



Steffes Group, Inc.

23579 MN Hwy 22 South, Litchfield, MN 55355 | (320) 693-9371 | SteffesGroup.com

TIMED ONLINE

PEPIN & PIERCE COUNTIES, WISCONSIN **LAND AUCTION**

**239±
Acres**



OPENING *March 19 | 8AM*

CLOSING *March 26 | 1PM* CST 2026

Auctioneer's Note:

Offered at public auction is 239± acres located in Pepin and Pierce Counties, Wisconsin. This property presents a solid opportunity to acquire land in a well-established farming region of western Wisconsin, with the majority of the acreage in productive farmland and additional wooded acres providing natural cover and recreational appeal. The combination of tillable land and woods offers flexibility for continued agricultural use, long-term investment, and recreational enjoyment. The property will be sold at auction, providing a transparent and competitive opportunity for buyers.



For more details, visit SteffesGroup.com or Contact:

Steffes Group Representatives Lucas Kracht, (507) 993-4105 or Ashley Huhn, (701) 238-1975.

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing. There is 5% buyer's fee on this auction. Registered Wisconsin Auctioneer, Steffes Group, Inc. 457-53, 938382-91, Ashley Huhn WI-2788-52, Randy Kath WI-2789-52.

The Terms and Conditions of Sale are set forth in the 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 guaranties 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 THURSDAY, MARCH 19 AND WILL END AT 1PM THURSDAY, MARCH 26.

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.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

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 for signing through email using DocuSign.

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Monday, April 27, 2026.**

Closing will take place at Lighthouse Title.

- Seller will provide an Alta title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Property will be conveyed by a **Warranty Deed.**

- **2026 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 ABSOLUTE.**

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

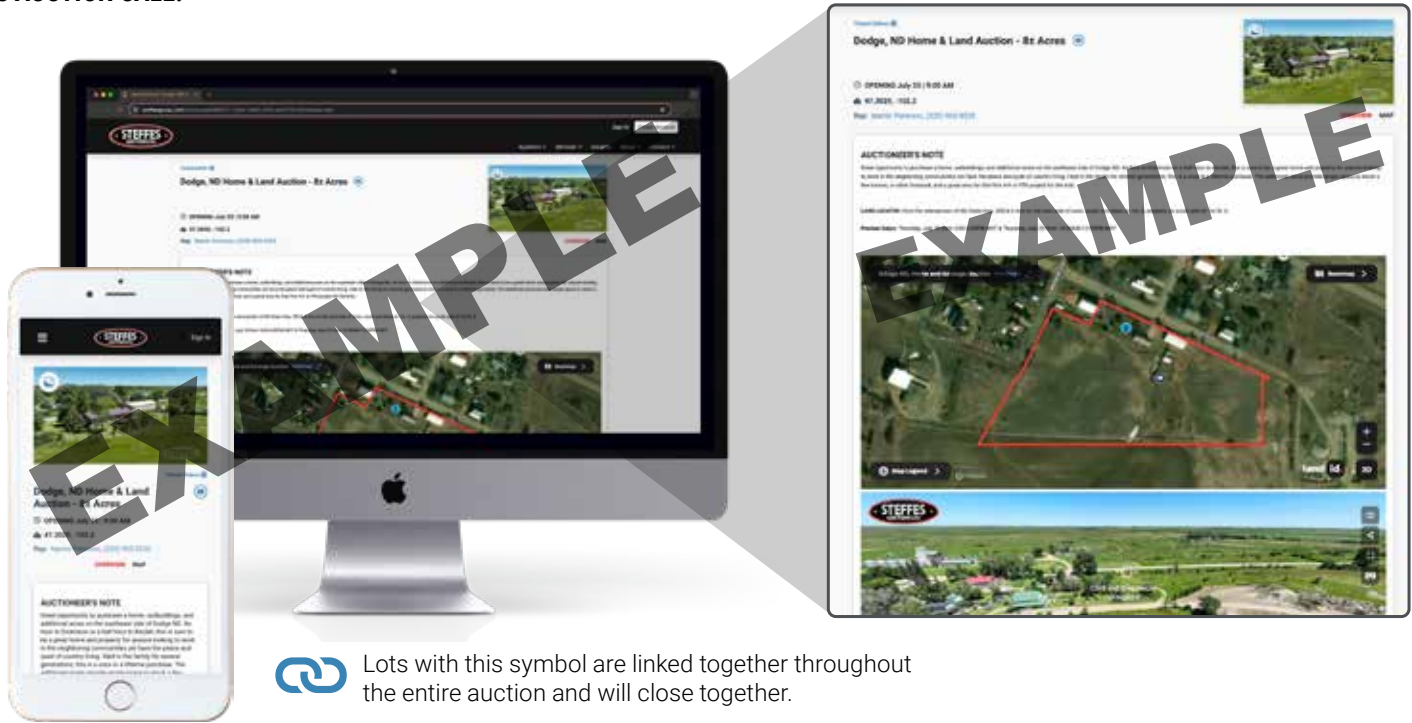
begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the 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!



AUCTION DATES

MARCH

2026

S	M	T	W	T	F	S
1	2	3	4	5	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	31				

OPENS

19

20

21

CLOSES

26

PEPIN & PIERCE COUNTIES, WI – WATERVILLE, FRANKFORT, & MAIDEN ROCK TOWNSHIPS

Land Located:

Tract 1: From Plum City, WI, 3.8 miles east on US-10 E, .7 miles north on Harmon Road. Land is on the west side of the road.

Tract 2: From Plum City, WI 2.7 miles south on Pierce County Rd U, 1.6 miles east on 70th Ave., .7 miles south on Maple Rd. Land is on the west side of the road.

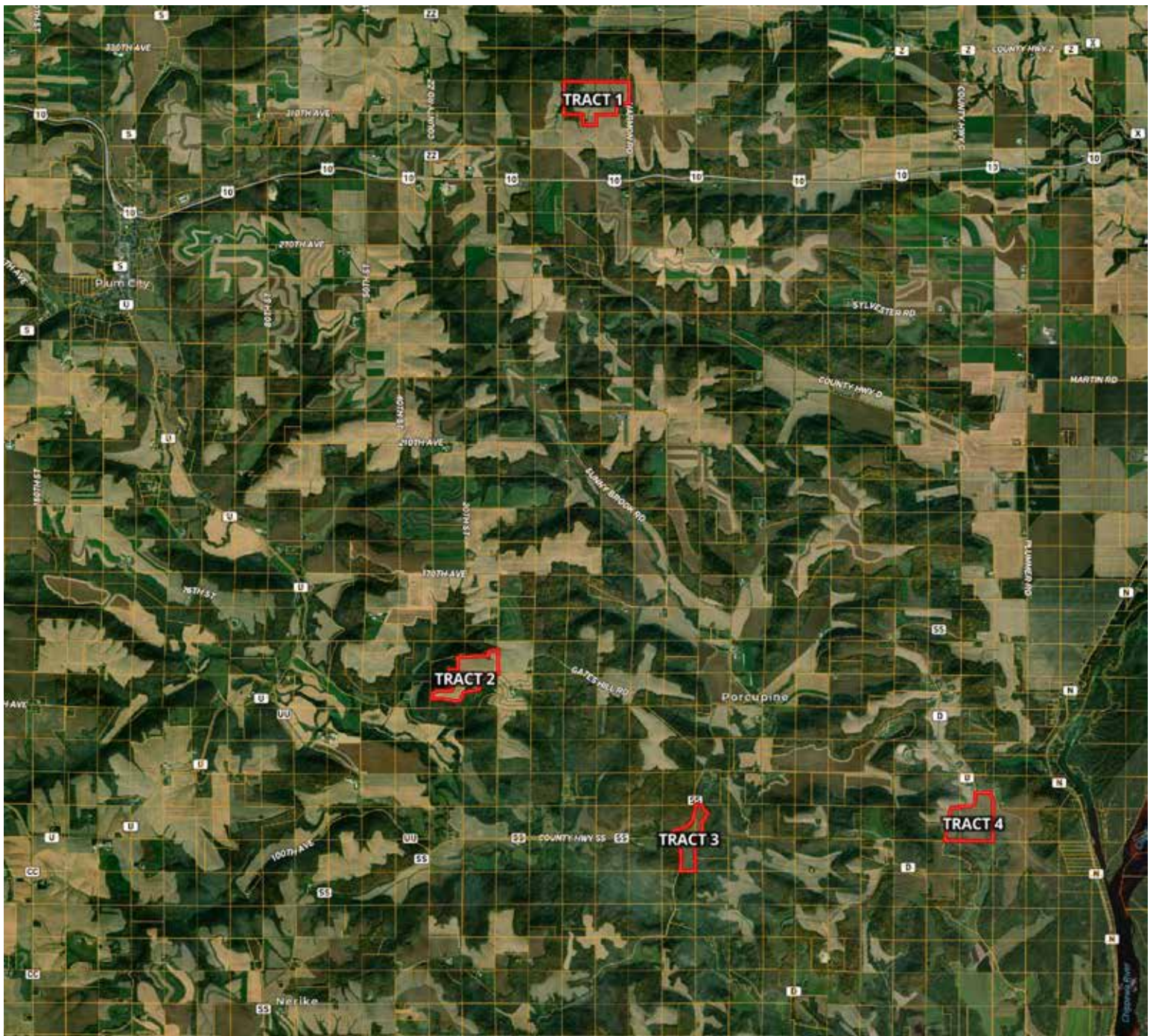
Tract 3: From Plum City, WI, 3.7 miles south on Pierce County Rd U, 1.9 miles southeast on County Trunk Hwy Uu, .8 miles east on Co Hwy SS. Land is on the south side of the road.

