



DANE COUNTY, WISCONSIN DAIRY & LAND AUCTION

Opens: Tuesday, August 20 | 8AM

Closes: Tuesday, August 27 | 1PM ^{CDT} 2024

TIMED ONLINE

📍 6790 Twin Lane Road, Sun Prairie, MN 53590 | Bidding Assistance: Prairie Pines Golf Club, 3039 Happy Valley Rd, Sun Prairie, WI 53590 from 12:00pm to end of auction.

🔍 INSPECTION DATE: Thursday, August 8 From 10:00AM - 3:00PM or by appointment.

Auctioneer's Note: A modern dairy and prime farmland coming up on public auction in Dane County, WI. This auction is comprised of 386± acres of farmland and a dairy facility beckoning to farmers, investors and land enthusiasts alike. This property is a great investment opportunity for dairymen and investors alike. The turn-key, 1100 cow dairy is modern and fully operational, making it a valuable addition to any farming operation. Featuring a WestFalia Double 16 parallel, hi-lift, rapid exit parlor rebuilt in 2019. This (2) barn facility has a current CAFO permit. The full concrete manure lagoon has a 10-million-gallon capacity. The 436'x310' concrete feed pad adjacent to the 2015 304'x60' (11) bay commodity shed that is centrally located between the dairy on the on-farm heifer raising facility. The property also has (2) houses, a shop and a drive over 70' scale. Don't miss this chance to add a piece of this magnificent property to your portfolio.

386± Acres



Contact Randy Kath at Steffes Group 320.693.9371 or 701.429.8894, or visit SteffesGroup.com.

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 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-85831-94, Tim Meyer WI-3012-52.

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 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 TUESDAY, AUGUST 20 AND WILL END AT 1PM TUESDAY, AUGUST 27.

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 to DocuSign, 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.

CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on or before: **Thursday, September 26, 2024.**

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

- 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.**

- **2024 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 guaranties 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!



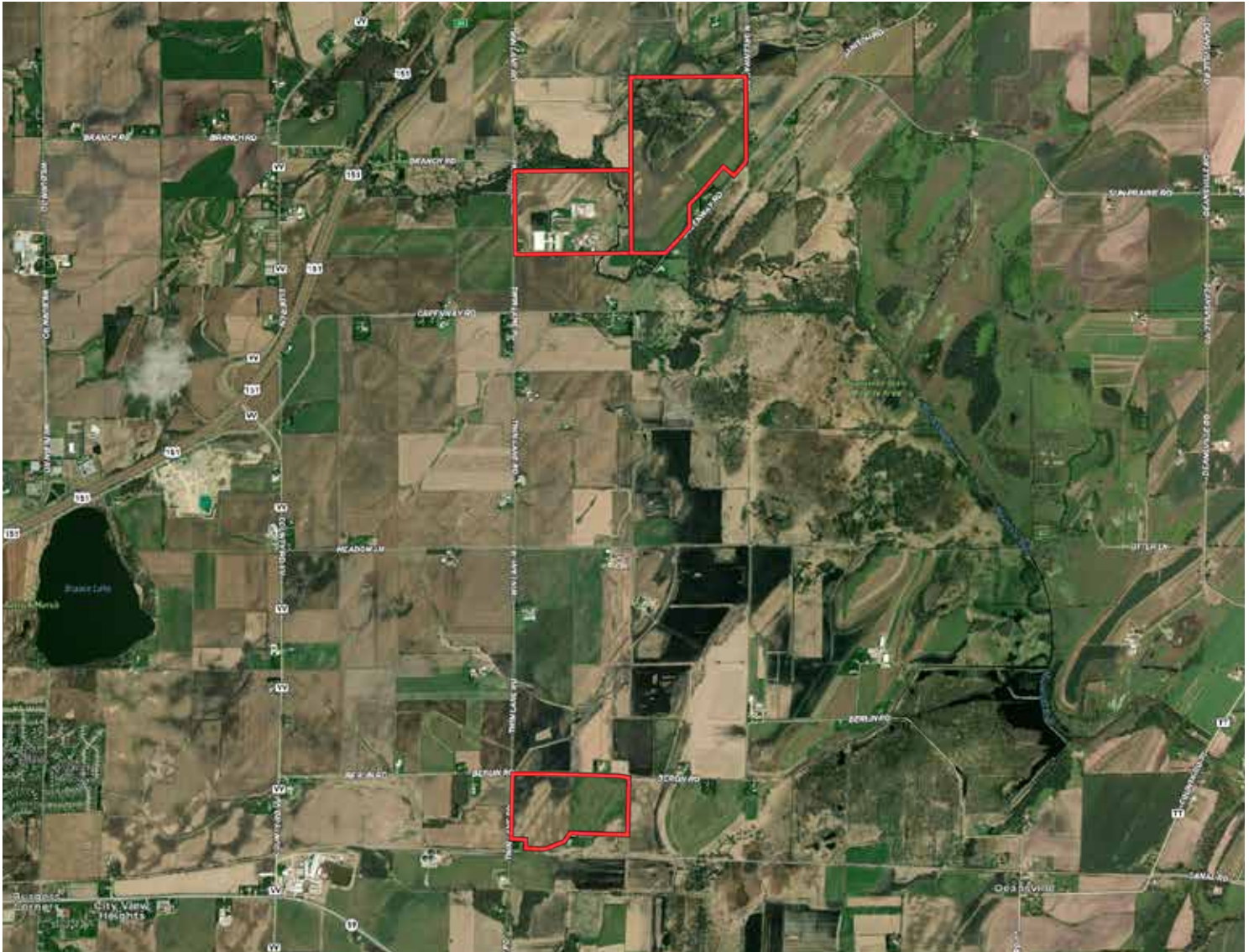
AUGUST 2024

S	M	T	W	TH	F	S
				1	2	3
				PREVIEW 8	9	10
4	5	6	7	15	16	17
11	12	13	14	15	16	17
18	19	OPENS 20 CLOSES	21	22	23	24
25	26	27	28	29	30	31

DALE COUNTY, WI - TOWN OF SUN PRAIRIE

Total Acres: 386.95±

To Be Sold in 3 Tracts!



