochheim complex (25.9%)

Taxes (2023): \$57.72



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: W1131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
SvA	Sisson-Casco-Hochheim complex, 0 to 2 percent slopes	7.61	39.5%		Is
SvB2	Sisson-Casco-Hochheim complex, 2 to 6 percent slopes, eroded	6.67	34.6%		Ile
SvC2	Sisson-Casco-Hochheim complex, 6 to 12 percent slopes, eroded	4.98	25.9%		IIle
Weighted Average					1.86

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

TOWN OF FARMINGTON TREASURER
 8462 COUNTY ROAD M
 FREDONIA WI 53021

**WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2022
 REAL ESTATE**

MICHAELS, GORDON
 MICHAELS, KATHY

**Parcel Number: T4 082200G
 Bill Number: 463592**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

LAKEVIEW RD
 Sec. 34, T12N, R20E
 W 1/2 NE NW+PT GL 2 DOC 1459904+1468495
 20.220 ACRES



Please inform treasurer of address changes.

ASSESSED VALUE LAND 5,400	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 5,400	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 57.72
ESTIMATED FAIR MARKET VALUE LAND 2,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 2,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 7.88	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	13.90	13.53	-2.7%
TOWN OF FARMINGTON	220,164	223,752	8.04	7.69	-4.4%
KEWASKUM SCHOOL	3,692,318	3,715,969	35.09	33.23	-5.3%
MOR PARK TECH COLL	448,642	458,516	3.30	3.27	-0.9%
TOTAL	4,455,401	4,493,125	60.33	57.72	-4.3%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			60.33	57.72	-4.3%

TOTAL DUE: \$57.72
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
KEWASKUM SCHOOL	590,695	7.25	2038				



