



buyer's PROSPECTUS

Thursday, March 14 | 11AM

2019

Auction Location: Grant County Fairgrounds, Youth & Agricultural Center, 916 E Elm St. (County Road A), Lancaster, WI 53813

Inspection Date: Wednesday, March 6, 2019
from 10:00AM – 3:00PM



195
± acres
Selling in
3 Tracts

COURT ORDERED | GRANT COUNTY, WI | BIN SITE / LAND

AUCTION

Steffes Group, Inc. | 24400 MN Hwy 22 S, Litchfield, MN 55355

SteffesGroup.com

Steffes Group at 320.693.9371, Randy Kath 701.429.8894, or Shelly Weinzettl 763.300.5055.

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 | Michelle (Shelly) Weinzettl RE-WI-58566-90

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 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.



TERMS & CONDITIONS

- Auction staff will be at the sale site approximately one hour prior to sale time.
- 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 Purchase price will be required. Those funds will be placed in the Steffes Group Auction 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.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Monday, April 15, 2019**. Seller will convey property by Warranty Deed
- **2019 taxes to be prorated.** 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.
- **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 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.**
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO 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, express 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 to either 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.

CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Monday, April 15, 2019**. Closing will take place at a closing company mutually agreeable to both Buyer and Seller.

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 unless otherwise agreed to in writing and agreeable by buyer and seller.

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 wells.

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.

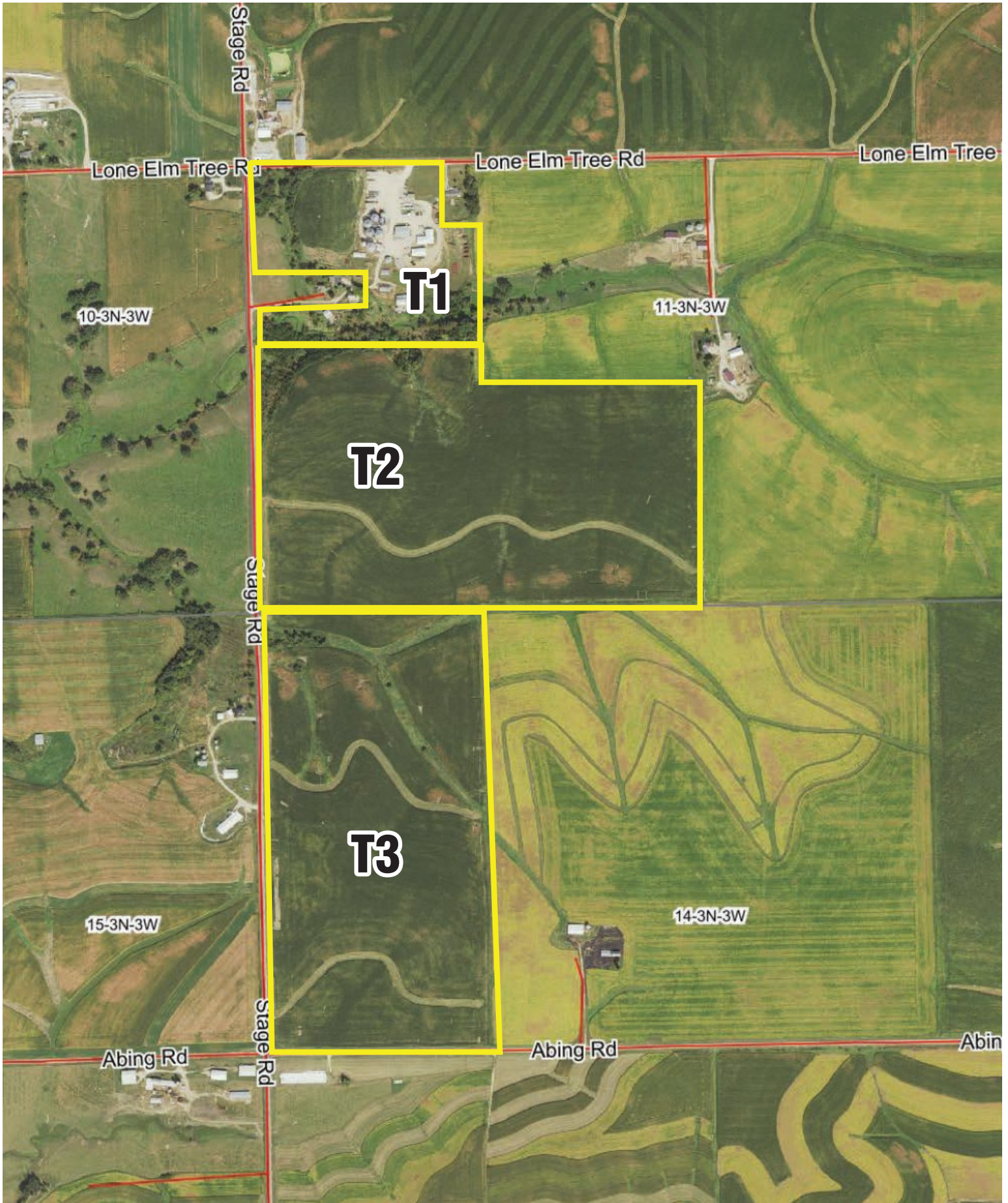
7. **This sale is not subject to financing.**