*Lines are approximate



Tract 1



Tract 2

Total Acres: 113±

Cropland Acres: 59.94±

PID #: 0911-243-9200-6, 0911-252-8000-9, 0911-252-8500-4

Soils: St. Charles silt loam, 2 to 6 percent slopes (47.1%), McHenry silt loam, 6 to 12 percent slopes, eroded (20.4%), Ringwood silt loam, 6 to 12 percent slopes, eroded (7.7%), Virgil silt loam, 1 to 4 percent slopes (6.6%), Otter silt loam (5.9%), Dodge silt loam, 2 to 6 percent slopes (4.5%), Plano silt loam, till substratum, 2 to 6 percent slopes (2.9%), Dodge silt loam, 6 to 12 percent slopes, eroded (2.2%), Troxel silt loam, 0 to 3 percent slopes (1.2%), Whalan silt loam, 2 to 6 percent slopes (0.9%), Ringwood silt loam, 2 to 6 percent slopes (0.4%), Elburn silt loam, 0 to 3 percent slopes (0.2%)

Taxes (2023): \$43,774.93



*Lines are approximate

West Free Stall

- Built in 2010
- 392'x104'
- 576 stalls
- Red iron construction
- 8 row barn
- Cross ventilation
- Full headlock feeding
- Grooved concrete
- West curtain sidewall
- (2) Feed lanes
- (9) Overhead doors on each end, (6) 12'x12', (2) 16'x16', & (1) 22'x12'

Breezeway to Parlor

- 30'x100'
- Red iron construction
- Vet room
- Hoof trimming/sorting area
- Grooved concrete
- 12'x12' Overhead door

Milking Parlor

- Remodeled in 2020
- Westfalia double 16" parallel hi-lift
- Rapid exit
- Auto take offs
- ED200 displays
- Pneumatic gates
- Floor mats
- Tunnel ventilation
- LP Heat
- 3" Lowline

Direct Load Bay

- Built in 2011
- 15'x20'
- (3) Ports
- Twin plate coolers
- Buffer tank
- Chemical inductors

Parlor Bar

- Built in 1995
- 200'x92'
- Post frame construction
- Calving pen, 56'x25', bedding pack, neck rail feeding, curtain sidewalls
- Fresh pen, 72'x38', (31) free stalls, headlock feeding, curtain sidewalls
- Holding pen, 64'x24', crowd gate, grooved concrete, curtain sidewalls
- Twin return lanes
- Circulation fans
- Rubber mats in (2) return lands and hoof baths
- (3) Overhead doors to parlor

Utility Room

- 45'x20'
- Castair twin-head air compressor
- 120 gal.
- Water softener
- Twin variable speed vacuum pumps
- Water heater
- Overhead door
- Attached chiller room
- Mueller multi-stage chiller

Barn office

- 14'x14'
- Break room with bathroom, sink, fridge, microwave
- Vet room, 22'x14'
- Herdsman's office

East Free Stall 6-Row Barn

- Built in 1995
- 328'x110'
- 404 stalls
- 48" stalls
- Post frame construction
- Curtain side walls
- Neck rail feeding
- (16) Circulation fans
- (12) Auto water fountains
- Grooved concrete
- Scrape to center pit
- (5) Overhead doors on each end, (4) 12'x13' & (1) 17'x14'

Breezeway to Parlor

- 48'x28'
- Monoslope
- Curtain side walls
- Palpation rail

Commodity Shed

- Built in 2015
- 220'x60'
- (11) 40'x20' Bays w/overhead doors
- Monoslope
- Poured concrete walls
- Full concrete floors

Silage Pad

- Built in 2014
- 436'x313'
- Full concrete
- Concrete leachate collection system

Drive-over Rice Lake Scale

- Built in 2012
- 70'x12'
- Dual display
- Remotes for weight recording

Calf Barn

- Built in 2010
- 120'x50'
- Post frame construction
- 10' Sidewalls
- Full concrete
- Curtain sidewalls
- (2) 18'x10' Sliding doors
- 10'x20' mixing room

Mixing Room

- On Demand LP water heater
- Water softener
- LP heat
- 8'x8' Overhead door

West House

- 42'x26'
- (5) Bedrooms
- (3) Bathrooms
- Kitchen
- Living room w/ built-in LP fireplace
- Forced air LP furnace
- Central A/C
- Water heater & softener
- Full unfinished, poured wall basement
- Sump pump
- Steel roof
- Vinyl siding
- Walk-out patio deck, 12'x16'
- Concrete driveway

Attached Garage

- 2-car
- 26'x26'
- Full concrete floor
- Door openers
- Basement access

Manure Lagoon

- 2009
- 10 million gal.
- Full concrete

Manure Digester

- 2014
- Used producing gas and electricity sold back to the grid
- Sized for 1,200 cows
- Has conditional use permit with annual fee of \$2,500

Shop

- 70'x52'
- Full concrete
- (2) 20' Sliding doors

Heifer Shed

- 108'x30'
- Monoslope
- Full concrete
- 108'x17' concrete traffic area
- Auto water fountain

Free Stall Barn

- 246'x60'
- 122 Stalls
- Full concrete, grooved
- Drive-by neck rail feeding
- Ventilation fans
- Auto waterers

Tie Stall Dairy Barn (remodeled for calving)

- 42 Free stalls
- (4) Calving pens

Calf Barn

- 60'x24'

Heifer Shed

- 126'x14'
- Full concrete
- Monoslope
- Drive-by headlock feeding
- Concrete traffic & feeding pads

Bunkers

- (2) 3-sided bunkers, 200'x40', full concrete
- (1) 2-sided bunker, 200'x160', concrete
- Entry/exit pads, 30', concrete

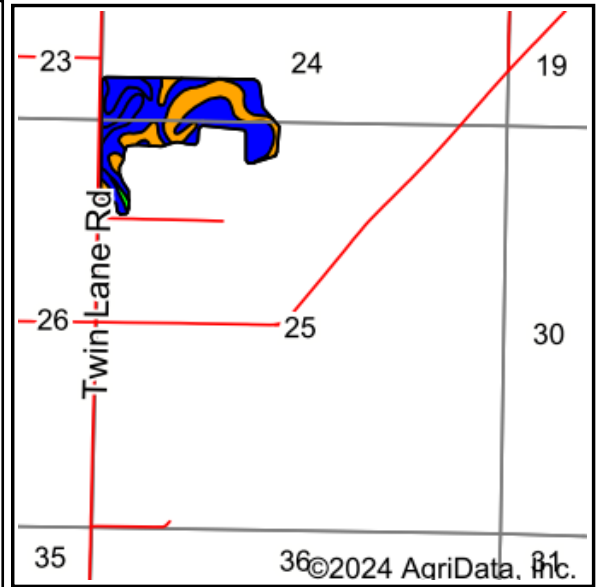
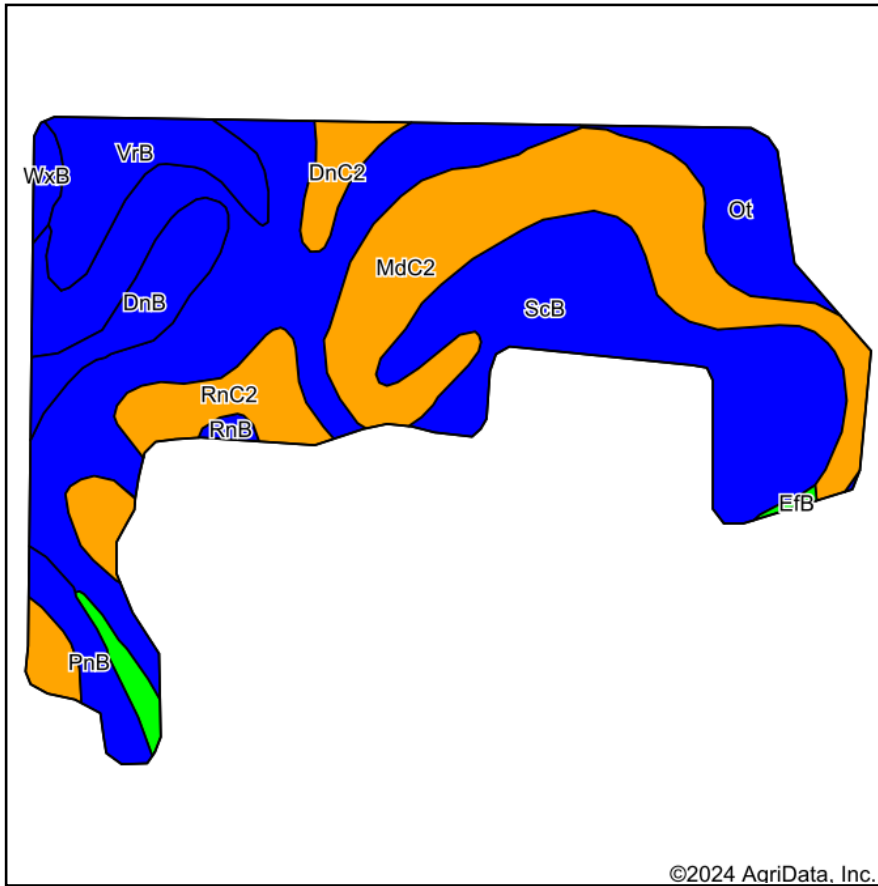
Stand Alone Bunker