TRACT 7 DETAILS

Description: PT OF E1/2 NW DOC 1459904 EXC
CSM 4396; Sec-34 Twp-12, Range-20

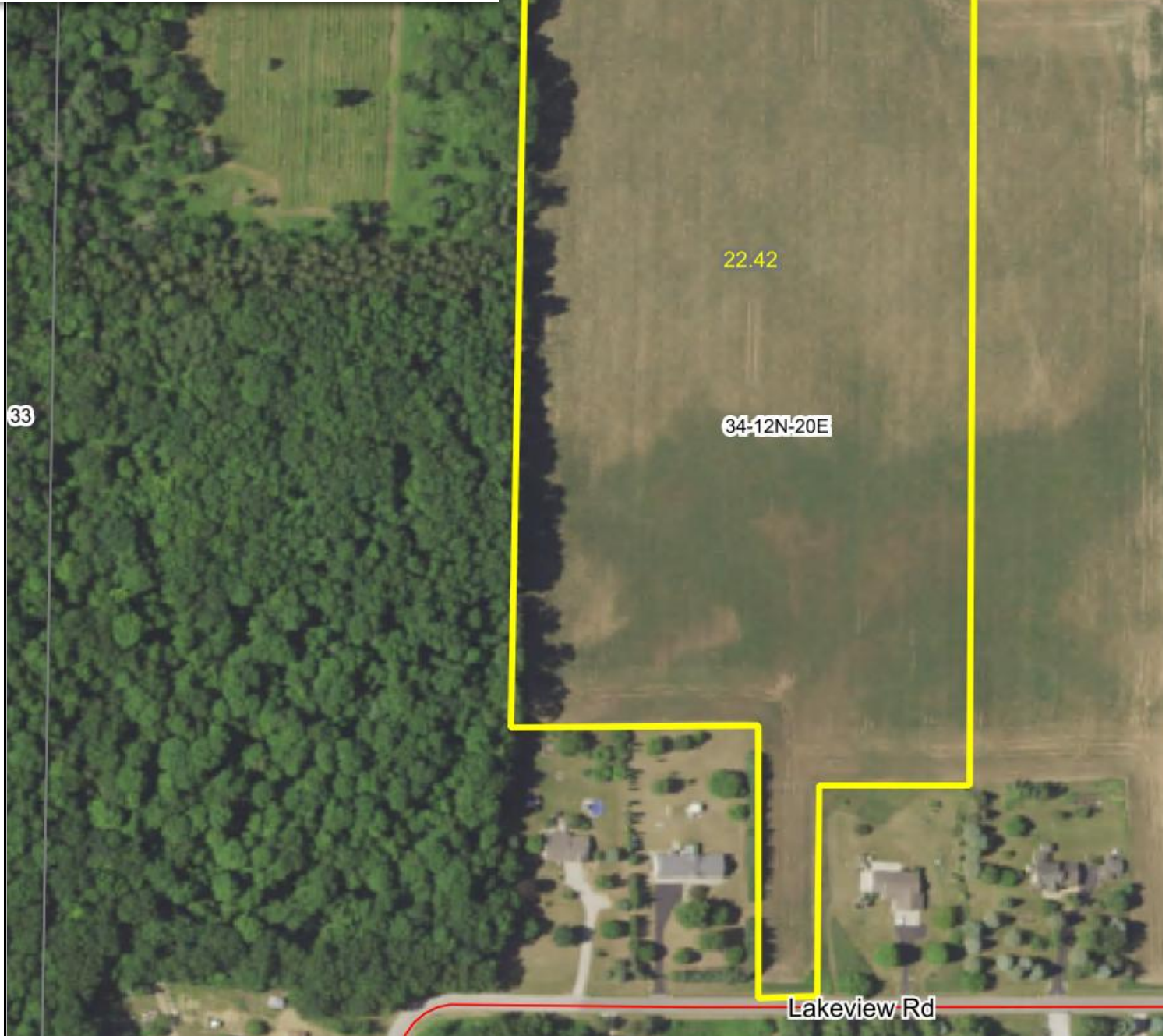
Total Acres: 22.42± Acres

Cropland Acres: 20.65± Acres

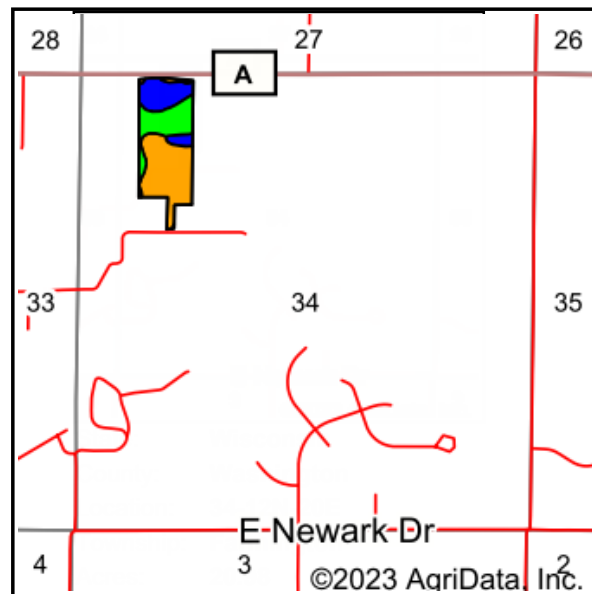
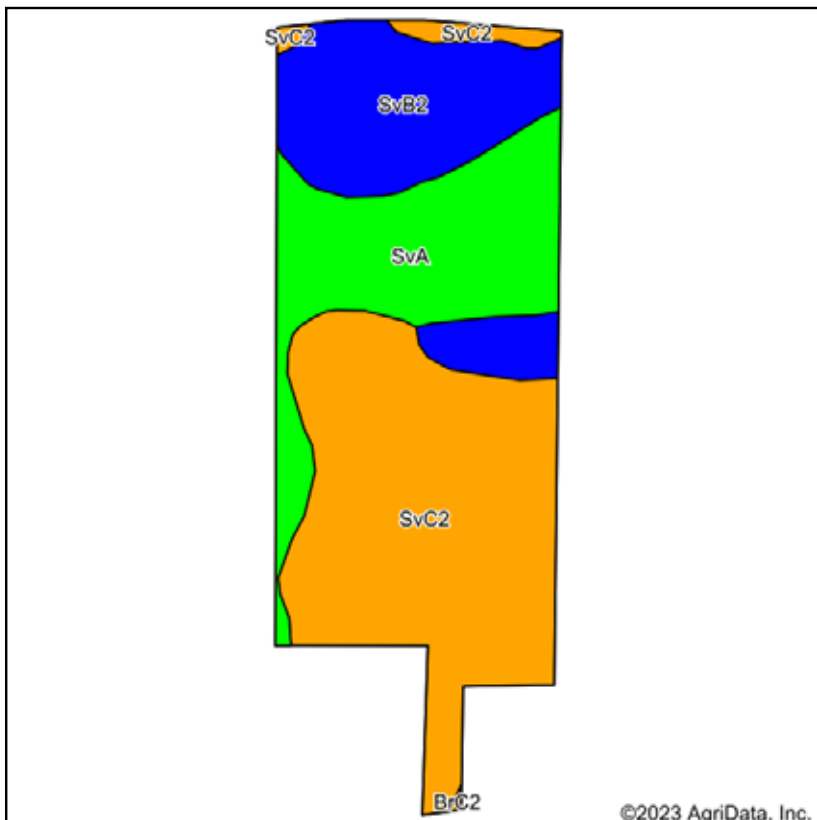
PID #: T4 081800Y

Soils: Sisson-Casco-Hochheim complex (49.5%),
Sisson-Casco-Hochheim complex (26.4%), Sisson-
Casco-Hochheim complex (24.3%)

Taxes (2023): \$62.02



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: W1131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
SvC2	Sisson-Casco-Hochheim complex, 6 to 12 percent slopes, eroded	10.35	49.3%		IIe
SvA	Sisson-Casco-Hochheim complex, 0 to 2 percent slopes	5.53	26.4%		Is
SvB2	Sisson-Casco-Hochheim complex, 2 to 6 percent slopes, eroded	5.10	24.3%		IIe
Weighted Average					2.23

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

TOWN OF FARMINGTON TREASURER
 8462 COUNTY ROAD M
 FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON
 MICHAELS, KATHY

Parcel Number: T4 081800Y
Bill Number: 463310

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 34, T12N, R20E
 PT OF E1/2 NW DOC 1459904 EXC CSM 4396 (HWY DOC 1112208)

22.420 ACRES



Please inform treasurer of address changes.