Tract 4: From Porcupine, WI, 1.3 miles east on Co Hwy SS, 1.7 miles south on Co Hwy D. Land is on the east side of the road.

Total Acres: 239.92±

PID #: 014-00379-0000, 014-00366-0000, & 014-00367-0001, 016-01003-0100, 016-00187-0001, 016-00193-0001, & 006-00354-0001, 006-00238-0002, 006-00236-0000, & 006-00239-0000

To Be Sold in 4 Tracts!



TRACT 1: Pepin County, WI - Town of Waterville

Description: SEC 18, T 25 N, R 14 W SE 1/4 OF NE 1/4, EX LOT 1 OF C.S.M. #436 VOL.3 P.147, SW 1/4 OF NE ¼, & NW¼ of SE¼ PLAT: MB-METES AND BOUNDS PRT OF NW 1/4 OF SE 1/4 COM @ NE COR, TH W 32 RDS, S 25 RDS, E 32 RDS, N 25 RDS TO POB

Total Acres: 79.99±

Cropland Acres: 64.12±

PID #: 014-00379-0000, 014-00366-0000, & 014-00367-0001

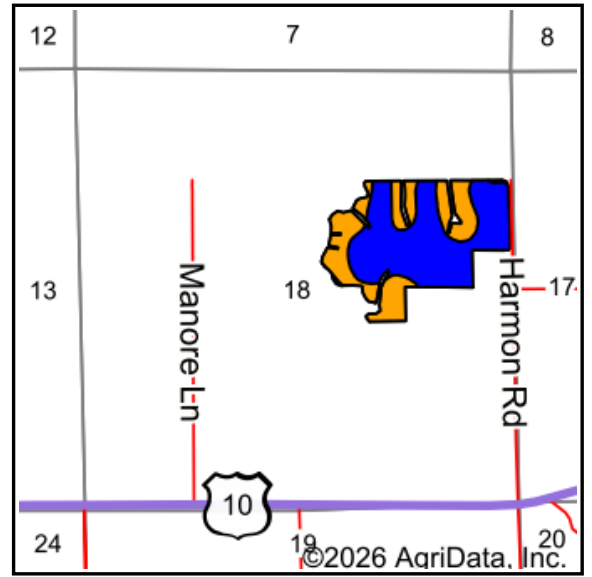
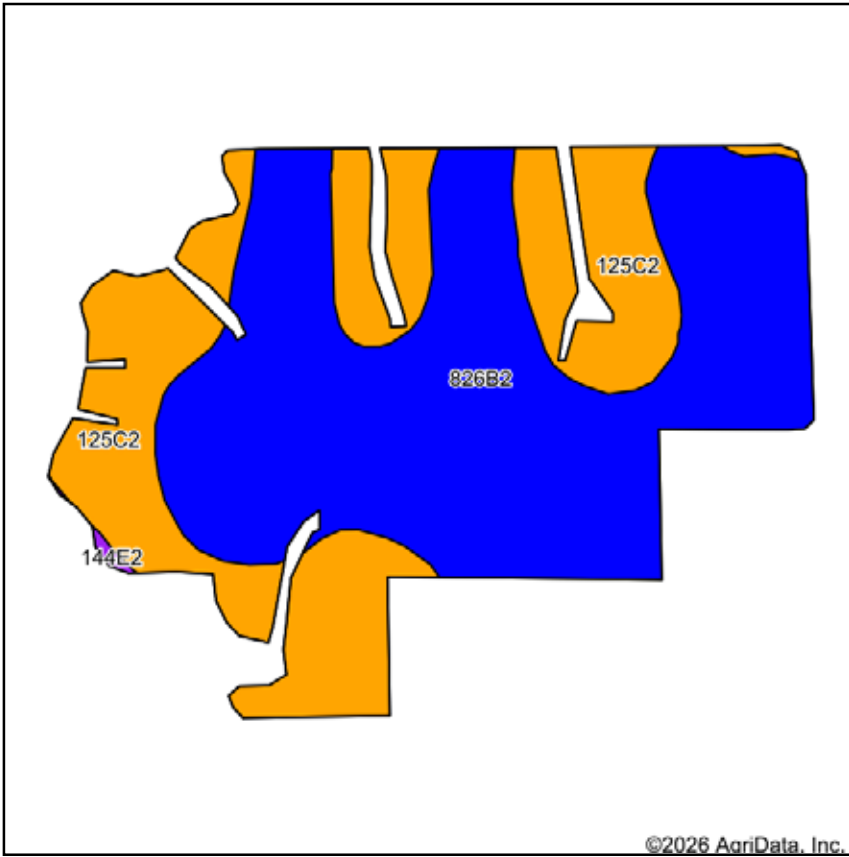
Soils: Hersey silt loam, 2 to 6 percent slopes, moderately eroded (63.0%), Pepin silt loam, 6 to 12 percent slopes, moderately eroded (36.8%), Newglarus silt loam, deep, 20 to 30 percent slopes, moderately eroded (0.2%)

Taxes (2025): \$593.47

NO US Fish & Wildlife Easement

See website for any easements of record.





Soils data provided by USDA and NRCS.

Area Symbol: WI091, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
826B2	Hersey silt loam, 2 to 6 percent slopes, moderately eroded	36.92	63.0%		Ile
125C2	Pepin silt loam, 6 to 12 percent slopes, moderately eroded	21.62	36.8%		IIIe
144E2	Newglarus silt loam, deep, 20 to 30 percent slopes, moderately eroded	0.14	0.2%		VIe
Weighted Average					2.38