- 100'x34'
- 3-wall
- Full concrete
- 20' concrete entry/exit pad

CAFO Permitted

(2) Septic systems – See Public Health Madison & Dane County website for septic requirements. (1) is currently in compliance and (1) is not in compliance





Soils data provided by USDA and NRCS.

Area Symbol: WI025, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
ScB	St. Charles silt loam, 2 to 6 percent slopes	21.96	47.1%		Ile
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	9.56	20.4%		IIIe
RnC2	Ringwood silt loam, 6 to 12 percent slopes, eroded	3.59	7.7%		IIIe
VrB	Virgil silt loam, 1 to 4 percent slopes	3.10	6.6%		IIw
Ot	Otter silt loam	2.78	5.9%		IIw
DnB	Dodge silt loam, 2 to 6 percent slopes	2.11	4.5%		Ile
PnB	Plano silt loam, till substratum, 2 to 6 percent slopes	1.37	2.9%		Ile
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded	1.02	2.2%		IIIe
TrB	Troxel silt loam, 0 to 3 percent slopes	0.55	1.2%		Ie
WxB	Whalan silt loam, 2 to 6 percent slopes	0.44	0.9%		Ile
RnB	Ringwood silt loam, 2 to 6 percent slopes	0.19	0.4%		Ile
EfB	Elburn silt loam, 0 to 3 percent slopes	0.09	0.2%		Iw

*c: Using Capabilities Class Dominant Condition Aggregation Method



DANE COUNTY TREASURER'S OFFICE
210 MARTIN LUTHER KING JR BLVD RM 114
MADISON WI 53703

2023 E-Bill

THIS IS AN ELECTRONIC COPY OF REAL ESTATE PROPERTY TAX INFORMATION (E-BILL). OFFICIAL TAX BILLS ARE SENT OUT IN DECEMBER AND CAN BE OBTAINED FROM THE LOCAL MUNICIPAL TREASURER.

LOCAL MUNICIPALITY: **TOWN OF BRISTOL**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0911-243-9200-6		4/30/2024

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$13,500.00	N/A
Improvement	\$0.00	N/A
Total	\$13,500.00	N/A

JURISDICTION			AMOUNT
DANE COUNTY			\$43.05
TOWN OF BRISTOL			\$17.24
SUN PRAIRIE SCHOOL DIST			\$109.15
MADISON TECH COLLEGE			\$9.12
NET ASSESSED VALUE (MILL RATE)	0.013226711	TOTAL TAXES	\$178.56
SPECIAL ASSESSMENTS AND CHARGES			\$0.00
MFL			\$0.00
TOTAL TAXES, SPECIALS, AND MFL			\$178.56
CREDITS			
LOTTERY CREDIT			\$0.00
FIRST DOLLAR CREDIT			\$0.00
TOTAL AMOUNT DUE - FULL PAYMENT			\$178.56
First Installment			\$89.28
Second Installment			\$89.28

**TOWN OF BRISTOL
TOWN OF BRISTOL TREASURER
7747 COUNTY ROAD N
SUN PRAIRIE WI 53590**

		PARCEL NUMBER
		0911-243-9200-6
FULL PAYMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$178.56
FIRST INSTALLMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$89.28
SECOND INSTALLMENT	DUE BY JULY 31, 2024 - TO COUNTY TREASURER	\$89.28



DANE COUNTY TREASURER'S OFFICE
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LOCAL MUNICIPALITY: **TOWN OF BRISTOL**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0911-252-8000-9	6790 TWIN LANE RD	4/30/2024

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$87,100.00	N/A
Improvement	\$233,400.00	N/A
Total	\$320,500.00	N/A

JURISDICTION			AMOUNT
DANE COUNTY			\$1,021.99
TOWN OF BRISTOL			\$409.31
SUN PRAIRIE SCHOOL DIST			\$2,591.29
MADISON TECH COLLEGE			\$216.57
NET ASSESSED VALUE (MILL RATE)	0.013226711	TOTAL TAXES	\$4,239.16
SPECIAL ASSESSMENTS AND CHARGES			\$9.54
MFL			\$0.00
TOTAL TAXES, SPECIALS, AND MFL			\$4,248.70
CREDITS			
LOTTERY CREDIT			\$0.00
FIRST DOLLAR CREDIT			\$88.74
TOTAL AMOUNT DUE - FULL PAYMENT			\$4,159.96
First Installment			\$2,084.75
Second Installment			\$2,075.21

**TOWN OF BRISTOL
TOWN OF BRISTOL TREASURER
7747 COUNTY ROAD N
SUN PRAIRIE WI 53590**

		PARCEL NUMBER
		0911-252-8000-9
FULL PAYMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$4,159.96
FIRST INSTALLMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$2,084.75
SECOND INSTALLMENT	DUE BY JULY 31, 2024 - TO COUNTY TREASURER	\$2,075.21



DANE COUNTY TREASURER'S OFFICE
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MADISON WI 53703

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LOCAL MUNICIPALITY: **TOWN OF BRISTOL**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0911-252-8500-4	6790 TWIN LANE RD	5/22/2024

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$291,100.00	N/A
Improvement	\$2,154,400.00	N/A
Total	\$2,445,500.00	N/A