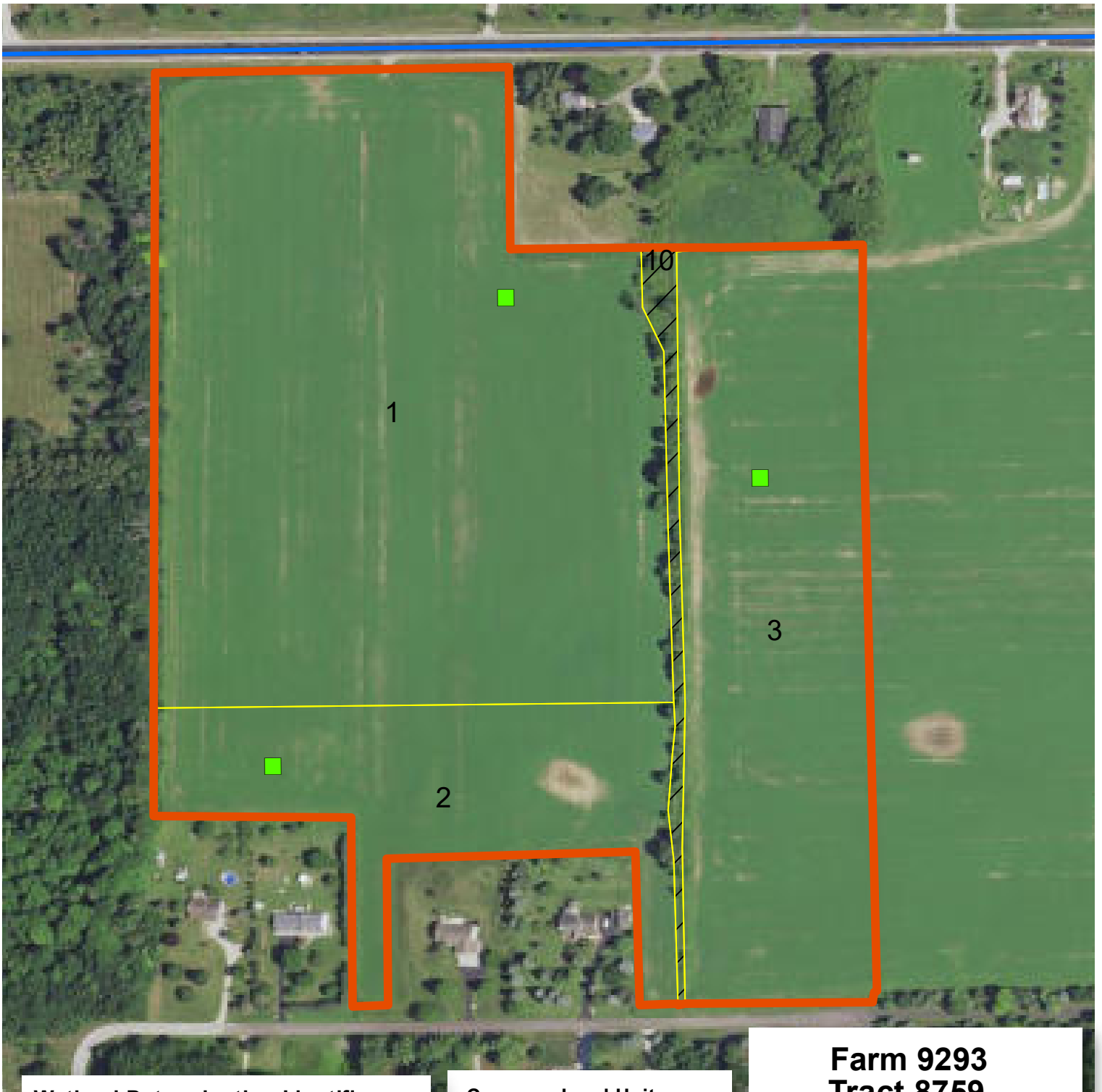
ASSESSED VALUE LAND 5,800	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 5,800	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 62.02
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 8.46	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	14.95	14.54	-2.7%
TOWN OF FARMINGTON	220,164	223,752	8.64	8.26	-4.4%
KEWASKUM SCHOOL	3,692,318	3,715,969	37.74	35.70	-5.4%
MOR PARK TECH COLL	448,642	458,516	3.55	3.52	-0.8%
TOTAL	4,455,401	4,493,125	64.88	62.02	-4.4%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			64.88	62.02	-4.4%

TOTAL DUE: \$62.02
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
KEWASKUM SCHOOL	590,695	7.79	2038				





Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS

**Farm 9293
Tract 8759**

2022 Program Year

CLU	Acres	HEL	Crop
1	23.96	HEL	
2	6.59	HEL	
3	11.44	NHEL	
10	0.86	UHEL	NC

Page Cropland Total: 41.99 acres

Tract Number : 8759

Description : 34 Farmington NWQ

FSA Physical Location : WISCONSIN/WASHINGTON

ANSI Physical Location : WISCONSIN/WASHINGTON

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : ██████████, MR GORDON CARL MICHAELS

Other Producers : None

Recon ID : 55-131-2021-46

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.85	41.99	41.99	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	41.99	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.28	0.00	44
Corn	20.93	0.00	124
Soybeans	6.51	0.00	44
TOTAL	28.72	0.00	



TRACT 7



TRACT 7

TRACT 8 DETAILS

Description: SE NW; Sec-26 Twp-12,
Range-20

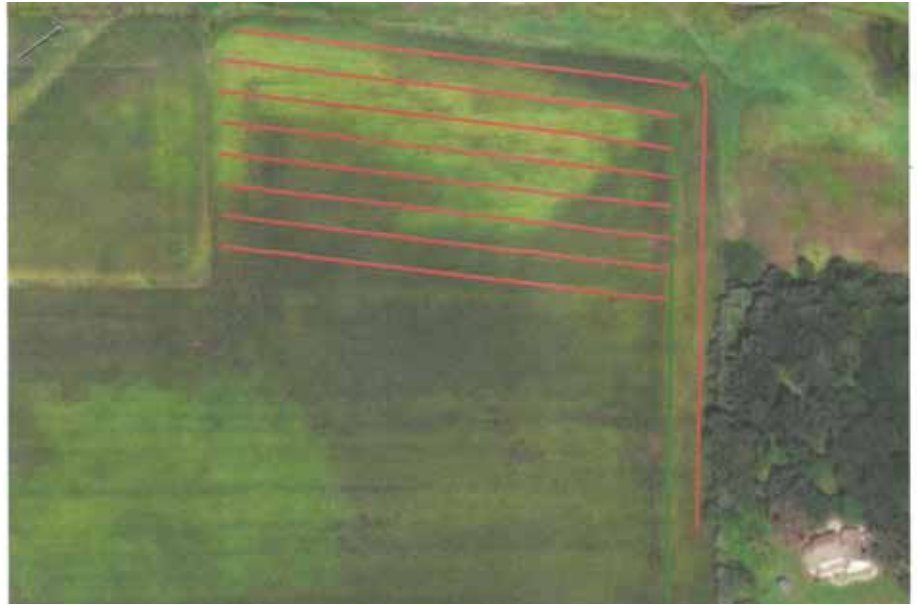
Total Acres: 40± Acres

Cropland Acres: Approx. 32.59± Acres

PID #: T4 0644

Soils: Ozaukee silt loam, high carbonate
substratum (68.2%), Ozaukee silt loam,
high carbonate substratum (17.9%),
Mequon silt loam (13.9%)

