



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



DODGE COUNTY, WISCONSIN LAND AUCTION

Auctioneer's Note: We are honored to present 244.21 acres of land to be sold at auction in 4 tracts. This offering includes 3 tracts of highly productive farmland along with 1 tract containing a well-maintained and updated country home with several outbuildings. Buyers will have the opportunity to purchase any or all of the parcels, making this a versatile offering for farmers, investors, or those seeking a rural homestead. Don't miss this chance to purchase quality farmland and a farm site in a strong agricultural area.

240± ACRES



PREVIEW: December 1, 2025, 9:00AM–12:00PM or By appointment

Opening: Monday, December 8 | 8AM
Closing: Wednesday, December 17 | 2PM CDT 2025

**TIMED
ONLINE**



Contact Steffes Group Representative Randy Kath, (701) 429-8894, or visit 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.**
Steffes Group, Inc. License No 938382-91, Scott Steffes MN14-51, Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Gillespie MN14-30

Terms & Conditions

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 MONDAY, DECEMBER 8 AND WILL END AT 2PM WEDNESDAY, DECEMBER 17.

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.

CLOSING & BALANCE

Balance of the purchase price must be **paid in full at closing on: Friday, January 16, 2026.**

Closing will take place at Knight Barry Title in Beaver Dam, WI.

- 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.**

- **2025 Taxes: Paid by Seller.**
- **2026 Taxes: Paid by Buyer.**
- 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.

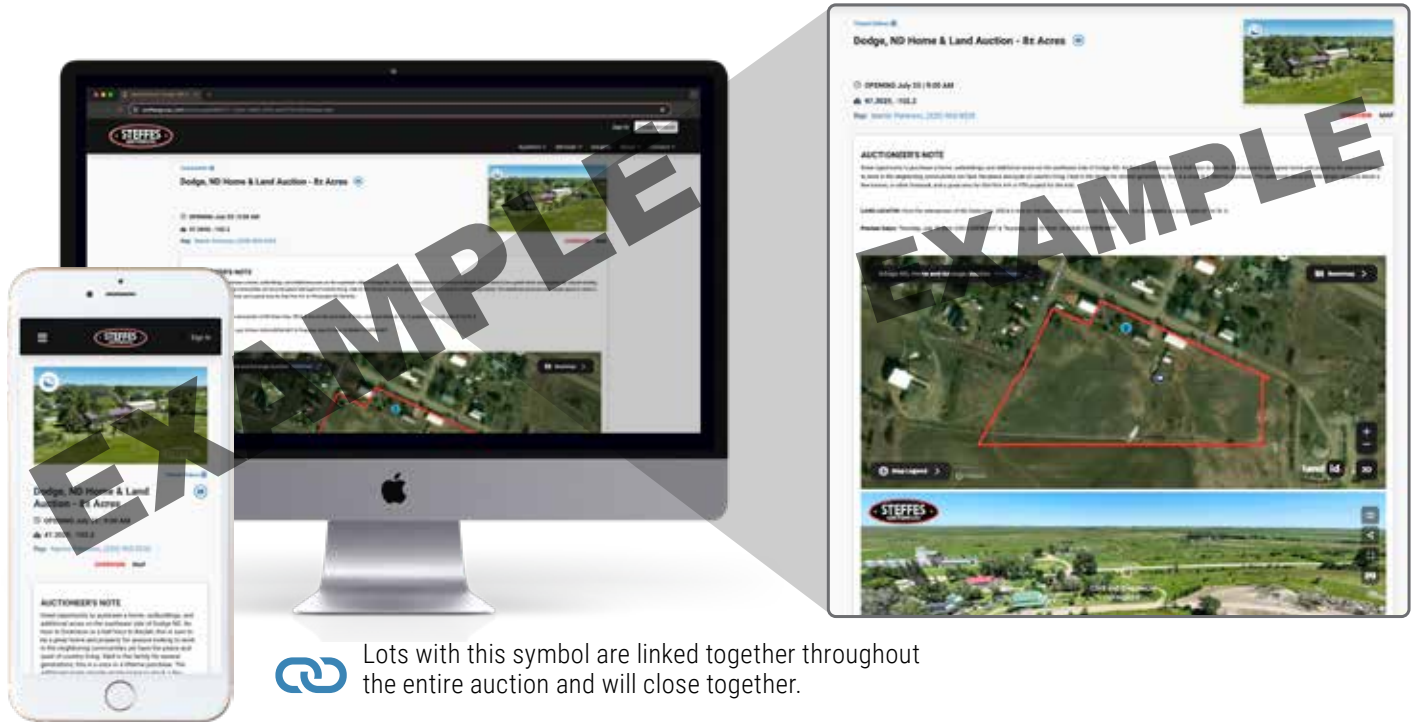
THE BIDDING STRATEGY

- 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.

Timed Online Bidding Process

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!