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.



**Selling Choice
with
the Privilege**

Tract #1 (Grant Co., WI) 27.82± Acres will be sold by the parcel.

Tract #2 (Grant Co., WI) 89.11± Acres will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

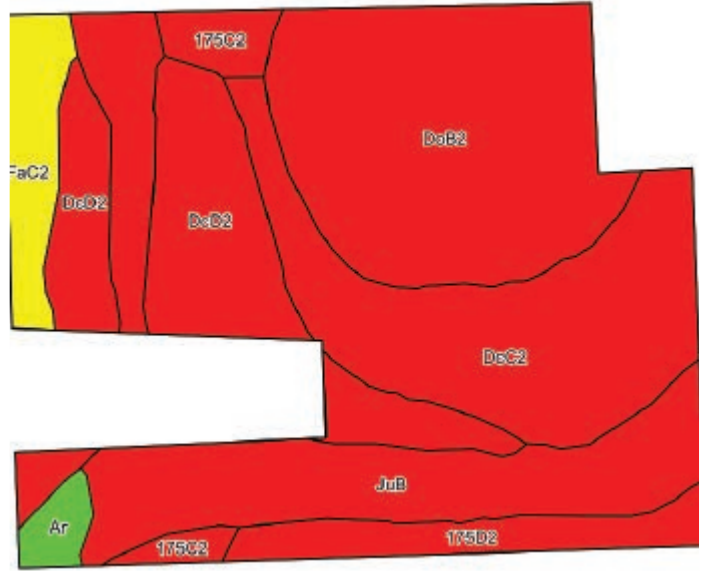
Tract #3 (Grant Co., WI) 80± Acres will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

Sample Multi-Tract Bidding Grid. This is an AUCTION! To the Highest Bidder.

Marshall Co.	Multiplier (Acres)	Price/Multiplier	Bidder#
Tract #1	27.82	Lump Sum	TBD
Tract #2	89.11	TBD	TBD
Tract #3	80	TBD	TBD

Tract 1





Tract 1 - Bin Site - 27.82± Acres

Location: From Lancaster, WI, 5.5 miles south on Hwy 61, 3/4 mile west on Lone Elm Tree Road. 5627 Lone Elm Tree Road, Potosi, WI 53820

- Potosi Township
- P.I.D. #: 052.00223.0000 (New legal to be assigned at survey completion to reflect 27.82± acres)
- 2018 Taxes: \$6,700.62
- Well agreement in place



Area Symbol: WI043, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	7.23	25.8%		IIe	0
DcC2	Dodgeville silt loam, deep, 6 to 10 percent slopes, moderately eroded	5.87	21.0%		IIIe	0
JuB	Judson silt loam, 3 to 10 percent slopes	5.83	20.8%		IIIe	0
DcD2	Dodgeville silt loam, deep, 10 to 15 percent slopes, moderately eroded	4.94	17.6%		IVe	0
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	1.50	5.4%		IVe	0
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	1.36	4.9%		IIIe	61
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	0.84	3.0%		IIIe	0
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	0.43	1.5%		IIw	91
Weighted Average						4.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



GRAIN FACILITY – 371,000 BU STORAGE CAPACITY

- **8 Bins**
 - 90,000 bushel storage bin, power paddle bin sweep, aeration in concrete, 8" 7.5 hp unload, 10 hp. Centrifugal fan
 - 60,000 bushel storage bin, 8" unload, DMC 10 hp Centrifugal fan
 - 56,000 bushel Brock storage bin, full floor, power sweep, 8" unload, 7.5 hp. Centrifugal fan
 - 56,000 bushel Brock storage bin, full floor, power sweep, 8" unload, 7.5 hp. Centrifugal fan
 - 56,000 bushel Brock storage bin, full floor, power sweep, 8" unload, 7.5 hp. Centrifugal fan
 - 20,000 bushel storage bin, wet holding bin
 - 18,000 bushel storage bin, 5 hp. Centrifugal fan
 - 15,000 bushel Brock storage bin, 5 hp. Centrifugal fan
- **Legs**
 - 110'
 - 115'
 - 110'
- **MC 2000 Tower Grain Dryer LP, S/N 7467**

