# STEFFES buyer's PROSPECTUS PROSPECTUS Grant County, WI Buyer's Monday, June 8th from 11AM - 2PM or by appointment.



Cattle Ranch



# Auction Location: From Beetown, WI, 1.5 miles south on Cty Rd U, west on Rattlesnake Rd.

**Residential House** 

7341 Rattlesnake Rd., Cassville, WI 53806

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

Commercial / Ag Building

# SteffesGroup.com

**Tillable Ground** 

Steffes Group 320.693.9371, Randy Kath 701.429.8894, or Shelly Weinzetl 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 I Steffes Group, Inc. 457-53, 938382-91 | Randy Kath WI-2789-52 | Ashley Huhn WI-2788-52, RE-WI-85831 | Michelle (Shelly) Weinzetl 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**

- · All bidders must register their name, address, and telephone number in order to receive a bidding number.
- 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 Thursday, July 18, 2019.
- Seller will provide an owner's policy at their expense and will convey property by Warranty Deed.
- Taxes to be prorated. Subsequent SUCCESSFUL BIDDER • 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 quests. 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.
- THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.
- THE PROPERTY WILL BE SOLD SUBJECT TO OWNER **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.

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 Thursday, July 18, 2019. Closing will take place at a professional closing company mutually agreeable to both

Buyer & 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 guarantees 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.

2019 Crop rent to be prorated between Buyer and Seller

#### **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.



# the **Privilege**

Tracts #1 (Grant Co., WI) 156.13± 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 Selling Choice 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 their high bid. This will continue until all tracts are sold.

> Tract #2 (Grant Co., WI) 45.05± 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) 43.60± 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 #4 (Grant Co., WI) 104.79± 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 #5 (Grant Co., WI) 26.35± 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 #6 (Grant Co., WI) 152.36± 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 #7 (Grant Co., WI) 42.16± 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 #8 (Grant Co., WI) 9.41± acres will be sold as a lump sum.

Tract #9 (Grant Co., WI) 5.19± acres will be sold as a lump sum.

Tract #10 (Grant Co., WI) 9.6± acres will be sold as a lump sum.

Sample	Multi-Tract Bidding Grid	I. This is an AUCTION! To the Highest Bidd	er.
*Acr	es are not represented by a	survey, but are taken from county records.	
Grant Co.	Multiplier	Price/Multiplier	Bidder#
Tract #1	156.13±	TBD	TBD
Tract #2	45.05±	TBD	TBD
Tract #3	43.60±	TBD	TBD
Tract #4	104.79±	TBD	TBD
Tract #5	26.35±	TBD	TBD
Tract #6	152.36±	TBD	TBD
Tract #7	42.16±	TBD	TBD
Tract #8	Lump Sum	TBD	TBD
Tract #9	Lump Sum	TBD	TBD
Tract #10	Lump Sum	TBD	TBD

# Land, Cattle Ranch, Commercial/Ag Building, Residential House - Multiple Tracts - 594± Acres

### **AUCTIONEER'S NOTE**

594+/- Acres Multiple tract auction featuring a working cattle ranch, a meat shop / ag building with box stalls, residential home on acreage and numerous tracts of land. Tillable land currently rented for 2019, crop rent to be prorated between the buyer and seller. Prime hunting and recreational tracts with natural springs, mature hardwoods and Grant River frontage. Timber buyers take note as mature hardwoods and highly sought out walnut trees as well as ginseng can be found on the property. Endless opportunities from hunting, four wheeling, hiking, tubing, kayaking, fishing and the list goes on. Buy one or more tracts turn your dreams into a reality. Come bid and buy at your price.



**LOCATION:** Rattlesnake Road (north side of the road) \* Access via easement thru tracts #9 & #10.

Great hunting and recreational property! Trails throughout.

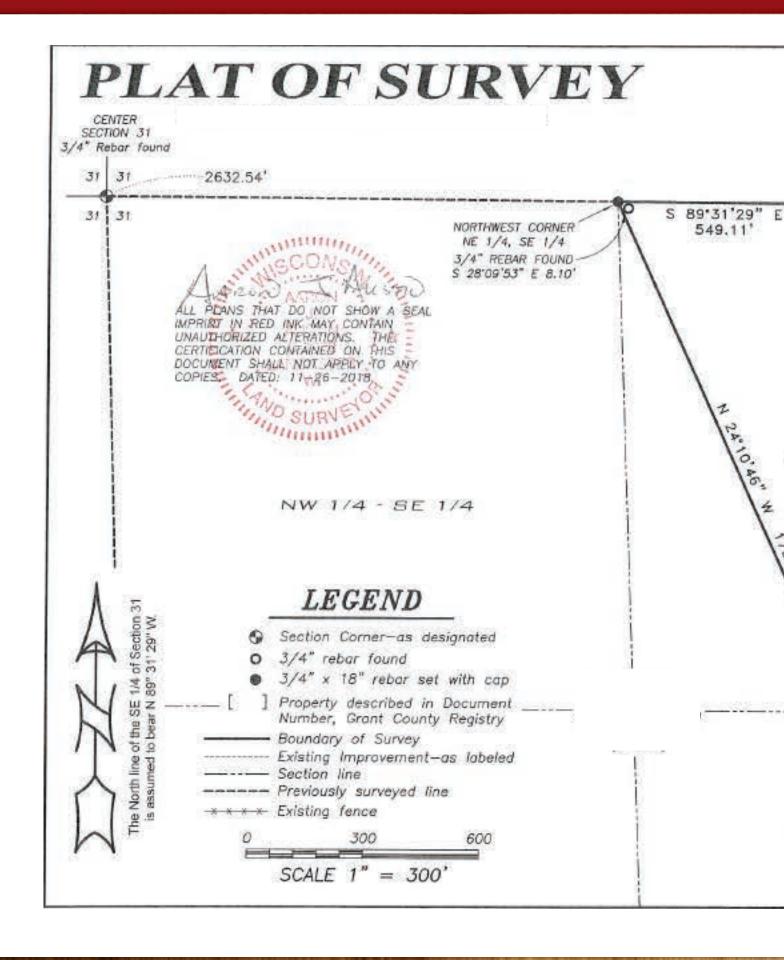
**P.I.D.** #'S: 002-00791-0000 – 40 Acres / 002-00806-0030 – 31 Acres / 002-00792-0000 – 40 Acres (Less acres outlined in attached survey – new legal TBD) / 002-00790-0000 – 40 Acres / 002-00805-0000 – 10 Acres (Less acres outlined in attached survey – new legal TBD) / 002-00789-0000 – 32.10 Acres (Less acres outlined in attached survey – new legal TBD) / 002-00789-0000 – 32.10 Acres (Less acres outlined in attached survey – new legal TBD) / 002-00789-0000 – 32.10 Acres (Less acres outlined in attached survey – new legal TBD) / (See attached plat of survey for the 36.97± acres that will not be included in the sale of tract 1)

**2018 TAXES:** \$284.11 (New tax amount TBD with the reduction of the total of 36.97± acres from affected parcels)

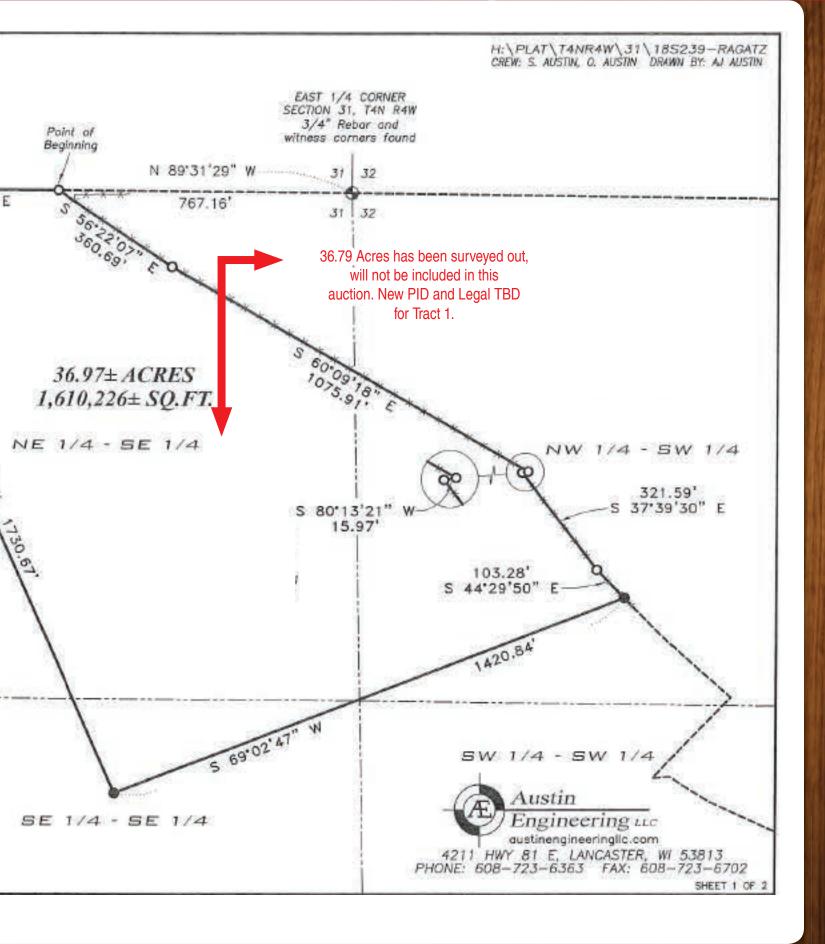


Area	Symbol: WI043, Soil Area Version: 13					
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	69.29	44.4%		VIIs	0
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	22.53	14.4%		Vle	0
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	19.64	12.6%		llw	92
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	18.41	11.8%		llle	61
FvD2	Fayette silt loam, valleys, 12 to 20 percent slopes, moderately eroded	8.51	5.5%		IVe	0
SoE2	Sogn silt loam, 15 to 20 percent slopes, moderately eroded	7.73	5.0%		VIIs	0
DyE2	Newglarus-Dunbarton silt loams, 12 to 20 percent slopes, moderately eroded	3.85	2.5%		IVe	0
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	3.23	2.1%		llle	0
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	2.28	1.5%		IVe	0
ChA	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	0.53	0.3%		llw	92
				W	eighted Average	19.1

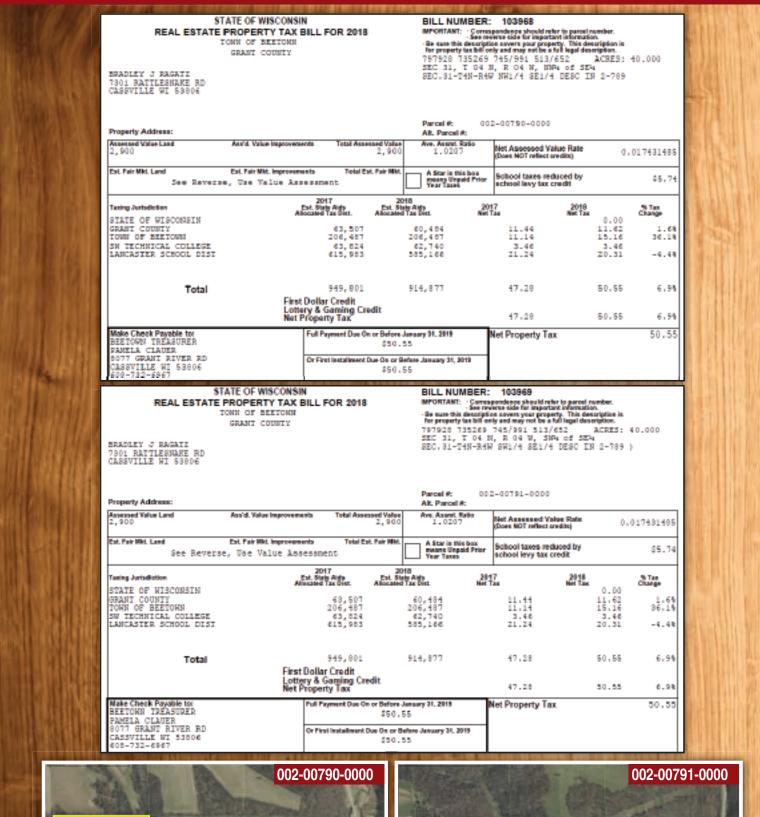
Soils data provided by USDA and NRCS



#### **Tract 1 - Survey** Survey of excluded land from PID's.



# Tract I - Tax Statements (1 of 3)







STATE OF WISCONSIN BILL NUMBER: 103970 

 Difference
 Nould 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.

 797928
 735269

 745/991
 513/652

 ACRES:
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 SEC
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 74N-R4W
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 DEC
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 Desc.
 21.74N-R4W

 **REAL ESTATE PROPERTY TAX BILL FOR 2018** TOWN OF BEETOWN GRANT COUNTY BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806 Parcel #: 002-00792-0000 Property Address: Alt. Parcel #: Assessed Value Land 2,900 Ass'd. Value Improvements Total Assessed Value Ave. Assmt. Ratio Net Assessed Value Rate (Does NOT reflect credits) 0.017431485 Total Est. Fair Mkt. Est. Fair Mkt. Land Est. Fair Mkt. Improvements A Star in this box means Unpaid Prior Year Taxes School taxes reduced by school levy tax credit \$5.74 See Reverse, Use Value Assessment 2017 2018 Est. State Aids Allocated Tax Dist. Taxing Jurisdiction Est. State Aids Allocated Tax Dist. 2017 Net Tax 2018 Net Tax % Tax Change STATE OF WISCONSIN 0.00 63,507 GRANT COUNTY 60,484 11.44 11.62 1.6% TOWN OF BEETOWN SW TECHNICAL COLLEGE 206,487 63,824 206,487 62,740 11.14 36.1% 3.46 21.24 3.46 20.31 LANCASTER SCHOOL DIST 585,166 -4.4% 615,983 949,801 914,877 47.28 50.55 6.9% Total First Dollar Credit Lottery & Gaming Credit Net Property Tax 47.28 50.55 6.9% Make Check Payable to: BEETOWN TREASURER PAMELA CLAUER Full Payment Due On or Before January 31, 2019 Net Property Tax 50.55 \$50.55 8077 GRANT RIVER RD CASSVILLE WI 53806 Or First Installment Due On or Before January 31, 2019 \$50.55 STATE OF WISCONSIN BILL NUMBER: 103966 BILL NUMBER: 103966 IMPORTANT: Correspondence should refer to parcel number. See sure this description covers your property. This description is for property tax bill only and may not be a full legal description. 797928 735269 745/991 513/652 ACRES: 32.3 SEC 31, T 04 N, R 04 W, NE% of SE% SEC 31-T4N-R4W TRACT 7 PRT NE1/4 SE1/4 DESC; COM SE COR SEC 31; N1D17M W239.97'; S89D21M 5941.49'; N35D46M E332.08'; N1D24M W197.31'; N9D42M W208.04'; N35D10M W17.01'; N65D55M W248.81'; N58D39M W125.53'; S86D54M ... **REAL ESTATE PROPERTY TAX BILL FOR 2018** TOWN OF BEETOWN GRANT COUNTY ACRES: 32.100 BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806 Parcel #: 002-00789-0000 Property Address: Alt. Parcel #: Ass'd. Value Improvements Ave. Assmt. Ratio Assessed Value Land 4,200 Total Assessed Value Net Assessed Value Rate (Does NOT reflect credits) 0.017431485 Est. Fair Mkt. Improvements Total Est. Fair Mkt. A Star in this box means Unpaid Prior Year Taxes Est. Fair Mkt. Land School taxes reduced by school levy tax credit \$8.32 See Reverse, Use Value Assessment 2017 Est. State Aids Allocated Tax Dist. 2018 Est. State Aids Allocated Tax Dist. Taxing Jurisdiction 2017 Net Tax 2018 Net Tax % Tax Change STATE OF WISCONSIN GRANT COUNTY TOWN OF BEETOWN 0 00 16.34 15.91 4.94 30.34 16.82 63,507 60,484 2.9% 206,487 63,824 615,983 206,487 62,740 38.0% SW TECHNICAL COLLEGE LANCASTER SCHOOL DIST 1.6% 585,166 29.41 Total 949,801 914,877 67.53 73.21 8.4% First Dollar Credit Lottery & Gaming Credit Net Property Tax 67.53 73.21 8.4% Make Check Payable to: Full Payment Due On or Before January 31, 2019 Net Property Tax 73.21 BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD \$73.21 Or First Installment Due On or Before January 31, 2019 CASSVILLE WI 53806 \$73.21 002-00792-0000 002-00789-0000