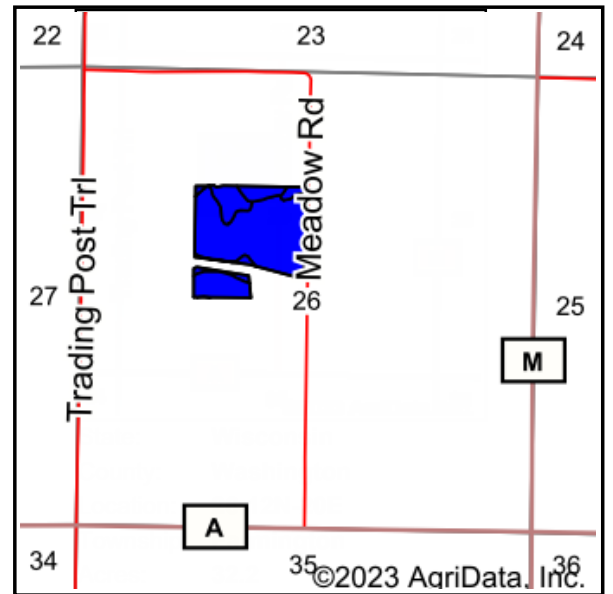
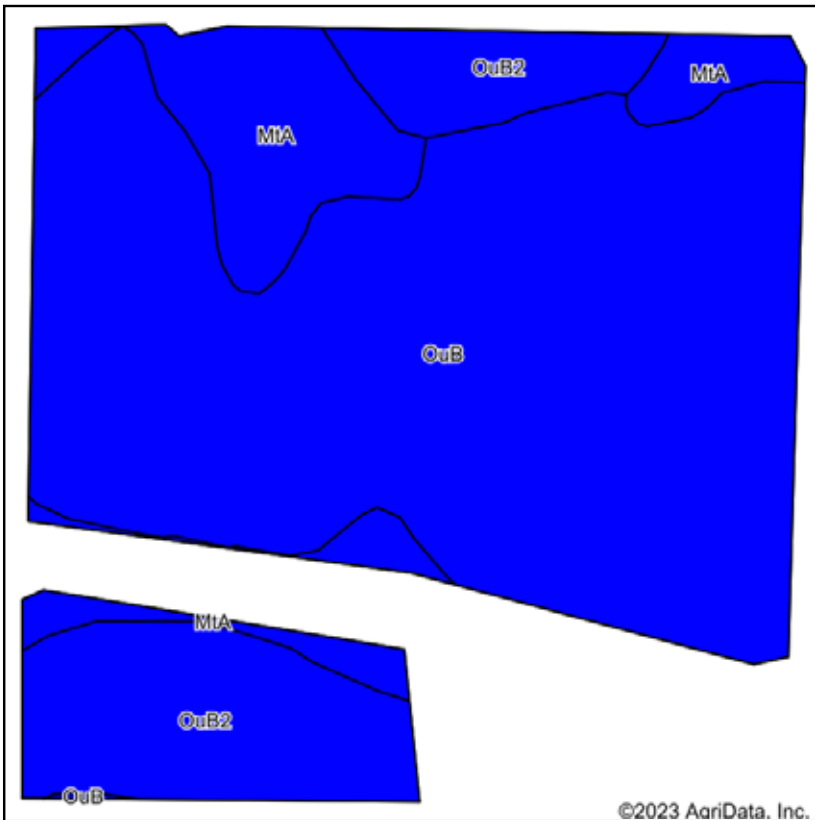
Taxes (2023): \$127.22



*Visit SteffesGroup.com for more information.



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: W1131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	21.96	68.2%		Ile
OuB2	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	5.75	17.9%		Ile
MtA	Mequon silt loam, 1 to 3 percent slopes	4.49	13.9%		Ilw
				Weighted Average	2.00

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON C
MICHAELS, KATHY J

Parcel Number: T4 0644
Bill Number: 462760

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 26, T12N, R20E
SE NW DOC 825162 SEC 26-12-20 40 AC
40.000 ACRES



Please inform treasurer of address changes.

ASSESSED VALUE LAND 11,900	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 11,900	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 127.22
ESTIMATED FAIR MARKET VALUE LAND 5,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 5,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 17.36	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	31.21	29.83	-4.4%
TOWN OF FARMINGTON	220,164	223,752	18.05	16.94	-6.1%
KEWASKUM SCHOOL	3,692,318	3,715,969	78.78	73.23	-7.0%
MOR PARK TECH COLL	448,642	458,516	7.42	7.22	-2.7%
TOTAL	4,455,401	4,493,125	135.46	127.22	-6.1%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			135.46	127.22	-6.1%

TOTAL DUE: \$127.22
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
KEWASKUM SCHOOL	590,695	15.98	2038				