DECEMBER 2025

S	M	T	W	TH	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			

Tract Details

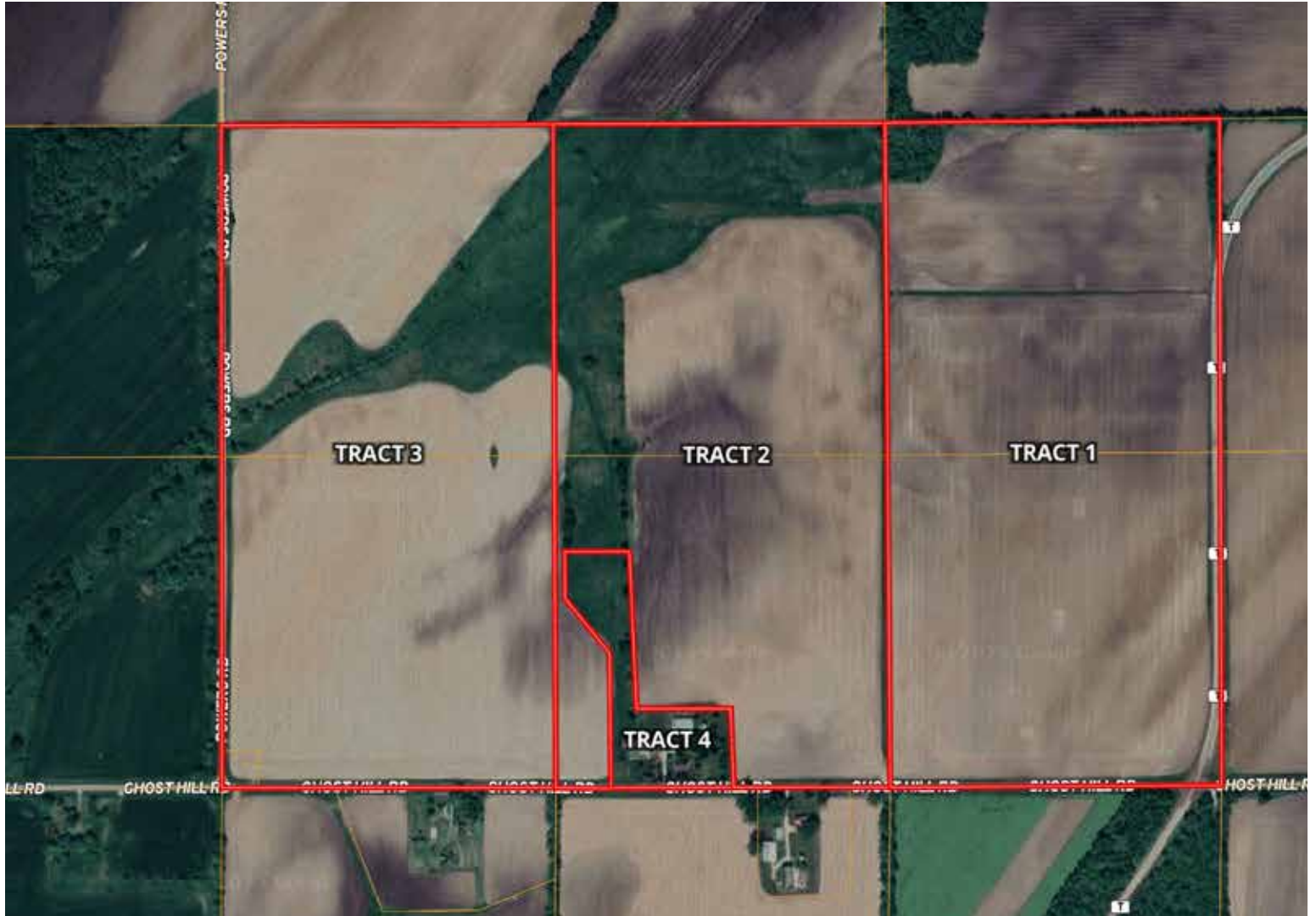
DODGE COUNTY, WI – TOWN OF ELBA

Land Located: From Columbus, WI, 3.7 miles east on WI-16E, 2.7 miles north on Co Rd T, .4 miles west on Ghost Hill Rd. Land is on the north side of the road.

Total Acres: 244.21±

PID #: 014-1013-0242-000, 014-1013-0241-000, 014-1013-0132-000, 014-1013-0243-000, 014-1013-0243-001, 014-1013-0244-000, 014-1013-0133-000

To Be Sold in 4 Tracts!



Tract 1 Details

Description: SEC 01, T 10 N, R 13 E, SW¼ of SW¼ PLAT: MB-METES AND BOUNDS SW1/4 SW1/4 SEC 1 & SEC 01, T 10 N, R 13 E, NW¼ of SW¼ PLAT: MB-METES AND BOUNDS NW1/4 SW1/4 SEC 1