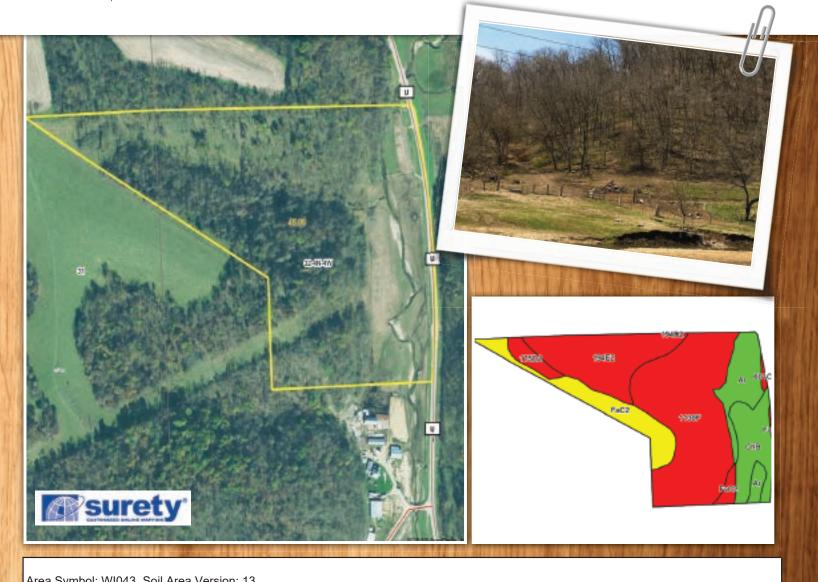
# Tract 1 - Tax Statements (3 of 3)

BRADLEY J RAGATZ 7301 RATTLESNAKE RD	TOWN OF BEETOWN GRANT COUNTY	• Be sure this descrip for property tax bill 797928 735269 SEC 32, T 04	everse side for important informa tion covers your property. This co- only and may not be a full legal d 3 513/652 386/247 N, R 04 W, NW4 of S 3W PRT NW1/4 SW1/4 D	lescription is escription. ACRES: ₩ <sup>1</sup> ⁄4	
CASSVILLE WI 53806 Property Address:		Parcel #: 0 Alt. Parcel #:	02-00805-0000		
Assessed Value Land 1,200	Ass'd. Value Improvements Total Assessed Val	ue Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect credits)	0.	.017431485
Est. Fair Mkt. Land See Revers	Est. Fair Mkt. Improvements Total Est. Fair M e, Use Value Assessment	kt. A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit		\$2.38
Taxing Jurisdiction	Est. State Aids Est.		017 2018 t Tax Net Ta		% Tax Change
STATE OF WISCONSIN GRANT COUNTY TOWN OF BEETOWN SW TECHNICAL COLLEGE LANCASTER SCHOOL DIST	63,507 206,487 63,824 615,983	60,484 206,487 62,740 585,166	4.90 4.77 1.48 9.10	0.00 4.81 6.27 1.43 8.40	-1.8% 31.4% -3.4% -7.7%
Total	949,801	914,877	20.25	20.91	3.3%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		20.25	20.91	3.3%
Make Check Payable to:	Full Payment Due On or Befo	<b>re January 31, 2019</b> ) <b>.</b> 91	Net Property Tax		20.91
BEETOWN TREASURER	Ψ2.C				
PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967 S REAL ESTATE BRADLEY J RAGATZ	Or First Installment Due On o	BILL NUMBER IMPORTANT: Corre Be sure this descrip for property tax bill 797928 735269 SEC 05, T 03 SEC.32-T4N-R4	spondence should refer to parcel everse side for important informat tion covers your property. This d only and may not be a full legal de 735269 745/991 N, R 04 W, NW4 of NV W PRT SW1/4 SW1/4 &	ACRES: 3 SE1/4 SW1	1/4
PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967 SREAL ESTATE BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806	Or First Installment Due On o \$20 TATE OF WISCONSIN PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN	BILL NUMBER IMPORTANT: Corre Seer Be sure this descript for property tax bild 797928 735269 SEC 05, T 03 SEC.32-T4N-R4 EXC 2-806-10 27/16) Parcel #: 000	spondence should refer to parcel everse side for important informat tion covers your property. This d inly and may not be a full legal de 735269 745/991 N, R 04 W, NW4 of NW	ACRES: 3 SE1/4 SW1	1/4
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PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 60R-732-6967 SREAL ESTATE BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 2, 200 Est. Fair Mkt. Land See Revers Taxing Jurisdiction	Or First Installment Due On o \$20 TATE OF WISCONSIN PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN GRANT COUNTY Ass'd. Value Improvements Total Assessed Valu 2, 20 Est. Fair Mkt. Improvements c. Use Value Assessment Total Est. Fair Mkt 2017 Est. State Aids Est. State Aids Total Est. Est. State Aids	BILL NUMBER IMPORTANT: Corre Seer Be sure this descript for property tax bill (797928 735269 SEC 05, T 03 SEC .32-T4N-R4 EXC 2-806-10 27/16) Parcel #: 00 Alt. Parcel #: 01 Alt. Parcel #: 01 Astar in this box Means Unpaid Prior Year Taxes 2018 State Alds 22	spondence should refer to parcel weres eide for important informat tion covers your property. This d nll and may not be a full legal de 735269 745/991 N, R 04 W, NW4 of NW W PRT SW1/4 SW1/4 & & 2-806-20 (PRT OF 1 02-00806-0030 Net Assessed Value Rate (Does NOT reflect credits) School taxes reduced by	scription is scription. ACRES: 7 Ma SE1/4 SWI RACT 8 SU RACT 8 SU 0.1	1/4 URVEY 017431485
PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967 SREAL ESTATE BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 2,200 Est. Fair Mkt. Land See Revers	Or First Installment Due On o \$20 TATE OF WISCONSIN PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN GRANT COUNTY Ass'd. Value Improvements Total Assessed Valu 2, 20 Est. Fair Mkt. Improvements c. Use Value Assessment Total Est. Fair Mkt 2017 Est. State Aids Est. State Aids Total Est. Est. State Aids	BILL NUMBER IMPORTANT: Corre Seer Be sure this descript for property tax bill (797928 735269 SEC 05, T 03 SEC .32-T4N-R4 EXC 2-806-10 27/16) Parcel #: 00 Alt. Parcel #: 01 Alt. Parcel #: 01 Astar in this box Means Unpaid Prior Year Taxes 2018 State Alds 22	spondence should refer to parcel weres exide for important information tion covers your property. This d 101 and may not be a full legal de 735269 745/991 N, R 04 W, NWM of NW W PRT SW1/4 SW1/4 & & 2-806-20 (PRT OF 1 02-00806-0030 Net Assessed Value Rate (Does NOT reflect credits) School taxes reduced by school levy tax credit	Secription is acres: 1 ACRES: 1 M4 SE1/4 SWI PACT 8 SU PACT 8 SU	1/4 URVEY 017431485 \$4.36 % Tax
PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967 S REAL ESTATE BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 2, 200 Est. Fair Mkt. Land See Revers Taxing Jurisdiction STATE OF WISCONSIN GRANT COUNTY TOWN OF BEETOWN SW TECHNICAL COLLEGE	Or First Installment Due On o \$20       FATE OF WISCONSIN       PROPERTY TAX BILL FOR 2018       TOWN OF BEETOWN       GRANT COUNTY         Ass'd. Value Improvements       Total Assessed Value       e, Use Value Assessment       2017       Est. State Aids Allocated Tax Dist.       63,507       206,487       63,824       615,983       949,801	D.91         BILL NUMBER         IMPORTANT: Corre         See refine description         for property tax bill         797928         7826         SEC         Parcel #:         0         Alt. Parcel #:         0         1.0207         dt.         Alt. Parcel #:         0         1.0207         dt.         Alt. Parcel #:         0         1.0207         dt.         State Alds         60,484         206,487         62,740	Spondence should refer to parcel verse side for important information tion covers your property. This d information and any not be a full legal de 735269 745/991           N, R 04 W, NNM4 of NV W PRT SW1/4 SW1/4 & & 2-806-20 (PRT OF 1)           02-00806-0030           Net Assessed Value Rate (Does NOT reflect credits)           School taxes reduced by school levy tax credit           017         2018 Net Tax           8.99 8.75 2.72	scription is ACRES: 3 PA SE1/4 SW3 RACT 8 SU 0.0 0.1 0.1 0.1 11.50 2.63	1/4 URVEY 017431485 \$4.36 %Tax Change -2.0% 31.4% -3.3%
PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967 SREAL ESTATE BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 2,200 Est. Fair Mkt. Land See Revers Taxing Jurisdiction STATE OF WISCONSIN GRANT COUNTY TOWN OF BEETOWN SW TECHNICAL COLLEGE LANCASTER SCHOOL DIST	Or First Installment Due On o \$20       TATE OF WISCONSIN       PROPERTY TAX BILL FOR 2018       TOWN OF BEETOWN       GRANT COUNTY       Total Assessed Value       Ass'd. Value Improvements     Total Assessed Value       c) 2017     Est. Fair Mkt. Improvements     Total Est. Fair Mkt       e, Use Value Assessment     Total Est. Fair Mkt       63, 507     206, 487     615, 983       949, 801     First Dollar Credit       Lottery & Gaming Credit       Net Property Tax	D.91         BILL NUMBER         IMPORTANT:       Corre         See or       See or         for property tax bill       Gorre         for property tax bill       See or         for property tax bill       SEC 05, T 03         SEC 05, T 03       SEC 05, T 03         SEC 05, T 03       SEC 2, 32-T4N-R4         EXC 2-806-10       27/16)         Parcel #:       00         Alt. Parcel #:       01         0       1.0207         tt       A Star in this box means Unpaid Prior Year Taxes         2018       21         State Aids       22         60, 484       206, 487         62, 740       585, 166         914, 877	spondence should refer to parcel verse side for important information tion covers your property. This d in and may not be a full legal de 735269 745/991 N, R 04 W, NW4 of NV W PRT SW1/4 SW1/4 & & 2-806-20 (PRT OF 1 02-00806-0030 Not Assessed Value Rate (Does NOT reflect credits) School laxes reduced by school levy tax credit 017 2018 Ref Tax Net Tay 8.99 8.75 2.72 16.69 37.15 37.15	scription is scription. ACRES: 7 Ma SE1/4 SWI RACT 8 SU RACT 8 SU 0.0 0.0 0.0 8.81 11.50 2.63 15.40	1/4 URVEY 017431485 \$4.36 %Tax Change -2.0% 31.4% -3.3% -7.7% 3.2% 3.2%
PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 60R-732-6967 SREAL ESTATE BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 2,200 Est. Fair Mkt. Land See Revers Taxing Jurisdiction STATE OF WISCONSIN GRANT COUNTY TOWN OF BEETOWN SW TECHNICAL COLLEGE LANCASTER SCHOOL DIST	Or First Installment Due On o \$20       TATE OF WISCONSIN PROPERTY TAX BILL FOR 2018       TOWN OF BEETOWN GRANT COUNTY     Total Assessed Valu 2,20       Total Assessed Valu 2,20       Est. Fair Mkt. Improvements     Total Assessed Valu 2,20       Est. Fair Mkt. Improvements     Total Assessed Valu 2,20       Est. Fair Mkt. Improvements     Total Est. Fair Mkt e, Use Value Assessment       2017 Est. State Aids Allocated Tax Dist.     Est. Fair Mkt e (3, 507 206, 487 63, 824 615, 983       949, 801       First Dollar Credit Lottery & Gaming Credit Net Property Tax       Full Payment Due On or Befor	BILL NUMBER         IMPORTANT:       Corre         See or       See or         for property tax bill       (797928 735269         SEC 05, T 03       SEC 05, T 03         SEC 05, T 03       SEC 23-T4N-R4         EXC 2-806-10       27/16)         Parcel #:       00         Alt. Parcel #:       01         A Star in this box       means Unpaid Prior         Year Taxes       2018         State Aids       22         60, 484       206, 487         62, 740       585, 166         914, 877       914, 877	spondence should refer to parcel verse side for important information overs your property. This d in covers your property. This d '735269 745/991 N, R 04 W, NWM of NV W PRT SW1/4 SW1/4 & & 2-806-20 (PRT OF 1 02-00806-0030 Net Assessed Value Rate (Does NOT reflect credits) School taxes reduced by school levy tax credit Nf 2018 Net Tax 8.99 8.75 2.72 16.69 37.15	Secription is scription. ACRES: 7 M SE1/4 SWI RACT 8 SU RACT 8 SU 0.1 0.1 0.1 0.1 0.1 0.3 15.40 38.34	1/4 URVEY 017431485 \$4.36 \$4.36 -2.0% 31.4% -3.3% -7.7% 3.2%

LOCATION: County U (west side of the road)

Heavy wooded tract with mature Hardwoods and Walnut trees. Approximately 200' bunk line feeders.

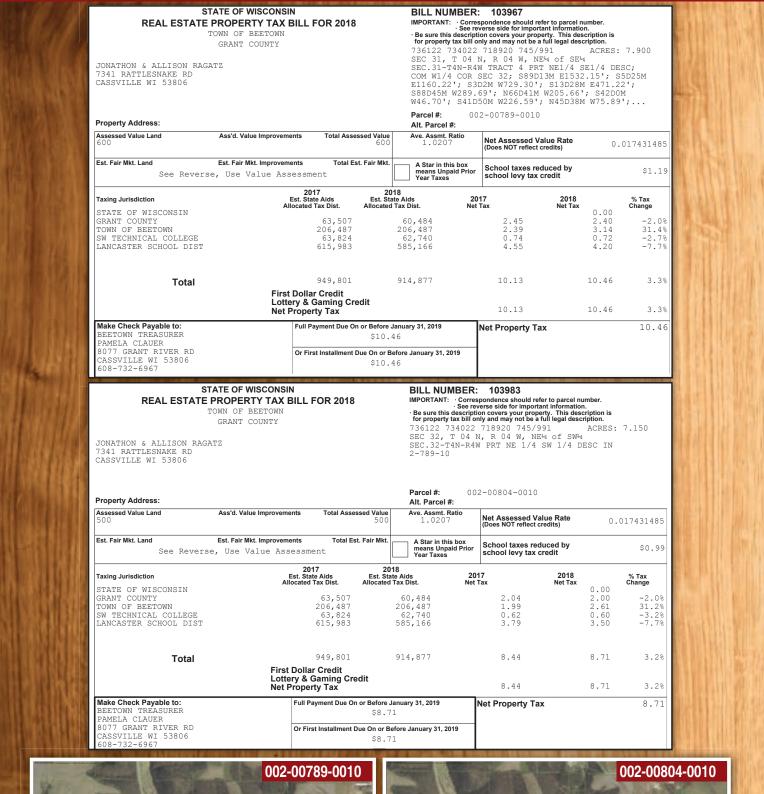
**P.I.D. #'S:** 002-00804-0010 - 7.15 Acres / 002-00805-0010 - 30 Acres / 002-00789-0010 - 7.9 Acres **2018 TAXES:** \$57.51



				w	eighted Average	26.9
FvE2	Fayette silt loam, valleys, 20 to 30 percent slopes, moderately eroded	0.08	0.2%		Vle	0
601C	Beavercreek cobbly fine sandy loam, 3 to 12 percent slopes, occasionally flooded	0.19	0.4%		Vls	0
FvC2	Fayette silt loam, valleys, 6 to 12 percent slopes, moderately eroded	0.67	1.5%		llle	0
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	1.35	3.0%		IVe	0
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	4.84	10.7%		llw	92
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	4.85	10.8%		llw	91
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	5.32	11.8%		llle	61
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	9.04	20.1%		Vle	0
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	18.71	41.5%		VIIs	0
				Legend	-	,
Code	Soil Description	Acres	Percent of field	PI	Non-Irr Class *c	Productivity Index
I Alea C						