*c: Using Capabilities Class Dominant Condition Aggregation Method





United States Department of Agriculture

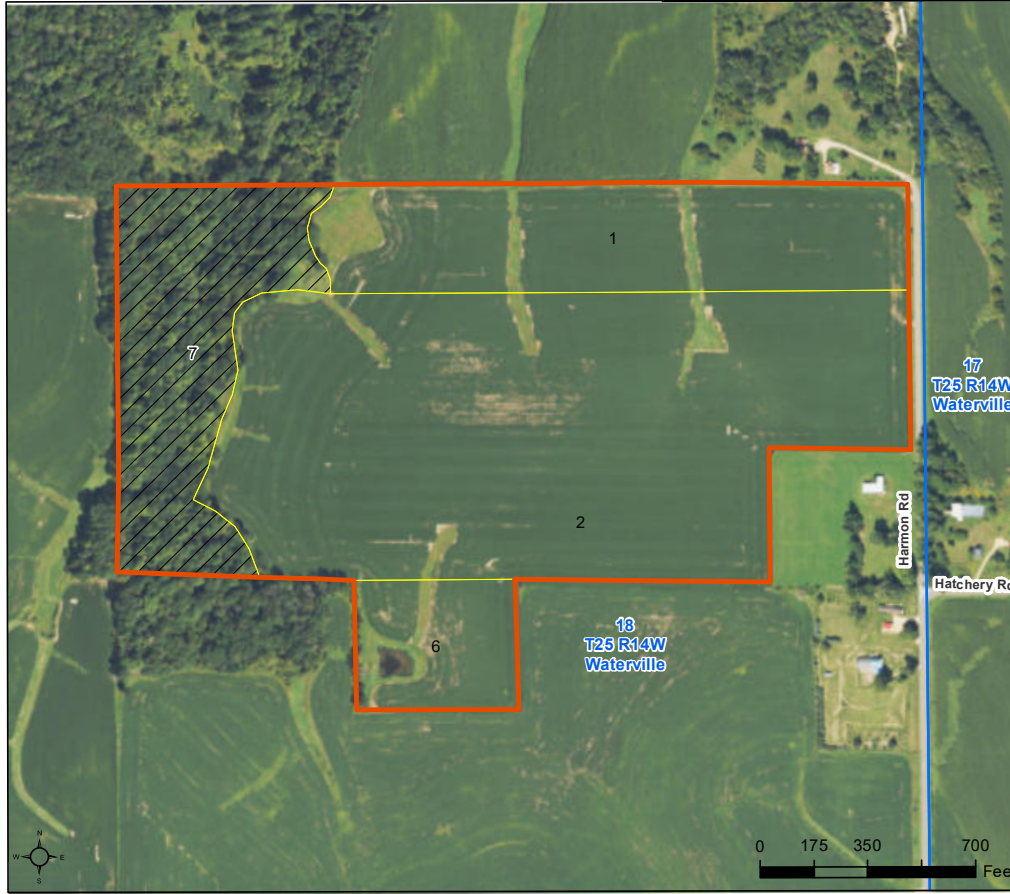
Pepin County, Wisconsin

Entire Tract: IR / NI GR / FG unless otherwise labeled
 Name/Shares: _____

Farm 3796

Tract 3226

2026 Program Year



CLU	Acres	HEL	Crop
1	15.59	HEL	
2	43.41	HEL	
6	5.12	HEL	
7	12.86	UHEL	NC

Page Cropland Total: 64.12 acres

Map Created September 02, 2025

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS
- NAIP Imagery 2024
- Wetland Determination Identifiers**
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Number : 3226

Description : T25N R14W S18 WATERVILLE
FSA Physical Location : WISCONSIN/PEPIN
ANSI Physical Location : WISCONSIN/PEPIN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : TOMMY J & MICHELLE HEATH REV TR
Other Producers : None
Recon ID : 55-091-2011-44

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.98	64.12	64.12	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	64.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	47.30	0.00	124
Soybeans	5.80	0.00	35
TOTAL	53.10	0.00	

TRACT 2: Pierce County, WI – Town of Maiden Rock

Description: SEC 01, T 24 N, R 15 W, NE¼ of SE¼ PLAT: 014029-CSM 14- 29 BLOCK/CONDO: LOT 2 LOT 2 CSM V 14 P 29 BEING IN NE 1/4

Total Acres: 57.61±

Cropland Acres: 56.7±

PID #: 016-01003-0100

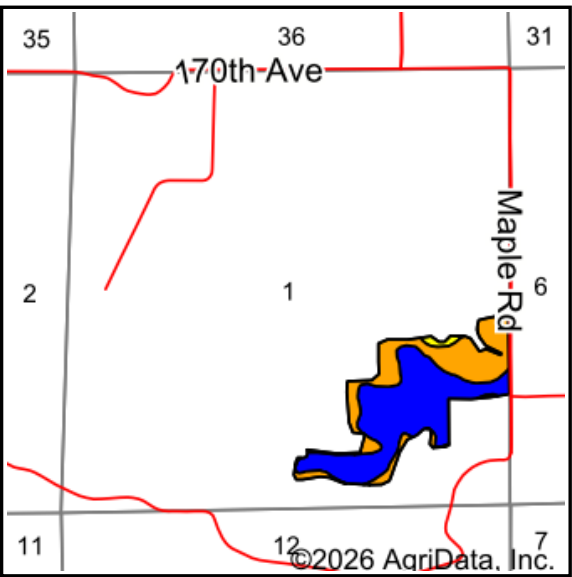
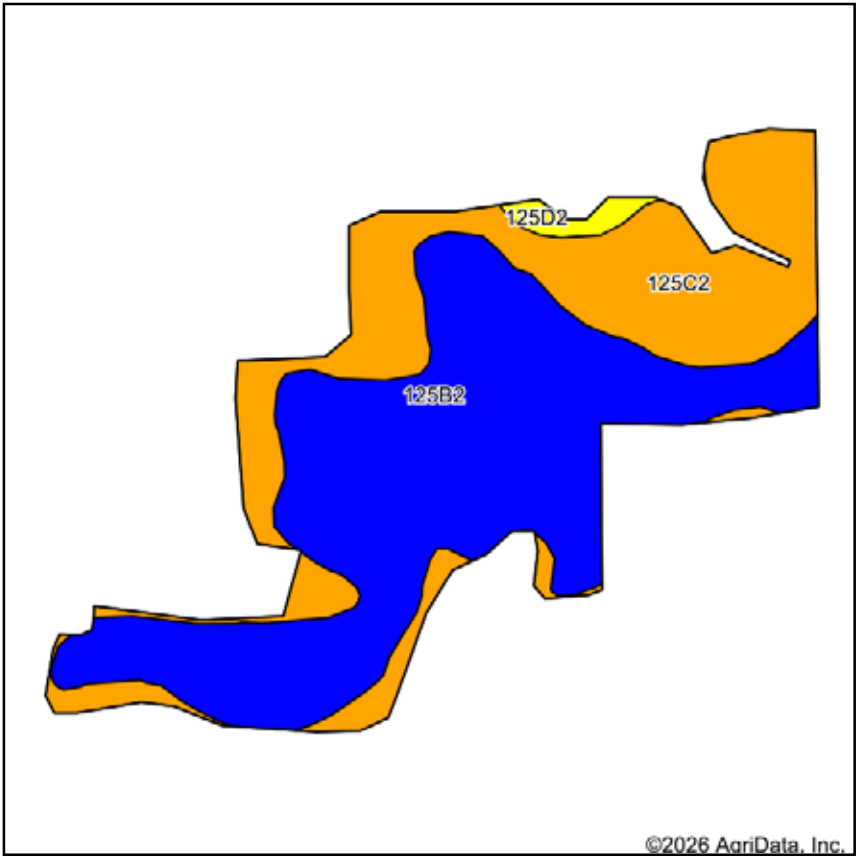
Soils: Pepin silt loam, 2 to 6 percent slopes, moderately eroded (59.9%), Pepin silt loam, 6 to 12 percent slopes, moderately eroded (38.5%), Pepin silt loam, 12 to 20 percent slopes, moderately eroded (1.6%)

Taxes (2025): \$269.01

NO US Fish & Wildlife Easement

See website for any easements of record.





Soils data provided by USDA and NRCS.