TRACT 9 DETAILS

Description: NW SW V1554 P599 EXC PT SOLD;
Sec-26 Twp-12, Range-20

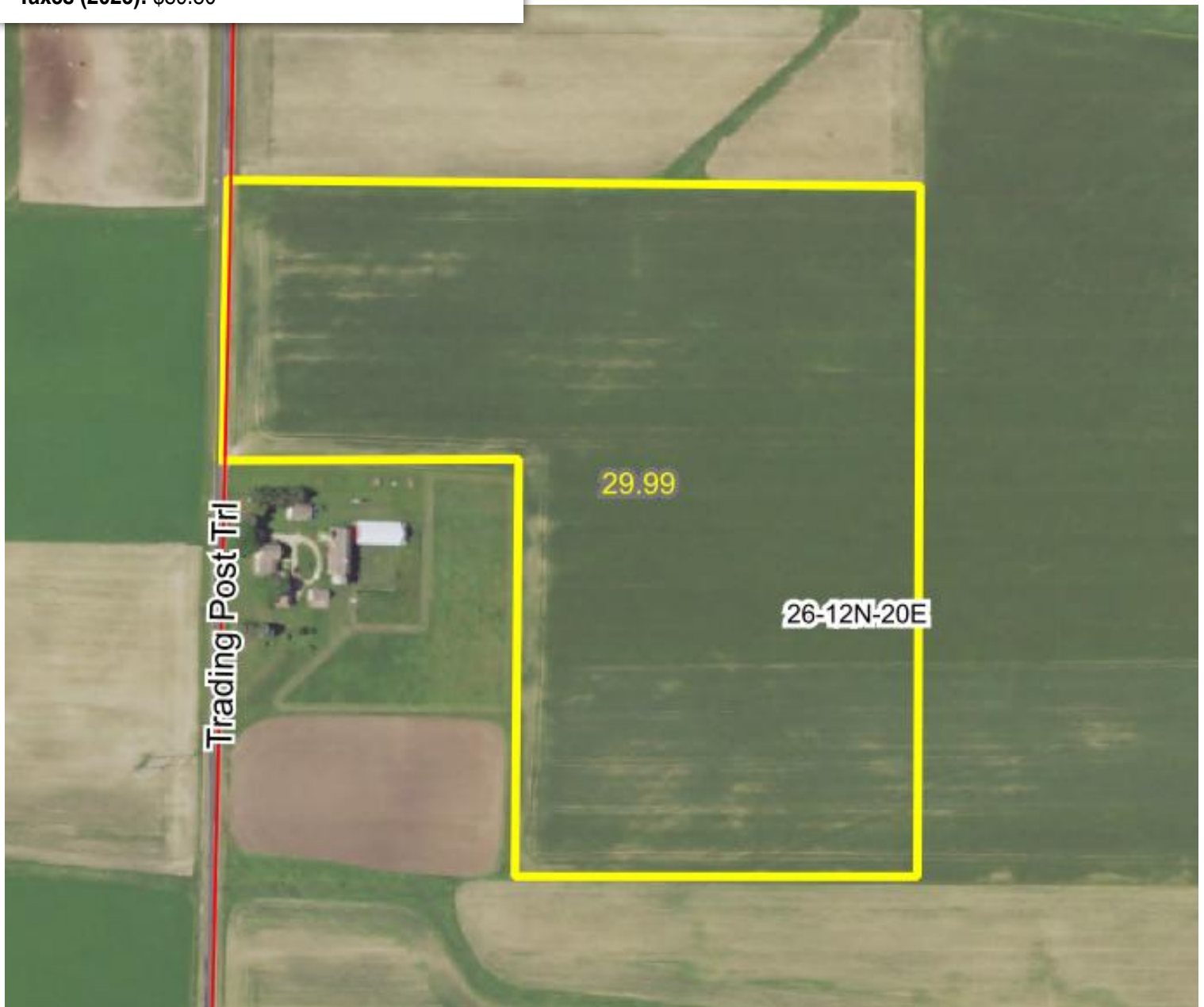
Total Acres: 29.99± Acres

Cropland Acres: Approx. 29.81± Acres

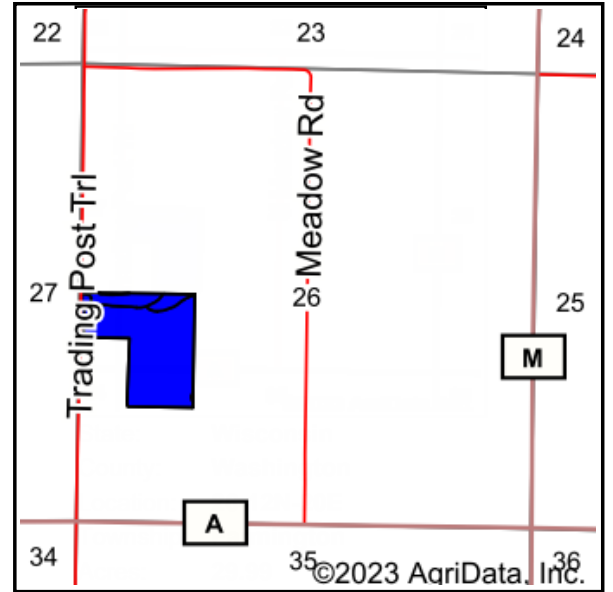
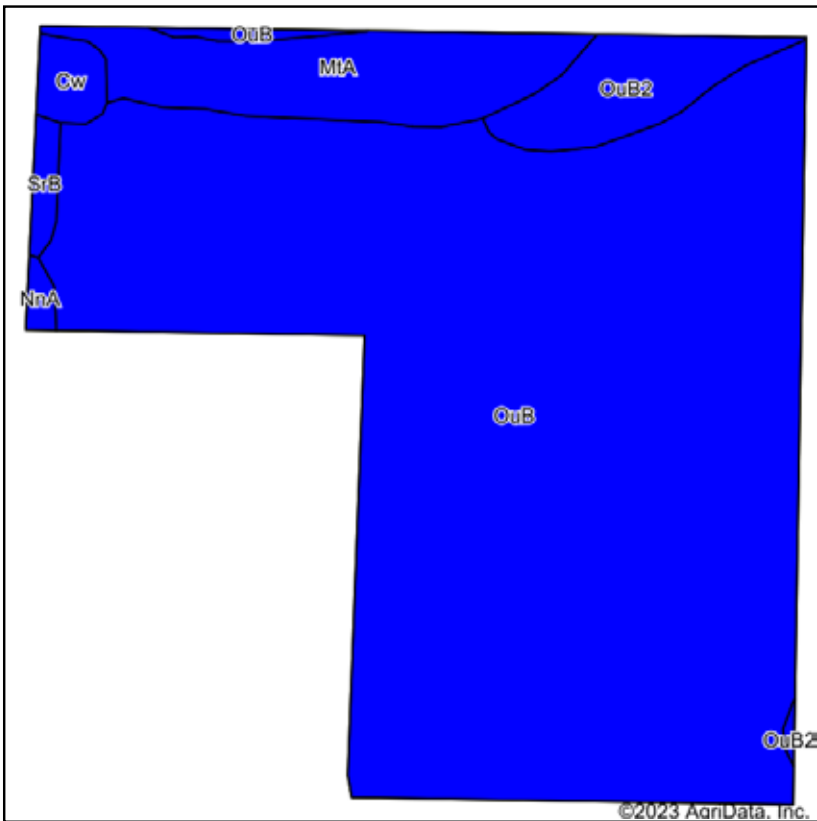
PID #: T4 064600Z