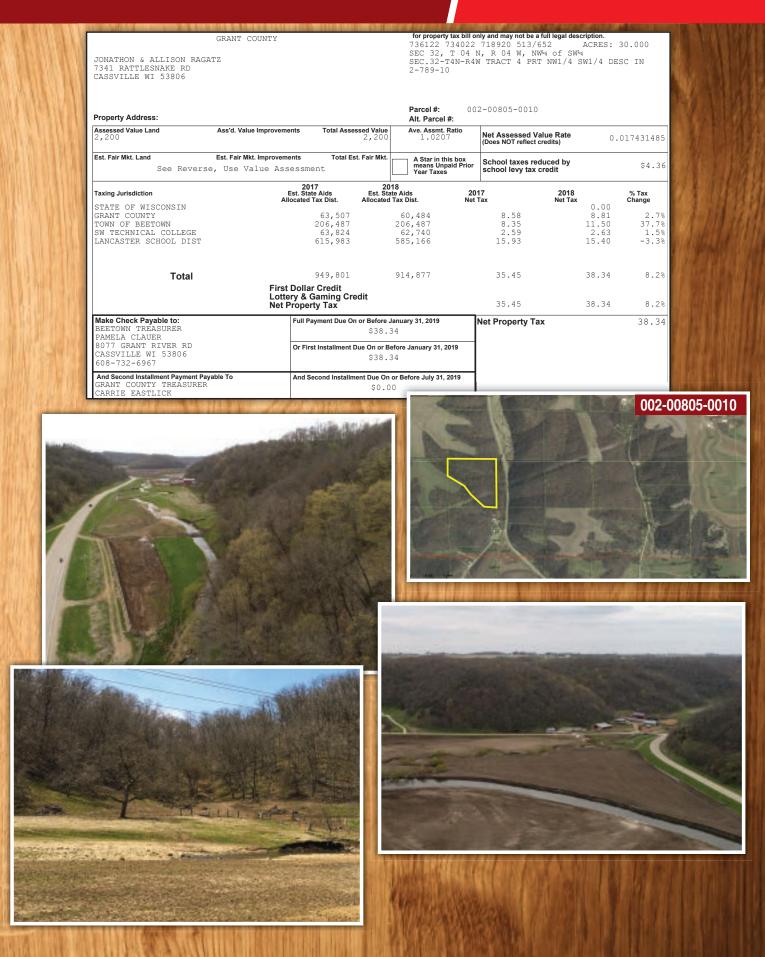
\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract 2 - Tax Statements (1 of 2)







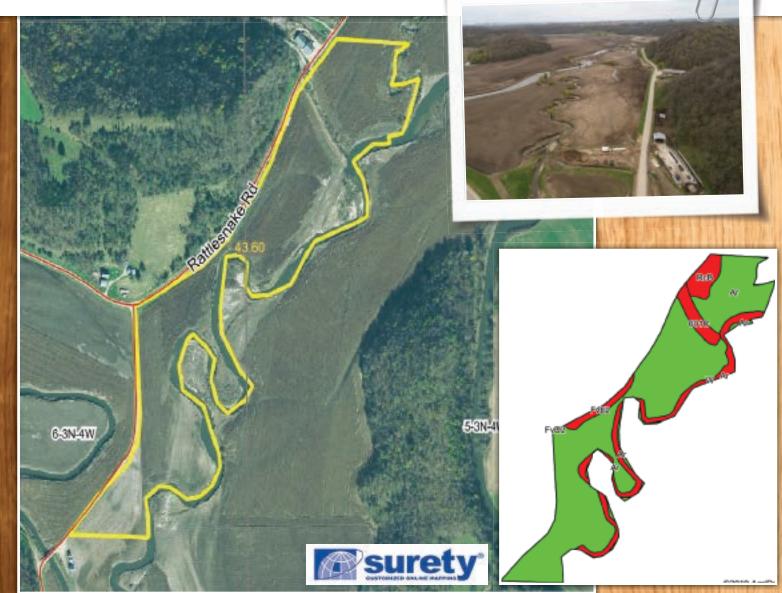


LOCATION: Rattlesnake Road/Glassmaker Road (east side of the road)

Grant River Frontage / Prime recreational property.

**P.I.D. #'S:** 058-00106-0000 - 26.74 Acres (Has easement to access tract 4) / 058-00127-0000 - 13.14 Acres 058-00121-0000 - 3.72 Acres

2018 TAXES: \$228.41

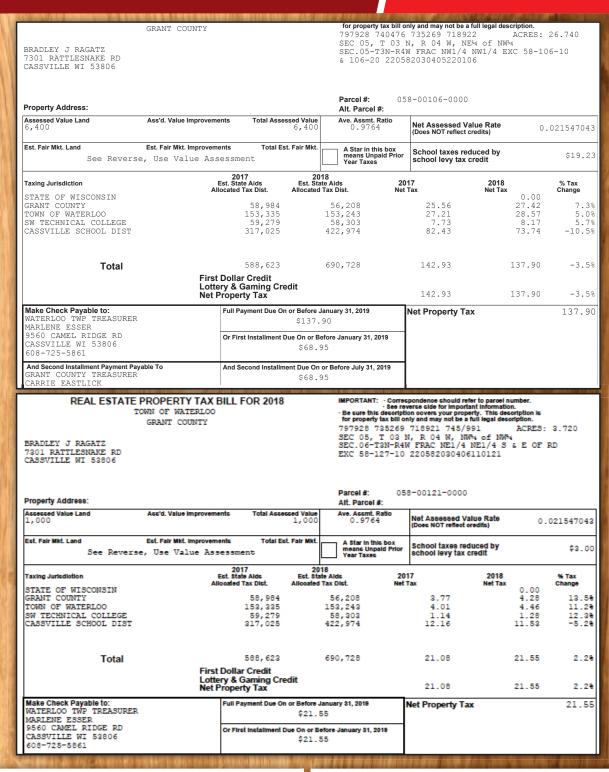


Area Symbol: WI043.	Soil Area	Version <sup>.</sup>	13

				w	eighted Average	72.6
FvE2	Fayette silt loam, valleys, 20 to 30 percent slopes, moderately eroded	0.97	2.2%		Vle	0
601 C	Beavercreek cobbly fine sandy loam, 3 to 12 percent slopes, occasionally flooded	1.55	3.6%		VIs	0
RcB	Richwood silt loam, 2 to 6 percent slopes	1.77	4.1%		lle	0
W	Water	4.52	10.4%			0
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	34.79	79.8%		llw	91
е				_		
	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS







# Tract 3 - Tax Statements (2 of 2)



0.021547043

% Tax Change

2018 Net Tax

0.00 13.71 14.29 4.09

36.87

68.96

68.96

\$9.61

2.2% 0.1% 0.7%

-14.78

-8.0%

-8.0%

68.96

058-00127-0000

**LOCATION:** County U (west side of the road)

Grant River frontage. / Primary tillable ground, prime hunting, marketable timber and ginseng.

**P.I.D. #'S:** 002-00807-0030 – 2.95 Acres / 058-00105-0020 – 34.80 Acres / 058-00106-0020 – 17.50 Acres 058-00107-0000 – 38.72 Acres / 058-00127-0010 – 10.82 Acres

#### 2018 TAXES: \$815.82



Area S	Symbol: WI043, Soil Area Version: 13					
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	68.09	65.0%		llw	91
Or	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	12.35	11.8%		llw	0
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	9.62	9.2%		VIIs	0
W	Water	5.94	5.7%			0
SoE2	Sogn silt loam, 15 to 20 percent slopes, moderately eroded	3.84	3.7%		VIIs	0
HfE2	Hixton fine sandy loam, 15 to 20 percent slopes, moderately eroded	3.23	3.1%		IVe	0
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	0.85	0.8%		llw	92
SoD2	Sogn silt loam, 10 to 15 percent slopes, moderately eroded	0.58	0.6%		Vls	0
FeaB2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	0.29	0.3%		lle	90
		-			Weighted Average	60.1

# Tract 4 - Tax Statements (1 of 3)

JONATHON & ALLISON RAG 7341 RATTLESNAKE RD CASSVILLE WI 53806	TOWN OF BEETOWN GRANT COUNTY ATZ		for property 736122 7 SEC 32, SEC.32-T COR SEC E1310.74 N75D21M W68.88';	- See reverse side for importan description covers your proper tax bill only and may not be a fu 34022 725753 718921 0 4 N, R 0 4 W, SEW 4N-R4W PRT SE1/4 SW 5; S89D19M E1286.80 ; S89D20M E335.47' E304.96'; N27D15M E N42D49M E146.14';	y. This description is I legal description. ACRES: of SW4 1/4 DESC; COM '; NOD14M ; N1D20M E479 667.19'; N29D3	9.75';
Property Address:			Parcel #: Alt. Parcel #	002-00807-0030 #:		
Assessed Value Land 200	Ass'd. Value Improvements	Total Asse	ssed ValueAve. Assmt. R2001.0207			.01743148
Est. Fair Mkt. Land See Revers	Est. Fair Mkt. Improvements se, Use Value Assess		A Star in this means Unpa Year Taxes	s box aid Prior School taxes redu school levy tax cre		\$0.4
Taxing Jurisdiction	Est. S	2017 State Aids ed Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN GRANT COUNTY TOWN OF BEETOWN SW TECHNICAL COLLEGE LANCASTER SCHOOL DIST		63,507 206,487 63,824 615,983	60,484 206,487 62,740 585,166	0.82 0.80 0.25 1.52	0.00 0.80 1.05 0.24 1.40	-2.4 31.3 -4.0 -7.9
Total	First Dol	949,801 Iar Credit	914,877	3.39	3.49	2.9
		Gaming Cre	edit	3.39	3.49	2.9
Make Check Payable to: BEETOWN TREASURER PAMELA CLAUER	Full	Payment Due Or	or Before January 31, 2019 \$3.49	Net Property Tax		3.4
8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967	Ort	First Installment D	Due On or Before January 31, 20 \$3.49	019		
REAL ESTATE	TATE OF WISCONSIN PROPERTY TAX BILL TOWN OF WATERLOO GRANT COUNTY	. FOR 2018	IMPORTANT: · Be sure this for property t	IBER: 98235 · Correspondence should refer · See reverse side for important description covers your property tax bill only and may not be a ful · · · · · · · · · · · · · · · · · · ·	Information. 7. This description is I legal description.	24.000
REAL ESTATE	PROPERTY TAX BILL IOWN OF WATERLOO GRANT COUNTY	. FOR 2018	IMPORTANT: • Be sure this for property 1 736122 7: SEC 05, 7: SEC.05-7: W1/4 COR E1310.74 N75D21M I W68.88';	· Correspondence should refer · See reverse side for important description covers your properh tax bill only and may not be a ful 34022 725753 718921 T 03 N, R 04 W, NE4 N-R4W PRT FRAC NE1. SEC 5; S89D19M E124 ; S89D20M E395.47', : S89D20M E395.47', : S404.96', N27D15M E N42D49M E146.14'; 1	information. • This description is legal description. ACRES: of NW <sup>4</sup> (4 NW1/4 DESC; 36.80'; N0D14M • N11D20M E479 567.19'; N29D3	COM .75';
REAL ESTATE	E PROPERTY TAX BILL TOWN OF WATERLOO GRANT COUNTY		IMPORTANT: • Be sure this: for property 736122 7: SEC 05.7 SEC.05-7 W1/4 COR E1310.74 N75D21M I W68.88'; Parcel #: Alt. Parcel #:	·Correspondence should refer Ser everse side for important description covers your propert lax bill only and may not be a ful 34022 725753 718921 r 03 N, R 04 W, NE& 3N-R4W PRT FRAC NE1, SEC 5; S89D19M E122 '; S89D20M E395.47' 304.96'; N27D15M E1 N42D49M E146.14'; 1 058-00105-0020	information. • This description is legal description. ACRES: of NW <sup>4</sup> (4 NW1/4 DESC; 36.80'; N0D14M • N11D20M E479 567.19'; N29D3	COM .75';
REAL ESTATE JONATHON & ALLISON RAG 7341 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 11,400	PROPERTY TAX BILL IOWN OF WATERLOO GRANT COUNTY	Total Asses	IMPORTANT: 'Be sure this: for property 1 736122 7: SEC 05.7: W1/4 COR E1310.74 N75D21M I W68.88'; Parcel #: Alt. Parcel #: 0.9764	·Correspondence should refer Ser everse side for important description covers your propert lax bill only and may not be a ful 34022 725753 718921 r 03 N, R 04 W, NE& 3N-R4W PRT FRAC NE1, SEC 5; S89D19M E122 '; S89D20M E395.47' 304.96'; N27D15M E1 N42D49M E146.14'; 1 058-00105-0020	information. . This description is legal description. ACRES: of NW4 4 NW1/4 DESC; 66.80'; NOD14M N11D20M E479 567.19'; N29D3 147D10M e Rate	COM .75';
JONATHON & ALLISON RAG 7341 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 11,400 Est. Fair Mkt. Land	E PROPERTY TAX BILL TOWN OF WATERLOO GRANT COUNTY	Total Asses Total Es	IMPORTANT:           ·Be sure this for property           736122           SEC 05, -7           SEC 05, -1           W1/4 COR           B1310.74           N75D21M I           W68.88';           Parcel #:           Alt. Parcel #:           sted Value         Ave. Assmt. R	Correspondence should refer See reverse side for important description covers your properly ta bill only and may not be a full 34022 725753 718921 T 03 N, R 04 W, NE4 N-R4W PRT FRAC NE1, SEC 5; S89D19M E124 Se9D20M E395.47'; 304.96'; N27D15M E1 N42D49M E146.14'; 1 058-00105-0020 : atio     Net Assessed Value Does NOT reflect cred sex School taxes reduce	information. . This description is legal description. ACRES: of N₩4 4 NW1/4 DESC; 56.80'; N0D14M : N11D20M E479 567.19'; N29D3 147D10M s Rate 0. ed by	COM .75'; 6M 021547043
JONATHON & ALLISON RAG         7341 RATTLESNAKE RD         CASSVILLE WI 53806         Property Address:         Assessed Value Land         11, 400         Est. Fair Mkt. Land         See Reverse         Taxing Jurisdiction	EPROPERTY TAX BILL TOWN OF WATERLOO GRANT COUNTY ATZ Ass'd. Value Improvements Est. Fair Mkt. Improvements se, Use Value Assess Zest. S	Total Asses Total Es	IMPORTANT: · Be sure this. for property 1 736122 7: SEC 05, 7: SEC 05-7: W1/4 COR E1310.74 N75D21M I W68.88'; Parcel #: Alt. Parcel #: Alt. Parcel #: 11, 400 L. Fair Mkt. Astar in this means Unpa	Correspondence should refer See reverse side for important description covers your propert abill only and may not be a full 34022 725753 718921 Y 03 N, R 04 W, NE¼ 3N-R4W PRT FRAC NE1, SEC 5; S89D19M E12( '; S89D20M E395.47' 304.96'; N27D15M E1 058-00105-0020 : atio Net Assessed Valu (Does NOT reflect cree box it Prior School taxes reduce	information. , This description is legal description. ACRES: of NW4 (4 NW1/4 DESC; 36.80'; N0D14M : N11D20M E479 567.19'; N29D3 N47D10M es Rate 0.  ed by dit 2018 Net Tax	COM .75'; 6M
JONATHON & ALLISON RAG         7341 RATTLESNAKE RD         CASSVILLE WI 53806         Property Address:         Assessed Value Land         11,400         Est. Fair Mkt. Land         See Revers	EPROPERTY TAX BILL TOWN OF WATERLOO GRANT COUNTY ATZ Ass'd. Value Improvements Est. Fair Mkt. Improvements se, Use Value Assess Zest. S	Total Asses Total Esi ment 2017 Tate Aids	IMPORTANT: · Be sure this. for property 1 736122 7: SEC 05, -7: W1/4 COR E1310.74 N75D21M I W68.88'; Parcel #: Alt. Parcel #: Alt. Parcel #: Att.	· Correspondence should refer · Ser everse side for important description covers your properh ita bill only and may not be a full 34022 725753 718921 r 03 N, R 04 W, NE4 M-R4W PRF FRAC NE1, SEC 5; S89D19M E124 ; S89D20M E395.47', N42D49M E146.14'; 1 058-00105-0020 : attio Net Assessed Valu (Does NOT reflect cred school levy tax cre 2017	information. . This description is legal description. ACRES: of NW4 (4 NW1/4 DESC; 36.80'; NOD14M : N11D20M E479 567.19'; N29D3 147D10M e Rate 0. e Rate 0. e dby dit 2018	COM .75'; 6M 021547043 \$34.25 % Tax
REAL ESTATE JONATHON & ALLISON RAG 7341 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 11, 400 Est. Fair Mkt. Land See Revers Taxing Jurisdiction STATE OF WISCONSIN GRANT COUNTY TOWN OF WATERLOO SW TECHNICAL COLLEGE	E PROPERTY TAX BILL TOWN OF WATERLOO GRANT COUNTY SATZ Ass'd. Value Improvements Est. Fair Mkt. Improvements se, Use Value Assess Allocate First Dol Lottery 8	Total Asses Total Esi ment 017 tate Aids d Tax Dist. 58, 984 153, 335 59, 279 317, 025 588, 623 lar Credit 6 Gaming Cre	IMPORTANT: • Be sure this: for property 1 736122 7: SEC 05, 7: SEC 05, 7: W1/4 COR E1310.74 W1/4 COR E1310.74 M1/4 COR M1/4 COR E1310.74 M1/4 COR M1/4 C	• Correspondence should refer • Ser everse side for important description covers your property 134022 725753 718921 r 03 N, R 04 W, NE4 N=R4W PRT FRAC NE1, SEC 5; S89D19M E124; ; S89D20M E395.47', 304.96'; N27D15M E1 N42D49M E146.14'; 1 058-00105-0020 : ibox id Prior School taxes reduc school levy tax cre 2017 Net Tax 47.35 50.41 14.32 152.70 264.78	information. ACRES: 1egal description is legal description. ACRES: of NW4 (4 NW1/4 DESC; 36.80'; N0D14M : N11D20M E479 367.19'; N29D3 147D10M e Rate 0. ed by dit 2018 Net Tax 0.00 48.83 50.89 14.56 131.35 245.63	COM .75'; 6M 021547043 \$34.25 %Tax Change 3.1% 1.0% 1.7% -14.0% -7.2%
REAL ESTATE JONATHON & ALLISON RAG 7341 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 11, 400 Est. Fair Mkt. Land See Revers Taxing Jurisdiction STATE OF WISCONSIN GRANT COUNTY TOWN OF WATERLOO SW TECHNICAL COLLEGE CASSVILLE SCHOOL DIST	E PROPERTY TAX BILL TOWN OF WATERLOO GRANT COUNTY SATZ Ass'd. Value Improvements Est. Fair Mkt. Improvements Se, Use Value Assess Allocate First Dol Lottery 8 Net Prop	Total Asses Total Est ment 017 158,984 153,335 59,279 317,025 588,623 162 163 164 153 17,025 188,623 188,625 188,623 188,625 188,6555 188,6555 188,6555 188,6555	IMPORTANT: • Be sure this: for property 1 736122 7: SEC 05, 7: SEC 05, 7: W1/4 COR E1310.74 W1/4 COR E1310.74 M1/4 COR M1/4 COR E1310.74 M1/4 COR M1/4 C	<ul> <li>Correspondence should refer See reverse side for important description covers your properly ax bill only and may not be a full 34022 725753 718921 r 03 N, R 04 W, NE4 N=R4W PRT FRAC NE1. SEC 5; S89D19M E124; ; S89D20M E395.47', 304.96'; N27D15M EI N42D49M E146.14'; I 058=00105=0020 :</li> <li>Net Assessed Value (box NOT reflect cree school levy tax cree 2017 Net Tax</li> <li>47.35 50.41 14.32 152.70</li> </ul>	information.	COM .75'; 6M 021547043 \$34.25 %Tax Change 3.1% 1.0% 1.7% -14.0%