SHOP

- 40' x 48' x 16' Post frame
- 40' x 80' x 20' Addition
- Metal clad
- Concrete floor
- Gas radiant heating
- Fully insulated
- Bathroom
- Floor drains
- Overhead doors
 - 24', 20', & 10'
- 200 Amp service
- 3 phase 75RVA phase convertor
- Man pit
- LED lights

TRUCK WASH SHED

- 84' x 40' Post frame
- Metal clad
- Concrete floor
- Fully insulated
- LP heat
- Exhaust/circulation fans
- (2) 24' Doors
- Water softener
- 80 gal Porter Cable Air compressor 7HP Peak
- Rear drain (clogged)
- Single phase electric
- Mi T-M Electric Pressure Washer

OFFICE BUILDING

- 26' x 44'
- Shingled roof
- Vinyl siding
- Central air
- (3) Offices
- Kitchen
- Bathroom
- Conference area
- Propane heat
- Septic system

FUEL SHED

- 8' x 18'
- 12,000 Gallon horizontal diesel fuel barrel fully plumbed
- Liquid Controls M-7-1, pump, hose, and meter, 3 hp. pump, 2" plumbing
- (2) 1,500 gal DEF tanks, upright poly, .5 hp pump
- Spray foam insulation
- Concrete floor
- Heated
- Concrete pad

SCALE

- 60 Ton, Rice Lake Survivor, digital scale
- 70' Red Diamond plate top
- Concrete drive on/off
- Outdoor/indoor display

LP TANK

- 30,000 Gallons

KOHLER STATIONARY GENERATOR

- 6.8 ltr. John Deere diesel
- 127.3 hrs.
- 300 gal fuel tank plumbed

FEED SHED

- 28' x 32' Red Iron Clear Span Building
- 14' x 16' overhead door
- Concrete floor
- Overhead truck load
- Gramin GBC 640 Horizontal Tumble mixer
- Weightronix Scale
- Cement stub wall

MACHINE SHED

- 60' x 80' x 14' post frame
- Partial concrete floor
- Metal clad
- Doors
 - 18' & 14'

QUONSET

- 64' x 25'
- Galvanized
- Concrete floor

(5) HOPPER BINS

(2) ENCLOSED BUILDINGS WITH UNDER FLOOR PITS



General Reference Map
Grant County, WI

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. Grant County assumes no liability for the accuracy of the data or responsibility for direct, indirect, special, consequential, exemplary or other damage.

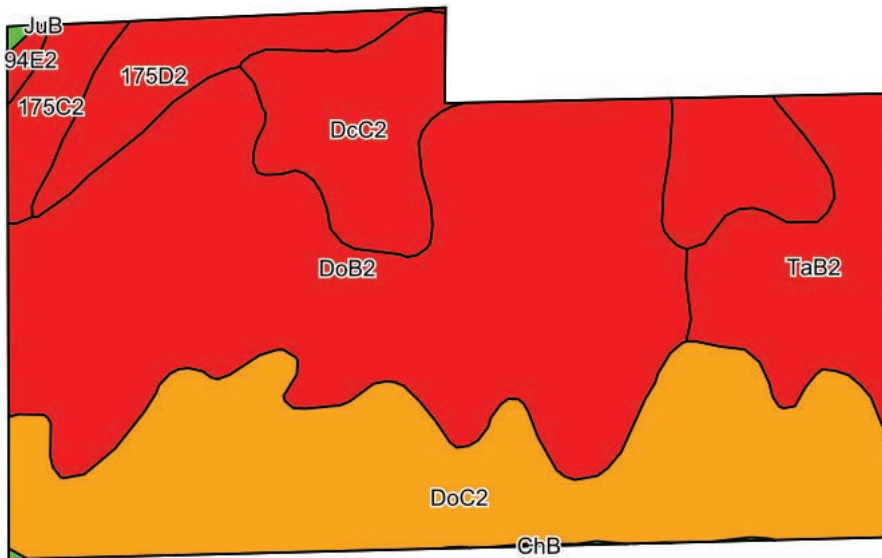




Tract 2- 89.11± Tillable Acres

Location: From Lancaster, WI, 5.5 miles south on Hwy 61, 1 mile west on Lone Elm Tree Road, 1/2 mile south on Stage Road, land on east side of road. Unassigned Stage Road, Potosi, WI 53820