Area Symbol: WI093, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
125B2	Pepin silt loam, 2 to 6 percent slopes, moderately eroded	32.72	59.9%		Ile
125C2	Pepin silt loam, 6 to 12 percent slopes, moderately eroded	21.04	38.5%		IIIe
125D2	Pepin silt loam, 12 to 20 percent slopes, moderately eroded	0.90	1.6%		IVe
Weighted Average					2.42

*c: Using Capabilities Class Dominant Condition Aggregation Method





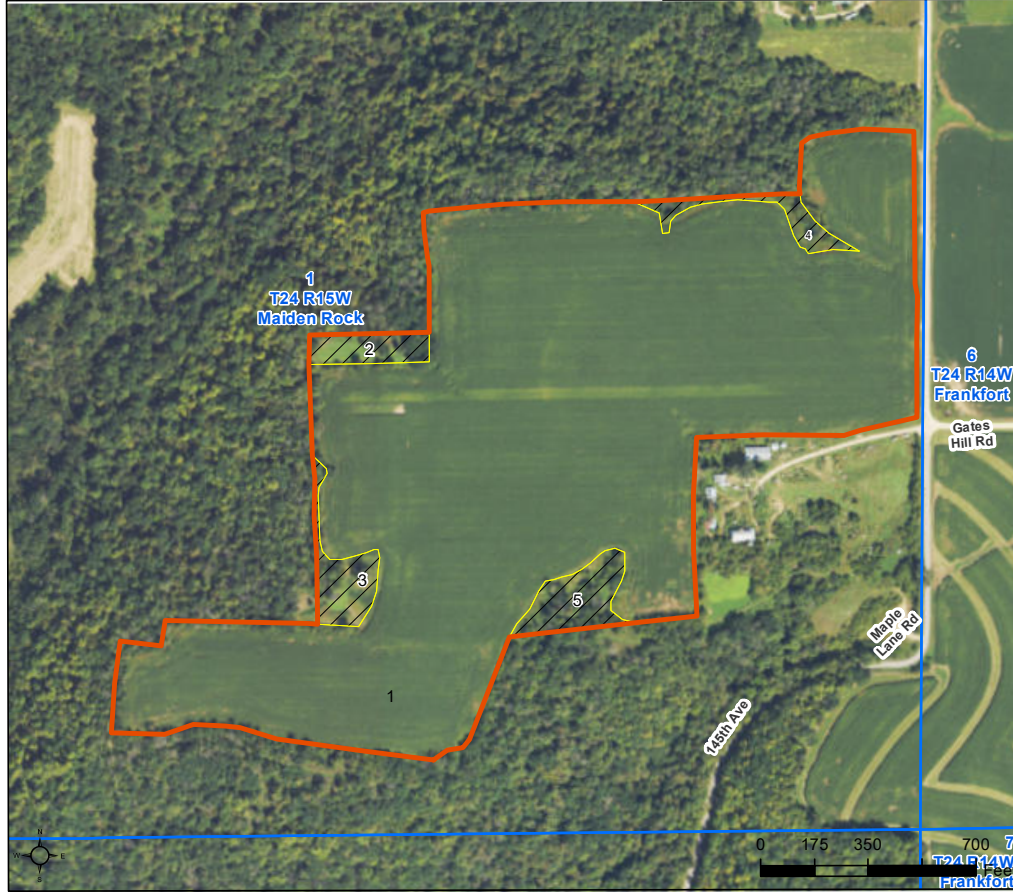
Pepin County, Wisconsin

Entire Tract: IR / NI GR / FG unless otherwise labeled
Name/Shares: _____

Farm 3796

Tract 3546

2026 Program Year



CLU	Acres	HEL	Crop
1	56.7	HEL	
2	0.87	UHEL	NC
3	1.1	UHEL	NC
4	0.74	UHEL	NC
5	1.36	UHEL	NC

Page Cropland Total: 56.7 acres

Map Created September 02, 2025

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS
- NAIP Imagery 2024
- Wetland Determination Identifiers**
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Number : 3546

Description : T24N R15W S1 MAIDEN ROCK
FSA Physical Location : WISCONSIN/PIERCE
ANSI Physical Location : WISCONSIN/PIERCE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : TOMMY J & MICHELLE HEATH REV TR
Other Producers : None
Recon ID : 55-091-2016-59

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
60.77	56.70	56.70	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	56.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	4.71	0.00	54
Corn	22.80	0.00	102
Soybeans	0.67	0.00	28

TOTAL **28.18** **0.00**

TRACT 3: Pepin County, WI – Town of Frankfort

Description: SEC 08, T 24 N, R 14 W, SE¼ of SW¼ PLAT: MB-METES AND BOUNDS PRT OF SE OF SW LYN S OF CO RD SS & E OF ELK CREEK PER MOS S-804, SW¼ of SE¼ PLAT: MB-METES AND BOUNDS PRT OF SW 1/4 OF SE 1/4 LYNG W OF LN DESCR IN MOS S-804 EX PCL DESCR IN DOC #134490, & SEC 17, T 24 N, R 14 W, NE¼ of NW¼ PLAT: MB-METES AND BOUNDS NE 1/4 OF NW 1/4 LYNG E OF ELK CREED RD PER MOS S-804

Total Acres: 37.11±

Cropland Acres: 28.24±

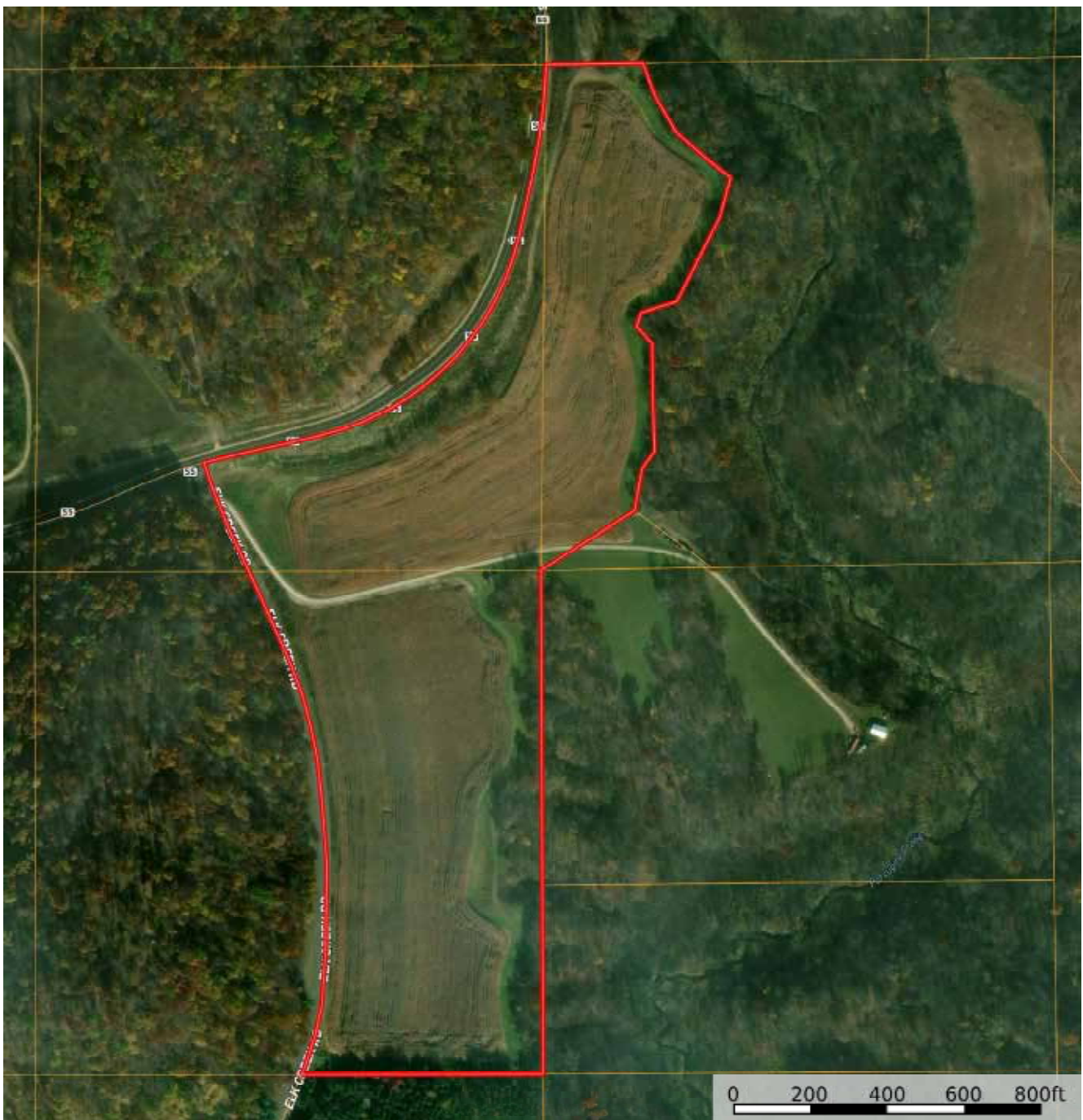
PID #: 006-00187-0001, 006-00193-0001, & 006-00354-0001