# Tract 4 - Tax Statements (2 of 3)

JONATHON & ALLISON RAG 7341 RATTLESNAKE RD CASSVILLE WI 53806	GRANT COUNTY ATZ		736122 7340 SEC 05, T 0 SEC.05-T3N-	ription covers your propert ill only and may not be a ful 22 725753 718922 3 N, R 04 W, NWM R4W PRT FRAC NW1 2058203040522010	ACRES: of NW4 /4 NW1/4 DESC	
Property Address:			Parcel #: Alt. Parcel #:	058-00106-0020		
Assessed Value Land 3,300	Ass'd. Value Improvements	Total Assessed V	Ave. Assmt. Ratio	Net Assessed Valu (Does NOT reflect cred	e Rate 0	.021547043
Est. Fair Mkt. Land See Revers	Est. Fair Mkt. Improvements e, Use Value Assessmer	Total Est. Fair	Mkt. A Star in this box means Unpaid Pr Year Taxes	Gior School taxes reduce school levy tax cre	ced by edit	\$9.91
Taxing Jurisdiction STATE OF WISCONSIN	2017 Est. State Allocated Ta	Aids Es	2018 t. State Aids cated Tax Dist.	2017 Net Tax	<b>2018</b> Net Tax	% Tax Change
GRANT COUNTY TOWN OF WATERLOO	1	58,984 153,335	56,208 153,243	13.83 14.72	14.14 14.73	2.2%
SW TECHNICAL COLLEGE CASSVILLE SCHOOL DIST		59,279 317,025	58,303 422,974	4.18 44.60	4.21 38.03	0.7%
Total	5	588,623	690,728	77.33	71.11	-8.0%
	First Dollar Lottery & Ga	Credit aming Credit				
	Net Property	y Tax		77.33	71.11	-8.0%
Make Check Payable to: WATERLOO TWP TREASURER MARLENE ESSER			fore January 31, 2019 71.11	Net Property Tax		71.11
				_		
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 REAL ESTATE	TATE OF WISCONSIN PROPERTY TAX BILL FO ORM OF WATERLOO GRAIT COUNTY	\$*	for property tax bi 736122 73400 8EC 05, T 05	respondence should relet t reserve alde for Important plane sovern your property. I only and may not be a full 12 726780 716922 0 M. R 04 M. SIM AU JU 1/4 INV 1/4	ACRES: 1 of 3554	2122 ( 122)
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 REAL ESTATE JOHATMON & ALLISON PAGE TOMATHON & ALLISON PAGE CASSVILLE PI 50806	TATE OF WISCONSIN PROPERTY TAX BILL FO ORM OF WATERLOO GRAIT COUNTY	\$*	71.11 BILL NUMBE MPORTANT: - Con - Be care the ceco for property law in 736122 73401 85C 05-T 05 35C 05-T 05 35C 05-C 00400	respondence should relet t reserve alde for Important plane sovern your property. I only and may not be a full 12 726780 716922 0 M. R 04 M. SIM AU JU 1/4 INV 1/4	ACRES: 1 of 3554	2122 ( 122)
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 ST REAL ESTATE D JOBATHON & ALLISCH FAGJ 7341 RATTLEBNARE RD CASSVILLE WI 59506 Property Address:	TATE OF WISCONSIN PROPERTY TAX BILL FO ORM OF WATERLOO GRAIT COUNTY	ST CR 2018	71.11 BILL NUMBE IMPORTANT: - 0 - 10 -	megondence should refer to reverse active the important phose sovem, your property, icely and many order & a thick 22 725783 718912 D M. R C4 W. 3091/4 520107 055-00107-0000 Net Assessed Value	Rate	08-20
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 REAL ESTATE JOHATMON & ALLISON PAGE JOHATMON & ALLISON PAGE CASSVILLE WI 50806	ATE OF WISCONSIN PROPERTY TAX BILL FO ORN OF HATERLOO GRANT COUNTY	\$" DR 2018	71.11 BILL NUMBE INFORTANT: - Ce - Excure that come the property failed 736122 7346 35C.05-T0 35C.05-T0 35C.05-T0 35C.05-T0 35C.05-T0 35C.05-T0 400 Parcel 8: Att. Parcel 8: 0.9764 Att. Parcel 8: 0.9764	Interpretation of Postformation of Postf	Rafe Condition in ACRES: 3 of NP4 DEBC 210 88-10 Rafe 0.	021547043
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 REAL ESTATE JONATHON & ALLISON RAGJ 7041 RATTLEBUARE RD CASSWILLE WI 50506 Property Address: Accessed Value Land 20, 100 EN For Mill Land	ATE OF WISCONSIN PROPERTY TAX BILL FO ORD OF RATERIOO GRANT COUNTY ATE Asc's. Value improvements But. Far Mil. improvements e., Use Value Assessments	ST DR 2018 Total Assessed Vi 20, 4 Total Col. Par N	Pill         Bill NUMBE           MPORTANT:         - See           - Be care that care         See           - Be care         See	Interpretation of Postformation of Postf	Rate 0.	08-20
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 ST REAL ESTATE TOUR ALLISON FAGS 7341 RATTLESDARE RD CASEVILLE WI 50806 Property Address: Accessed Value Land 20, 100 Ed. For Mil Land See Reverse Taxing Jurisdiction	ATE OF WISCONSIN PROPERTY TAX BILL FO ORN OF KATERLOO GRAIT COUNTY ATZ ASS'E Value improvements Del. Far Wel. Improvements	ST OR 2018 Total Assessed Via 20, 4 Total Bull For N IS Adds Est	71.11  BILL NUMBE INFORTANT: - Ge  - Be care that care that is the  73/21/22 73/21  85C 05, T 01  35C 05, T 01  455 0, 576   Ass. Accel #:  Ass. Accel #:  3010  50  5	Interpretation of Postformation of Postf	Rate 0.	021547043
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 ST REAL ESTATE D JONATHON & ALLISON PAGE 7341 RATTLESUARE RD CASSVILLE WI 59506 Property Address: Accessed Value Land 20.400 EM, The Mil Land See Reverse Tasks Junchedelion STATE COUNTY	ATE OF WISCONSIN PROPERTY TAX BILL FO OBIN OF HATERLOO GRANT COUNTY ATE Ass's. Value improvements Eal. Pay Mil. Improvements e., Use Value Assessments 2017 Bat. Mode, Associated Ta	ST DR 2018 Total Assessed Vi 20, 4 Total Ed. Par N Is Alon Bel. Asses S8, 984	Pill         Bill NUMBE           MPORTANT: · Or · Sec · Sec · Sec · Sec · Sec · Sec · Sec · OS · SEC · OS · SEC · OS · SEC · OS · SEC · OS	megondence should refer to reference able pointsponden) typics sowent your property. Topics sowent your property. Topics and the able 22 725783 718912 b N. R 04 W. SWA 44W SW 1/4 KW 1/4 5250107 055-00107-0000 Net damages of Value (Does NOT influst cred softwoil lawy fax cred softwoil lawy fax cred softwoil lawy fax cred 2017 eff Tax		021547043 561.29 4 Tas crange 2.74
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 REAL ESTATE 7 JONATHON & ALLISON RAGA 7341 RATTLESNARE RD CASSVILLE WI 53806 PROPERTY Address: Accessed Value Land 20.400 BUL TWO MILLANS See Reverse Taxing Jurisdistion STATE OF MISCONSID	ATE OF WISCONSIN PROPERTY TAX BILL FO ORN OF NATERLOO GRANT COUNTY ATE ASS'E Value improvements East For MRL improvements a, Use Value As sessments (2017 East State Associet Tax	ST DR 2018 Total Assessed Via Total Bul, ner s In Alde Bet. Asses	71.11  BILL NUMBE INFORTANT: - Ge  - Be care that over - Bee  - Be care that over - Be - Be care t	Integration of the state of the	*Rate 0.00 0.00 *Rate 0. *Rate 0. *Rate 0. *Rate 0. *Rate 0. *Rate 0. ************************************	021547043 561.29 % Tas Change 2.7% 0.6% 1.2%
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 REAL ESTATE 7 JOHATHON & ALLISON RAGA 7341 RATTLENDARE RD CASSVILLE WI 50806 Property Address: Accessed Value Land 20.400 But run Mil Land See Reverse Taxing Jurisdistics STATE OF MILSOCHISIS STATE OF MILSOCHISIS	ATE OF WISCONSIN PROPERTY TAX BILL FO ORN OF NATERLOO GRANT COUNTY ATE ASS'E Value improvements East For MRL improvements a, Use Value As sessments (2017 East State Associet Tax	ST CR 2018 Total Assessed Vir 20, 4 Total Ball, Park M Ito Aldon Ball, Park M SS, 904 SS, 205 SP, 275	Pill         Bill NUMBE           MPORTANT: · Or · Sec · Sec · Sec · Sec · Sec · Sec · Sec · OS · SEC · OS · SEC · OS · SEC · OS · SEC · OS	Interpretation of the set of the	- Rade - Rade - Rade - C. DO - Rade - C. DO -	021547043 561.29 49 May Change 2.78 0.68
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 REAL ESTATE 7 JOHATHON & ALLISON RAGA 7341 RATTLENDARE RD CASSVILLE WI 50806 Property Address: Accessed Value Land 20.400 But run Mil Land See Reverse Taxing Jurisdistics STATE OF MILSOCHISIS STATE OF MILSOCHISIS	ATE OF WISCONSIN PROPERTY TAX BILL FO OSEN OF WATERLOO GRANT COUNTY ATZ ASS'E Value improvements EVALUE Value improvements e, Use Value As seasaners 2017 Ed. Par Mil. Improvements associated Ta Associated Ta	ST CR 2018 Total Assessed Vir 20, 4 Total Ball, Park M Ito Aldon Ball, Park M SS, 904 SS, 205 SP, 275	71.11  BILL NUMBE INFORTANT: - Ge  - Be care that over - Bee  - Be care that over - Be - Be care t	Integration of the state of the	*Rate 0.00 0.00 *Rate 0. *Rate 0. *Rate 0. *Rate 0. *Rate 0. *Rate 0. ************************************	021547043 561.29 % Tas Change 2.7% 0.6% 1.2%
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 ST REAL ESTATE D JOSIATHON & ALLISON FAGJ 7341 RATILESNARE RD CASSVILLE WI 50806 Property Address: Accessed Value Land 20, 400 Ed. For Mill Land See Reverse Taxing Jurisdiction STATE OF MISCONSIN GRANT COUNTY TODE OF MARIELOO SW TECHNICAL COLLEGE CASSVILLE SCHOOL DIST	ATE OF WISCONSIN PROPERTY TAX BILL FO GRANT COUNTY ATE Asc'd. Value improvements Bul. Far Mil. improvements a. Use Value As easements 1 2017 Est. Table Associated Ta 5 First Dollar O	\$1 DR 2018 Total Assessed Va 20, 4 Total Bul. ror a to Alon But. 58, 994 59, 276 17, 025 60, 620 Credit	71.11  BILL NUMBE BILL	magondence should refer t referra telle phi magonani table sovem, your property incluy and many role to a table 22 725783 718922 b N. R C4 W. SWA 447 SW 1/4 KW 1/4 5230107 055-00107-0000 Ned Jacossed Value Does NOT infinit cere action lawy tax cere 2017 90.55 26.75 28.75 27.9.82 475.67	The according to a control of a co	021547043 561.29 \$61.29 \$61.29 \$.78 0.68 1.24 -14.38 -7.69
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 ST REAL ESTATE D JONATHON & ALLISON FAGJ 7341 RATTLENUARE RD CASSVILLE WI 59806 Property Address: Accord Value Land 20.400 But For Mill Land See Reverse Taxing Jurisdiction STATE OF MATERIOS SH TECHNICAL COLLEGE CASSVILLE SCHOOL DIST Total	ATE OF MISCONSIN PROPERTY TAX BILL FO OSD OF WATERLOO GRANT COUNTY ATZ Ass'd. Value improvements BUL Pay MRL improvements a. Une Value As sessments 2017 Est. State Association Ta 5 First Dollar G Lottery & Ga Net Property	ST SPR 2018 Total Assessed Vi 20,4 Total Bul, Fair M to Alon Bul, Fair M 58,984 59,225 59,279 17,025 00,622 Credit wring Credit /Tax	A1.11 BILL NUMBE BILL NUMBE BICONTANT: - Cen - Second for property fax bi 736122 73012 SEC 05.7 0 S	Interpretation of the set of the set of the second	The according to a subsection.         ACRES: :           ACRES: :         05 100 48-10           DEDC IN 88-10	021547043 561.29 561.29 2.78 0.68 1.54 -14.38 -7.68 -7.68
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 ST REAL ESTATE D JONATHON & ALLIBON FAGJ 7341 RATTLESNARE RD CASSVILLE WI 59506 Property Address: Accessed Value Land 20.400 EM. The Millian Same Reverse Taxing Junicipality Same Reverse Taxing Junicipality CASSVILLE SCHOOL DIST Total Make Check Payable In: WATERLOO THE TREASURES	ATE OF MISCONSIN PROPERTY TAX BILL FO OSDI OF WATERLOO GRANT COUNTY ATE Ass'E Value improvements ESL For ML improvements assumed ESL For ML improvements assumed 2017 ast State assumed First Dollar ( Lottery & Ga Net Property Full Page	ST CR 2018 Total Assessed Vi 20,4 Total Est. Par Note a Dat. Asses 59,904 50,90	71.11  BILL NUMBE BILL	magondence should refer t referra telle phi magonani table sovem, your property incluy and many role to a table 22 725783 718922 b N. R C4 W. SWA 447 SW 1/4 KW 1/4 5230107 055-00107-0000 Ned Jacossed Value Does NOT infinit cere action lawy tax cere 2017 90.55 26.75 28.75 27.9.82 475.67	The according to a control of a co	021547043 561.29 \$61.29 \$61.29 \$.78 0.68 1.24 -14.38 -7.69
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 ST REAL ESTATE T JONATHON & ALLISON FACT 7341 BATTLENNARE RD CASSVILLE WI 59806 Propety Address: Access Value Land 20,400 Est Far Milland See Revers Taking Jurkdolon STATE OF NISCONSIN GRANT COUNTY TODAY OF WATERLOO SW TECHNICKL COLLEGE CASSVILLE SCHOOL DIST Total Make Check Payable to: WATERLOO THE TELASURER NARLINE ESSER	ATE OF MISCONSIN PROPERTY TAX BILL FO OSE OF WATERLOO GRANT COUNTY ATZ ASS'E Value improvements BUL For Mill improvements a, Use Value Assessments a, Use Value Assessments assessments assessments assessments first Dollar Lottery & Ga Net Property Full Page	ST Total Assessed Vi 20,4 Total Est. Par N In S0,984 S0,	71.11  BILL NUMBE  BILL NUMBE  BIC OTANT: - Or - Bet - Bet care that over 1 Bet Care that over Parcel #: All. Parcel #: All. Parcel #: All. Parcel #: All. Parcel #: All. Parcel #: All. Parcel #: 1 Bet Care that over 1 Bet Care that	Interpretation of the set of the set of the second	The according to a control of a co	021547043 561.29 561.29 2.78 0.68 1.54 -14.38 -7.68 -7.68
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861 ST REAL ESTATE TOUR ADDITION & ALLISON FACT 7341 RATTLESNARE RD CASEVILLE WI 59806 Property Address: Accessed Value Land 20, 400 Ed. For Milland See Reverse Taxing Jurisdiction STATE OF MISCONSIN GRANT COUNTY TOUR OF MAILENE CASEVILLE SCHOOL DIST Total Make Check Payable to: WALEFLOO THY THEASURER MARKET ESSER	ATE OF MISCONSIN PROPERTY TAX BILL FO OSE OF WATERLOO GRANT COUNTY ATZ ASS'E Value improvements BUL For Mill improvements a, Use Value Assessments a, Use Value Assessments assessments assessments assessments first Dollar Lottery & Ga Net Property Full Page	ST Total Assessed Vi 20,4 Total Est. Par N In S0,984 S0,	71.11  BILL NUMBE BILL	Interpretation of the set of the set of the second	The according to a control of a co	021547043 561.29 561.29 2.78 0.68 1.54 -14.38 -7.68 -7.68