JURISDICTION		AMOUNT
DANE COUNTY		\$7,798.08
TOWN OF BRISTOL		\$3,123.15
SUN PRAIRIE SCHOOL DIST		\$19,772.18
MADISON TECH COLLEGE		\$1,652.52
NET ASSESSED VALUE (MILL RATE)	0.013226711	TOTAL TAXES
		\$32,345.93
SPECIAL ASSESSMENTS AND CHARGES		\$7,509.54
MFL		\$0.00
TOTAL TAXES, SPECIALS, AND MFL		\$39,855.47
CREDITS		
LOTTERY CREDIT		\$330.32
FIRST DOLLAR CREDIT		\$88.74
TOTAL AMOUNT DUE - FULL PAYMENT		\$39,436.41
First Installment		\$23,307.82
Second Installment		\$16,128.59

**TOWN OF BRISTOL
TOWN OF BRISTOL TREASURER
7747 COUNTY ROAD N
SUN PRAIRIE WI 53590**

		PARCEL NUMBER
		0911-252-8500-4
FULL PAYMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$39,436.41
FIRST INSTALLMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$23,307.82
SECOND INSTALLMENT	DUE BY JULY 31, 2024 - TO COUNTY TREASURER	\$16,128.59

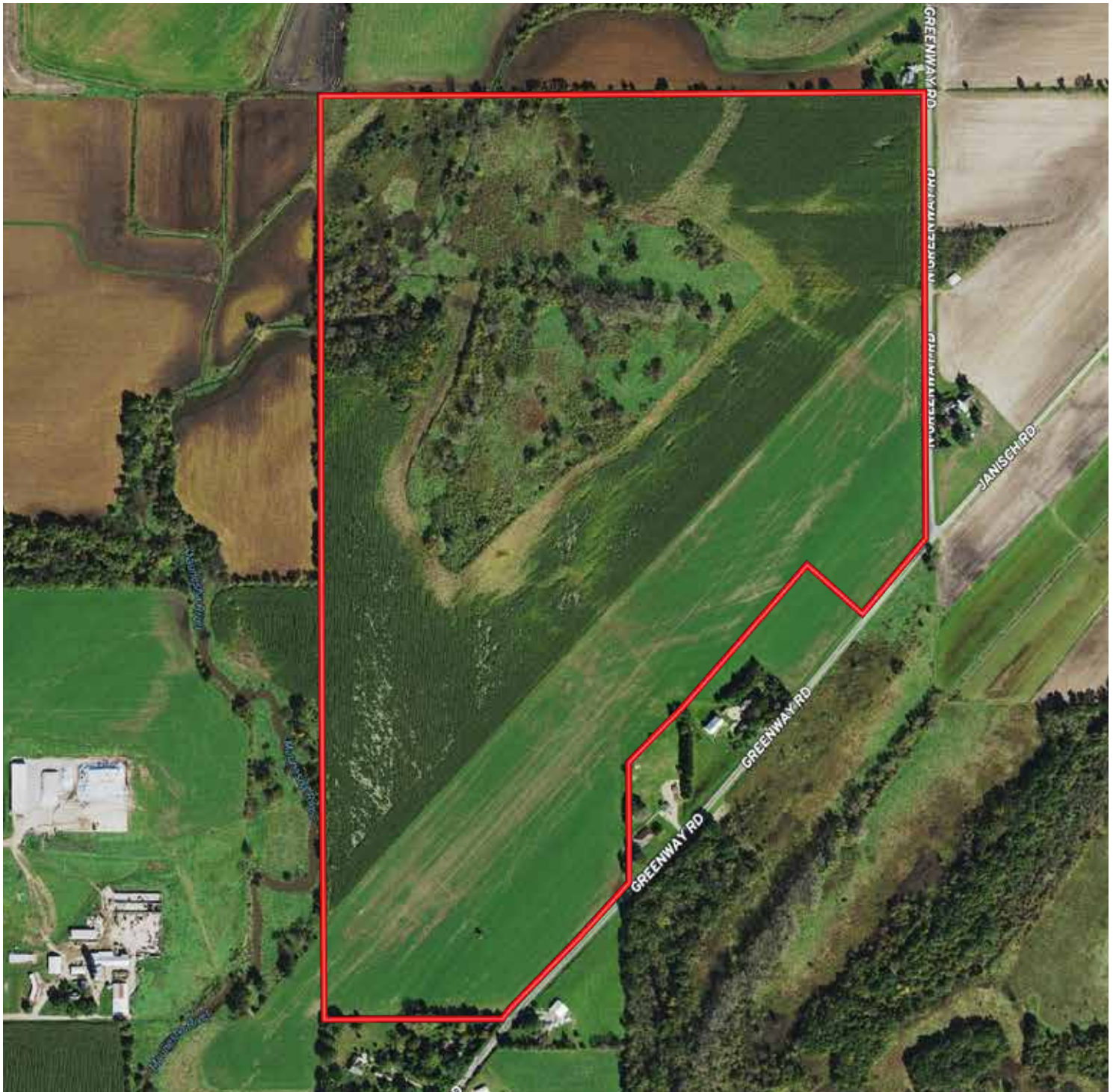
Total Acres: 187.05±

Cropland Acres: 131.92±

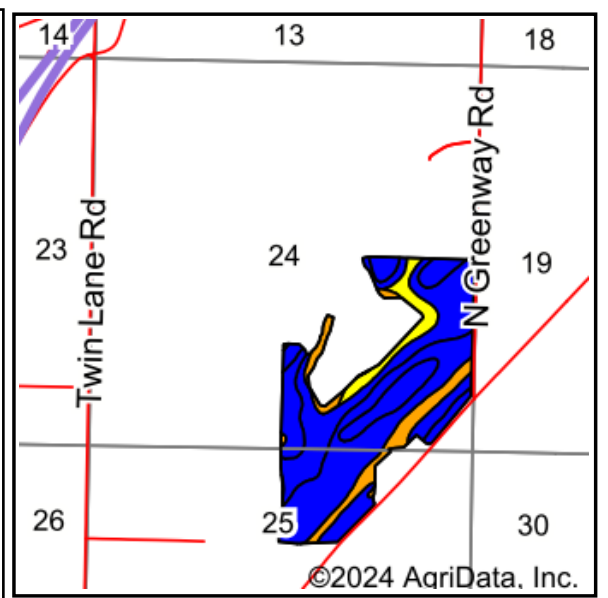
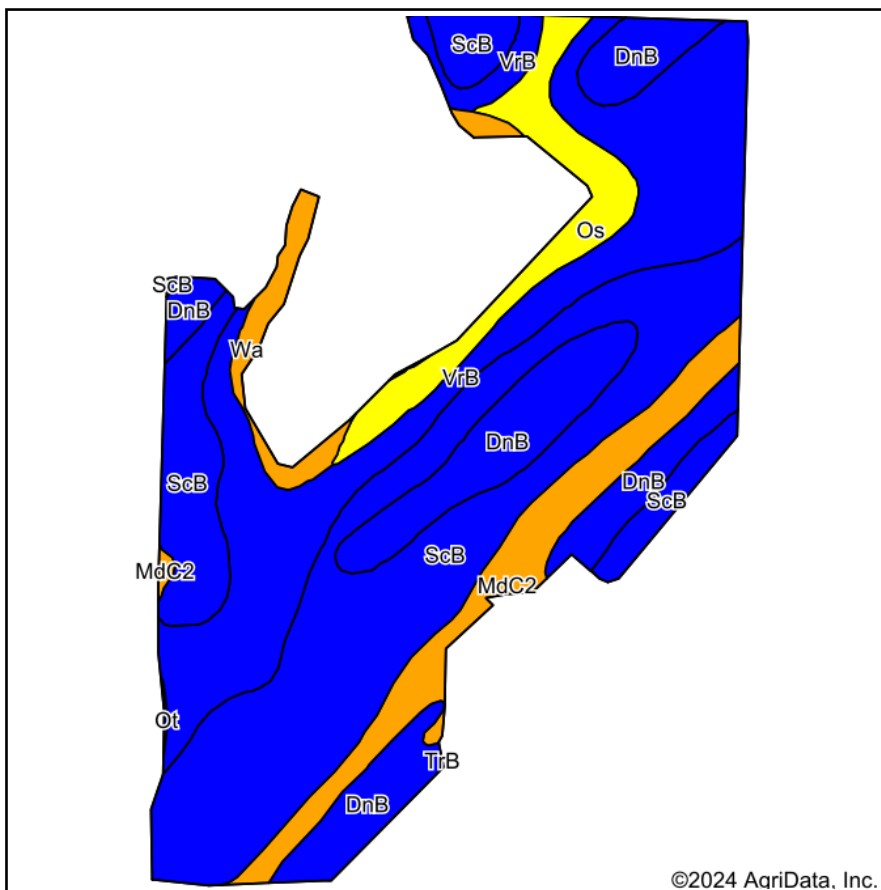
PID #: 0911-244-8000-9, 0911-244-8500-4, 0911-244-9000-7, 0911-244-9500-2, 0911-251-8100-9, 0911-251-8500-5