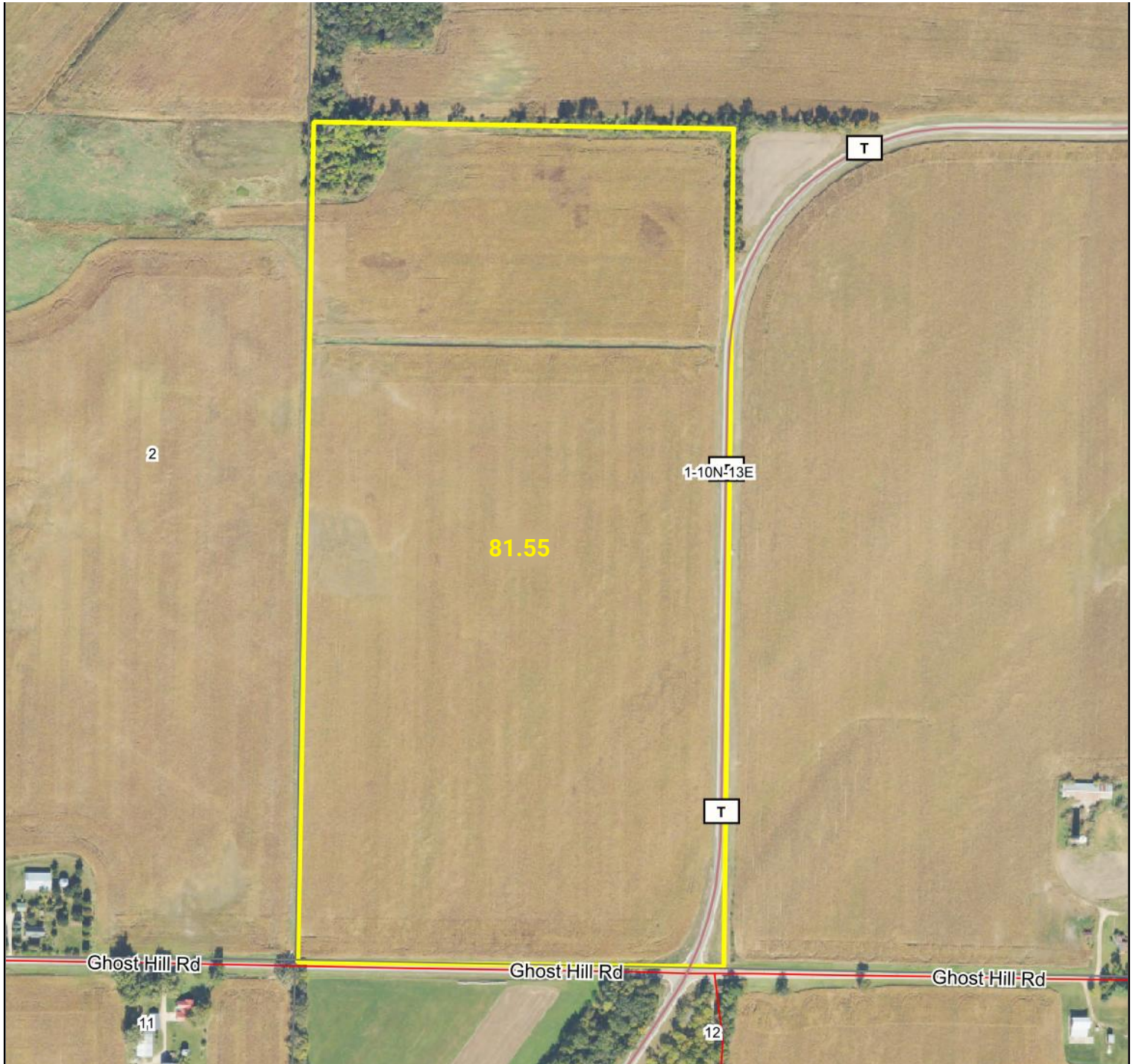
Total Acres: 81.55±

Cropland Acres: 78.46±

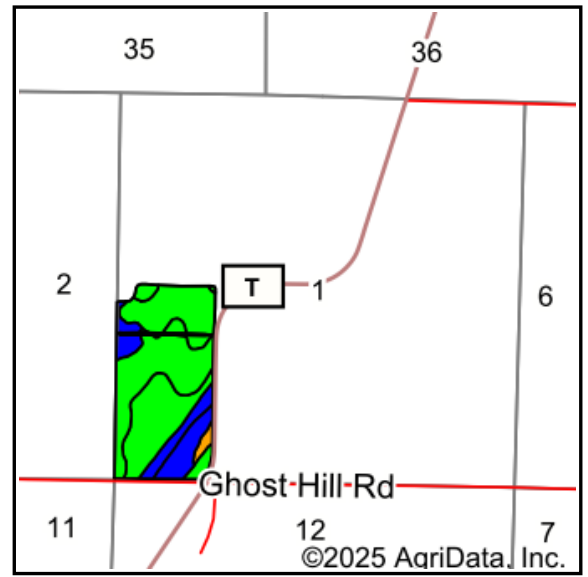
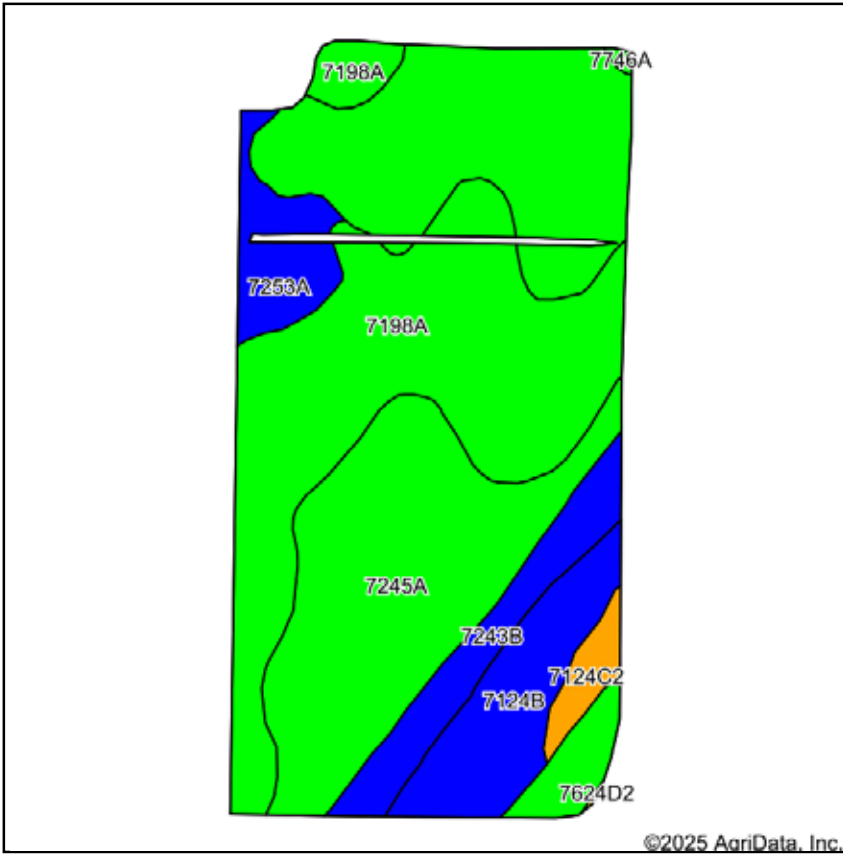
PID #: 014-1013-0132-000 & 014-1013-0133-000

Soils: St. Charles silt loam, moderately well drained, 0 to 2 percent slopes (47.0%), Elburn silt loam, 0 to 3 percent slopes (31.8%), Dodge silt loam, 2 to 6 percent slopes (8.4%), St. Charles silt loam, 2 to 6 percent slopes (6.2%), Pella silty clay loam, cool, 0 to 2 percent slopes (4.6%), Dodge silt loam, 6 to 12 percent slopes, eroded (1.8%), Plano silt loam, moderately well drained, 0 to 3 percent slopes (0.2%)

Taxes (2025): \$458.05



Tract 1 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: WI027, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
7245A	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	35.02	47.0%		I
7198A	Elburn silt loam, 0 to 3 percent slopes	23.76	31.8%		Iw
7124B	Dodge silt loam, 2 to 6 percent slopes	6.28	8.4%		Ile
7243B	St. Charles silt loam, 2 to 6 percent slopes	4.66	6.2%		Ile
7253A	Pella silty clay loam, cool, 0 to 2 percent slopes	3.45	4.6%		Ilw
7124C2	Dodge silt loam, 6 to 12 percent slopes, eroded	1.35	1.8%		IIIe
7746A	Plano silt loam, moderately well drained, 0 to 3 percent slopes	0.12	0.2%		Ie
Weighted Average					1.23

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1 Drone Photography



Tract 2 Details

Description: Pending Survey

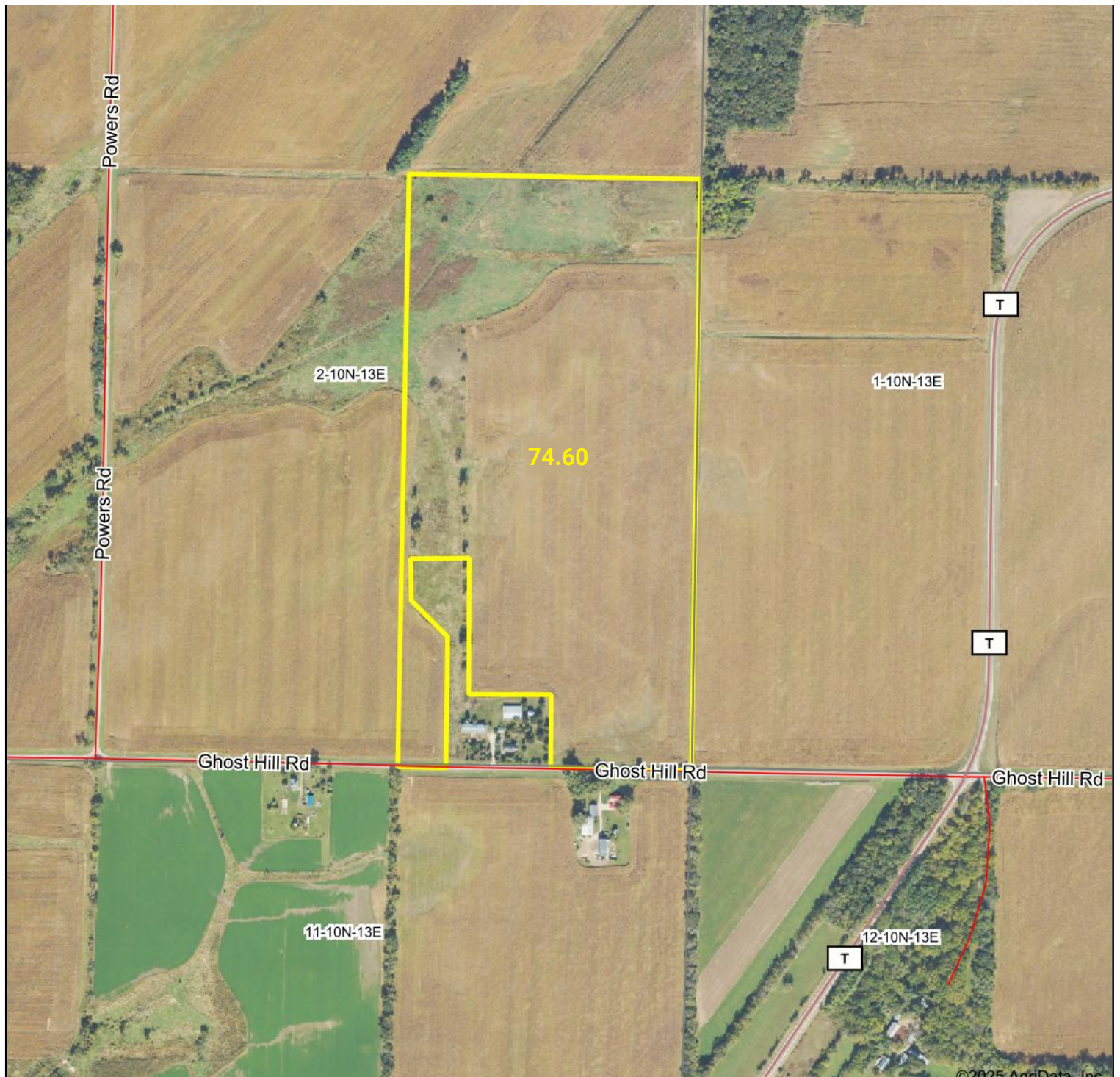
Total Acres: 74.60± (See Survey)