# Tract 4 - Tax Statements (3 of 3)

	JONATHON & ALLISON RAGA 7341 RATTLESNAKE RD CASSVILLE WI 53806	GRANT COUNTY TZ		736122 734022 SEC 05, T 03	only and may not be a fu 2 725753 718921 N, R 04 W, NW4 W PRT El/2 NE1	ACRES:			
114344331	Property Address:			Alt. Parcel #:	58-00127-0010				
	Assessed Value Land 2,600	Ass'd. Value Improvements	Total Assessed Val 2,60	<b>Ave. Assmt. Ratio</b> 0.9764	Net Assessed Valu (Does NOT reflect cre	ue Rate 0.	021547043		
	Est. Fair Mkt. Land See Reverse	Est. Fair Mkt. Improvements e, Use Value Assessm	Total Est. Fair M	kt. A Star in this box means Unpaid Prior Year Taxes	School taxes redu school levy tax cr	iced by edit	\$7.81		
AS STRAK	Taxing Jurisdiction	20 Est. Sta Allocated	17 Ite Aids Est. Tax Dist. Alloca	2018 State Aids 20 ted Tax Dist. Net	017 t Tax	2018 Net Tax	% Tax Change	ALC: NO	3
121 mises	STATE OF WISCONSIN GRANT COUNTY TOWN OF WATERLOO		58,984 153,335	56,208 153,243	10.90	0.00 11.14 11.61	2.2%		
	SW TECHNICAL COLLEGE CASSVILLE SCHOOL DIST		59,279 317,025	58,303	3.30 35.13	3.32	0.6%	A Labor	
531 (399)	Total		588,623	690,728	60.93	56.03	-8.0%		
	Total	First Dolla	r Credit Gaming Credit	030,720					
10 - SEAN	Make Check Payable to:	Net Prope	ayment Due On or Befo		60.93 Net Property Tax	56.03	-8.0% 56.03		
	WATERLOO TWP TREASURER MARLENE ESSER 9560 CAMEL RIDGE RD	Or Fir		6 . 0 3 or Before January 31, 2019				TR IN 2	
A LEWIS	CASSVILLE WI 53806 608-725-5861		\$5	6.03					
	And Second Installment Payment Pay GRANT COUNTY TREASURER CARRIE EASTLICK	able to And S		On or Before July 31, 2019 .00				0127-0010	
				C				a line	

LOCATION: County U (west side of the road)

Beautiful spot to build a weekend get away overlooking the Grant River. / Primary tillable ground

P.I.D. #'S: 058-00105-0010 - 15.25 Acres / 058-00101-0010 - 11.10 Acres

2018 TAXES: \$144.37



Area S	Symbol: WI043, Soil Area Version: 13					
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
FeaB2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	10.85	41.2%		lle	90
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	4.95	18.8%		llw	91
316B2	Ella silt loam, 1 to 6 percent slopes, moderately eroded	3.91	14.8%		lle	0
FeaC2	Festina silt loam, 6 to 12 percent slopes, moderately eroded	3.21	12.2%		llle	80
FvE2	Fayette silt loam, valleys, 20 to 30 percent slopes, moderately eroded	1.28	4.9%		Vle	0
W	Water	1.18	4.5%			0
MfD2	Meridian fine sandy loam, 10 to 15 percent slopes, moderately eroded	0.91	3.5%		IVe	0
HfE2	Hixton fine sandy loam, 15 to 20 percent slopes, moderately eroded	0.06	0.2%		IVe	0
4					Weighted Average	63.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract 5 - Tax Statements