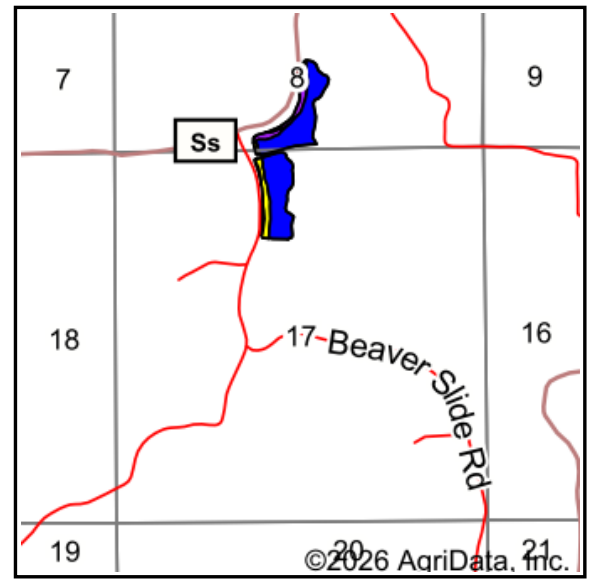
Soils: Ella silt loam, 1 to 6 percent slopes, moderately eroded (77.4%), Seaton silt loam, driftless valley, 12 to 20 percent slopes, moderately eroded (10.3%), Churchtown silt loam, 20 to 30 percent slopes, moderately eroded (7.7%), Norden silt loam, 20 to 30 percent slopes, moderately eroded (4.6%)

Taxes (2025): \$178.48

NO US Fish & Wildlife Easement

See website for any easements of record.





Soils data provided by USDA and NRCS.

Area Symbol: WI091, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
316B2	Ella silt loam, 1 to 6 percent slopes, moderately eroded	18.62	77.4%		Ile
118D2	Seaton silt loam, driftless valley, 12 to 20 percent slopes, moderately eroded	2.47	10.3%		IVe
116E2	Churchtown silt loam, 20 to 30 percent slopes, moderately eroded	1.86	7.7%		Vle
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	1.11	4.6%		Vle
				Weighted Average	2.70

*c: Using Capabilities Class Dominant Condition Aggregation Method





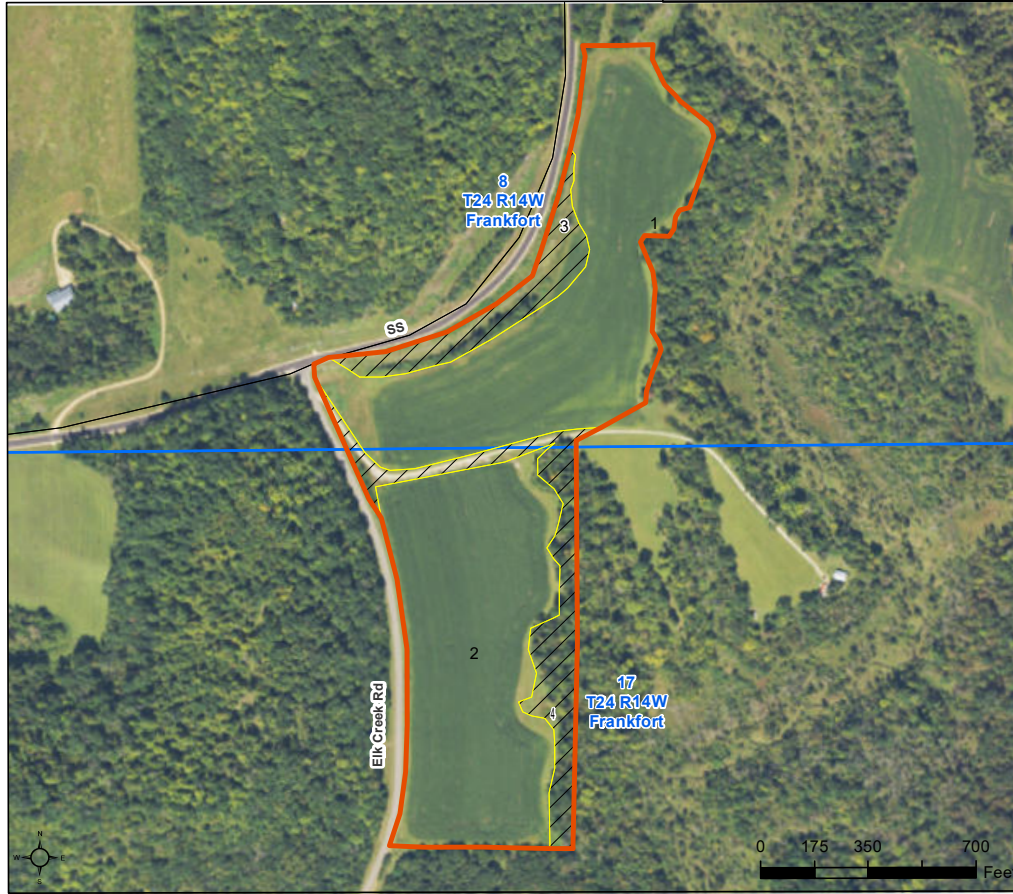
Pepin County, Wisconsin

Entire Tract: IR / NI GR / FG unless otherwise labeled
 Name/Shares: _____

Farm 3796

Tract 3617

2026 Program Year



CLU	Acres	HEL	Crop
1	14.48	HEL	
2	13.76	HEL	
3	2.4	UH	NC
4	3.86	UH	NC

Page Cropland Total: 28.24 acres

Map Created September 02, 2025

Cropland
 Non-Cropland
 Tract Boundary
 PLSS
 NAIP Imagery 2024
Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

Tract Number : 3617

Description : T24N R14W S8,17 FRANKFORT
FSA Physical Location : WISCONSIN/PEPIN
ANSI Physical Location : WISCONSIN/PEPIN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : TOMMY J & MICHELLE HEATH REV TR
Other Producers : None
Recon ID : 55-091-2016-125

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
34.50	28.24	28.24	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	28.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	16.88	0.00	102

TOTAL 16.88 0.00

TRACT 4: Pepin County, WI – Town of Frankfort

Description: SEC 10, T 24 N, R 14 W, SW $\frac{1}{4}$ of SE $\frac{1}{4}$ PLAT: MB-METES AND BOUNDS SW 1/4 OF SE $\frac{1}{4}$; SE $\frac{1}{4}$ of SW $\frac{1}{4}$ PLAT: MB-METES AND BOUNDS PRT OF SE 1/4 OF SW 1/4 LYG S & E OF CTY RD D; & NW $\frac{1}{4}$ of SE $\frac{1}{4}$ PLAT: MB-METES AND BOUNDS PRT NW 1/4 OF SE 1/4 LYG S OF KLEIN RD EX COM @ SE COR OF SECT 10, TH N 2620' TO E 1/4 COR OF SEC 10, TH N 88D W 1319.48' TO NE COR OF SD NW 1/4 OF SE 1/4, TH S ALG E LN 990.75' TO ...