Cropland Acres: 48.84±

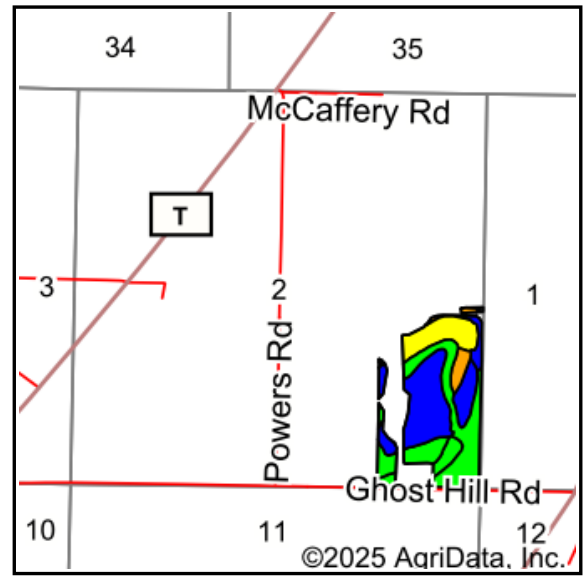
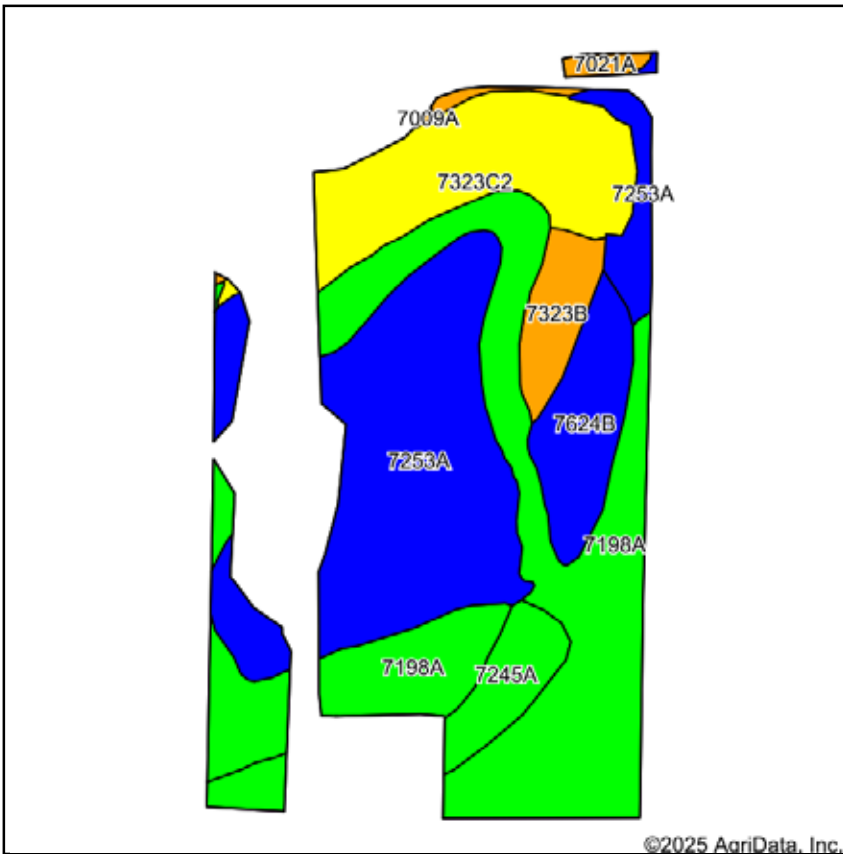
PID #: 014-1013-0241-000 & 014-1013-0244-000 (That part of, new legal & PID# to be assigned)

Soils: Elburn silt loam, 0 to 3 percent slopes (36.2%), Pella silty clay loam, cool, 0 to 2 percent slopes (31.6%), Casco loam, 6 to 12 percent slopes, eroded (14.6%), Miami silt loam, 2 to 6 percent slopes (7.0%), St. Charles silt loam, moderately well drained, 0 to 2 percent slopes (5.5%), Casco loam, 2 to 6 percent slopes (3.9%), Palms muck, 0 to 2 percent slopes (1.2%)

Taxes (2025): \$3,643.84 (For entire land. New tax amount TBD)



Tract 2 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: WI027, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
7198A	Elburn silt loam, 0 to 3 percent slopes	18.89	36.2%		Iw
7253A	Pella silty clay loam, cool, 0 to 2 percent slopes	16.50	31.6%		IIw
7323C2	Casco loam, 6 to 12 percent slopes, eroded	7.62	14.6%		IVe
7624B	Miami silt loam, 2 to 6 percent slopes	3.68	7.0%		IIe
7245A	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	2.89	5.5%		I
7323B	Casco loam, 2 to 6 percent slopes	2.05	3.9%		IIIe
7021A	Palms muck, 0 to 2 percent slopes	0.64	1.2%		IIIw
Weighted Average					1.93

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2 Drone Photography



Tract 3 Details

Description: SEC 02, T 10 N, R 13 E, NW¼ of SE¼ PLAT: MB-METES AND BOUNDS NW¼ SE¼ SEC 2 & SEC 02, T 10 N, R 13 E, SW¼ of SE¼ PLAT: MB-METES AND BOUNDS SW¼ SE¼ SEC 2 EX 1/2 AC IN SW COR FOR SCHOOLHOUSE SITE (SD 1/2 AC DESC AS COM SW COR OF SE¼ TH DUE N ON 1/4 LN 148 FT TH DUE E 148 FT

Total Acres: 81.26±

Cropland Acres: 71.93±

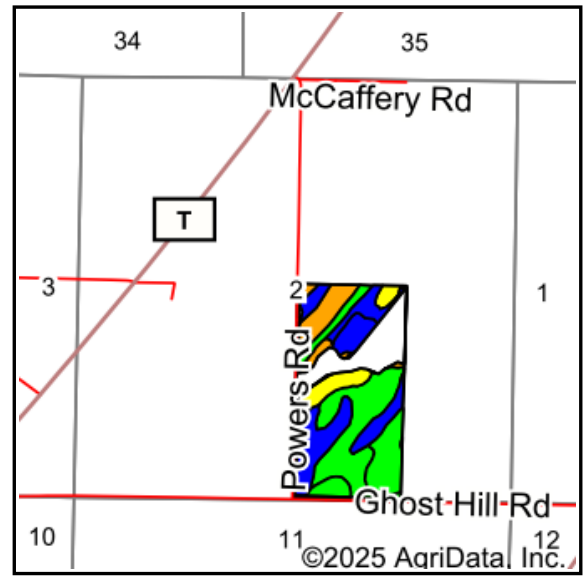
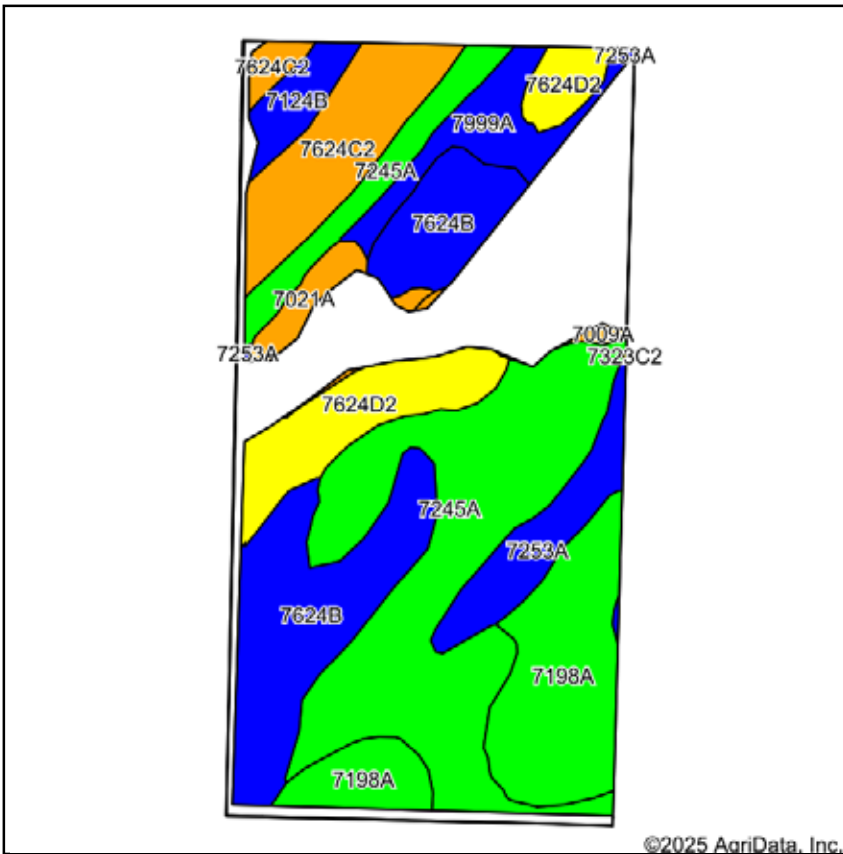
PID #: 014-1013-0242-000, 14-1013-0243-000 & 014-1013-0243-001