- Potosi Township
- P.I.D. #: 052.00225.0000, 052.00224.0000, (New legal to be assigned upon survey completion will include a portion of land from PID#: 052.00223.0000).
- 2018 Taxes: \$311.54



Area Symbol: WI043, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	35.74	41.1%		Ile	0
DoC2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	25.53	29.3%		IIIe	80
DcC2	Dodgeville silt loam, deep, 6 to 10 percent slopes, moderately eroded	10.16	11.7%		IIIe	0
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	8.51	9.8%		Ile	0
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	4.40	5.1%		IVe	0
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	2.17	2.5%		IIIe	0
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	0.31	0.4%		VIe	0
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	0.10	0.1%		IIw	92
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	0.08	0.1%		IIw	91
Weighted Average						23.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Print Date: 27/2019

General Reference Map
Grant County, WI



1:4,514

 Tax Parcel Boundaries

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Print Date: 27/2019

General Reference Map
Grant County, WI



1:4,514

 Tax Parcel Boundaries

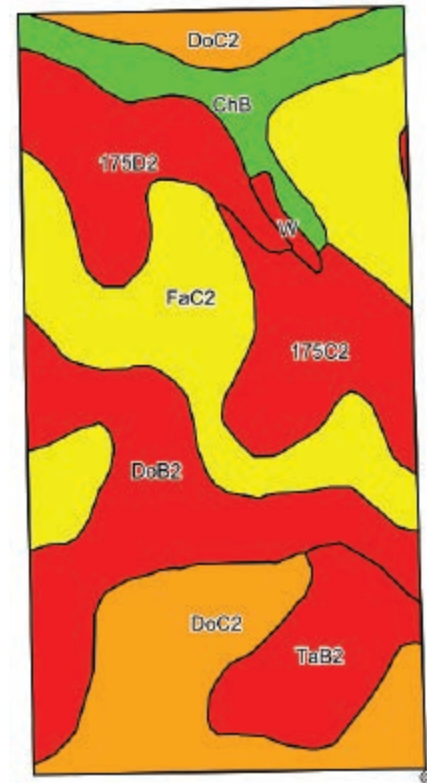
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Tract 3 - 80± Tillable Acres

Location: From Lancaster, WI, 5.5 miles south on Hwy 61, 1 mile west on Lone Elm Tree Road, 1 mile south on Stage Road, land located on the corner or Abing Road and Stage Road. Unassigned Abing Road, Potosi, WI 53820

- Potosi Township
- P.I.D. #: 052.00291.0000 & 052.00290.000
- 2018 Taxes: \$320.83



Area Symbol: WI043, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	21.09	26.4%		IIIe	61
DoC2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	15.05	18.8%		IIIe	80
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	14.41	18.0%		IIe	0
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	8.12	10.1%		IIIe	0
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	8.00	10.0%		IVe	0
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	6.71	8.4%		IIe	0
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	6.10	7.6%		IIw	92
W	Water	0.52	0.6%			0
Weighted Average						38.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



General Reference Map
Grant County, WI

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1:4,514

Tax Parcel Boundaries



General Reference Map
Grant County, WI

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1:4,514

Tax Parcel Boundaries



Grant County, Wisconsin

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

Farm 9042

Tract 1910

2018 Program Year



CLU	Acres	HEL	Crop
1	4.95	HEL	
2	2.49	HEL	
3	2.18	HEL	
4	87.06	HEL	
5	60.51	HEL	
6	8.7	HEL	
10	0.85	HEL	
11	3.13	HEL	
12	0.58	HEL	
19	0.25	UHEL	NC
20	0.99	UHEL	NC
21	14.3	UHEL	NC
22	0.91	UHEL	NC
600	0.41	UHEL	CRP
601	2.34	UHEL	CRP
602	6.02	UHEL	CRP

Page Cropland Total: 170.45 acres

Map Created April 27, 2018

Common Land Unit

- Cropland
- Non-Cropland
- CRP
- Tract Boundary
- PLSS

NAIP Imagery 2017

Wetland Determination Identifiers

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

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

Wisconsin
Grant

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 9042
Prepared: 3/6/19 9:14 AM
Crop Year: 2018
Page: 3 of 7

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 1910 Description: NORTH POTOSI S11SW S14NW (Frear Home)

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
195.67	170.45	170.45	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	170.45	0.0	8.77	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	124.51		160	0.0
SOYBEANS	10.34		48	0.0
Total Base Acres:	134.85			

Owners: CRAPP LAND LLC

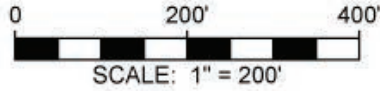
Other Producers: CRAPP FARMS PARTNERSHIP



PRELIMINARY SURVEY

FOR: CRAPP FARMS PARTNERSHIP
5627 LONE ELM TREE ROAD
POTOSI, WI 53820

DATE: 3/8/2019



BEARINGS ARE REFERENCED TO THE EAST-WEST 1/4 LINE OF SECTION 11, T3N, R3W, WHICH BEARS S 89°32'08" E IN THE GRANT COUNTY COORDINATE SYSTEM.