Total Acres: 65.21 \pm

Cropland Acres: 55.04 \pm

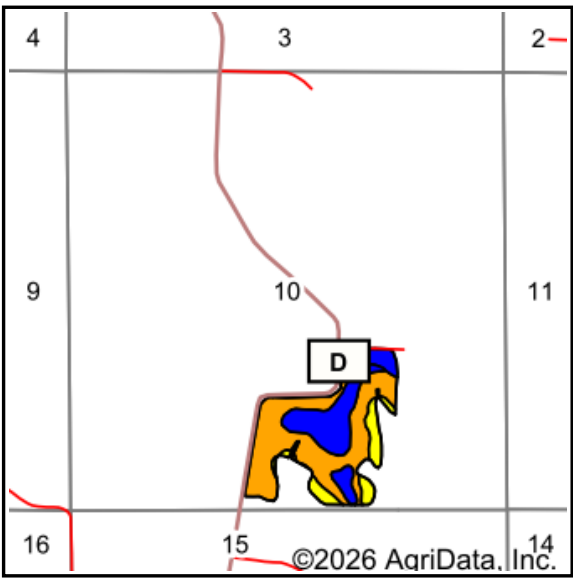
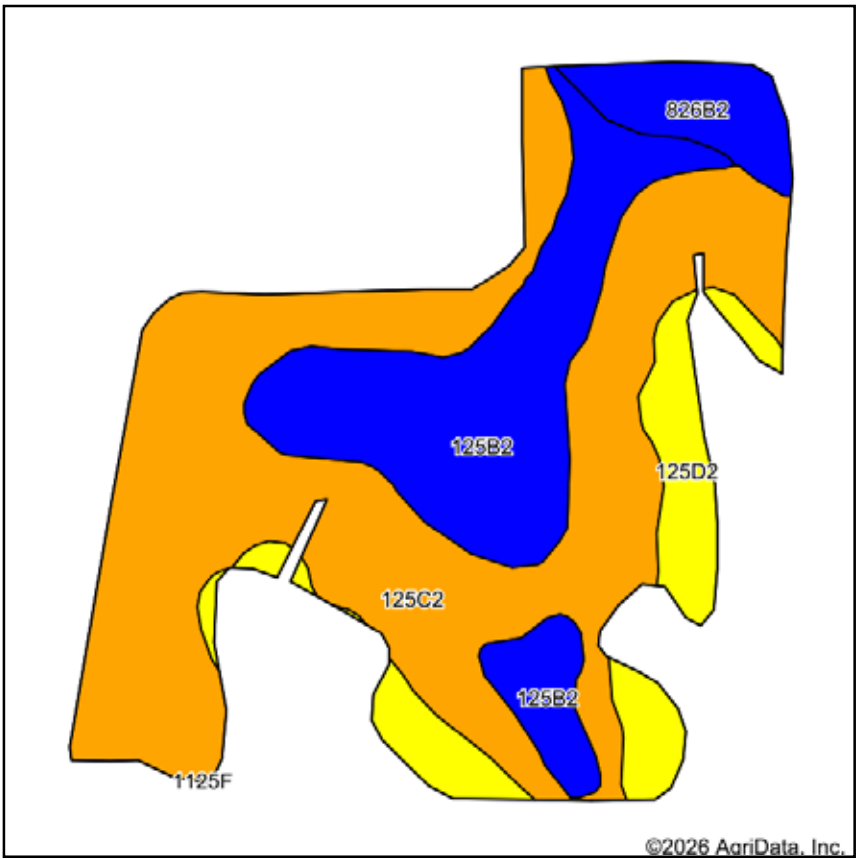
PID #: 006-00238-0002, 006-00236-0000, & 006-00239-0000

Soils: Pepin silt loam, 6 to 12 percent slopes, moderately eroded (57.1%), Pepin silt loam, 2 to 6 percent slopes, moderately eroded (25.8%), Pepin silt loam, 12 to 20 percent slopes, moderately eroded (11.8%), Hersey silt loam, 2 to 6 percent slopes, moderately eroded (5.3%)

Taxes (2025): \$492.03

NO US Fish & Wildlife Easement





Soils data provided by USDA and NRCS.

Area Symbol: WI091, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
125C2	Pepin silt loam, 6 to 12 percent slopes, moderately eroded	26.99	57.1%		IIIe
125B2	Pepin silt loam, 2 to 6 percent slopes, moderately eroded	12.18	25.8%		IIe
125D2	Pepin silt loam, 12 to 20 percent slopes, moderately eroded	5.56	11.8%		IVe
826B2	Hersey silt loam, 2 to 6 percent slopes, moderately eroded	2.52	5.3%		IIe
Weighted Average					2.81

*c: Using Capabilities Class Dominant Condition Aggregation Method





Pepin County, Wisconsin

Entire Tract: IR / NI GR / FG unless otherwise labeled
Name/Shares: _____

Farm 3796

Tract 3344

2026 Program Year



CLU	Acres	HEL	Crop
1	51.98	HEL	
2	0.63	HEL	
3	2.43	HEL	
4	6.22	UHEL	NC
5	3.46	UHEL	NC
6	0.11	UHEL	NC

Page Cropland Total: 55.04 acres

Map Created September 02, 2025

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS
- NAIP Imagery 2024
- Wetland Determination Identifiers**
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Number : 3344

Description : T24N R14W S10 FRANKFORT
FSA Physical Location : WISCONSIN/PEPIN
ANSI Physical Location : WISCONSIN/PEPIN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : TOMMY J & MICHELLE HEATH REV TR
Other Producers : None
Recon ID : 55-091-2013-6

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
64.83	55.04	55.04	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	55.04	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	0.30	0.00	30
Corn	22.50	0.00	124
Soybeans	19.10	0.00	35
Barley	0.50	0.00	46

TOTAL 42.40 0.00

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF WATERVILLE
 PEPIN COUNTY

BILL NUMBER: 28616 SEQ# 6489
IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 145216 145199 145134 145115 ACRES: 34.990
 SEC 18, T 25 N, R 14 W, SE¼ of NE¼
 PLAT: MB-METES AND BOUNDS
 SE 1/4 OF NE 1/4, EX LOT 1 OF C.S.M. #436
 VOL.3 P.147

Property Address: _____ Parcel #: 014-00367-0001
 Alt. Parcel #: 46014225141814U001

Assessed Value Land 7,500	Ass'd. Value Improvements	Total Assessed Value 7,500	Ave. Assmt. Ratio 0.6366	Net Assessed Value Rate (Does NOT reflect credits) 0.017768523																																										
Est. Fair Mkt. Land 300	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 300	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$12.15																																										
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2024 Est. State Aids Allocated Tax Dist.</th> <th>2025 Est. State Aids Allocated Tax Dist.</th> <th>2024 Net Tax</th> <th>2025 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>PEPIN COUNTY</td> <td>146,177</td> <td>156,666</td> <td>61.46</td> <td>59.58</td> <td>-3.1%</td> </tr> <tr> <td>TOWN OF WATERVILLE</td> <td>242,180</td> <td>254,112</td> <td>13.32</td> <td>12.53</td> <td>-5.9%</td> </tr> <tr> <td>CHIPPEWA VALLEY VTAE</td> <td>75,299</td> <td>79,535</td> <td>7.31</td> <td>7.53</td> <td>3.0%</td> </tr> <tr> <td>DURAND-ARKANSAW SCHOOL D</td> <td>1,072,533</td> <td>1,086,954</td> <td>48.72</td> <td>53.63</td> <td>10.1%</td> </tr> <tr> <td>Total</td> <td>1,536,189</td> <td>1,577,267</td> <td>130.81</td> <td>133.27</td> <td>1.9%</td> </tr> <tr> <td colspan="3">First Dollar Credit Lottery & Gaming Credit Net Property Tax</td> <td>130.81</td> <td>133.27</td> <td>1.9%</td> </tr> </tbody> </table>					Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	PEPIN COUNTY	146,177	156,666	61.46	59.58	-3.1%	TOWN OF WATERVILLE	242,180	254,112	13.32	12.53	-5.9%	CHIPPEWA VALLEY VTAE	75,299	79,535	7.31	7.53	3.0%	DURAND-ARKANSAW SCHOOL D	1,072,533	1,086,954	48.72	53.63	10.1%	Total	1,536,189	1,577,267	130.81	133.27	1.9%	First Dollar Credit Lottery & Gaming Credit Net Property Tax			130.81	133.27	1.9%
Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change																																									
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TOWN OF WATERVILLE	242,180	254,112	13.32	12.53	-5.9%																																									
CHIPPEWA VALLEY VTAE	75,299	79,535	7.31	7.53	3.0%																																									
DURAND-ARKANSAW SCHOOL D	1,072,533	1,086,954	48.72	53.63	10.1%																																									
Total	1,536,189	1,577,267	130.81	133.27	1.9%																																									
First Dollar Credit Lottery & Gaming Credit Net Property Tax			130.81	133.27	1.9%																																									
Make Check Payable to: TOWN OF WATERVILLE ANGIE HARTUNG N7152 HARTUNG ROAD ARKANSAW WI 54721 715-285-5727		Full Payment Due On or Before January 31, 2026 \$133.27		Net Property Tax 133.27																																										
		Or First Installment Due On or Before January 31, 2026 \$66.64																																												
And Second Installment Payment Payable To PEPIN COUNTY TREASURER PATRICIA A SCHARR P.O. BOX 39 DURAND WI 54736		And Second Installment Due On or Before July 31, 2026 \$66.63																																												
FOR RETURN RECEIPT PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE		FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____		TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2026 \$ 133.27																																										