JONATHON & ALLISON RA 7341 RATTLESNAKE RD	GATZ	SEC.05-T3N-F NE COR SEC 5	N, R 04 W, NW₩ of N 4W PRT FRAC NW1/4 NE ; SOD33M W1792.89'; 1	L/4 DESC; 189D20M	
CASSVILLE WI 53806		W220'; S42D4	POB; N32D46M W1414. 9M W50'; S39D52M E19 4D37M W217.65'; S56D	8.58'; S2	
Property Address:		Alt. Parcel #:	058-00101-0010		
Assessed Value Land 2,700	Ass'd. Value Improvements Total Asse	Ave. Assmt. Ratio           2,700         0.9764	Net Assessed Value Rate (Does NOT reflect credits)	0.	021547043
Est. Fair Mkt. Land See Reve	Est. Fair Mkt. Improvements Total Est rse, Use Value Assessment	st. Fair Mkt. A Star in this box means Unpaid Privy Year Taxes	School taxes reduced by school levy tax credit		\$8.11
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist. N	2017 2018 et Tax Net Ta	ĸ	% Tax Change
STATE OF WISCONSIN GRANT COUNTY	58,984	56,208	10.90	0.00	6.1%
TOWN OF WATERLOO SW TECHNICAL COLLEGE	153,335 59,279	153,243 58,303	11.60 3.30	12.05 3.45	3.9% 4.5%
CASSVILLE SCHOOL DIS	317,025	422,974	35.13	31.11	-11.4%
Total	588,623	690,728	60.93	58.18	-4.5%
. otur	First Dollar Credit Lottery & Gaming Cre	·			
	Net Property Tax	euii	60.93	58.18	-4.5%
Make Check Payable to: WATERLOO TWP TREASURI MARLENE ESSER		n or Before January 31, 2019 \$58.18	Net Property Tax		58.18
9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861	Or First Installment	Due On or Before January 31, 2019 \$58.18	-		
and the second se			CONTRACTOR AND A PROPERTY AND A REAL		DOMESTIC: NO DOMESTIC: NO DO
	STATE OF WISCONSIN E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ	·See ·Be sure this descri for property tax bill 736122 73402 SEC 05, T 03 SEC .05-T3N-R	R: 98234 espondence should refer to parcel reverse side for important informat tion covers your property. This de only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¼ of NW 4W PRT FRAC NE1/4 NW1 0582030405210105	on. scription is scription. ACRES: 1	
REAL ESTAT JONATHON & ALLISON RA 7341 RATTLESNAKE RD CASSVILLE WI 53806	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY	IMPORTANT: - Cor - See - Be sure this descri- for property tax bill 736122 73402 SEC 05, T 03 SEC.05-T3N-R 58-101-10 22	espondence should refer to parcel reverse side for important informat tion covers your property. This de only and may not be a full legal de 2 725753 718921 N, R 04 W, NE% of NW 4W PRT FRAC NE1/4 NW1	on. scription is scription. ACRES: 1	
REAL ESTAT JONATHON & ALLISON RP 7341 RATTLESNAKE RD	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ	IMPORTANT: - Cor - See - Be sure this descri for property tax bill 736122 73402 SEC 05, T 03 SEC.05-T3N-R 58-101-10 22	espondence should refer to parcel reverse side for important informat tion covers your property. This de only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥4 of NW 4W PRT FRAC NE1/4 NW1 0582030405210105 58-00105-0010 Net Assessed Value Rate	on. scription is scription. ACRES: 1 <sup>14</sup> /4 DESC 1	
JONATHON & ALLISON RP         7341 RATTLESNAKE RD         CASSVILLE WI 53806         Property Address:         Assessed Value Land         4,000         Est. Fair Mkt. Land	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Asser	IMPORTANT: · Cor · See · Be sure this descri- for property tax bill 736122 73402 SEC 05, T 03 SEC.05-T3N-R 58-101-10 22 Parcel #: Alt. Parcel #: ssed Value 4,000 st. Fair Mkt. A Star in this box means Unpaid Price	espondence should refer to parcel reverse side for important informat ption covers your property. This de only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥4 of NW 4W PRT FRAC NE1/4 NWI 0582030405210105 58-00105-0010 Net Assessed Value Rate (Dees NOT reflect credits) School taxes reduced by	on. scription is scription. ACRES: 1 <sup>14</sup> /4 DESC 1	IN
JONATHON & ALLISON RATION & ALLISON RATION & ALLISON RATION & ALLISON RATION         Property Address:         Assessed Value Land 4,000         Est. Fair Mkt. Land         See Rever	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Asser Est. Fair Mkt. Improvements Total Es cse, Use Value Assessment 2017	IMPORTANT: · Cor · See           Be sure this descrift for property tax bill           736122         73402           SEC 05, T 03           SEC 05-T3N-R           58-101-10         22           Parcel #: 0.9764         0           st. Fair Mkt.         A Star in this box means Unpaid Pric Year Taxes           2018         2018	espondence should refer to parcel reverse side for important information only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥ of NK 4W PRT FRAC NE1/4 NWI 0582030405210105 58-00105-0010 Net Assessed Value Rate (Dees NOT reflect credits) r School taxes reduced by school levy tax credit	on. scription is scription. ACRES: 1 <sup>14</sup> /4 DESC 1	IN 021547043 \$12.02
JONATHON & ALLISON RP         7341 RATTLESNAKE RD         CASSVILLE WI 53806         Property Address:         Assessed Value Land         4,000         Est. Fair Mkt. Land         See Rever         Taxing Jurisdiction         STATE OF WISCONSIN	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Asse Est. Fair Mkt. Improvements Total Es rse, Use Value Assessment 2017 Est. State Aids Allocated Tax Dist.	IMPORTANT: · Cor · See · Be sure this descri- for property tas bill 736122 73402 SEC 05, T 03 SEC 05-T3N-R 58-101-10 22 Parcel #: 0 Alt. Parcel #: 0 Alt. Parcel #: 0 0.9764 st. Fair Mkt. Astar in this box means Unpaid Pric Year Taxes 2018 Est. State Aids Allocated Tax Dist. N	espondence should refer to parcel reverse side for important information only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥4 of NM W PRT FRAC NE1/4 NW1 0582030405210105 58-00105-0010 Net Assessed Value Rate (Does NOT reflect credits) r School taxes reduced by school levy tax credit	on. scription is scription. ACRES: : 4 /4 DESC : 0.1	IN 021547043 \$12.02 %Tax Change
JONATHON & ALLISON RF7341 RATTLESNAKE RD         CASSVILLE WI 53806         Property Address:         Assessed Value Land         4,000         Est. Fair Mkt. Land         See Rever         Taxing Jurisdiction	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Asse Est. Fair Mkt. Improvements Total Est cse, Use Value Assessment 2017 Est. State Aids	IMPORTANT: 'Cor See 'Be sure this descri- for property tax bill 736122 73402 SEC 05, T 03 SEC 05-T3N-R 58-101-10 22 Parcel #: Alt. Parcel #: Ave. Assmt. Ratio 0.9764 it. Fair Mkt. A Star in this box means Unpaid Pricy Year Taxes 2018 Est. State Aids 56, 208 153, 243	espondence should refer to parcel reverse side for important information only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥4 of NK 4W PRT FRAC NE1/4 NW1 0582030405210105 58-00105-0010 Net Assessed Value Rate (Does NOT reflect credits) r School taxes reduced by school levy tax credit	on. scription is scription. ACRES: : 4 /4 DESC : 0.1	IN 021547043 \$12.02 %Tax Change 7.6% 5.4%
JONATHON & ALLISON RA         7341 RATTLESNAKE RD         CASSVILLE WI 53806         Property Address:         Assessed Value Land         4,000         Est. Fair Mkt. Land         See Rever         Taxing Jurisdiction         STATE OF WISCONSIN GRANT COUNTY	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Asse Est. Fair Mkt. Improvements Total Est. State Aids Allocated Tax Dist. 58,984 153,335 59,279	IMPORTANT: · Cor · See · Be sure this descrift for property tas bill 736122 73402 SEC 05, T 03 SEC 05-T3N-R 58-101-10 22 Parcel #: C Alt. Parcel #: C Alt. Parcel #: 4,000 ext. Parcel #: C Alt. Parcel #: 5sed Value 4,000 ext. Fair Mkt. St. Fair Mkt. 2018 Est. State Aids Allocated Tax Dist. 56, 208	espondence should refer to parcel reverse side for important information only and may not be a full legal de 2 725753 718921 N, R 04 W, NE <sup>1</sup> 4 of NW 4W PRT FRAC NE1/4 NWI 0582030405210105 58-00105-0010 Net Assessed Value Rate (Does NOT reflect credits) r School taxes reduced by school levy tax credit 2017 2018 Net Tax 15.92	0 scription is scription. ACRES: : 4 /4 DESC : 00 0.1 0.00 17.13	IN 021547043 \$12.02 %Tax Change 7.6%
REAL ESTAT	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Asser Est. Fair Mkt. Improvements Total Es rse, Use Value Assessment 2017 Est. State Aids Allocated Tax Dist. 58, 984 153, 335 59, 279 317, 025	IMPORTANT: · Cor · See · Be sure this descri for property tas hull 736122 73402 SEC 05, T 03 SEC 05-T3N-R 58-101-10 22 Parcel #: 00 Alt. Parcel #: 00 Alt. Parcel #: 00 alt. Parcel #: 00 0.9764 St. Fair Mkt. Astar in this box means Unpaid Pric Year Taxes 2018 Est. State Aids Allocated Tax Dist. N 56, 208 153, 243 58, 303 422, 974	Sepondence should refer to parcel reverse side for important information           only and may not be a full legal de 2 725753 718921           N, R 04 W, NE¥4 of NW 4W PRT FRAC NE1/4 NWI 0582030405210105           58-00105-0010           Net Assessed Value Rate (Dees NOT reflect credits)           r         School taxes reduced by school levy tax credit           15.92 16.95 4.82 51.35	0 scription is scription. ACRES: : 4 /4 DESC : 0.1 0.1 0.1 17.13 17.86 5.11 46.09	IN 021547043 \$12.02 % Tax Change 7.6% 5.4% 6.0% -10.2%
JONATHON & ALLISON RP         7341 RATTLESNAKE RD         CASSVILLE WI 53806         Property Address:         Assessed Value Land         4,000         Est. Fair Mkt. Land         See Rever         Taxing Jurisdiction         STATE OF WISCONSIN GRANT COUNTY         TOWN OF WATERLOO SW TECHNICAL COLLEGE	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Asse Est. Fair Mkt. Improvements Total Es rse, Use Value Assessment 2017 Est. State Aids Allocated Tax Dist. 58, 984 153, 335 59, 279 317, 025 588, 623 First Dollar Credit	IMPORTANT: · Cor           Be sure this descriftor property tas bill           736122         73402           SEC 05, T 03           SEC.05-T3N-R           SEC.05-T3N-R           8=101-10           22           Parcel #:           4,000           Ave.Assmt.Ratio           0.9764           st. Fair Mkt.           Astar in this box means Unpaid Pric           2018           Est. State Aids           Allocated Tax Dist.           N           56,208           153,223           58,303           422,974           690,728	espondence should refer to parcel reverse side for important information only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥4 of NK 4W PRT FRAC NE1/4 NW1 0582030405210105 58-00105-0010 Net Assessed Value Rate (Does NOT reflect credits) r school laxes reduced by school levy tax credit 15.92 16.95 4.82	000 ACRES: 2 4 /4 DESC 2 0.1 0.1 0.00 17.13 17.86 5.11	IN 021547043 \$12.02 %Tax Change 7.6% 5.4% 6.0%
REAL ESTAT	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Asser Est. Fair Mkt. Improvements Total Est rse, Use Value Assessment 2017 Est. State Aids Allocated Tax Dist. 58, 984 153, 335 59, 279 317, 025 588, 623	IMPORTANT: · Cor           Be sure this descriftor property tas bill           736122         73402           SEC 05, T 03           SEC.05-T3N-R           SEC.05-T3N-R           8=101-10           22           Parcel #:           4,000           Ave.Assmt.Ratio           0.9764           st. Fair Mkt.           Astar in this box means Unpaid Pric           2018           Est. State Aids           Allocated Tax Dist.           N           56,208           153,223           58,303           422,974           690,728	Sepondence should refer to parcel reverse side for important information           only and may not be a full legal de 2 725753 718921           N, R 04 W, NE¥4 of NW 4W PRT FRAC NE1/4 NWI 0582030405210105           58-00105-0010           Net Assessed Value Rate (Dees NOT reflect credits)           r         School taxes reduced by school levy tax credit           15.92 16.95 4.82 51.35	0 scription is scription. ACRES: : 4 /4 DESC : 0.1 0.1 0.1 17.13 17.86 5.11 46.09	IN 021547043 \$12.02 % Tax Change 7.6% 5.4% 6.0% -10.2%
REAL ESTAT JONATHON & ALLISON RF 7341 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 4,000 Est. Fair Mkt. Land See Reve: Taxing Jurisdiction STATE OF WISCONSIN GRANT COUNTY TOWN OF WATERLOO SW TECHNICAL COLLEGE CASSVILLE SCHOOL DIST Total	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Asser Est. Fair Mkt. Improvements Total Est rse, Use Value Assessment 2017 Est. State Aids Allocated Tax Dist. 58, 984 153, 335 59, 279 317, 025 588, 623 First Dollar Credit Lottery & Gaming Cre Net Property Tax Full Payment Due Or	IMPORTANT: - Cor - See           Be sure this description           736122         73402           SEC 05, T 03         SEC 05-T3N-R           SEC 05-T3N-R         58-101-10         22           Parcel #:         O           Alt. Parcel #:         O           4,000         0.9764           st. Fair Mkt.         A Star in this box means Unpaid Pric Year Taxes           2018         Est. State Aids           Allocated Tax Dist.         N           56,208         153,243           58,303         422,974           690,728           edit	espondence should refer to parcel reverse side for important information only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥4 of NW 4W PRT FRAC NE1/4 NWI 0582030405210105 58-00105-0010 Net Assessed Value Rate (Dees NOT reflect credits) r School taxes reduced by school levy tax credit 0017 2018 Net Tax Net Tax 15.92 16.95 4.82 51.35	0.00 ACRES: 1 4 /4 DESC 1 0.0 0.0 0.0 17.13 17.86 5.11 46.09 86.19	IN 021547043 \$12.02 %Tax Change 7.6% 5.4% 6.0% -10.2% -3.2%
REAL ESTAT JONATHON & ALLISON RF 7341 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 4,000 Est. Fair Mkt. Land See Rever Taxing Jurisdiction STATE OF WISCONSIN GRANT COUNTY TOXIN OF WATENLOO SW TECHNICAL COLLEGE CASSVILLE SCHOOL DIST TOTAL	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Assec Est. Fair Mkt. Improvements Total Est rse, Use Value Assessment 2017 Est. State Aids Allocated Tax Dist. 58, 984 153, 335 59, 279 317, 025 588, 623 First Dollar Credit Lottery & Gaming Cre Net Property Tax Full Payment Due Or	IMPORTANT: · Cor · See · Be sure this descri- for property tas bill 356122 73402 SEC 05, T 03 SEC 05-T3N-R 58-101-10 22 Parcel #: Co Alt. Parcel #: Co Alt. Parcel #: ssed Value 4,000 A. Star in this box means Unpaid Pric Year Taxes 2018 Est. State Aids Allocated Tax Dist. N 56, 208 153, 243 58, 303 422, 974 690, 728	espondence should refer to parcel reverse side for important information only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥ of NW 4W PRT FRAC NE1/4 NWI 0582030405210105           58-00105-0010           Net Assessed Value Rate (Does NOT reflect credits)           r           School taxes reduced by school levy tax credit           15.92 16.95 4.82 51.35           89.04           89.04	0.00 ACRES: 1 4 /4 DESC 1 0.0 0.0 0.0 17.13 17.86 5.11 46.09 86.19	IN 021547043 \$12.02 %Tax Change 7.6% 5.4% 6.0% -10.2% -3.2% -3.2%
REAL ESTAT JONATHON & ALLISON RF 7341 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 4,000 Est. Fair Mkt. Land See Rever Taxing Jurisdiction STATE OF WISCONSIN GRANT COUNTY TOWN OF WATERLOO SW TECHNICAL COLLEGE CASSVILLE SCHOOL DIST Total	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Assec Est. Fair Mkt. Improvements Total Est rse, Use Value Assessment 2017 Est. State Aids Allocated Tax Dist. 58, 984 153, 335 59, 279 317, 025 588, 623 First Dollar Credit Lottery & Gaming Cre Net Property Tax Full Payment Due Or	IMPORTANT: - Cor - See           Be sure this description of the property tas hills           736122         73402           SEC         05, T           Alt. Parcel #:         O           Alt. Parcel #:         O           st. Fair Mkt.         Astar in this box means Unpaid Pric           Year Taxes         2018           Est. State Aids         2           Allocated Tax Dist.         N           56, 208         153, 243           58, 303         422, 974           690, 728         690, 728           edit         10r Before January 31, 2019           \$86.19         586.19	espondence should refer to parcel reverse side for important information only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥ of NW 4W PRT FRAC NE1/4 NWI 0582030405210105           58-00105-0010           Net Assessed Value Rate (Does NOT reflect credits)           r           School taxes reduced by school levy tax credit           15.92 16.95 4.82 51.35           89.04           89.04	0.00 ACRES: 1 4 /4 DESC 1 0.0 0.0 0.0 17.13 17.86 5.11 46.09 86.19	IN 021547043 \$12.02 %Tax Change 7.6% 5.4% 6.0% -10.2% -3.2% -3.2%
REAL ESTAT JONATHON & ALLISON RF 7341 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 4,000 Est. Fair Mkt. Land See Rever Taxing Jurisdiction STATE OF WISCONSIN GRANT COUNTY TOWN OF WATERLOO SW TECHNICAL COLLEGE CASSVILLE SCHOOL DIST Total	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Assec Est. Fair Mkt. Improvements Total Est cse, Use Value Assessment 2017 Est. State Aids Allocated Tax Dist. 58, 984 153, 335 59, 279 317, 025 588, 623 First Dollar Credit Lottery & Gaming Cre Net Property Tax 2R Full Payment Due Or	IMPORTANT: - Cor           Be sure this description           736122           Parcel #:           0.9764           0.9764           8.2001           Alt. Parcel #:           Alt. Parcel #:           Alt. Parcel #:           0.9764           Star in this box           means Unpaid Pric           Year Taxes           2018           Est. State Aids           153, 243           58, 303           422, 974           690, 728           edit	espondence should refer to parcel reverse side for important information only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥ of NW 4W PRT FRAC NE1/4 NWI 0582030405210105           58-00105-0010           Net Assessed Value Rate (Does NOT reflect credits)           r           School taxes reduced by school levy tax credit           15.92 16.95 4.82 51.35           89.04           89.04	on. scription is scription. ACRES: 1 4 /4 DESC 1 0.1 0.1 0.1 0.1 86.19 86.19	IN 021547043 \$12.02 %Tax Change 7.6% 5.4% 6.0% -10.2% -3.2% -3.2% 86.19
REAL ESTAT JONATHON & ALLISON RF 7341 RATTLESNAKE RD CASSVILLE WI 53806 Property Address: Assessed Value Land 4,000 Est. Fair Mkt. Land See Rever Taxing Jurisdiction STATE OF WISCONSIN GRANT COUNTY TOWN OF WATERLOO SW TECHNICAL COLLEGE CASSVILLE SCHOOL DIST Total	E PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY GATZ Ass'd. Value Improvements Total Assec Est. Fair Mkt. Improvements Total Est rse, Use Value Assessment 2017 Est. State Aids Allocated Tax Dist. 58, 984 153, 335 59, 279 317, 025 588, 623 First Dollar Credit Lottery & Gaming Cre Net Property Tax Full Payment Due Or	IMPORTANT: - Cor           Be sure this description           736122           Parcel #:           0.9764           0.9764           8.2001           Alt. Parcel #:           Alt. Parcel #:           Alt. Parcel #:           0.9764           Star in this box           means Unpaid Pric           Year Taxes           2018           Est. State Aids           153, 243           58, 303           422, 974           690, 728           edit	espondence should refer to parcel reverse side for important information only and may not be a full legal de 2 725753 718921 N, R 04 W, NE¥ of NW 4W PRT FRAC NE1/4 NWI 0582030405210105           58-00105-0010           Net Assessed Value Rate (Does NOT reflect credits)           r           School taxes reduced by school levy tax credit           15.92 16.95 4.82 51.35           89.04           89.04	on. scription is scription. ACRES: 1 4 /4 DESC 1 0.1 0.1 0.1 0.1 86.19 86.19	IN 021547043 \$12.02 %Tax Change 7.6% 5.4% 6.0% -10.2% -3.2% -3.2%

# Tract 6- 152.36 + Acres Lines approximate

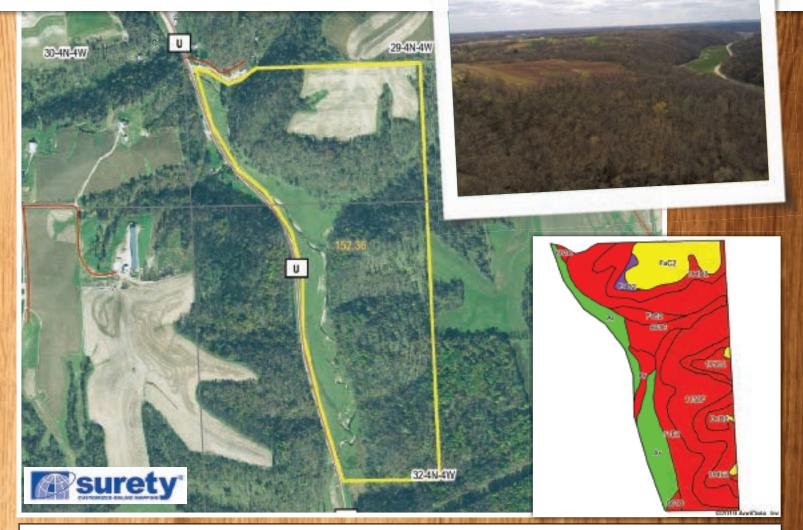
#### LOCATION: County U (east side of the road)

Approximately 20 acres tillable ground. / Great hunting tract with tower stand and numerous deer stands throughout. / Marketable timber, mature walnut trees, ginseng.

**P.I.D.** #'S: 002-00803-0000 – 39.60 Acres / 002-00798-0000 – 40 Acres / 002-00799-0000 – 2 Acres

002-00649-0000 - 40 Acres / 002-00648-0000 - 30.76 Acres

#### 2018 TAXES: \$283.38



Area Symbol: WI043, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	51.54	33.8%		VIIs	0	
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	20.97	13.8%		llw	91	
FvE2	Fayette silt loam, valleys, 20 to 30 percent slopes, moderately eroded	17.80	11.7%		Vle	0	
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	17.69	11.6%		llle	61	
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	12.50	8.2%		Vle	0	
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	11.34	7.4%		IVe	0	
601C	Beavercreek cobbly fine sandy loam, 3 to 12 percent slopes, occasionally flooded	9.73	6.4%		Vls	0	
Or	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	3.50	2.3%		llw	0	
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	3.39	2.2%		IVe	0	
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	2.36	1.5%		IVe	0	
FaD2	Fayette silt loam, 12 to 20 percent slopes, moderately eroded	1.54	1.0%		IVe	52	
	Weighted Average 2						