Soils: St. Charles silt loam, 2 to 6 percent slopes (38.3%), Virgil silt loam, 1 to 4 percent slopes (26.0%), Dodge silt loam, 2 to 6 percent slopes (17.1%), McHenry silt loam, 6 to 12 percent slopes, eroded (8.8%), Orion silt loam, wet (6.8%), Wacousta silty clay loam, 0 to 2 percent slopes (2.9%), Otter silt loam (0.1%)

Taxes (2023): \$1,222.15



*Lines are approximate



Soils data provided by USDA and NRCS.

©2024 AqriData, Inc.

Area Symbol: WI025, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
ScB	St. Charles silt loam, 2 to 6 percent slopes	50.54	38.3%		IIe
VrB	Virgil silt loam, 1 to 4 percent slopes	34.39	26.0%		IIw
DnB	Dodge silt loam, 2 to 6 percent slopes	22.59	17.1%		IIe
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	11.64	8.8%		IIIe
Os	Orion silt loam, wet	9.04	6.8%		IVw
Wa	Wacousta silty clay loam, 0 to 2 percent slopes	3.83	2.9%		IIIw
Ot	Otter silt loam	0.09	0.1%		IIw

*c: Using Capabilities Class Dominant Condition Aggregation Method



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LOCAL MUNICIPALITY: **TOWN OF BRISTOL**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0911-244-8000-9		4/30/2024

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$16,200.00	N/A
Improvement	\$0.00	N/A
Total	\$16,200.00	N/A

JURISDICTION		AMOUNT
DANE COUNTY		\$51.66
TOWN OF BRISTOL		\$20.69
SUN PRAIRIE SCHOOL DIST		\$130.98
MADISON TECH COLLEGE		\$10.95
NET ASSESSED VALUE (MILL RATE)	0.013226711	TOTAL TAXES
		\$214.28
SPECIAL ASSESSMENTS AND CHARGES		\$0.00
MFL		\$0.00
TOTAL TAXES, SPECIALS, AND MFL		\$214.28
CREDITS		
LOTTERY CREDIT		\$0.00
FIRST DOLLAR CREDIT		\$0.00
TOTAL AMOUNT DUE - FULL PAYMENT		\$214.28
First Installment		\$107.14
Second Installment		\$107.14

**TOWN OF BRISTOL
TOWN OF BRISTOL TREASURER
7747 COUNTY ROAD N
SUN PRAIRIE WI 53590**

		PARCEL NUMBER
		0911-244-8000-9
FULL PAYMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$214.28
FIRST INSTALLMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$107.14
SECOND INSTALLMENT	DUE BY JULY 31, 2024 - TO COUNTY TREASURER	\$107.14



DANE COUNTY TREASURER'S OFFICE
210 MARTIN LUTHER KING JR BLVD RM 114
MADISON WI 53703

2023 E-Bill

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LOCAL MUNICIPALITY: **TOWN OF BRISTOL**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0911-244-8500-4		4/30/2024

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$32,900.00	N/A
Improvement	\$0.00	N/A
Total	\$32,900.00	N/A

JURISDICTION			AMOUNT
DANE COUNTY			\$104.91
TOWN OF BRISTOL			\$42.02
SUN PRAIRIE SCHOOL DIST			\$266.00
MADISON TECH COLLEGE			\$22.23
NET ASSESSED VALUE (MILL RATE)	0.013226711	TOTAL TAXES	\$435.16
SPECIAL ASSESSMENTS AND CHARGES			\$0.00
MFL			\$0.00
TOTAL TAXES, SPECIALS, AND MFL			\$435.16
CREDITS			
LOTTERY CREDIT			\$0.00
FIRST DOLLAR CREDIT			\$0.00
TOTAL AMOUNT DUE - FULL PAYMENT			\$435.16
First Installment			\$217.58
Second Installment			\$217.58

**TOWN OF BRISTOL
TOWN OF BRISTOL TREASURER
7747 COUNTY ROAD N
SUN PRAIRIE WI 53590**

		PARCEL NUMBER
		0911-244-8500-4
FULL PAYMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$435.16
FIRST INSTALLMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$217.58
SECOND INSTALLMENT	DUE BY JULY 31, 2024 - TO COUNTY TREASURER	\$217.58



DANE COUNTY TREASURER'S OFFICE
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MADISON WI 53703

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LOCAL MUNICIPALITY: **TOWN OF BRISTOL**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0911-244-9000-7		4/30/2024

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$18,600.00	N/A
Improvement	\$0.00	N/A
Total	\$18,600.00	N/A

JURISDICTION			AMOUNT
DANE COUNTY			\$59.31
TOWN OF BRISTOL			\$23.75
SUN PRAIRIE SCHOOL DIST			\$150.38
MADISON TECH COLLEGE			\$12.57
NET ASSESSED VALUE (MILL RATE)	0.013226711	TOTAL TAXES	\$246.01
SPECIAL ASSESSMENTS AND CHARGES			\$0.00
MFL			\$0.00
TOTAL TAXES, SPECIALS, AND MFL			\$246.01
CREDITS			
LOTTERY CREDIT			\$0.00
FIRST DOLLAR CREDIT			\$0.00
TOTAL AMOUNT DUE - FULL PAYMENT			\$246.01
First Installment			\$123.01
Second Installment			\$123.00