Soils: St. Charles silt loam, moderately well drained, 0 to 2 percent slopes (31.8%), Miami silt loam, 2 to 6 percent slopes (18.5%), Elburn silt loam, 0 to 3 percent slopes (15.2%), Miami silt loam, 6 to 12 percent slopes, eroded (9.5%), Miami silt loam, 12 to 18 percent slopes, eroded (9.3%), Pella silty clay loam, cool, 0 to 2 percent slopes (5.5%), Ackmore silt loam, 0 to 3 percent slopes (5.0%), Dodge silt loam, 2 to 6 percent slopes (2.6%), Palms muck, 0 to 2 percent slopes (2.1%), Houghton muck, 0 to 2 percent slopes (0.5%)

Taxes (2025): \$445.49



Tract 3 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: WI027, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
7245A	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	20.66	31.8%		I
7624B	Miami silt loam, 2 to 6 percent slopes	12.08	18.5%		IIe
7198A	Elburn silt loam, 0 to 3 percent slopes	9.93	15.2%		Iw
7624C2	Miami silt loam, 6 to 12 percent slopes, eroded	6.20	9.5%		IIIe
7624D2	Miami silt loam, 12 to 18 percent slopes, eroded	6.07	9.3%		IVe
7253A	Pella silty clay loam, cool, 0 to 2 percent slopes	3.60	5.5%		IIw
7999A	Ackmore silt loam, 0 to 3 percent slopes	3.24	5.0%		IIw
7124B	Dodge silt loam, 2 to 6 percent slopes	1.69	2.6%		IIe
7021A	Palms muck, 0 to 2 percent slopes	1.38	2.1%		IIIw
7009A	Houghton muck, 0 to 2 percent slopes	0.30	0.5%		IIIw
Weighted Average					1.84

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 3 Drone Photography



Tract 4 Details

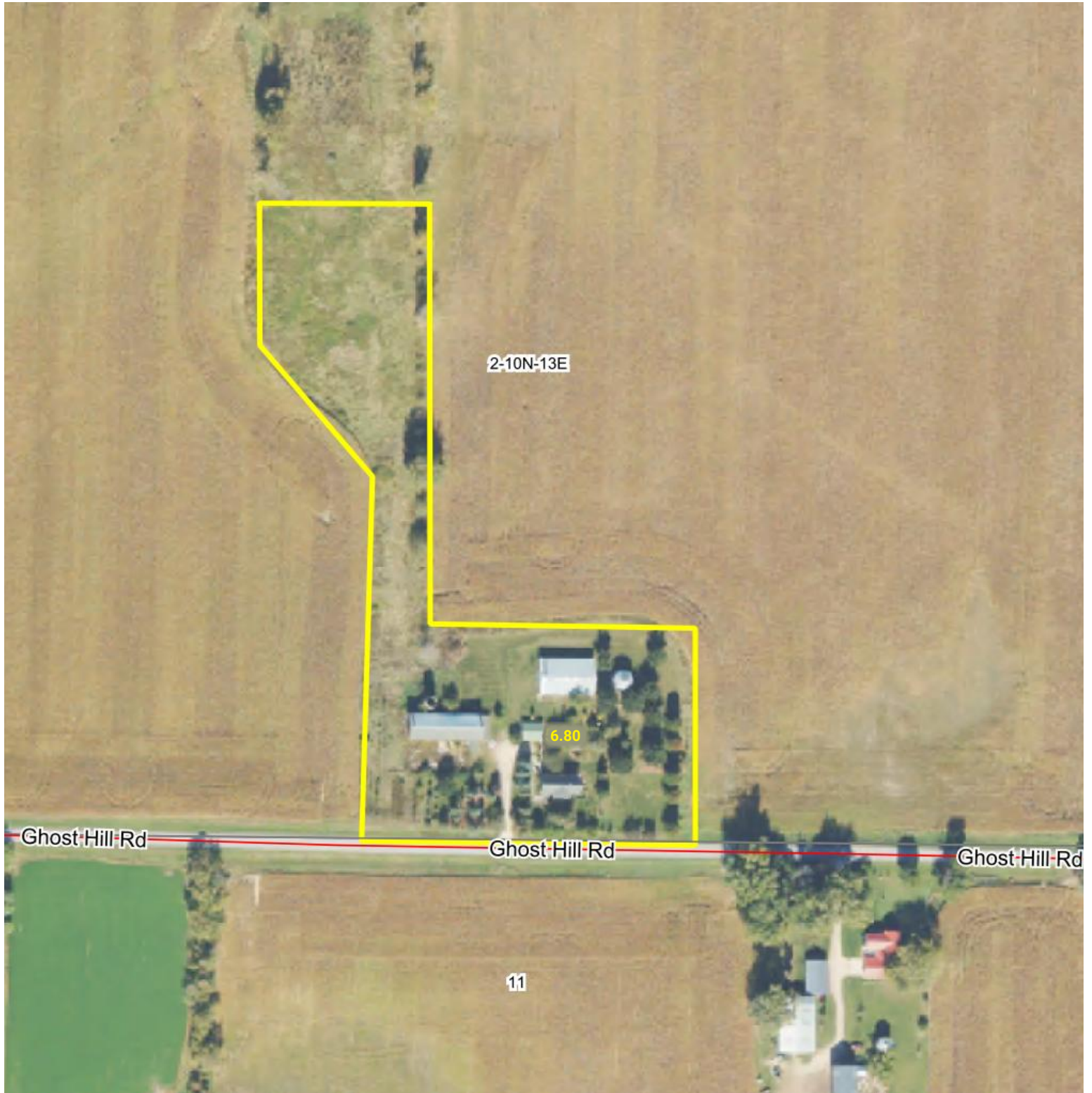
Address: W10520 Ghost Hill Rd, Columbus, WI 53925

Description: See Survey

Total Acres: 6.805± (See Survey)

PID #: 014-1013-0244-000 (That part of, new legal & PID# to be assigned)