# Tract 6 - Tax Statements (1 of 3)

```
for property tax bill only and may not be a full legal descri
                                             GRANT COUNTY
                                                                                                                  734023 745/991 513/652 ACRES: 30.760
SEC 29, T 04 N, R 04 W, SW4 of SW4
SEC 29-T4N-R4W SW1/4 SW1/4 E OF HWY EXC 1.24A
 JONATHON RAGATZ
 7341 RATTLESNAKE RD
CASSVILLE WI 53806
                                                                                                                  (P-29.167)
                                                                                                                                      002-00648-0000
                                                                                                                  Parcel #:
 Property Address:
                                                                                                                  Alt. Parcel #:
Assessed Value Land 2,500
                                             Ass'd. Value Improvements
                                                                                   Total Assessed Value
2,500
                                                                                                                 Ave. Assmt. Ratio
                                                                                                                                            Net Assessed Value Rate
(Does NOT reflect credits)
                                                                                                                                                                                         0.017431485
 Est. Fair Mkt. Land
                                             Est. Fair Mkt. Improvements
                                                                                      Total Est. Fair Mkt.
                                                                                                                   A Star in this box
means Unpaid Prior
Year Taxes
                                                                                                                                            School taxes reduced by school levy tax credit
                                                                                                                                                                                                     $4.95
                       See Reverse, Use Value Assessment
                                                                           2017
                                                                                                 2018
Est. State Aids
Allocated Tax Dist.
                                                                    Est. State Aids
Allocated Tax Dist.
 Taxing Jurisdiction
                                                                                                                                                                      2018
Net Tax
                                                                                                                                                                                                % Tax
Change
                                                                                                                                      2017
Net Tax
 STATE OF WISCONSIN
GRANT COUNTY
TOWN OF BEETOWN
                                                                                                                                                                                  0.00
                                                                                                                                                 9.80
9.55
2.97
18.21
                                                                                                                                                                                 10.01 13.07
                                                                                  63,507
                                                                                                               60,484
                                                                                                                                                                                                      2.1%
                                                                               206,487
63,824
615,983
                                                                                                            206,487
62,740
585,166
                                                                                                                                                                                                     36.9%
 SW TECHNICAL COLLEGE
LANCASTER SCHOOL DIST
                                                                                                                                                                                 2.99
17.51
                                                                                                                                                                                                    0.7%
                                                                               949,801
                                                                                                            914,877
                                                                                                                                                 40.53
                                                                                                                                                                                 43.58
                                                                                                                                                                                                       7.5%
                            Total
                                                               First Dollar Credit
Lottery & Gaming Credit
Net Property Tax
                                                                                                                                                 40 53
                                                                                                                                                                                 43.58
                                                                                                                                                                                                       7.5%
 Make Check Pavable to:
                                                                        Full Payment Due On or Before January 31, 2019
                                                                                                                                          Net Property Tax
                                                                                                                                                                                                    43.58
 BEETOWN TREASURER
PAMELA CLAUER
                                                                                                   $43.58
 8077 GRANT RIVER RD
                                                                        Or First Installment Due On or Before January 31, 2019
 CASSVILLE WI 53806
608-732-6967
                                                                                                   $43.58
 And Second Installment Payment Payable To
GRANT COUNTY TREASURER
                                                                        And Second Installment Due On or Before July 31, 2019
  GRANT
             COUNTY
                                                                                                    $0.00
                                      STATE OF WISCONSIN
                                                                                                              BILL NUMBER: 103840
                                                                                                               MPCRTANT: Correspondence chouid refer to parcel number.

Tee reverse case too important information.

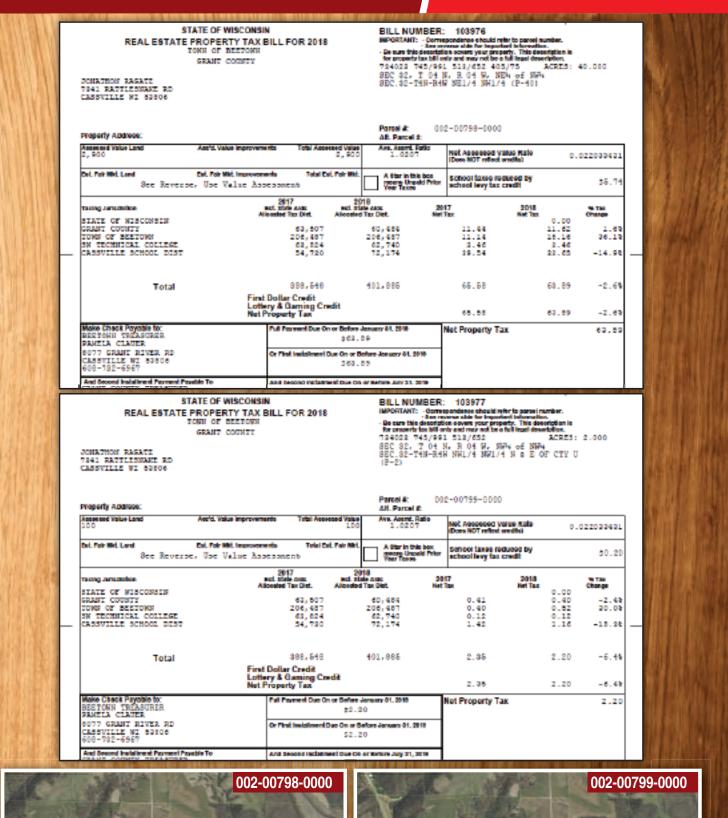
Se sure this description events your property. This description is

for preperty los bill only and may notice a full level description.
                                                                                                              MPORTANE: Correspondence chou
tase reverts cate for the
                 REAL ESTATE PROPERTY TAX BILL FOR 2018
                                       TORU OF BEETONS
                                          GRANT COURTY
                                                                                                               734023 745/991 513/652
                                                                                                                                                                          ACRES: 40.000
                                                                                                              SEC 29, 7 04 N, R 04 W, SE4 of SW4
SEC 29-74M-R4H SE1/4 SF1/4 (P-19.5)
 JOSATEON RAGATI
7341 RATTLESNAGE RD
 CASSVILLE WI SOUGH
                                                                                                              Parcel #:
                                                                                                                                  002-00649-0000
 Property Address:
                                                                                                              Alt, Parcel #
 Assessed Value Land
6, 200
                                            Analyi Walant International alla
                                                                                Total Assa
                                                                                              and Made
                                                                                                              Ave. Accent. Natio
1.0207
                                                                                                                                        Net Assessed Value Rate
tools NOT retext areats:
                                                                                                                                                                                   0.017431485
                                                                                              6,30
 est par est use
                                           ect. Par ext. reprovements
                                                                                   Total act, Pair M
                                                                                                               A Stor In this box
means unpaid Pro
Year Taxet
                                                                                                                                          shoel taxes reduced by 
shoel levy tax credit
                                                                                                                                                                                             512.41
                      See Reverse, Use Value Assessment
                                                                                               Done
Ent. State
                                                                   2917
Ext. Male Alds
  faxing Autodiotion
                                                                                                         Alda
                                                                                                                                  2017
                                                                                                                                                                 2018
                                                                                                                                                                                          N Tex
 STATE OF WISCONSIN
GRAFT COUNTY
TORS OF BIETOWS
                                                                                                                                                                             0.00
                                                                                                         208,484
208,487
62,740
585,166
                                                                             62,507
206,407
                                                                                                                                            25.22
24.66
                                                                                                                                                                           25.24
                                                                                                                                                                                              -0.48
 SW TECHNICAL COLLEGE
LANCASTER SCHOOL DIST
                                                                             68,824
615,988
                                                                                                                                            7.66
                                                                                                                                                                           7.82
                                                                                                                                                                                              -1.8
                           Total
                                                                             949,801
                                                                                                         914,877
                                                                                                                                          104.67
                                                                                                                                                                         109.82
                                                                                                                                                                                                4.9%
                                                              First Dollar Credit
Lottery & Gaming Credit
Net Property Tax
                                                                                                                                          104.67
                                                                                                                                                                         109.82
                                                                                                                                                                                                4.93
 Make Check Payable to:
BEETOWN TREASURER
PANELA CLATER
                                                                       uil Pasmeni Due Celor Before January 91, 2019
                                                                                                                                       Net Property Tax
                                                                                                                                                                                            109.82
                                                                                               $109.92
 SOTT GRANT RIVER RD
                                                                      Or First Installment Due On or Before January 81, 2918
   CASSVILLS WI 83506
508-732-6967
                                                                                                $54.91
  And become inclasment Payment Pay
GRANT COUNTY TREASURER.
                                                                        nd Becond Installment Due On or Before July $1, 2019
                                                                                                $54.91
                                                               002-00648-0000
```





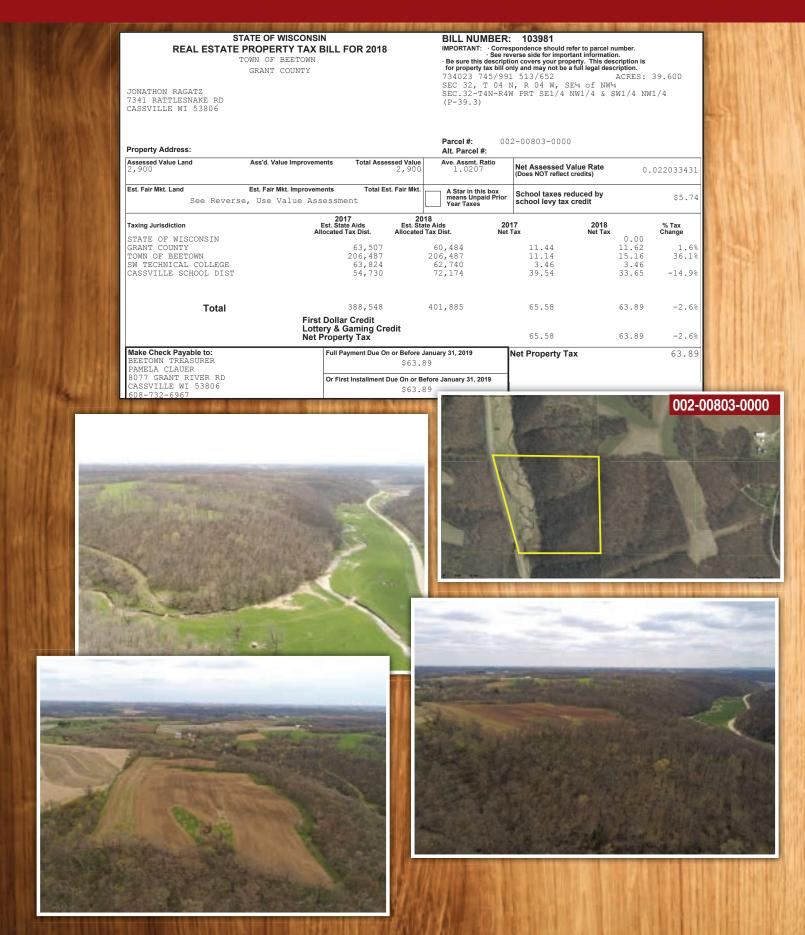
# Tract 6 - Tax Statements (2 of 3)







# Tract 6- Tax Statements (3 of 3)

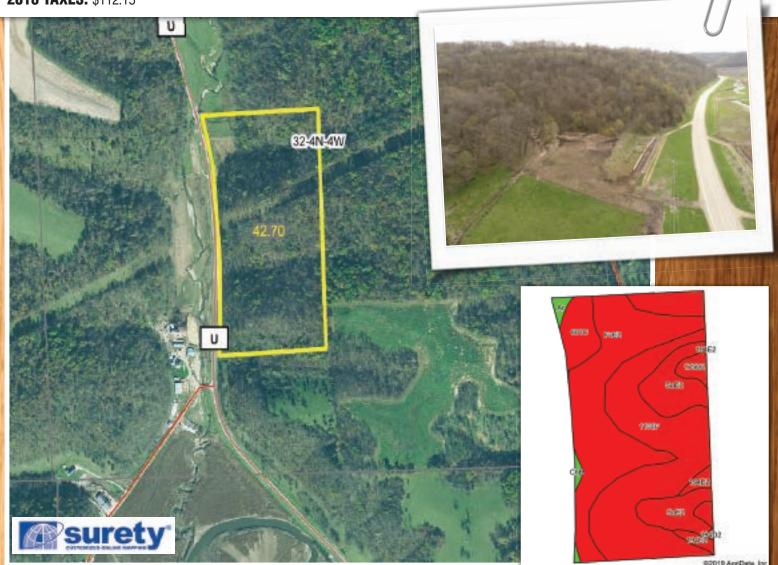


LOCATION: County U (east side of the road)

Great pasture with creek. / Mature hardwoods, marketable timber. / Approximately 150' bunk line feeders.

P.I.D. #'S: 002-00804-0000 - 32.85 Acres / 002-00807-0020 - 9.31 Acres

2018 TAXES: \$112.15



Area Symbol: WI043, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	17.49	41.0%		VIIs	0	
FvE2	Fayette silt loam, valleys, 20 to 30 percent slopes, moderately eroded	13.93	32.6%		Vle	0	
SoE2	Sogn silt loam, 15 to 20 percent slopes, moderately eroded	5.97	14.0%		VIIs	0	
601C	Beavercreek cobbly fine sandy loam, 3 to 12 percent slopes, occasionally flooded	2.41	5.6%		Vls	0	
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	1.19	2.8%		IVe	0	
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	1.00	2.3%		Vle	0	
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	0.35	0.8%		llw	91	
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	0.30	0.7%		llw	92	
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.06	0.1%		IVe	0	
	Weighted Average 1						

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

# Tract 7 - Tax Statements

JONATHON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806	IOWN OF BEETOWN GRANT COUNTY	<ul> <li>Be sure this descrip for property tax bill 734023 745/99 SEC 32, T 04 SEC.32-T4N-R4 DESC; COM W1/</li> </ul>	verse side for important in tion covers your property. Inly and may not be a full le 1 513/652 N, R 04 W, NE <sup>1</sup> 4 W TRACT 5 NE1/4 4 COR SEC 32; S8 M E1160.22'; S3D	This description is gal description. ACRES: f SW¼ SW 1/4 E OF 9D13M E1532.	RD 15'
		N89D18M E309.	65'; S87D8M E225 D8M E269.05'; S8	.37'; S81D27	
Property Address:		Parcel #: 00 Alt. Parcel #:	02-00804-0000		
Assessed Value Land 7,300	Ass'd. Value Improvements 2,200 Total Assessed Va	alue Ave. Assmt. Ratio	Net Assessed Value I (Does NOT reflect credits	Rate 0.	.017431485
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements Total Est. Fair M e, Use Value Assessment	Mkt. A Star in this box means Unpaid Prior Year Taxes	School taxes reduced school levy tax credit		\$18.81
Territory burgetietien	2017	2018			94 <b>T</b> -11
Taxing Jurisdiction STATE OF WISCONSIN				2018 Net Tax 0.00	% Tax Change
GRANT COUNTY TOWN OF BEETOWN	63,507 206,487	60,484 206,487	38.81 37.79	38.06 49.68	-1.9% 31.5%
SW TECHNICAL COLLEGE	63,824	62,740	11.74	11.34	-3.4%
LANCASTER SCHOOL DIST	615,983	585,166	72.05	66.52	-7.7%
	040,001	014 077	1.00.00	165 60	2 . 0.0
Total	949, 801 First Dollar Credit	914,877	160.39 64.54	165.60 65.65	3.2%
	Lottery & Gaming Credit		05 05	00.05	
	Net Property Tax		95.85	99.95	4.3%
Make Check Payable to: BEETOWN TREASURER	Full Payment Due On or Befo \$9	ore January 31, 2019 99 . 95	Net Property Tax		99.95
PAMELA CLAUER					
8077 GRANT RIVER RD	Or First Installment Due On	or Before January 31, 2019			
8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967 S REAL ESTATE	Or First Installment Due On \$9 STATE OF WISCONSIN E PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN GRANT COUNTY	BILL NUMBER: MPORTANT: - Corres - Be sure this escripting for property tabilit on 734023 745/991 SEC 32, T 04 N	pondence should refer to pa erse side for important infor on covers your property. Th ly and may not be a full lega 513/652 I, R 04 W, SE <sup>1</sup> 4 of	mation. is description is I description. ACRES: 9 S짼놱	
8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967	STATE OF WISCONSIN E PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN	BILL NUMBER: IMPORTANT: ·Corres ·Se rev ·Be sure this description for property tax bill on 734023 745/991 SEC 32-T 04 N SEC.32-T 4N-R4W 2-804	pondence should refer to pa eres side for important linfo on covers your property. Th y and may not be a full lega 513/652 , R 04 W, SEM of TRACT 5 PRT SE1,	mation. is description is I description. ACRES: 9 S짼놱	
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# Tract 8- 9.41± Acres Lines approximate

LOCATION: 7341 Rattlesnake Road, Cassville, WI 53806

Working cattle ranch with updated home and numerous barns/outbuildings. Home is located on 9 acres with additional tillable ground and pasture land available. See other tracts.