**TOWN OF BRISTOL
TOWN OF BRISTOL TREASURER
7747 COUNTY ROAD N
SUN PRAIRIE WI 53590**

		PARCEL NUMBER
		0911-244-9000-7
FULL PAYMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$246.01
FIRST INSTALLMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$123.01
SECOND INSTALLMENT	DUE BY JULY 31, 2024 - TO COUNTY TREASURER	\$123.00



DANE COUNTY TREASURER'S OFFICE
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LOCAL MUNICIPALITY: **TOWN OF BRISTOL**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0911-244-9500-2		4/30/2024

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$10,200.00	N/A
Improvement	\$0.00	N/A
Total	\$10,200.00	N/A

JURISDICTION			AMOUNT
DANE COUNTY			\$32.53
TOWN OF BRISTOL			\$13.03
SUN PRAIRIE SCHOOL DIST			\$82.47
MADISON TECH COLLEGE			\$6.89
NET ASSESSED VALUE (MILL RATE)	0.013226711	TOTAL TAXES	\$134.92
SPECIAL ASSESSMENTS AND CHARGES			\$0.00
MFL			\$0.00
TOTAL TAXES, SPECIALS, AND MFL			\$134.92
CREDITS			
LOTTERY CREDIT			\$0.00
FIRST DOLLAR CREDIT			\$0.00
TOTAL AMOUNT DUE - FULL PAYMENT			\$134.92
First Installment			\$67.46
Second Installment			\$67.46

**TOWN OF BRISTOL
TOWN OF BRISTOL TREASURER
7747 COUNTY ROAD N
SUN PRAIRIE WI 53590**

		PARCEL NUMBER
		0911-244-9500-2
FULL PAYMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$134.92
FIRST INSTALLMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$67.46
SECOND INSTALLMENT	DUE BY JULY 31, 2024 - TO COUNTY TREASURER	\$67.46



DANE COUNTY TREASURER'S OFFICE
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LOCAL MUNICIPALITY: **TOWN OF BRISTOL**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0911-251-8100-9		4/30/2024

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$200.00	N/A
Improvement	\$0.00	N/A
Total	\$200.00	N/A

JURISDICTION		AMOUNT
DANE COUNTY		\$0.64
TOWN OF BRISTOL		\$0.26
SUN PRAIRIE SCHOOL DIST		\$1.61
MADISON TECH COLLEGE		\$0.14
NET ASSESSED VALUE (MILL RATE)	0.013226711	TOTAL TAXES
		\$2.65
SPECIAL ASSESSMENTS AND CHARGES		\$0.00
MFL		\$0.00
TOTAL TAXES, SPECIALS, AND MFL		\$2.65
CREDITS		
LOTTERY CREDIT		\$0.00
FIRST DOLLAR CREDIT		\$0.00
TOTAL AMOUNT DUE - FULL PAYMENT		\$2.65
First Installment		\$2.65
Second Installment		\$0.00

**TOWN OF BRISTOL
TOWN OF BRISTOL TREASURER
7747 COUNTY ROAD N
SUN PRAIRIE WI 53590**

		PARCEL NUMBER
		0911-251-8100-9
FULL PAYMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$2.65
FIRST INSTALLMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$2.65
SECOND INSTALLMENT	DUE BY JULY 31, 2024 - TO COUNTY TREASURER	\$0.00



DANE COUNTY TREASURER'S OFFICE
210 MARTIN LUTHER KING JR BLVD RM 114
MADISON WI 53703

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LOCAL MUNICIPALITY: **TOWN OF BRISTOL**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0911-251-8500-5		4/30/2024

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$14,300.00	N/A
Improvement	\$0.00	N/A
Total	\$14,300.00	N/A

JURISDICTION			AMOUNT
DANE COUNTY			\$45.60
TOWN OF BRISTOL			\$18.26
SUN PRAIRIE SCHOOL DIST			\$115.61
MADISON TECH COLLEGE			\$9.66
NET ASSESSED VALUE (MILL RATE)	0.013226711	TOTAL TAXES	\$189.13
SPECIAL ASSESSMENTS AND CHARGES			\$0.00
MFL			\$0.00
TOTAL TAXES, SPECIALS, AND MFL			\$189.13
CREDITS			
LOTTERY CREDIT			\$0.00
FIRST DOLLAR CREDIT			\$0.00
TOTAL AMOUNT DUE - FULL PAYMENT			\$189.13
First Installment			\$94.57
Second Installment			\$94.56

**TOWN OF BRISTOL
TOWN OF BRISTOL TREASURER
7747 COUNTY ROAD N
SUN PRAIRIE WI 53590**

		PARCEL NUMBER
		0911-251-8500-5
FULL PAYMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$189.13
FIRST INSTALLMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$94.57
SECOND INSTALLMENT	DUE BY JULY 31, 2024 - TO COUNTY TREASURER	\$94.56