3462 Spring Valley Road | Dodgeville, WI 53533
TEL: 608-935-0294 | www.fullcircleES.com

SHEET 1 OF 2
JOB ID: 1902081B
FIELD CREW: MGR
DWG. BY: MGR

PRELIMINARY SURVEY

FOR: CRAPP FARMS PARTNERSHIP
5627 LONE ELM TREE RD
POTOSI, WI 53820

DATE: 3/8/2019

TRACT 1 DESCRIPTION:

A parcel of land being part of the NW 1/4 of the SW 1/4 of Section 11, T3N, R3W, Town of Potosi, Grant County, Wisconsin, to wit:

BEGINNING at the W 1/4 corner of said Section 11;

thence S 89°32'08" E, 1156.23' along the north line of the NW 1/4 of the SW 1/4;

thence S 0°04'35" E, 360.00' along the west line of Lot 1 of CSM 804;

thence S 89°32'08" E, 175.04' along the south line of Lot 1 of CSM 804;

thence S 0°05'02" E, 719.29' along the east line of the NW 1/4 of the SW 1/4;

thence N 89°31'44" W, 1332.64';

thence N 0°04'18" W, 205.00' along the west line of the NW 1/4 of the SW 1/4;

thence N 83°13'26" E, 296.21';

thence S 89°04'38" E, 401.13';

thence N 3°43'40" E, 163.64';

thence N 74°35'49" W, 288.57';

thence N 88°12'24" W, 389.42';

thence N 82°25'07" W, 38.73';

thence N 0°00'20" E, 588.40' along the west line of the NW 1/4 of the SW 1/4 to the POINT OF BEGINNING;
containing 27.82 acres, more or less.

Parcel is subject to a right of way easement for Lone Elm Tree Road along the northerly side thereof and for Stage Road along the westerly side thereof.

Parcel is subject to any easements of record and/or usage.

TRACT 2 DESCRIPTION:

A parcel of land being the S 1/2 of the SW 1/4 and part of the NW 1/4 of the SW 1/4 of Section 11, T3N, R3W, Town of Potosi, Grant County, Wisconsin, to wit:

BEGINNING at the SW corner of said Section 11;

thence N 0°00'31" W, 1580.41' along the west line of the SW 1/4;

thence S 89°31'44" E, 1332.64';

thence S 0°05'02" E, 250.65' along the east line of the NW 1/4 of the SW 1/4;

thence S 89°31'44" E, 1332.97' along the north line of the SE 1/4 of the SW 1/4;

thence S 0°09'32" E, 1330.11' along the east line of the SE 1/4 of the SW 1/4;

thence N 89°31'21" W, 2669.43' along the south line of the SW 1/4 to the POINT OF BEGINNING;

containing 89.11 acres, more or less.

Parcel is subject to a right of way easement for Lone Elm Tree Road along the northerly side thereof.

Parcel is subject to any easements of record and/or usage.

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018**
TOWN OF POTOSI
GRANT COUNTY

CRAPP FARMS PARTNERSHIP
5761 SUBSTATION RD
LANCASTER WI 53813

CRAPP FARMS PARTNERSHIP

BILL NUMBER: 135601

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.
785896 785895 649187 634559 ACRES: 35.430
SEC 11, T 03 N, R 03 W, NW¼ of SW¼
SEC.11-T3N-R3W NW1/4 SW1/4 EXC CSM 804; EXC 52-223-10

Property Address: 5627 LONE ELM TREE RD **Parcel #:** 052-00223-0000
Alt. Parcel #:

Assessed Value Land 70,500	Ass'd. Value Improvements 356,100	Total Assessed Value 426,600	Ave. Assmt. Ratio 1.0253	Net Assessed Value Rate (Does NOT reflect credits) 0.015498614
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Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements See Reverse, Use Value Assessment	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 \$ 914.24
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Taxing Jurisdiction	2017		2018		2017 Net Tax	2018 Net Tax	% Tax Change
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.			
STATE OF WISCONSIN						0.00	
GRANT COUNTY	77,932	76,184	1,715.50	1,740.36			1.4%
TOWN OF POTOSI	257,653	257,629	1,395.87	1,338.28			-4.1%
SW TECHNICAL COLLEGE	78,321	79,025	518.94	518.80			
LANCASTER SCHOOL DIST	97,732	99,791	3,111.13	3,014.27			-3.1%
Total	511,638	512,629	6,741.44	6,611.71			-1.9%
		First Dollar Credit	64.54	65.65			1.7%
		Lottery & Gaming Credit					
		Net Property Tax	6,676.90	6,546.06			-2.0%