Soils: Ozaukee silt loam, high carbonate substratum (84.6%), Mequon silt loam (8.6%) Ozaukee silt loam, high carbonate substratum (4.5%), Colwood silt loam (1.2%), Sisson fine sandy loam (0.7%), Nenno silt loam (0.4%)

Taxes (2023): \$89.80



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: WI131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	25.36	84.6%		Ile
MtA	Mequon silt loam, 1 to 3 percent slopes	2.57	8.6%		Ilw
OuB2	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	1.35	4.5%		Ile
Cw	Colwood silt loam, 0 to 2 percent slopes	0.37	1.2%		Ilw
SrB	Sisson fine sandy loam, 2 to 6 percent slopes	0.22	0.7%		Ile
NnA	Nenno silt loam, 1 to 3 percent slopes	0.12	0.4%		Ilw
Weighted Average					2.00

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON C
MICHAELS, KATHY J

Parcel Number: T4 064600Z
Bill Number: 462764

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 26, T12N, R20E
NW SW V1554 P599 EXC PT SOLD
29.990 ACRES



Please inform treasurer of address changes.

ASSESSED VALUE LAND 8,400	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 8,400	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 89.80
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	* A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 12.25	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	22.03	21.05	-4.4%
TOWN OF FARMINGTON	220,164	223,752	12.74	11.96	-6.1%
KEWASKUM SCHOOL	3,692,318	3,715,969	55.61	51.70	-7.0%
MOR PARK TECH COLL	448,642	458,516	5.23	5.09	-2.7%
TOTAL	4,455,401	4,493,125	95.61	89.80	-6.1%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			95.61	89.80	-6.1%

TOTAL DUE: \$89.80

**FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023**

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
KEWASKUM SCHOOL	590,695	11.28	2038				