United States Department of Agriculture

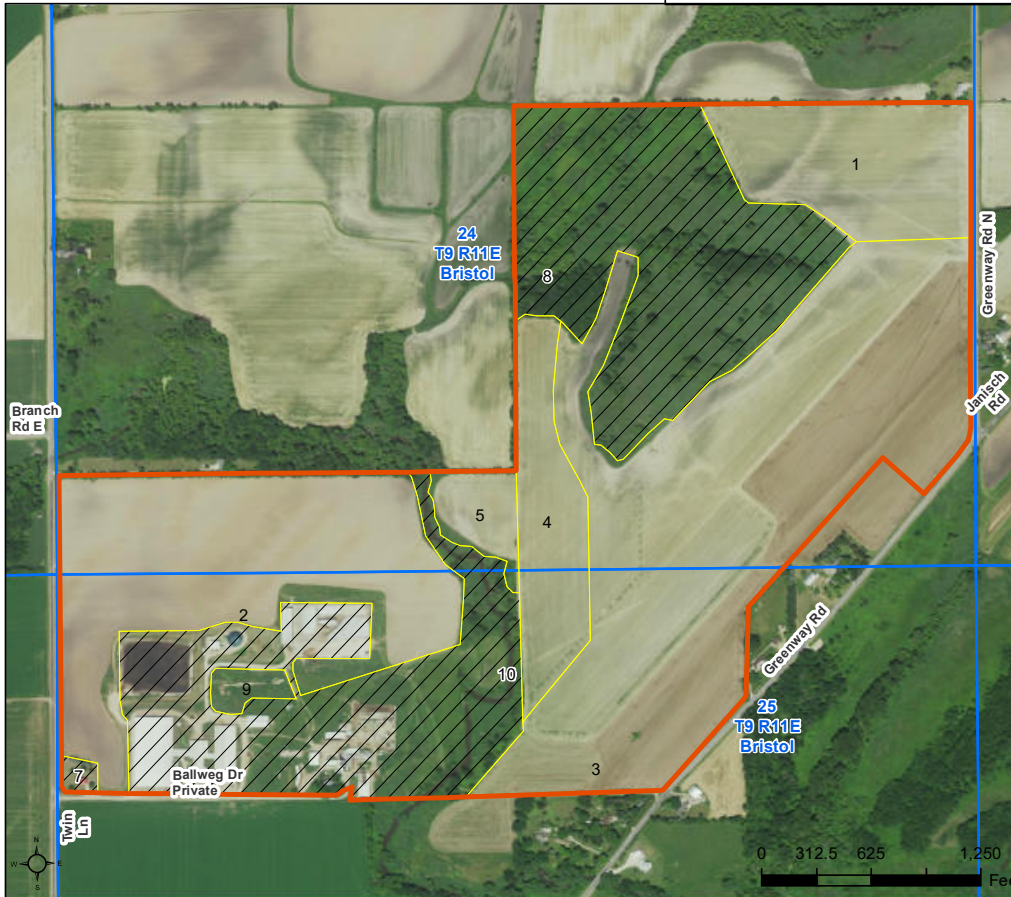
Dane County, Wisconsin

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

Farm 22133

Tract 2104

2024 Program Year



CLU	Acres	HEL	Crop
1	22.4	NHEL	
2	52.61	UHEL	
3	93.75	NHEL	
4	15.77	NHEL	
5	5.25	NHEL	
7	0.89	NHEL	NC
8	52.06	NHEL	NC
9	2.08	UHEL	
10	48.67	UHEL	NC

Page Cropland Total: 191.86 acres

Map Created March 12, 2024

ST_PRMY_SYMB_TY

Road

Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS

NAIP Imagery 2022

Wetland Determination Identifiers

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

Tract Number : 2104

Description : SE 1/4 & SW 1/4 SEC 24 & NW 1/4 SEC 25 BRISTOL

FSA Physical Location : WISCONSIN/DANE

ANSI Physical Location : WISCONSIN/DANE

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DENNIS E BALLWEG

Other Producers : MAUNESHA RIVER DAIRY LLC

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
293.48	191.86	191.86	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	191.86	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	176.80	0.00	164
Soybeans	12.98	0.00	46
TOTAL	189.78	0.00	

Total Acres: 86.9±

Cropland Acres: 85.76±

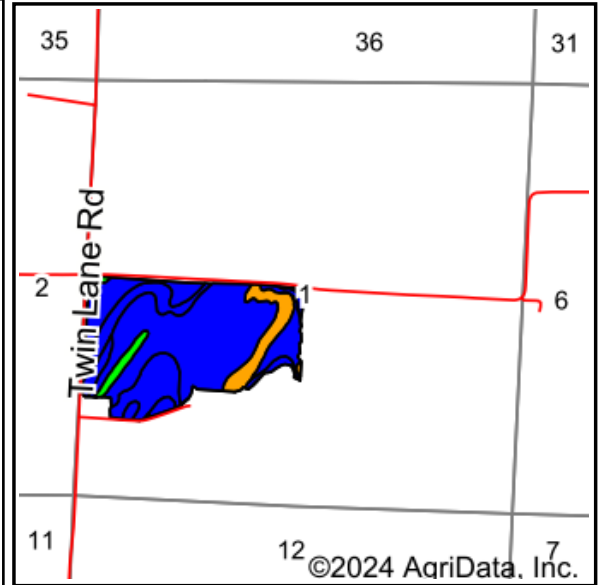
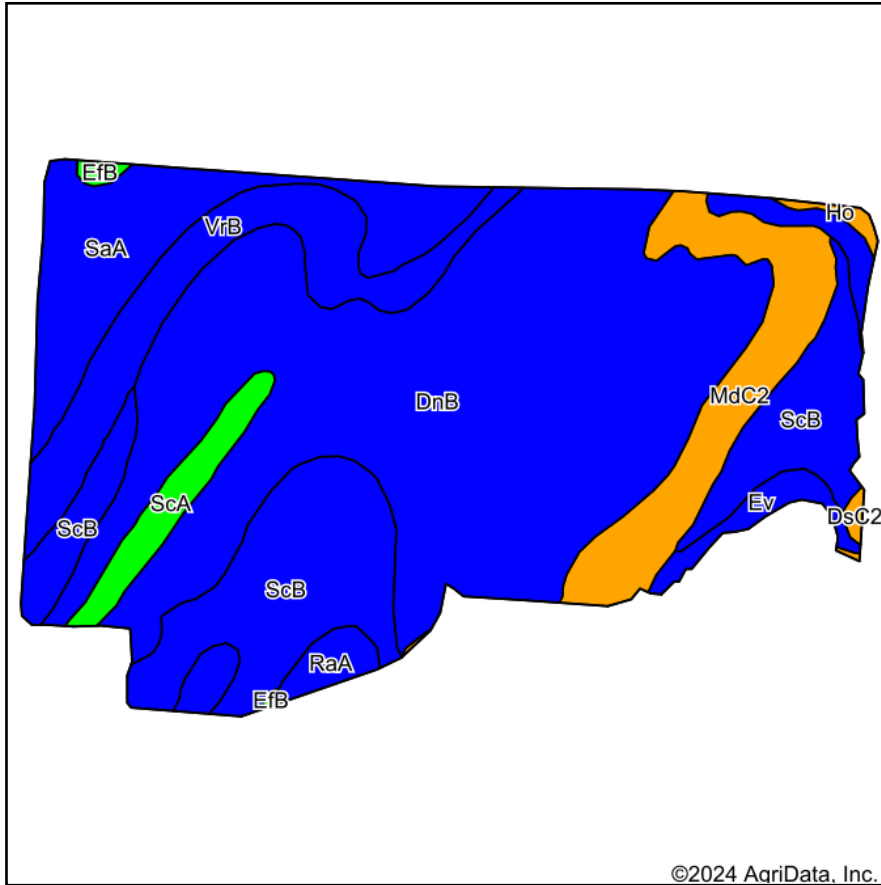
PID #: 0811-013-8550-0

Soils: Dodge silt loam, 2 to 6 percent slopes (48.2%), St. Charles silt loam, 2 to 6 percent slopes (17.5%), Sable silty clay loam, 0 to 2 percent slopes (11.0%), Virgil silt loam, 1 to 4 percent slopes (8.6%), McHenry silt loam, 6 to 12 percent slopes, eroded (8.5%), St. Charles silt loam, 0 to 2 percent slopes (2.6%), Elvers silt loam (1.5%), Radford silt loam, 0 to 3 percent slopes (1.2%), Houghton muck (0.4%), Elburn silt loam, 0 to 3 percent slopes (0.3%), Dresden silt loam, 6 to 12 percent slopes, eroded (0.2%)

Taxes (2023): \$477.35



*Lines are approximate



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Soils data provided by USDA and NRCS.