Make Check Payable to: POTOSI TWP TREASURER JEANNIE UDELHOFEN 4306 SLAZING RD POTOSI WI 53820 608-778-4857	Full Payment Due On or Before January 31, 2019 \$6,700.62	Net Property Tax REFUSE/GARBAGE 6,546.06 154.56
	Or First Installment Due On or Before January 31, 2019 \$3,427.59	
And Second Installment Payment Payable To GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2019 \$3,273.03	
	FOR TREASURERS USE ONLY	

PAYMENT _____
BALANCE _____
DATE _____

TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2019
▶ \$ 6,700.62
Warning: If not paid by due dates, instalment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
 TOWN OF POTOSI
 GRANT COUNTY

CRAPP FARMS PARTNERSHIP
 5761 SUBSTATION RD
 LANCASTER WI 53813

CRAPP FARMS PARTNERSHIP
BILL NUMBER: 135601

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.
 785896 785895 649187 634559 ACRES: 35.430
 SEC 11, T 03 N, R 03 W, NW¼ of SW¼
 SEC.11-T3N-R3W NW1/4 SW1/4 EXC CSM 804; EXC 52-223-10

Property Address: 5627 LONE ELM TREE RD

Parcel #: 052-00223-0000
 Alt. Parcel #:

Assessed Value Land 70,500	Ass'd. Value Improvements 356,100	Total Assessed Value 426,600	Ave. Assmt. Ratio 1.0253	Net Assessed Value Rate (Does NOT reflect credits) 0.015498614	
Est. Fair Mkt. Land See Reverse, Use Value Assessment	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 \$ 914.24	
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	77,932	76,184	1,715.50	1,740.36	1.4%
TOWN OF POTOSI	257,653	257,629	1,395.87	1,338.28	-4.1%
SW TECHNICAL COLLEGE	78,321	79,025	518.94	518.80	
LANCASTER SCHOOL DIST	97,732	99,791	3,111.13	3,014.27	-3.1%
Total	511,638	512,629	6,741.44	6,611.71	-1.9%
	First Dollar Credit		64.54	65.65	1.7%
	Lottery & Gaming Credit				
	Net Property Tax		6,676.90	6,546.06	-2.0%

Make Check Payable to: POTOSI TWP TREASURER JEANNIE UDELHOFEN 4306 SLAZING RD POTOSI WI 53820 608-778-4857	Full Payment Due On or Before January 31, 2019 \$6,700.62	Net Property Tax REFUSE/GARBAGE 6,546.06 154.56
	Or First Installment Due On or Before January 31, 2019 \$3,427.59	

And Second Installment Payment Payable To GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2019 \$3,273.03
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FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

TOTAL DUE FOR FULL PAYMENT
 Pay By January 31, 2019
 ▶ \$ 6,700.62

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.

PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

PA-68672 (R. 8-15)

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
 TOWN OF POTOSI
 GRANT COUNTY

CRAPP FARMS PARTNERSHIP
BILL NUMBER: 135604
 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.
 785896 785895 649187 569257 ACRES: 40.000
 SEC 11, T 03 N, R 03 W, SW¼ of SW¼
 SEC.11-T3N-R3W SW1/4 SW1/4

CRAPP FARMS PARTNERSHIP
 5761 SUBSTATION RD
 LANCASTER WI 53813

Property Address: _____ Parcel #: 052-00224-0000
 Alt. Parcel #: _____

Assessed Value Land 11,000	Ass'd. Value Improvements	Total Assessed Value 11,000	Ave. Assmt. Ratio 1.0253	Net Assessed Value Rate (Does NOT reflect credits)	0.015498614
Est. Fair Mkt. Land See Reverse, Use Value Assessment	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	\$23.57
Texting Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	77,932	76,184	43.97	44.88	2.1%
TOWN OF POTOSI	257,653	257,629	35.78	34.51	-3.5%
SW TECHNICAL COLLEGE	78,321	79,025	13.30	13.38	0.6%
LANCASTER SCHOOL DIST	97,732	99,791	79.75	77.73	-2.5%
Total	511,638	512,629	172.80	170.50	-1.3%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		172.80	170.50	-1.3%

Make Check Payable to: POTOSI TWP TREASURER JEANNIE UDELHOFEN 4306 SLAZING RD POTOSI WI 53820 608-778-4857	Full Payment Due On or Before January 31, 2019 \$170.50	Net Property Tax 170.50
	Or First Installment Due On or Before January 31, 2019 \$85.25	

And Second Installment Payment Payable To GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2019 \$85.25
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FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

TOTAL DUE FOR FULL PAYMENT
 Pay By January 31, 2019
 ▶ \$ 170.50
 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.

PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
TOWN OF POTOSI
GRANT COUNTY**

CRAPP FARMS PARTNERSHIP
5761 SUBSTATION RD
LANCASTER WI 53813

CRAPP FARMS PARTNERSHIP

BILL NUMBER: 135605

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.
785896 785895 649187 569257 ACRES: 40.000
SEC 11, T 03 N, R 03 W, SEM of SW¼
SEC.11-T3N-R3W SE1/4 SW1/4

Property Address:

Parcel #: 052-00225-0000
Alt. Parcel #:

Assessed Value Land 9,100	Ass'd. Value Improvements	Total Assessed Value 9,100	Ave. Assmt. Ratio 1.0253	Net Assessed Value Rate (Does NOT reflect credits)	0.015498614
Est. Fair Mkt. Land See Reverse, Use Value Assessment	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	\$19.50
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	77,932	76,184	36.73	37.12	1.1%
TOWN OF POTOSI	257,653	257,629	29.88	28.55	-4.5%
SW TECHNICAL COLLEGE	78,321	79,025	11.11	11.07	-0.4%
LANCASTER SCHOOL DIST	97,732	99,791	66.61	64.30	-3.5%
Total	511,638	512,629	144.33	141.04	-2.3%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		144.33	141.04	-2.3%
Make Check Payable to: POTOSI TWP TREASURER JEANNIE UDELHOFEN 4306 SLAZING RD POTOSI WI 53820 608-778-4857	Full Payment Due On or Before January 31, 2019 \$141.04	Net Property Tax		141.04	
	Or First Installment Due On or Before January 31, 2019 \$70.52				
And Second Installment Payment Payable To GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2019 \$70.52				
	FOR TREASURERS USE ONLY				
	PAYMENT _____			TOTAL DUE FOR FULL PAYMENT	
	BALANCE _____			Pay By January 31, 2019	
	DATE _____			▶ \$ 141.04	
				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.	

▼ PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018**
TOWN OF POTOSI
GRANT COUNTY

CRAPP FARMS PARTNERSHIP
5761 SUBSTATION RD
LANCASTER WI 53813

CRAPP FARMS PARTNERSHIP

BILL NUMBER: 135672

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.
785896 785895 649187 569257 ACRES: 40.000
SEC 14, T 03 N, R 03 W, NW¼ of NW¼
SEC.14-T3N-R3W NW1/4 NW1/4

Property Address:

Parcel #: 052-00290-0000
Alt. Parcel #:

Assessed Value Land 10,000	Ass'd. Value Improvements	Total Assessed Value 10,000	Ave. Assmt. Ratio 1.0253	Net Assessed Value Rate (Does NOT reflect credits) 0.015498614	
Est. Fair Mkt. Land See Reverse, Use Value Assessment	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 \$21.43	
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	77,932	76,184	39.63	40.80	3.0%
TOWN OF POTOSI	257,653	257,629	32.24	31.37	-2.7%
SW TECHNICAL COLLEGE	78,321	79,025	11.99	12.16	1.4%
LANCASTER SCHOOL DIST	97,732	99,791	71.86	70.66	-1.7%
Total	511,638	512,629	155.72	154.99	-0.5%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		155.72	154.99	-0.5%
Make Check Payable to: POTOSI TWP TREASURER JEANNIE UDELHOFEN 4306 SLAZING RD POTOSI WI 53820 608-778-4857	Full Payment Due On or Before January 31, 2019 \$154.99	Net Property Tax 154.99			
	Or First Installment Due On or Before January 31, 2019 \$77.50				
And Second Installment Payment Payable To GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2019 \$77.49				
	FOR TREASURERS USE ONLY				
	PAYMENT _____				
	BALANCE _____				
	DATE _____				
		TOTAL DUE FOR FULL PAYMENT			
		Pay By January 31, 2019			
		▶ \$ 154.99			
		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.			