Taxes (2025): \$3,441.35 (For entire land. New tax amount TBD)



Tract 4 Details

HOUSE DETAILS

(6) Bedrooms

(1) 12'x7', hardwood floors, walk in closet

(1) 16'x11', carpet over hardwood floors, walk in closet

(1) 14'x11', hardwood floors, walk in closet

(1) 20'x15', hardwood floors

(1) 13'x8', hardwood floors, walk in closet

(1) 12'x9', hardwood floors, walk in closet

(2) Full bathrooms

(1) 10'x7', walk in jacuzzi tub with shower, Toto heated toilet seat with automatic bidets, in-floor heat

(1) 13'x9', glass shower, claw foot tub, Toto heated toilet seat with automatic bidets, hardwood floors

Kitchen, remodeled in 2024

13'x10'

Stainless steel refrigerator/freezer

Stainless steel dishwasher

Electric range

GE dual stack microwave/oven recessed

Pantry

Wood cabinets

Hardwood floors

Dining room

16'x8'

Hardwood floors

Walk-out door to deck

Living room

15'x12'

Hardwood floors

Entertainment room

20'x17'

Carpet

Laundry room (hidden)

7'x3'

Whirlpool washer

LG electric dryer

Office

15'x8'

Hardwood floors

3rd floor extra room

A-frame

Wood floor

Rustic

Insulated

Man cave/game room/storage

Basement outdoor access

2022 Amana LP forced air furnace

Central A/C

Kinetico Reverse Osmosis Filtration System, new in 2024

Kinetico water softener system

80-gallon electric water heater

Pressure tank & water inlet

Drain tile with (2) sump pumps

200-amp service

Updated wiring & plumbing in 2014

Well, new well pump in 2025

Compliant septic

Updated vinyl windows

Shingled roof

Stained deck 26'x12', with 13' power awning

Fruit trees

Mature pine and hardwood trees

All electric buried in 2022.

Pole Shed, 80'x52' with 14' side walls

Barn, 120'x34'±

Garage, 28'x24'



Tract 4 Drone Photography



Tract 4 Drone Photography



Tract 4 Interior Photography



FSA Map & Abbreviated 156 Farm Records



United States
Department of
Agriculture

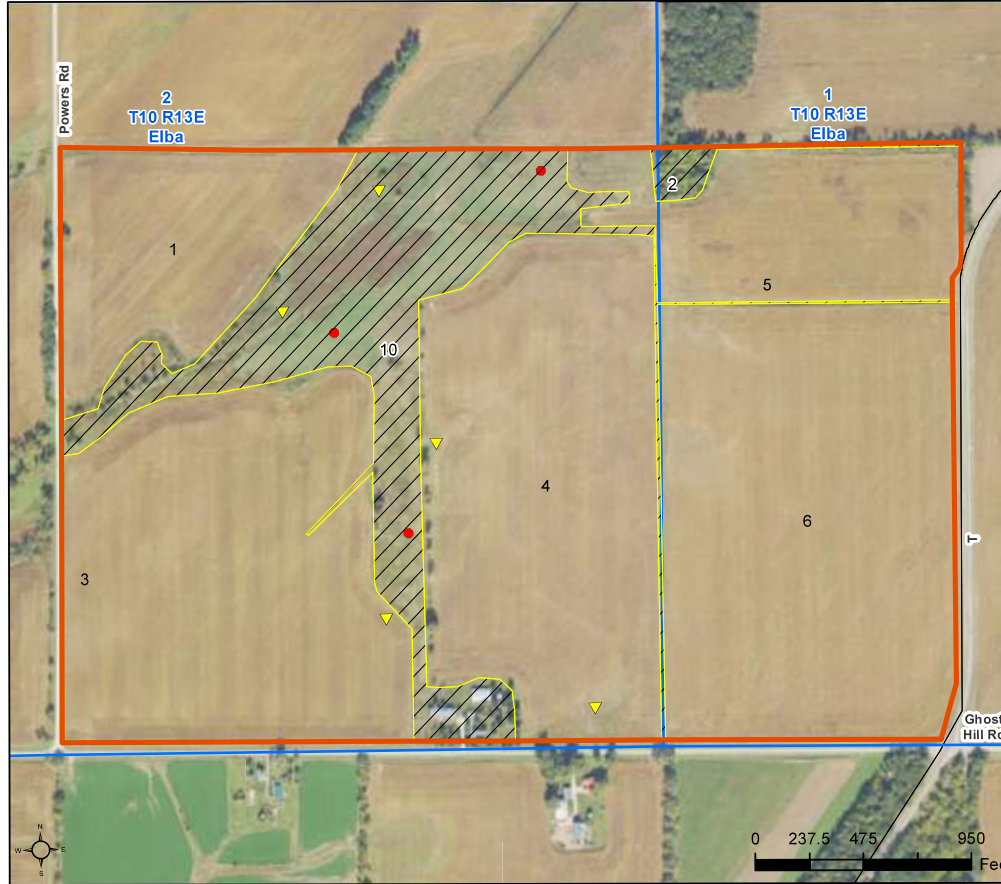
Dodge County, Wisconsin

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

Farm 12031

Tract 56359

2026 Program Year



CLU	Acres	HEL	Crop
1	22.03	HEL	
2	1.68	UHEL	NC
3	49.9	NHEL	
4	48.84	NHEL	
5	21.88	NHEL	
6	56.58	NHEL	
10	34.31	UHEL	NC

Page Cropland Total: 199.23 acres

Map Created September 03, 2025

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

Tract Number : 56359

Description : EL 1,2
FSA Physical Location : WISCONSIN/DODGE
ANSI Physical Location : WISCONSIN/DODGE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PATRICK S KENNEDY
Other Producers : R & J TRUCKING & FARMING LLC
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
235.22	199.23	199.23	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	199.23	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	141.11	0.00	147
Soybeans	46.79	0.00	41

TOTAL **187.90** **0.00**

Tract 1 Tax Statements

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024**
TOWN OF ELBA
DODGE COUNTY

BILL NO. 11
Correspondence should refer to parcel number
PARCEL#: 014-1013-013-000
ALT. PARCEL #: 014001300000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
15,800		15,800	0.7872	5,100		5,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change	Gross Property Tax First Dollar Credit Lottery Credit Net Property Tax
DODGE COUNTY		125,426	135,022	69.71	72.76	4.4%	220.64
TOWN OF ELBA		186,124	187,515	28.17	27.73	-1.6%	
COLUMBUS SCHOOL		1,428,304	1,405,479	102.73	107.43	4.6%	
MATC MADISON		105,702	107,808	11.76	12.72	8.2%	
Total		1,845,556	1,835,824	212.37	220.64	3.9%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		212.37	220.64	3.9%	220.64
School taxes reduced by school levy tax credit	\$30.39	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)	0.013965132		
		1271281 1184225	ACRES: 40.000	RETAIN THIS PORTION AS YOUR COPY SEE REVERSE SIDE FOR IMPORTANT INFORMATION			
		SEC 01, T 10 N, R 13 E, SW ¹ / ₄ of SW ¹ / ₄					
		PLAT: MB-METES AND BOUNDS					
		SW1/4 SW1/4 SEC 1					
		TOTAL DUE FOR FULL PAYMENT			PAY BY January 31, 2025		
					\$ 220.64		
		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.					
		Installments may be paid as follows:					
		110.32 DUE BY 01/31/2025					
		110.32 DUE BY 07/31/2025					

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
COLUMBUS SCHOOL	359,263.64	40.76	2041