TRACT 10 DETAILS

Description: NE SW DOC 825162 EXC PT SOLD;
Sec-26 Twp-12, Range-20

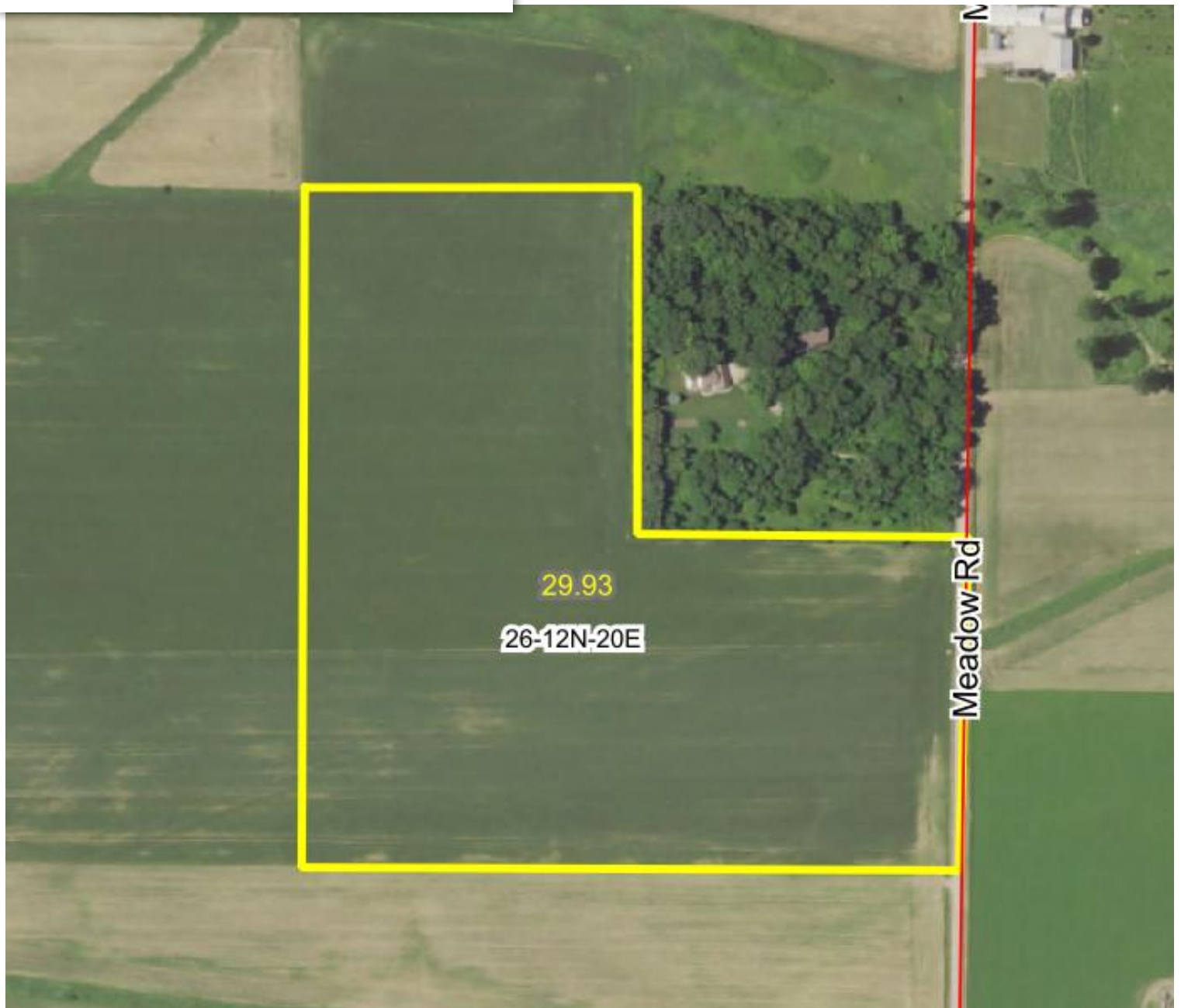
Total Acres: 29.93± Acres

Cropland Acres: Approx. 28.85± Acres

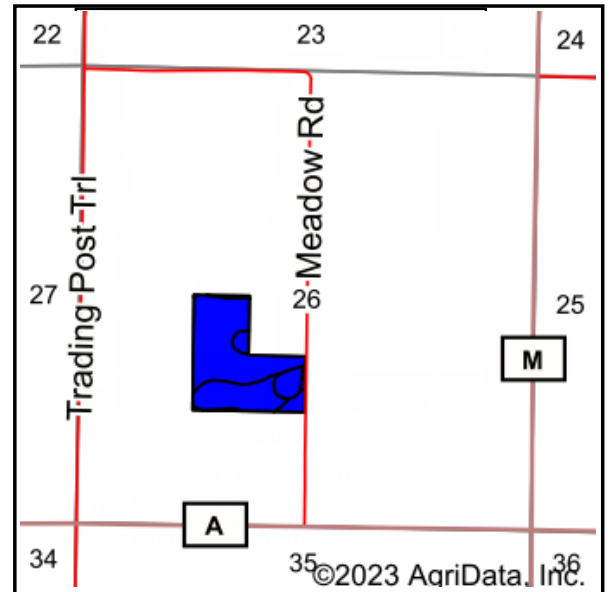
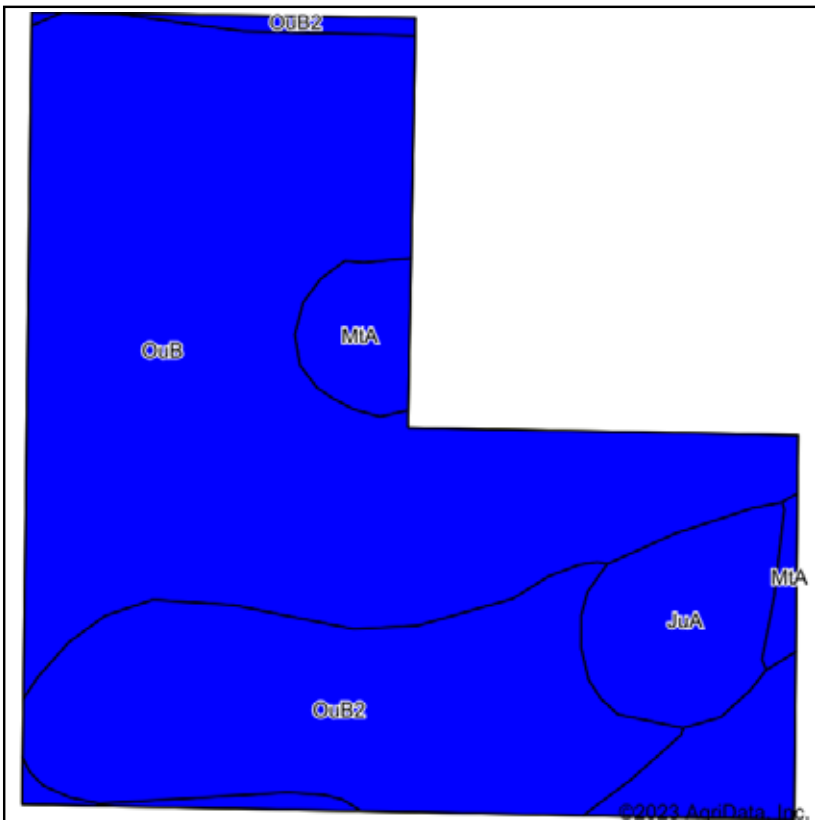
PID #: T4 064500Z

Soils: Ozaukee silt loam, high carbonate substratum (63.1%), Ozaukee silt loam, high carbonate substratum (25.6%), Juneau silt loam (7.3%), Mequon silt loam (4.0%)

Taxes (2023): \$93.01



*Lines are approximate



Soils data provided by USDA and NRCS.

Area Symbol: W1131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	18.88	63.1%		Ile
OuB2	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	7.67	25.6%		Ile
JuA	Juneau silt loam, 1 to 3 percent slopes	2.17	7.3%		Ile
MtA	Mequon silt loam, 1 to 3 percent slopes	1.21	4.0%		Ilw
Weighted Average					2.00

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

TOWN OF FARMINGTON TREASURER
8462 COUNTY ROAD M
FREDONIA WI 53021

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

MICHAELS, GORDON C
MICHAELS, KATHY J

Parcel Number: T4 064500Z
Bill Number: 462762

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 26, T12N, R20E
NE SW DOC 825162 EXC PT SOLD
29.930 ACRES



Please inform treasurer of address changes.