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF WATERVILLE
 PEPIN COUNTY

BILL NUMBER: 28614 SEQ# 6487
IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 145216 145199 145134 145115 ACRES: 40.000
 SEC 18, T 25 N, R 14 W, SW¼ of NE¼
 PLAT: MB-METES AND BOUNDS
 SW 1/4 OF NE 1/4

Property Address: _____ Parcel #: 014-00366-0000
 Alt. Parcel #: 46014225141813U

Assessed Value Land 25,000	Ass'd. Value Improvements	Total Assessed Value 25,000	Ave. Assmt. Ratio 0.6366	Net Assessed Value Rate (Does NOT reflect credits) 0.017768523																																										
Est. Fair Mkt. Land 61,300	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 61,300	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$40.49																																										
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2024 Est. State Aids Allocated Tax Dist.</th> <th>2025 Est. State Aids Allocated Tax Dist.</th> <th>2024 Net Tax</th> <th>2025 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>PEPIN COUNTY</td> <td>146,177</td> <td>156,666</td> <td>197.60</td> <td>198.59</td> <td>0.5%</td> </tr> <tr> <td>TOWN OF WATERVILLE</td> <td>242,180</td> <td>254,112</td> <td>42.84</td> <td>41.76</td> <td>-2.5%</td> </tr> <tr> <td>CHIPPEWA VALLEY VTAE</td> <td>75,299</td> <td>79,535</td> <td>23.50</td> <td>25.09</td> <td>6.8%</td> </tr> <tr> <td>DURAND-ARKANSAW SCHOOL D</td> <td>1,072,533</td> <td>1,086,954</td> <td>156.65</td> <td>178.78</td> <td>14.1%</td> </tr> <tr> <td>Total</td> <td>1,536,189</td> <td>1,577,267</td> <td>420.59</td> <td>444.22</td> <td>5.6%</td> </tr> <tr> <td colspan="3">First Dollar Credit Lottery & Gaming Credit Net Property Tax</td> <td>420.59</td> <td>444.22</td> <td>5.6%</td> </tr> </tbody> </table>					Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	PEPIN COUNTY	146,177	156,666	197.60	198.59	0.5%	TOWN OF WATERVILLE	242,180	254,112	42.84	41.76	-2.5%	CHIPPEWA VALLEY VTAE	75,299	79,535	23.50	25.09	6.8%	DURAND-ARKANSAW SCHOOL D	1,072,533	1,086,954	156.65	178.78	14.1%	Total	1,536,189	1,577,267	420.59	444.22	5.6%	First Dollar Credit Lottery & Gaming Credit Net Property Tax			420.59	444.22	5.6%
Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change																																									
PEPIN COUNTY	146,177	156,666	197.60	198.59	0.5%																																									
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CHIPPEWA VALLEY VTAE	75,299	79,535	23.50	25.09	6.8%																																									
DURAND-ARKANSAW SCHOOL D	1,072,533	1,086,954	156.65	178.78	14.1%																																									
Total	1,536,189	1,577,267	420.59	444.22	5.6%																																									
First Dollar Credit Lottery & Gaming Credit Net Property Tax			420.59	444.22	5.6%																																									
Make Check Payable to: TOWN OF WATERVILLE ANGIE HARTUNG N7152 HARTUNG ROAD ARKANSAW WI 54721 715-285-5727		Full Payment Due On or Before January 31, 2026 \$444.22		Net Property Tax 444.22																																										
		Or First Installment Due On or Before January 31, 2026 \$222.11																																												
And Second Installment Payment Payable To PEPIN COUNTY TREASURER PATRICIA A SCHARR P.O. BOX 39 DURAND WI 54736		And Second Installment Due On or Before July 31, 2026 \$222.11																																												
FOR RETURN RECEIPT PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE		FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____		TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2026 \$ 444.22																																										

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF FRANKFORT
 PEPIN COUNTY

BILL NUMBER: 23054 SEQ# 6475
IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 147718 145216 145199 145134 ACRES: 9.460
 SEC 08, T 24 N, R 14 W, SE¼ of SW¼
 PLAT: MB-METES AND BOUNDS
 PRT OF SE OF SW LYN S OF CO RD SS & E OF ELK
 CREEK PER MOS S-804

Property Address:

Parcel #: 006-00187-0001
 Alt. Parcel #: 46006224140834U001

Assessed Value Land 3,000	Ass'd. Value Improvements	Total Assessed Value 3,000	Ave. Assmt. Ratio 1.0000	Net Assessed Value Rate (Does NOT reflect credits) 0.012393690
Est. Fair Mkt. Land 4,000	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 4,000	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$3.36
Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax
PEPIN COUNTY	67,782	75,545	13.99	15.17
TOWN OF FRANKFORT	152,141	160,609	6.36	6.72
CHIPPEWA VALLEY VTAE	34,916	38,351	1.66	1.92
DURAND-ARKANSAW SCHOOL D	382,454	403,131	10.62	13.37
Total	637,293	677,636	32.63	37.18
	First Dollar Credit Lottery & Gaming Credit			
	Net Property Tax		32.63	37.18
Make Check Payable to: TOWN OF FRANKFORT JILL ANDERSON N4990 COUNTY ROAD D ARKANSAW WI 54721 715-285-5455	Full Payment Due On or Before January 31, 2026 \$37.18		Net Property Tax 37.18	
	Or First Installment Due On or Before January 31, 2026 \$37.18			
And Second Installment Payment Payable To PEPIN COUNTY TREASURER PATRICIA A SCHARR P.O. BOX 39 DURAND WI 54736	And Second Installment Due On or Before July 31, 2026 \$0.00			
	FOR TREASURERS USE ONLY			
	PAYMENT _____			
	BALANCE _____			
	DATE _____			
FOR RETURN RECEIPT PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE			TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2026 \$ 37.18	(R-8-16)

Tract 3 Tax Statement

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF FRANKFORT
 PEPIN COUNTY

BILL NUMBER: 23064 SEQ# 6477
IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 147718 145216 145199 145134 ACRES: 9.340
 SEC 08, T 24 N, R 14 W, SW¼ of SE¼
 PLAT: MB-METES AND BOUNDS
 PRT OF SW 1/4 OF SE 1/4 LYNG W OF LN DESCR IN
 MOS S-804 EX PCL DESCR IN DOC #134490

Property Address:

Parcel #: 006-00193-0001
 Alt. Parcel #: 46006224140843U0002

Assessed Value Land 2,400	Ass'd. Value Improvements	Total Assessed Value 2,400	Ave. Assmt. Ratio 1.0000	Net Assessed Value Rate (Does NOT reflect credits) 0.012393690
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$2.69
Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax
PEPIN COUNTY	67,782	75,545	13.99	12.14
TOWN OF FRANKFORT	152,141	160,609	6.36	5.38
CHIPPEWA VALLEY VTAE	34,916	38,351	1.66	1.53
DURAND-ARKANSAW SCHOOL D	382,454	403,131	10.62	10.70
Total	637,293	677,636	32.63	29.75
	First Dollar Credit Lottery & Gaming Credit			
	Net Property Tax		32.63	29.75
Make Check Payable to: TOWN OF FRANKFORT JILL ANDERSON N4990 COUNTY ROAD D ARKANSAW WI 54721 715-285-5455	Full Payment Due On or Before January 31, 2026 \$29.75		Net Property Tax 29.75	
	Or First Installment Due On or Before January 31, 2026 \$29.75			
And Second Installment Payment Payable To PEPIN COUNTY TREASURER PATRICIA A SCHARR P.O. BOX 39 DURAND WI 54736	And Second Installment Due On or Before July 31, 2026 \$0.00			
	FOR TREASURERS USE ONLY			
	PAYMENT _____			
	BALANCE _____			
	DATE _____			
FOR RETURN RECEIPT PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE			TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2026 \$ 29.75	(R-8-16)

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF FRANKFORT
 PEPIN COUNTY

BILL NUMBER: 23232 SEQ# 6485
IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 147718 145216 145199 145134 ACRES: 18.310
 SEC 17, T 24 N, R 14 W, NE¼ of NW¼
 PLAT: MB-METES AND BOUNDS
 NE 1/4 OF NW 1/4 LYNG E OF ELK CREEED RD PER
 MOS S-804

Property Address:

Parcel #: 006-00354-0001
 Alt. Parcel #: 46006224141721U001

Assessed Value Land 9,000	Ass'd. Value Improvements	Total Assessed Value 9,000	Ave. Assmt. Ratio 1.0000	Net Assessed Value Rate (Does NOT reflect credits) 0.012393690		
Est. Fair Mkt. Land 9,600	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 9,600	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$10.08		
Taxing Jurisdiction		2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
PEPIN COUNTY		67,782	75,545	51.29	45.51	-11.3%
TOWN OF FRANKFORT		152,141	160,609	23.34	20.17	-13.6%
CHIPPEWA VALLEY VTAE		34,916	38,351	6.10	5.75	-5.7%
DURAND-ARKANSAW SCHOOL D		382,454	403,131	38.97	40.12	3.0%
Total		637,293	677,636	119.70	111.55	-6.8%
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		119.70	111.55	-6.8%
Make Check Payable to: TOWN OF FRANKFORT JILL ANDERSON N4990 COUNTY ROAD D ARKANSAW WI 54721 715-285-5455		Full Payment Due On or Before January 31, 2026 \$111.55		Net Property Tax		111.55
		Or First Installment Due On or Before January 31, 2026 \$55.78				
And Second Installment Payment Payable To PEPIN COUNTY TREASURER PATRICIA A SCHARR P.O. BOX 39 DURAND WI 54736		And Second Installment Due On or Before July 31, 2026 \$55.77				
		FOR TREASURERS USE ONLY				
FOR RETURN RECEIPT PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE		PAYMENT _____		TOTAL DUE FOR FULL PAYMENT		
		BALANCE _____		Pay By January 31, 2026		
		DATE _____		\$ 111.55		

Tract 4 Tax Statement

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF FRANKFORT
 PEPIN COUNTY

BILL NUMBER: 23120 SEQ# 6483
IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 145216 145199 145134 145115 ACRES: 40.000
 SEC 10, T 24 N, R 14 W, SW¼ of SE¼
 PLAT: MB-METES AND BOUNDS
 SW 1/4 OF SE 1/4

Property Address:

Parcel #: 006-00239-0000
 Alt. Parcel #: 46006224141043U

Assessed Value Land 28,500	Ass'd. Value Improvements	Total Assessed Value 28,500	Ave. Assmt. Ratio 1.0000	Net Assessed Value Rate (Does NOT reflect credits) 0.012393690		
Est. Fair Mkt. Land 43,200	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 43,200	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$31.93		
Taxing Jurisdiction		2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
PEPIN COUNTY		67,782	75,545	160.08	144.12	-10.0%
TOWN OF FRANKFORT		152,141	160,609	72.84	63.87	-12.3%
CHIPPEWA VALLEY VTAE		34,916	38,351	19.04	18.20	-4.4%
DURAND-ARKANSAW SCHOOL D		382,454	403,131	121.61	127.02	4.4%
Total		637,293	677,636	373.57	353.21	-5.5%
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		373.57	353.21	-5.5%
Make Check Payable to: TOWN OF FRANKFORT JILL ANDERSON N4990 COUNTY ROAD D ARKANSAW WI 54721 715-285-5455		Full Payment Due On or Before January 31, 2026 \$353.21		Net Property Tax		353.21
		Or First Installment Due On or Before January 31, 2026 \$176.61				
And Second Installment Payment Payable To PEPIN COUNTY TREASURER PATRICIA A SCHARR P.O. BOX 39 DURAND WI 54736		And Second Installment Due On or Before July 31, 2026 \$176.60				
		FOR TREASURERS USE ONLY				
FOR RETURN RECEIPT PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE		PAYMENT _____		TOTAL DUE FOR FULL PAYMENT		
		BALANCE _____		Pay By January 31, 2026		
		DATE _____		\$ 353.21		

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF FRANKFORT
 PEPIN COUNTY

BILL NUMBER: 23111 SEQ# 6479
IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 145216 145199 145134 145115 ACRES: 14.000
 SEC 10, T 24 N, R 14 W, SE^{1/4} of SW^{1/4}
 PLAT: MB-METES AND BOUNDS
 PRT OF SE 1/4 OF SW 1/4 LYG S & E OF CTY RD D

Property Address:

Parcel #: 006-00236-0000
 Alt. Parcel #: 46006224141034U003

Assessed Value Land 7,700	Ass'd. Value Improvements	Total Assessed Value 7,700	Ave. Assmt. Ratio 1.0000	Net Assessed Value Rate (Does NOT reflect credits) 0.012393690	
Est. Fair Mkt. Land 9,800	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 9,800	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$8.63	
Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
PEPIN COUNTY	67,782	75,545	43.13	38.94	-9.7%
TOWN OF FRANKFORT	152,141	160,609	19.62	17.26	-12.0%
CHIPPEWA VALLEY VTAE	34,916	38,351	5.13	4.92	-4.1%
DURAND-ARKANSAW SCHOOL D	382,454	403,131	32.76	34.32	4.8%
Total	637,293	677,636	100.64	95.44	-5.2%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		100.64	95.44	-5.2%
Make Check Payable to: TOWN OF FRANKFORT JILL ANDERSON N4990 COUNTY ROAD D ARKANSAW WI 54721 715-285-5455	Full Payment Due On or Before January 31, 2026 \$95.44		Net Property Tax		95.44
	Or First Installment Due On or Before January 31, 2026 \$95.44				
And Second Installment Payment Payable To PEPIN COUNTY TREASURER PATRICIA A SCHARR P.O. BOX 39 DURAND WI 54736	And Second Installment Due On or Before July 31, 2026 \$0.00				
	FOR TREASURERS USE ONLY				
	PAYMENT _____				
	BALANCE _____				
	DATE _____				
FOR RETURN RECEIPT PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE			TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2026		\$ 95.44

Tract 4 Tax Statement

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF FRANKFORT
 PEPIN COUNTY

BILL NUMBER: 23118 SEQ# 6481
IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 145216 145199 145134 145115 ACRES: 11.210
 SEC 10, T 24 N, R 14 W, NW^{1/4} of SE^{1/4}
 PLAT: MB-METES AND BOUNDS
 PRT NW 1/4 OF SE 1/4 LYG S OF KLEIN RD EX COM @ SE COR OF SECT 10, TH N 2620' TO E 1/4 COR OF SEC 10, TH N 88D W 1319.48' TO NE COR OF SD NW 1/4 OF SE 1/4, TH S ALG E LN 990.75' TO ...

Property Address:

Parcel #: 006-00238-0002
 Alt. Parcel #: 46006224141042U003

Assessed Value Land 3,500	Ass'd. Value Improvements	Total Assessed Value 3,500	Ave. Assmt. Ratio 1.0000	Net Assessed Value Rate (Does NOT reflect credits) 0.012393690	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$3.92	
Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
PEPIN COUNTY	67,782	75,545	20.98	17.70	-15.6%
TOWN OF FRANKFORT	152,141	160,609	9.55	7.84	-17.9%
CHIPPEWA VALLEY VTAE	34,916	38,351	2.50	2.24	-10.4%
DURAND-ARKANSAW SCHOOL D	382,454	403,131	15.94	15.60	-2.1%
Total	637,293	677,636	48.97	43.38	-11.4%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		48.97	43.38	-11.4%
Make Check Payable to: TOWN OF FRANKFORT JILL ANDERSON N4990 COUNTY ROAD D ARKANSAW WI 54721 715-285-5455	Full Payment Due On or Before January 31, 2026 \$43.38		Net Property Tax		43.38
	Or First Installment Due On or Before January 31, 2026 \$43.38				
And Second Installment Payment Payable To PEPIN COUNTY TREASURER PATRICIA A SCHARR P.O. BOX 39 DURAND WI 54736	And Second Installment Due On or Before July 31, 2026 \$0.00				
	FOR TREASURERS USE ONLY				
	PAYMENT _____				
	BALANCE _____				
	DATE _____				
FOR RETURN RECEIPT PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE			TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2026		\$ 43.38



Tract 1



Tract 1



Tract 2



Tract 2



Tract 3



Tract 3



Tract 4



Tract 4



SteffesGroup.com

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 receipted 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 warrants 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

PEPIN & PIERCE COUNTIES
WISCONSIN

239± ACRES



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