Area Symbol: WI025, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
DnB	Dodge silt loam, 2 to 6 percent slopes	39.69	48.2%	[Blue]	Ile
ScB	St. Charles silt loam, 2 to 6 percent slopes	14.34	17.5%	[Blue]	Ile
SaA	Sable silty clay loam, 0 to 2 percent slopes	9.02	11.0%	[Blue]	IIw
VrB	Virgil silt loam, 1 to 4 percent slopes	7.05	8.6%	[Blue]	IIw
Mdc2	McHenry silt loam, 6 to 12 percent slopes, eroded	6.96	8.5%	[Orange]	IIIe
ScA	St. Charles silt loam, 0 to 2 percent slopes	2.14	2.6%	[Green]	Iw
Ev	Elvers silt loam	1.22	1.5%	[Blue]	IIw
RaA	Radford silt loam, 0 to 3 percent slopes	0.95	1.2%	[Blue]	IIw
Ho	Houghton muck	0.32	0.4%	[Orange]	IIIw
EfB	Elburn silt loam, 0 to 3 percent slopes	0.26	0.3%	[Green]	Iw
DsC2	Dresden silt loam, 6 to 12 percent slopes, eroded	0.17	0.2%	[Orange]	IIIe

*c: Using Capabilities Class Dominant Condition Aggregation Method



DANE COUNTY TREASURER'S OFFICE
210 MARTIN LUTHER KING JR BLVD RM 114
MADISON WI 53703

2023 E-Bill

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LOCAL MUNICIPALITY: **TOWN OF SUN PRAIRIE**

PARCEL NUMBER	PARCEL ADDRESS	DATE E-BILL CREATED
0811-013-8550-0		4/30/2024

	ASSESSED VALUE	EST. FAIR MARKET VALUE
Land	\$23,300.00	N/A
Improvement	\$0.00	N/A
Total	\$23,300.00	N/A

JURISDICTION			AMOUNT
DANE COUNTY			\$109.83
TOWN OF SUN PRAIRIE			\$68.11
SUN PRAIRIE SCHOOL DIST			\$276.14
MADISON TECH COLLEGE			\$23.27
NET ASSESSED VALUE (MILL RATE)	0.020487061	TOTAL TAXES	\$477.35
SPECIAL ASSESSMENTS AND CHARGES			\$0.00
MFL			\$0.00
TOTAL TAXES, SPECIALS, AND MFL			\$477.35
CREDITS			
LOTTERY CREDIT			\$0.00
FIRST DOLLAR CREDIT			\$0.00
TOTAL AMOUNT DUE - FULL PAYMENT			\$477.35
First Installment			\$238.68
Second Installment			\$238.67

TOWN OF SUN PRAIRIE
KAY WEISENSEL, TREASURER
5556 TWIN LANE RD
MARSHALL WI 53559

		PARCEL NUMBER
		0811-013-8550-0
FULL PAYMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$477.35
FIRST INSTALLMENT	DUE BY JANUARY 31, 2024 - TO MUNICIPAL TREASURER	\$238.68
SECOND INSTALLMENT	DUE BY JULY 31, 2024 - TO COUNTY TREASURER	\$238.67



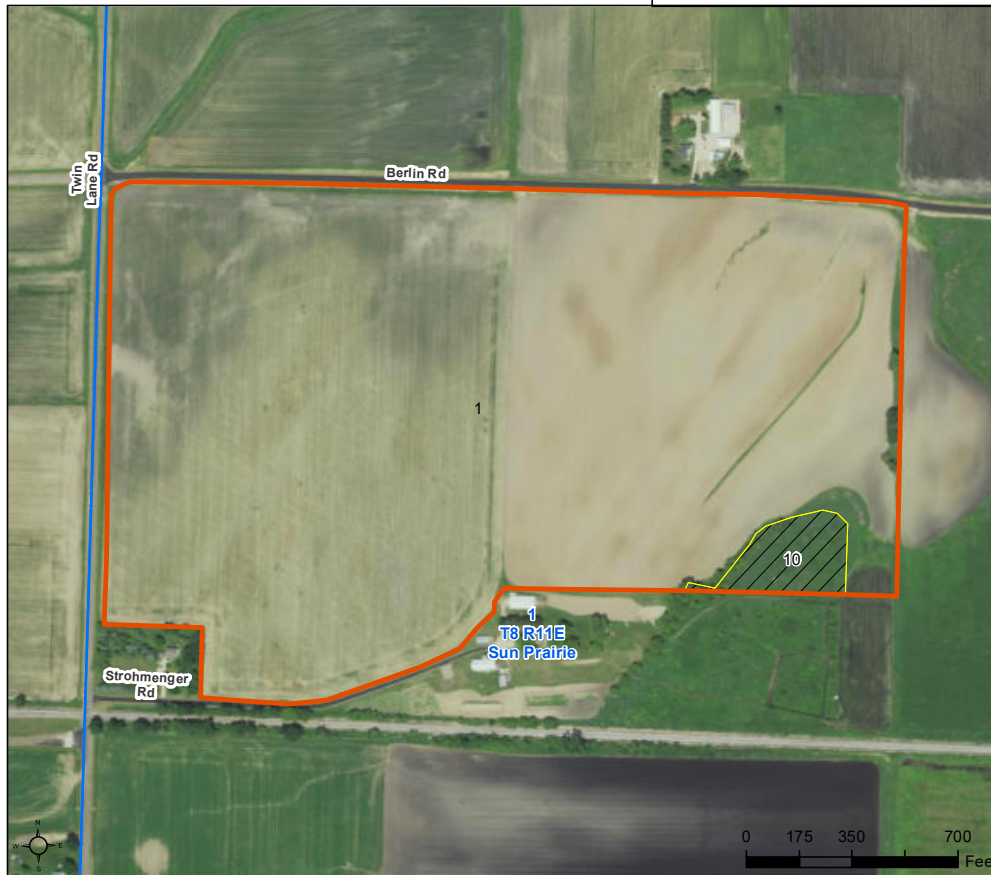
Dane County, Wisconsin

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

Farm 22133

Tract 18253

2024 Program Year



CLU	Acres	HEL	Crop
1	85.76	UHEL	
10	2.08	UHEL	NC

Page Cropland Total: 85.76 acres

Map Created March 14, 2024

ST_PRMY_SYMB_TY

Road

Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS

NAIP Imagery 2022

Wetland Determination

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

Tract Number	: 18253
Description	: SWQ Sec 1 of Sun Prairie
FSA Physical Location	: WISCONSIN/DANE
ANSI Physical Location	: WISCONSIN/DANE
BIA Unit Range Number	:
HEL Status	: HEL determinations not completed for all fields on the tract
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: DENNIS E BALLWEG
Other Producers	: None
Recon ID	: 55-025-2016-309

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
87.84	85.76	85.76	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	85.76	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	12.27	0.00	52
Oats	3.42	0.00	57
Corn	50.02	0.00	164
Soybeans	17.12	0.00	47
TOTAL	82.83	0.00	



Tract 1



Tract 2



Tract 2



Tract 3



Tract 3



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 received 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



DANE COUNTY
WISCONSIN

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