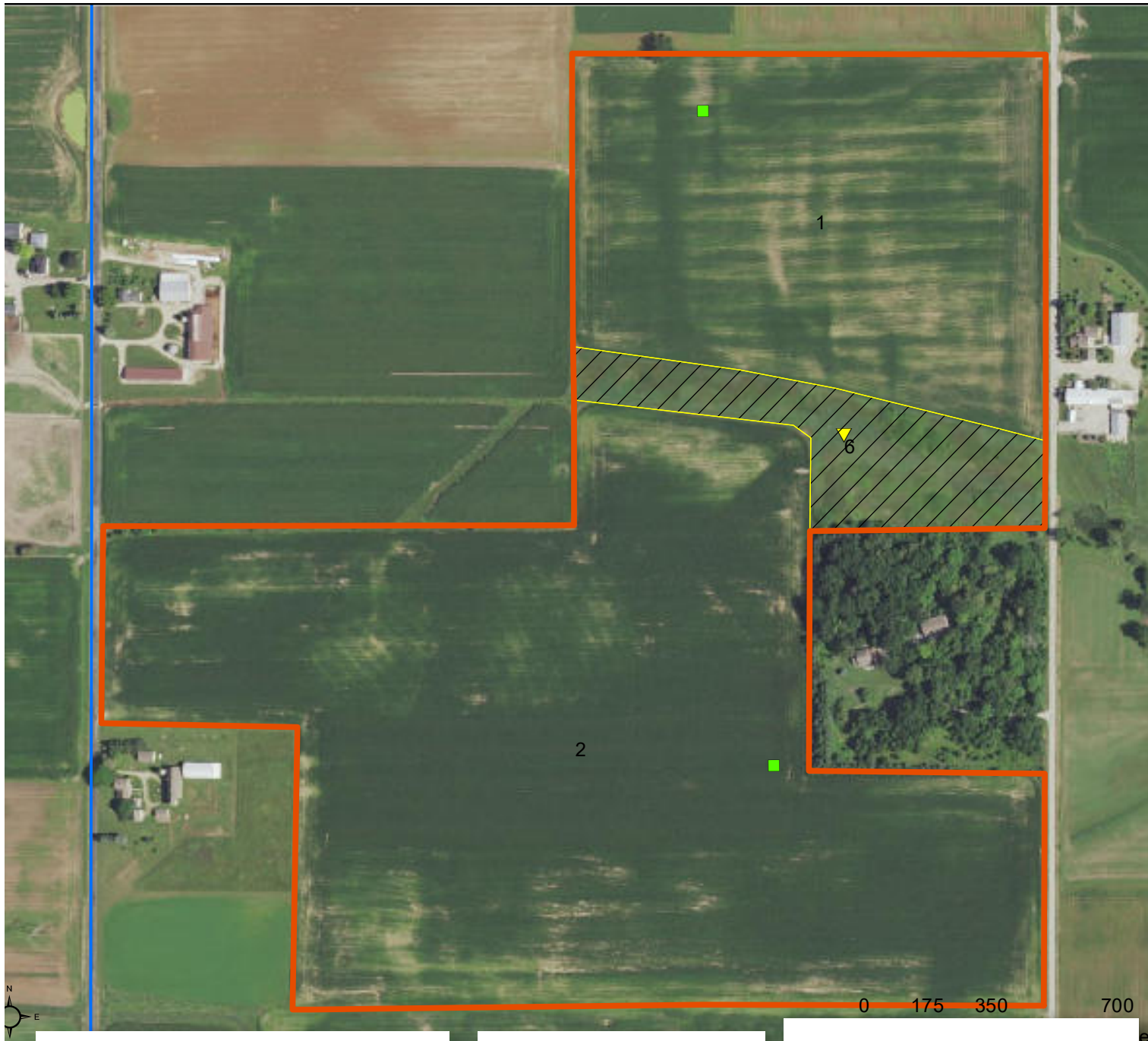
ASSESSED VALUE LAND 8,700	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 8,700	AVERAGE ASSMT. RATIO 0.785858030	NET ASSESSED VALUE RATE 0.01069049 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 93.01
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 12.69	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	94,277	94,888	22.82	21.81	-4.4%
TOWN OF FARMINGTON	220,164	223,752	13.19	12.38	-6.1%
KEWASKUM SCHOOL	3,692,318	3,715,969	57.60	53.54	-7.0%
MOR PARK TECH COLL	448,642	458,516	5.42	5.28	-2.6%
TOTAL	4,455,401	4,493,125	99.03	93.01	-6.1%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			99.03	93.01	-6.1%

TOTAL DUE: \$93.01
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

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KEWASKUM SCHOOL	590,695	11.68	2038				





Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS

**Farm 9293
Tract 5843**

2022 Program Year

CLU	Acres	HEL	Crop
1	27.66	NHEL	
2	64.42	NHEL	
6	6.99	UHEL	NC

Page Cropland Total: 92.08 acres

Tract Number : 5843

Description : I4 2A F26 NWQ

FSA Physical Location : WISCONSIN/WASHINGTON

ANSI Physical Location : WISCONSIN/WASHINGTON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : ██████████, MR GORDON CARL MICHAELS

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
99.07	92.08	92.08	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	92.08	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.79	0.00	44
Corn	45.87	0.00	124
Soybeans	14.27	0.00	44
TOTAL	62.93	0.00	



TRACT 10



TRACT 10



DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: _____

This property the undersigned has this day sold to the BUYER for the sum of _____ \$ _____

Earnest money hereinafter accepted for _____ \$ _____

Balance to be paid as follows _____ In cash at closing _____ \$ _____

- Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
- Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
- State Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER warrant taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the State Deed Tax.
- Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: _____
- The property is to be conveyed by _____ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.
- Closing of the sale is to be on or before _____, Possession will be at closing.
- This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.
- The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.
- Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
- Any other conditions: _____
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP



WASHINGTON COUNTY
WISCONSIN

SteffesGroup.com | 320.693.9371 | 23579 MN Hwy 22 S, Litchfield, MN 55355