▼ PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
 TOWN OF POTOSI
 GRANT COUNTY

CRAPP FARMS PARTNERSHIP

BILL NUMBER: 135673

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.
 785896 785895 649187 569257 ACRES: 40.000
 SEC 14, T 03 N, R 03 W, SW¼ of NW¼
 SEC.14-T3N-R3W SW1/4 NW1/4

CRAPP FARMS PARTNERSHIP
 5761 SUBSTATION RD
 LANCASTER WI 53813

Property Address:

Parcel #: 052-00291-0000
 Alt. Parcel #:

Assessed Value Land 10,700	Ass'd. Value Improvements	Total Assessed Value 10,700	Ave. Assmt. Ratio 1.0253	Net Assessed Value Rate (Does NOT reflect credits) 0.015498614																																																
Est. Fair Mkt. Land See Reverse, Use Value Assessment	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 \$22.93																																																
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2017 Est. State Aids Allocated Tax Dist.</th> <th>2018 Est. State Aids Allocated Tax Dist.</th> <th>2017 Net Tax</th> <th>2018 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>GRANT COUNTY</td> <td>77,932</td> <td>76,184</td> <td>43.01</td> <td>43.65</td> <td>1.5%</td> </tr> <tr> <td>TOWN OF POTOSI</td> <td>257,653</td> <td>257,629</td> <td>35.00</td> <td>33.57</td> <td>-4.1%</td> </tr> <tr> <td>SW TECHNICAL COLLEGE</td> <td>78,321</td> <td>79,025</td> <td>13.01</td> <td>13.01</td> <td></td> </tr> <tr> <td>LANCASTER SCHOOL DIST</td> <td>97,732</td> <td>99,791</td> <td>78.00</td> <td>75.61</td> <td>-3.1%</td> </tr> <tr> <td>Total</td> <td>511,638</td> <td>512,629</td> <td>169.02</td> <td>165.84</td> <td>-1.9%</td> </tr> <tr> <td></td> <td>First Dollar Credit Lottery & Gaming Credit Net Property Tax</td> <td></td> <td>169.02</td> <td>165.84</td> <td>-1.9%</td> </tr> </tbody> </table>	Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change	STATE OF WISCONSIN				0.00		GRANT COUNTY	77,932	76,184	43.01	43.65	1.5%	TOWN OF POTOSI	257,653	257,629	35.00	33.57	-4.1%	SW TECHNICAL COLLEGE	78,321	79,025	13.01	13.01		LANCASTER SCHOOL DIST	97,732	99,791	78.00	75.61	-3.1%	Total	511,638	512,629	169.02	165.84	-1.9%		First Dollar Credit Lottery & Gaming Credit Net Property Tax		169.02	165.84	-1.9%				
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change																																															
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LANCASTER SCHOOL DIST	97,732	99,791	78.00	75.61	-3.1%																																															
Total	511,638	512,629	169.02	165.84	-1.9%																																															
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		169.02	165.84	-1.9%																																															

Make Check Payable to: POTOSI TWP TREASURER JEANNIE UDELHOFEN 4306 SLAZING RD POTOSI WI 53820 608-778-4857	Full Payment Due On or Before January 31, 2019 \$165.84	Net Property Tax 165.84
	Or First Installment Due On or Before January 31, 2019 \$82.92	
	And Second Installment Due On or Before July 31, 2019 \$82.92	

And Second Installment Payment Payable To GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____	TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2019 ▶ \$ 165.84 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.
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PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼



**Selling Choice
with
the Privilege**

Tract #1 (Grant Co., WI) 27.82± Acres will be sold by the parcel.

Tract #2 (Grant Co., WI) 89.11± Acres will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

Tract #3 (Grant Co., WI) 80± Acres will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

Marshall Co.	Multiplier (Acres)	Price/Multiplier	Bidder#
Tract #1	27.82	Lump Sum	
Tract #2	89.11		
Tract #3	80		

Notes

EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT



Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money 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 _____ \$ _____

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS 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 deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS 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.

2. Prior to closing SELLER at SELLER'S expense shall furnish BUYER a title commitment showing 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.

3. 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.

4. 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.

5. Minnesota 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 state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Wisconsin State Deed Tax.

6. Other Taxes: _____

7. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.

8. Closing of the sale is to be on or before _____ Possession will be at closing.

9. 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.

10. 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 Buyer's Prospectus or any announcements made at auction.

11. 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.

12: Any other conditions: _____

13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc. _____

Seller's Printed Name & Address: _____



Land & Bin Site
AUCTION

Thursday, March 14 | 11AM 2019

Auction Location: Grant County Fairgrounds, Youth & Agricultural Center, 916 E Elm St. (County Road A), Lancaster, WI 53813



SteffesGroup.com