**P.I.D.** #'S: 002-00806-0020 – 3.81 Acres / 002-00807-0010 – 5.60 Acres





#### Area Symbol: WI043, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	4.40	46.8%		llw	91
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	3.64	38.7%		llw	92
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	0.74	7.9%		VIIs	0
FvC2	Fayette silt loam, valleys, 6 to 12 percent slopes, moderately eroded	0.63	6.7%		llle	0
					Weighted Average	78.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



# Home - 7341 Rattlesnake Road, Cassville, WI 53806

- Extensive home remodel in 2009
- 4 Bedrooms
- 2 Bathrooms
- Kitchen appliances included
- Granite counter tops
- Hardwood floors
- Tiled floors
- Large mud room
- Main floor office
- Covered porch



- Walk in closet
- Wood fireplace
- New roof
- Attached garage
- Septic system
- Well
- Central air
- Wood heat (Johnson wood boiler rebuilt in 2018)











## Horse Barn

- 80' x 60'
- (5) Covered runs
- (4) Boxed stalls
- Feed room
- Tack room
- Hay loft
- Storage areas

# **Machine Shed**

- 64' x 40'
- 12' x 40' Lean-to
- 16' x 12' shop area inside

# (2) Loafing Barns with Paddocks

- 30' x 20'
- 10' x 20'

## Barn

• 28' x 68'

• 100' x 24' with trailer load out

# Covered Feed Lot / (6) Pens

• 66' x 29'

# **Commodity Shed**

- 30' x 30'
- (2) Bays
- 40' x 120' Cement bunker 8' walls

#### **Garden Shed** • 10' x 20'

# g Lot Property/Land load out Highlights

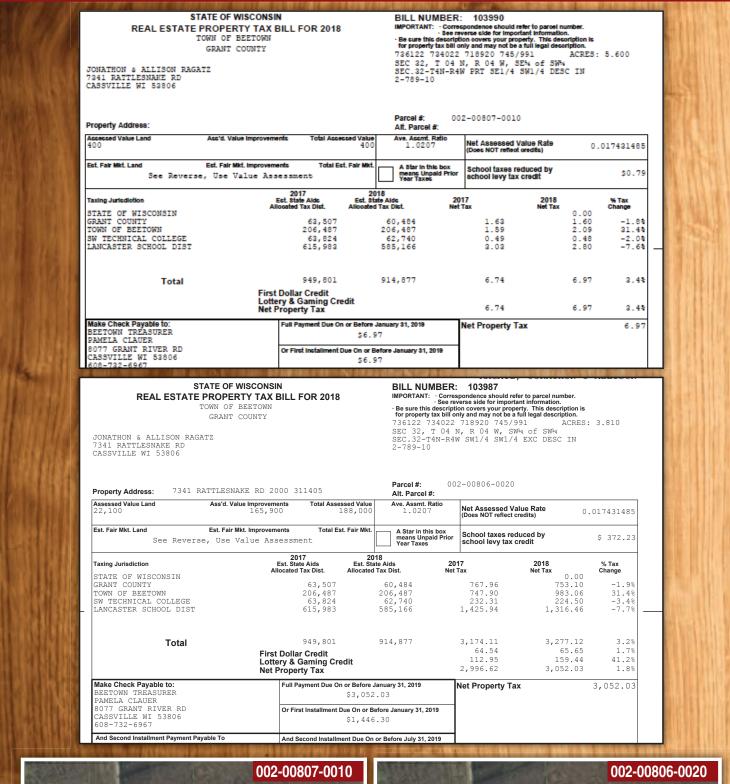
- Outdoor lighted arena with roping chute and return alley
- Outdoor calf roping lane with chute
- Metal pipe fence at homestead
- Pasture fenced with barbwire
- 224' of cement J bunks
- Electric waters
- Turn out pastures
  - Grant River frontage
  - Natural springs



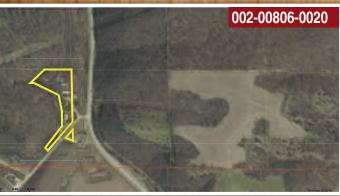




# Tract 8 - Tax Statements







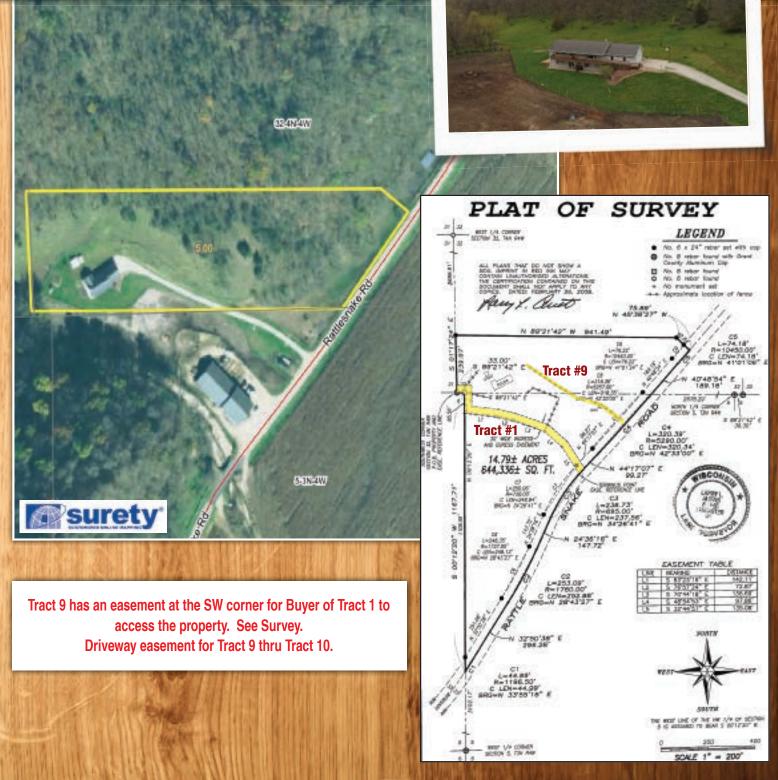
LOCATION: 7301 Rattlesnake Road, Cassville, WI 53806.

Walk out rambler nestled in among mature trees, private and secluded setting. Great hunting out your back door. Located next to an ag building all set up for horses. If your dream is to own a hobby farm. This is an opportunity you don't want to miss.

**P.I.D. #'S:** 002-00806-0010 – 5.19 Acres

2018 TAXES: \$3,853.88 / Lancaster school district

Septic drain field located on tract 10. Will need agreement in place. Well on this tract services tract 10. Well agreement to be drafted.



# Tract 9 - 5.19± Acres - Residential House





# Home - 7301 Rattlesnake Road, Cassville, WI 53806

- 4500± finished sq ft
- 4 Bedrooms
- 4 Bathrooms ((3) full and (1) 1/2 bath)
- 2 Offices
- Hardwood floors
- Kitchen pantry
- Kitchen appliances included
- Tiled back splash
- Walk in closets
- Main floor laundry
- Jetted tub in master suite
- Walk out lower level
- Lower level plumbed for wet bar
- Attached garage
- Air Conditioning
- Vinyl Siding
- Fenced pasture

# Property Highlights

- Custom built one owner
- Walk out ranch home
- Open floor plan
- Front porch
- Back deck
- Secluded and private setting







#### STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN

GRANT COUNTY

BRADLEY & MISTY RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806

#### BILL NUMBER: 103986 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. 705928 745/991 513/652 ACRES: 5.190 SEC 05, T 03 N, R 04 W, NW4 of NW4 SEC.32-T4N-R4W PRT SW1/4 SW1/4 DESC; COM SW COR SEC 32; S89D21M E33' TO NW COR SEC 5-T3N-R4W; S0D12M W1167.71'; N33D55M E44.99'; N32D50M E44.99'; N32D50M E296.28'; N28D43M E253.09'; N24D36M E147.72'; N34D26M ...

Property Address: 7301	RATTLESNAKE RD		Parcel #: Alt. Parcel #		2-00806-0010		
Assessed Value Land	Ass'd. Value Improvements 217,600	Total Assessed Va 234, 0			Net Assessed V (Does NOT reflect		.017431485
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair I	A Star in thi means Unp		School taxes re		\$ 463.30
See Rever	rse, Use Value Assessme	ent	Year Taxes	alu Filoi	school levy tax	credit	9 403.30
Taxing Jurisdiction	201 Est. Stat Allocated	e Aids Est	2018 . State Aids ated Tax Dist.	201 Net 1		2018 Net Tax	% Tax Change
STATE OF WISCONSIN GRANT COUNTY TOWN OF BEETOWN SW TECHNICAL COLLEGE LANCASTER SCHOOL DIST		63,507 206,487 63,824 615,983	60,484 206,487 62,740 585,166		955.87 930.89 289.15 1,774.84	0.00 937.37 1,223.59 279.43 1,638.58	-1.9% 31.4% -3.4% -7.7%
Total	First Dolla Lottery & C Net Proper	Saming Credit	914 <b>,</b> 877		3,950.75 64.54 112.95 3,773.26	65.65 159.44	3.2% 1.7% 41.2% 2.1%
Make Check Payable to: BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806	Full Pa	yment Due On or Bef \$3, t Installment Due On	ore January 31, 2019 853.88 or Before January 31, 2 847.22		Net Property Ta	ax	3,853.88
608-732-6967 And Second Installment Payment F GRANT COUNTY TREASURE CARRIE EASTLICK 111 S JEFFERSON ST, F LANCASTER WI 53813-04	ро вох 430	econd Installment Due \$2, FOR TREASU	e On or Before July 31, 2 206.66 JRERS USE ONLY				
		ANCE		_	Pay By January 31, <b>F</b> \$ Warning: If not pai and total tax is deline		53.88 coption is lost id, if applicable,





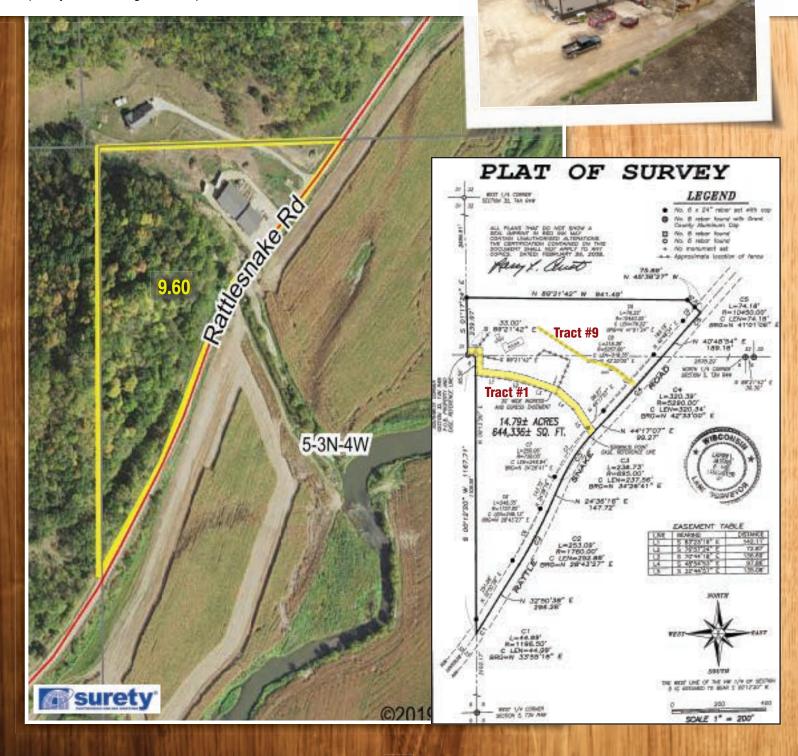
#### LOCATION: 9288 Rattlesnake Road, Cassville, WI 53806

Formerly operated as Spring Valley Meats a butcher shop with balance of the building set up for horses with box stalls, tack room and wash bay. Quality building, prime location bring your ideas.

P.I.D. #'S: 058-00106-0010 - 9.6 Acres

#### 2018 TAXES: \$1,294.81

Tract 10 has 2 easements see attached survey. Restroom in horse barn area is tied into the drain field for the septic system which serves the home on tract 9. Buyer will be responsible for replumbing bathroom to only utilize septic system serving front shop restroom.





### Commercial/Ag Building - 9288 Rattlesnake Road, Cassville, WI 53806

# Building with 20' Lean-to • 60' x 160'

# **Shop Area**

- LP heat
- · In floor heat in place not currently hooked up
- 1 Bathroom
- 2 Offices
- · Walk in cooler



- Walk in freezer
- Air Conditioning
- Storage room

- Agricultural Area In floor heat (Johnson wood boiler)
- 8 Box stalls
- Wash bay
- Bathroom (plumbed for shower)
- Overhead door
- Office







RAGATZ, BRADLEY & MISTY STATE OF WISCONSIN BILL NUMBER: 98237 IMPORTANT: Correspondence should refer to parcel number. See reverse side for important information. Be cure this description overs your property. This description is for property tax bill only and may not be a full legal description. REAL ESTATE PROPERTY TAX BILL FOR 2018 TOWN OF WATERLOO GRANT COUNTY ACRES: 9.600 705928 745/991 513/652 ACRES: 9.6 SEC 05, T 03 N, R 04 W, NW44 of NW44 SEC.05-T3N-R4W PRT FRAC NW1/4 NW1/4 DESC;COM SW COR SEC 32; 389D21M E33' TO NW COR SEC 5-T3N-R4W; S0D12M W1167.71'; N33D55M E44.99'; BRADLEY & MISTY RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806 E253.09'; N24D36M E147.72'; N34D26M ... 058-00106-0010 Parcel #: 9288 RATTLESNAKE RD MEAT STORE Property Address: Alt. Parcel #: Accessed Value Land 13,100 Acc'd. Value Improvement 51, 600 Total Assessed Value 64,700 Ave. Assmt. Ratio 0.9764 nents Net Assessed Value Rate (Does NOT reflect predits) 0.021547043 A Star in this box means Unpaid Prior Year Taxes Ect Fair Mkt Land Est Fair Mkt Improvements Total Est Fair Mkt School taxes reduced by school levy tax credit \$ 194.39 See Reverse, Use Value Assessment 2017 Ect. State Alds Allocated Tax Dict. 2018 Est. State Aids Nocated Tax Dist. 2017 Net Tax 2018 Net Tax % Tax Change Taxing Jurisdiction 0.00 STATE OF WISCONSIN GRANT COUNTY 58,984 56,208 271.13 2.28 TOWN OF WATERLOO 288.85 153,243 0.1% 153,335 288.61 SW TECHNICAL COLLEGE 59,279 317,025 58,303 82.02 82.62 0.7% -14.7 CASSVILLE SCHOOL DIST 422,974 874.29 745.48 588,623 690,728 1,516.05 1,394.10 -8.0% Total 108.36 99.29 -8.4% First Dollar Credit Lottery & Gaming Credit Net Property Tax 1,407.69 1,294.81 -8.0% Make Check Payable to: Full Payment Due On or Before January 31, 2019 Net Property Tax 1,294.81 WATERLOO TWP TREASURER MARLENE ESSER \$1,294.81 9560 CAMEL RIDGE RD Or First installment Due On or Before January 31, 2019





Notes



North Dakota 2000 Main Avenue East Weet Farsa, ND 58076-3210 P 789,237,3173 F 701,237,0076 WestFargo@StatlesGroup.com

Minnesota 24400 MN Highway 22 South Lepheld, MN 55555-5840 P 220 683 8371 # 300.683.9313

South Dakota 1998 Highway 9 (PO Bor 85) Larchweed 1A 51241 P 712 ATT 2144 F T12 ATT 2577 Litchfield@StoffesGroup.com SixueFails@StoffesGroup.com

Wisconsin 24400 MN Highway 22 South Untriviel, MN 95035-5840 P 329 843 9371 F 330 883 9373 Litchfiel @ StoffesGreep.com

#### EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

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Balance to be paid as follow	h cash at chailing		
1. Said deputits be placed acknowledges parchase all pravided hereis and thereis demogra upon BUTERS bros	ie the Stether Encoup, loc. Trans Account antibat he real estate and port to Terms and Conditions 20 FER attice which goes and agrees that the are d ath, the ISELLER'S actual damages upon BUF	oning, BUYER'S detault, or otherwise as agreed in et this contract, subject to the Terms and Candhie and of the deposition reasonable ; that the parties to	urising by BUPER and SELLER. By this dependence of the enclified Baper's Pringper List, and agreen in close as see a deamaned to fix a depaid approximating SELLER'S their; that failure to close as precided in the above
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12. key other conditions:		N. ALM DOWN	
13. Steffes Disup, lec. atip	solutes they represent the SELLER in this in	inaschen.	
Bayer:		Beller	
Station Group, Inc.		Seller's Printed Rame & A	time:
SteffesGroup.	com		
Drafted By:			
Saul Ewing Anstein	& Lehr LLP		**



# **MULTI-TRACT AUCTION**

Grant County, WI



24400 MN Hwy 22 S, Litchfield, MN 55355 SteffesGroup.com | 320.693.9371