PAY 1ST INSTALLMENT OF:
\$110.32
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
\$110.32
By July 31, 2025

OR PAY FULL AMOUNT OF:
\$220.64
By January 31, 2025

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
11
Parcel #
014-1013-013-000
Alt. Parcel #
014001300000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
DODGE COUNTY TREASURER
KRIS KEITH
127 E OAK ST
JUNEAU WI 53039-1390
920-386-3782
2024 Real Estate Property Bill #
11
Parcel #
014-1013-013-000
Alt. Parcel #
014001300000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
11
Parcel #
014-1013-013-000
Alt. Parcel #
014001300000
KENNEDY, PATRICK S
Include This Stub With Your Payment



Tract 1 Tax Statements

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024**
TOWN OF ELBA
DODGE COUNTY

BILL NO. 10
Correspondence should refer to parcel number
PARCEL#: 014-1013-0132-000
ALT. PARCEL #: 014001200000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
17,000		17,000	0.7872	7,600		7,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change	Gross Property Tax
DODGE COUNTY		125,426	135,022	75.26	78.29	4.0%	237.41
TOWN OF ELBA		186,124	187,515	30.41	29.84	-1.9%	
COLUMBUS SCHOOL		1,428,304	1,405,479	110.89	115.59	4.2%	
MATC MADISON		105,702	107,808	12.69	13.69	7.9%	
Total		1,845,556	1,835,824	229.25	237.41	3.6%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		229.25	237.41	3.6%	237.41
School taxes reduced by school levy tax credit	\$32.70	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)	0.013965132		
		1271281 1184225	ACRES: 40.000	RETAIN THIS PORTION AS YOUR COPY SEE REVERSE SIDE FOR IMPORTANT INFORMATION			
		SEC 01, T 10 N, R 13 E, NW¼ of SW¼					
		PLAT: MB-METES AND BOUNDS NW1/4 SW1/4 SEC 1					

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2025**

\$ 237.41

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.

Installments may be paid as follows:
118.71 DUE BY 01/31/2025
118.70 DUE BY 07/31/2025

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
COLUMBUS SCHOOL	359,263.64	43.86	2041

PAY 1ST INSTALLMENT OF:
\$118.71
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
\$118.70
By July 31, 2025

OR PAY FULL AMOUNT OF:
\$237.41
By January 31, 2025

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
10
Parcel #
014-1013-0132-000
Alt. Parcel #
014001200000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
DODGE COUNTY TREASURER
KRIS KEITH
127 E OAK ST
JUNEAU WI 53039-1390
920-386-3782
2024 Real Estate Property Bill #
10
Parcel #
014-1013-0132-000
Alt. Parcel #
014001200000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
10
Parcel #
014-1013-0132-000
Alt. Parcel #
014001200000
KENNEDY, PATRICK S
Include This Stub With Your Payment



Tract 2 & 4 Tax Statements

Property Address
WI0520 GHOST HILL RD

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024
TOWN OF ELBA
DODGE COUNTY

BILL NO. 32
Correspondence should refer to parcel number
PARCEL#: 014-1013-0244-000
ALT. PARCEL #: 014003600000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
58,900	192,000	250,900	0.7872	62,200	243,900	306,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change	Gross Property Tax
DODGE COUNTY		125,426	135,022	1,155.14	1,155.47		3,503.84
TOWN OF ELBA		186,124	187,515	466.75	440.40	-5.6%	-62.49
COLUMBUS SCHOOL		1,428,304	1,405,479	1,702.24	1,705.96	0.2%	
MATC MADISON		105,702	107,808	194.79	202.01	3.7%	
Total		1,845,556	1,835,824	3,518.92	3,503.84	-0.4%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		66.17	62.49	-5.6%	
				3,452.75	3,441.35	-0.3%	Net Property Tax 3,441.35
School taxes reduced by school levy tax credit		\$ 482.66	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description. 1271281 1184225 ACRES: 40.000 SEC 02, T 10 N, R 13 E, SE ¹ / ₄ of SE ¹ / ₄ PLAT: MB-METES AND BOUNDS SE1/4 SE1/4 SEC 2		Net Assessed Value Rate (Does NOT reflect credits) 0.013965132		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2025 \$ 3,441.35

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
COLUMBUS SCHOOL	359,263.64	647.25	2041

RETAIN THIS
PORTION AS
YOUR COPY
**SEE REVERSE
SIDE FOR
IMPORTANT
INFORMATION**

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.
Installments may be paid as follows:
1720.68 DUE BY 01/31/2025
1720.67 DUE BY 07/31/2025

PAY 1ST INSTALLMENT OF:
\$1,720.68
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
\$1,720.67
By July 31, 2025

OR PAY FULL AMOUNT OF:
\$3,441.35
By January 31, 2025

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
32
Parcel #
014-1013-0244-000
Alt. Parcel #
014003600000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
DODGE COUNTY TREASURER
KRIS KEITH
127 E OAK ST
JUNEAU WI 53039-1390
920-386-3782
2024 Real Estate Property Bill #
32
Parcel #
014-1013-0244-000
Alt. Parcel #
014003600000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
32
Parcel #
014-1013-0244-000
Alt. Parcel #
014003600000
KENNEDY, PATRICK S
Include This Stub With Your Payment



Tract 2 Tax Statements

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024**
TOWN OF ELBA
DODGE COUNTY

BILL NO. 28
Correspondence should refer to parcel number
PARCEL#: 014-1013-0241-000
ALT. PARCEL #: 014003200000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
14,500		14,500	0.7872	7,600		7,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change	Gross Property Tax First Dollar Credit Lottery Credit Net Property Tax
DODGE COUNTY		125,426	135,022	63.71	66.78	4.8%	202.49
TOWN OF ELBA		186,124	187,515	25.74	25.45	-1.1%	
COLUMBUS SCHOOL		1,428,304	1,405,479	93.89	98.59	5.0%	
MATC MADISON		105,702	107,808	10.74	11.67	8.7%	
Total		1,845,556	1,835,824	194.08	202.49	4.3%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		194.08	202.49	4.3%	202.49
School taxes reduced by school levy tax credit	\$27.89	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)	0.013965132		
		1271281 1184225 ACRES: 40.000		RETAIN THIS PORTION AS YOUR COPY SEE REVERSE SIDE FOR IMPORTANT INFORMATION			
		SEC 02, T 10 N, R 13 E, NE¼ of SE¼					
		PLAT: MB-METES AND BOUNDS NE1/4 SE1/4 SEC 2					

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2025**
\$ 202.49
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.
Installments may be paid as follows:
101.25 DUE BY 01/31/2025
101.24 DUE BY 07/31/2025

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
COLUMBUS SCHOOL	359,263.64	37.41	2041

PAY 1ST INSTALLMENT OF:
\$101.25
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
\$101.24
By July 31, 2025

OR PAY FULL AMOUNT OF:
\$202.49
By January 31, 2025

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
28
Parcel #
014-1013-0241-000
Alt. Parcel #
014003200000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
DODGE COUNTY TREASURER
KRIS KEITH
127 E OAK ST
JUNEAU WI 53039-1390
920-386-3782
2024 Real Estate Property Bill #
28
Parcel #
014-1013-0241-000
Alt. Parcel #
014003200000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
28
Parcel #
014-1013-0241-000
Alt. Parcel #
014003200000
KENNEDY, PATRICK S
Include This Stub With Your Payment



Tract 3 Tax Statements

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024**
TOWN OF ELBA
DODGE COUNTY

BILL NO. 29
Correspondence should refer to parcel number
PARCEL#: 014-1013-0242-000
ALT. PARCEL #: 014003300000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
16,800		16,800	0.7872	17,500		17,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change	Gross Property Tax
DODGE COUNTY		125,426	135,022	75.26	77.37	2.8%	234.62
TOWN OF ELBA		186,124	187,515	30.41	29.49	-3.0%	
COLUMBUS SCHOOL		1,428,304	1,405,479	110.89	114.23	3.0%	
MATC MADISON		105,702	107,808	12.69	13.53	6.6%	
Total		1,845,556	1,835,824	229.25	234.62	2.3%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		229.25	234.62	2.3%	234.62
School taxes reduced by school levy tax credit	\$32.32	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)	0.013965132		
		1271281 1184225	ACRES: 40.000	RETAIN THIS PORTION AS YOUR COPY SEE REVERSE SIDE FOR IMPORTANT INFORMATION			
		SEC 02, T 10 N, R 13 E, NW ¹ / ₄ of SE ¹ / ₄					
		PLAT: MB-METES AND BOUNDS NW1/4 SE1/4 SEC 2					

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2025**

\$ 234.62

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.

Installments may be paid as follows:
117.31 DUE BY 01/31/2025
117.31 DUE BY 07/31/2025

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
COLUMBUS SCHOOL	359,263.64	43.34	2041

PAY 1ST INSTALLMENT OF:
\$117.31
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
\$117.31
By July 31, 2025

OR PAY FULL AMOUNT OF:
\$234.62
By January 31, 2025

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
29
Parcel #
014-1013-0242-000
Alt. Parcel #
014003300000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
DODGE COUNTY TREASURER
KRIS KEITH
127 E OAK ST
JUNEAU WI 53039-1390
920-386-3782
2024 Real Estate Property Bill #
29
Parcel #
014-1013-0242-000
Alt. Parcel #
014003300000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
29
Parcel #
014-1013-0242-000
Alt. Parcel #
014003300000
KENNEDY, PATRICK S
Include This Stub With Your Payment



Tract 3 Tax Statements

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024**
TOWN OF ELBA
DODGE COUNTY

BILL NO. 30
Correspondence should refer to parcel number
PARCEL#: 014-1013-0243-000
ALT. PARCEL #: 014003400000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
15,100		15,100	0.7872	5,100		5,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change	Gross Property Tax First Dollar Credit Lottery Credit Net Property Tax
DODGE COUNTY		125,426	135,022	66.94	69.54	3.9%	210.87
TOWN OF ELBA		186,124	187,515	27.05	26.50	-2.0%	
COLUMBUS SCHOOL		1,428,304	1,405,479	98.65	102.67	4.1%	
MATC MADISON		105,702	107,808	11.29	12.16	7.7%	
Total		1,845,556	1,835,824	203.93	210.87	3.4%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		203.93	210.87	3.4%	210.87
School taxes reduced by school levy tax credit	\$29.05	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)	0.013965132		
		1271281 1184225 ACRES: 39.500 SEC 02, T 10 N, R 13 E, SW ¹ / ₄ of SE ¹ / ₄ PLAT: MB-METES AND BOUNDS SW ¹ / ₄ SE ¹ / ₄ SEC 2 EX 1/2 AC IN SW COR FOR SCHOOLHOUSE SITE (SD 1/2 AC DESC AS COM SW COR OF SE ¹ / ₄ TH DUE N ON 1/4 LN 148 FT TH DUE E 148 FT		RETAIN THIS PORTION AS YOUR COPY		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.	
		Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Installments may be paid as follows:		
		359,263.64	38.95	2041	105.44 DUE BY 01/31/2025 105.43 DUE BY 07/31/2025		
				SEE REVERSE SIDE FOR IMPORTANT INFORMATION		TOTAL DUE FOR FULL PAYMENT	
						PAY BY January 31, 2025	
						\$ 210.87	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases
Taxing Jurisdiction
COLUMBUS SCHOOL

PAY 1ST INSTALLMENT OF:
\$105.44
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
\$105.43
By July 31, 2025

OR PAY FULL AMOUNT OF:
\$210.87
By January 31, 2025

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
30
Parcel #
014-1013-0243-000
Alt. Parcel #
014003400000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
DODGE COUNTY TREASURER
KRIS KEITH
127 E OAK ST
JUNEAU WI 53039-1390
920-386-3782
2024 Real Estate Property Bill #
30
Parcel #
014-1013-0243-000
Alt. Parcel #
014003400000
KENNEDY, PATRICK S
Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
30
Parcel #
014-1013-0243-000
Alt. Parcel #
014003400000
KENNEDY, PATRICK S
Include This Stub With Your Payment



Tract 3 Tax Statements

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024**
TOWN OF ELBA
DODGE COUNTY

BILL NO. 31
Correspondence should refer to parcel number
PARCEL#: 014-1013-0243-001
ALT. PARCEL #: 014003500000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
200		200	0.7872				<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change	Gross Property Tax First Dollar Credit Lottery Credit Net Property Tax
DODGE COUNTY		125,426	135,022	0.92	0.92		2.79
TOWN OF ELBA		186,124	187,515	0.37	0.35	-5.4%	
COLUMBUS SCHOOL		1,428,304	1,405,479	1.36	1.36		
MATC MADISON		105,702	107,808	0.16	0.16		
Total		1,845,556	1,835,824	2.81	2.79	-0.7%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		2.81	2.79	-0.7%	2.79
School taxes reduced by school levy tax credit	\$0.38	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)	0.013965132		
		1271281 1184225 ACRES: 0.500 SEC 02, T 10 N, R 13 E, SW ¹ / ₄ of SE ¹ / ₄ PLAT: MB-METES AND BOUNDS PT SW ¹ / ₄ SE ¹ / ₄ SEC 2 COM SW COR SE ¹ / ₄ TH DUE N ON 1/4 LN 148 FT TH DUE E 148 FT TH S 148 FT TO S LN TH W 148 FT TO POB		RETAIN THIS PORTION AS YOUR COPY		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2025 \$ 2.79	
		Total Additional Taxes Applied to Property	Year Increase Ends	SEE REVERSE SIDE FOR IMPORTANT INFORMATION			
		359,263.64	2041	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.			

PA-885/3 (R. 8-15)

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases
Taxing Jurisdiction
COLUMBUS SCHOOL

PAY 1ST INSTALLMENT OF:
\$2.79
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
\$0.00
By July 31, 2025

OR PAY FULL AMOUNT OF:
\$2.79
By January 31, 2025

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
31
Parcel #
014-1013-0243-001
Alt. Parcel #
014003500000
KENNEDY, PATRICK S
Include This Stub With Your Payment



Amount Enclosed: \$ _____
Make Check Payable and Mail to:
DODGE COUNTY TREASURER
KRIS KEITH
127 E OAK ST
JUNEAU WI 53039-1390
920-386-3782
2024 Real Estate Property Bill #
31
Parcel #
014-1013-0243-001
Alt. Parcel #
014003500000
KENNEDY, PATRICK S
Include This Stub With Your Payment



Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TREASURER
TOWN OF ELBA
W11208 STATE RD 16 & 60
COLUMBUS WI 53925
920-210-5278
2024 Real Estate Property Bill #
31
Parcel #
014-1013-0243-001
Alt. Parcel #
014003500000
KENNEDY, PATRICK S
Include This Stub With Your Payment



Earnest Money Receipt & Purchase Agreement

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 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

DODGE COUNTY
WISCONSIN



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