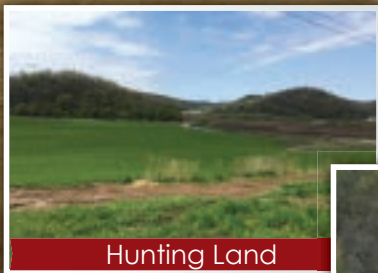




buyer's  
**PROSPECTUS**  
Grant County, WI

**Monday, June 17 @ 11AM** 2019

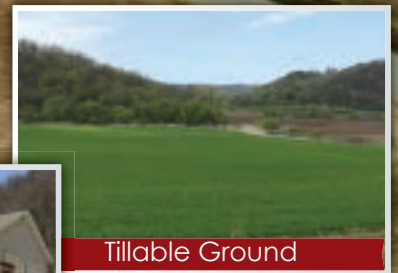
Inspection Date: Saturday, June 8th from 11AM – 2PM or by appointment.



Hunting Land



Cattle Ranch



Tillable Ground



Commercial / Ag Building



Residential House

• CATTLE RANCH •  
**594**  
 ± acres  
 offered in  
 10 tracts  
 • RESIDENTIAL HOUSE •  
 • COMMERCIAL/AG BUILDING •

# LAND AUCTION

Auction Location: From Beetown, WI, 1.5 miles south on Cty Rd U, west on Rattlesnake Rd.  
7341 Rattlesnake Rd., Cassville, WI 53806

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

**SteffesGroup.com**

**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 | 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 taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.

- **THIS IS A 5% BUYER'S FEE AUCTION. 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.

### SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **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.

# Selling Choice with 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 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 #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. This is an AUCTION! To the Highest Bidder.

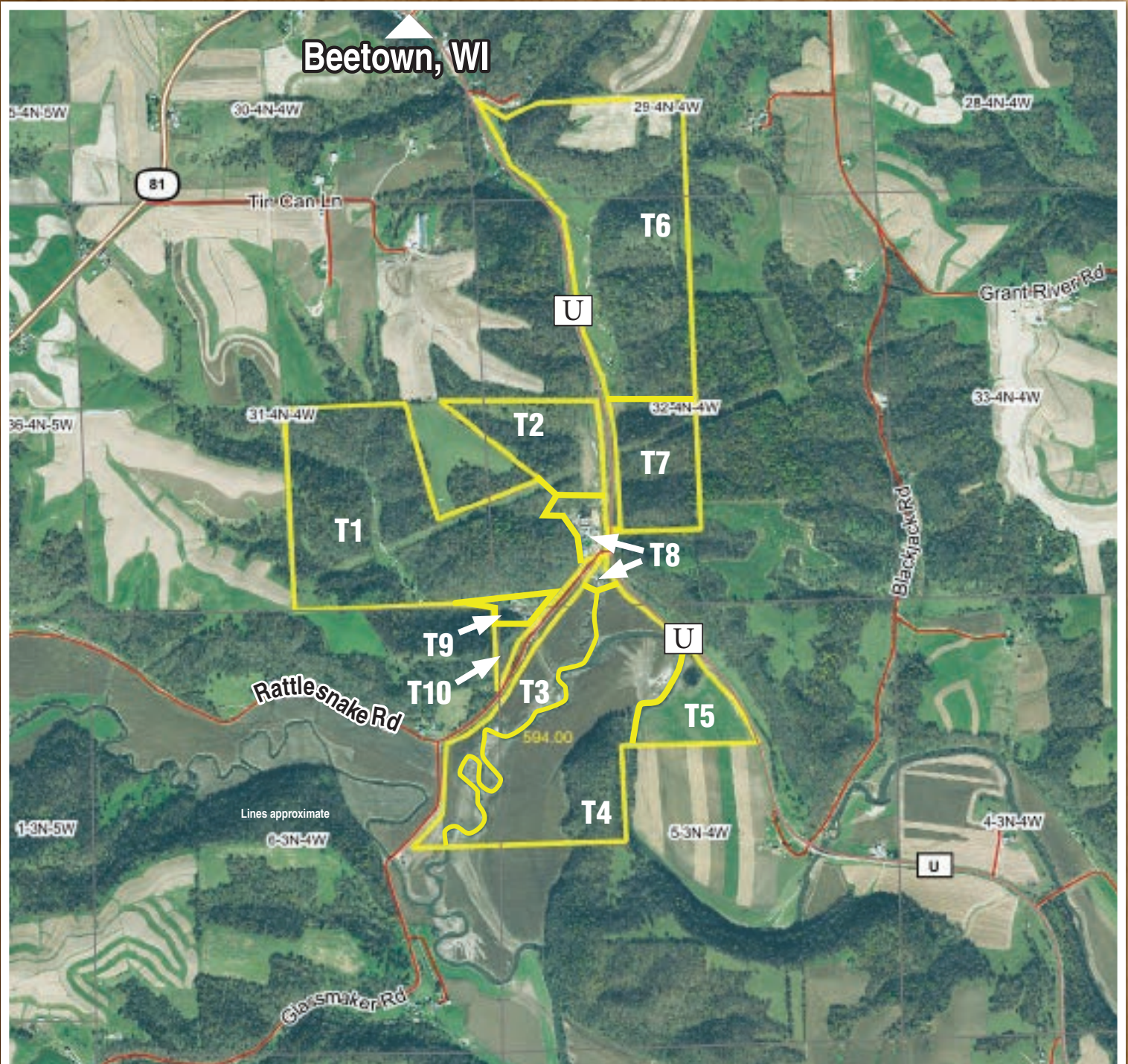
\*Acres are not represented by a survey, but are taken from county records.

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) / (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%		VIIIs	0
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	22.53	14.4%		VIe	0
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	19.64	12.6%		IIw	92
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	18.41	11.8%		IIIe	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%		VIIIs	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%		IIIe	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%		IIw	92
<b>Weighted Average</b>						<b>19.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

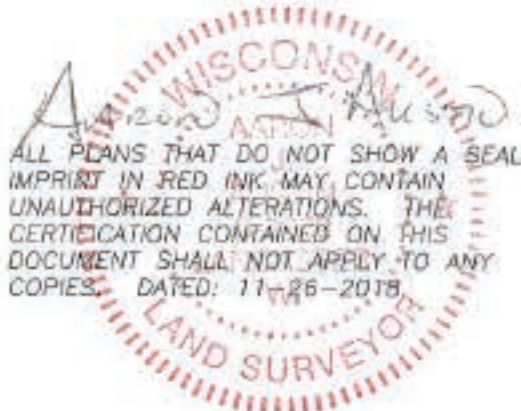
Soils data provided by USDA and NRCS

# PLAT OF SURVEY

CENTER  
SECTION 31  
3/4" Rebar found



NORTHWEST CORNER  
NE 1/4, SE 1/4  
3/4" REBAR FOUND  
S 89°31'29" E  
549.11'



NW 1/4 - SE 1/4

## LEGEND



The North line of the SE 1/4 of Section 31  
is assumed to bear N 89° 31' 29" W

- Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- Property described in Document Number, Grant County Registry
- Boundary of Survey
- Existing Improvement—as labeled
- Section line
- Previously surveyed line
- Existing fence



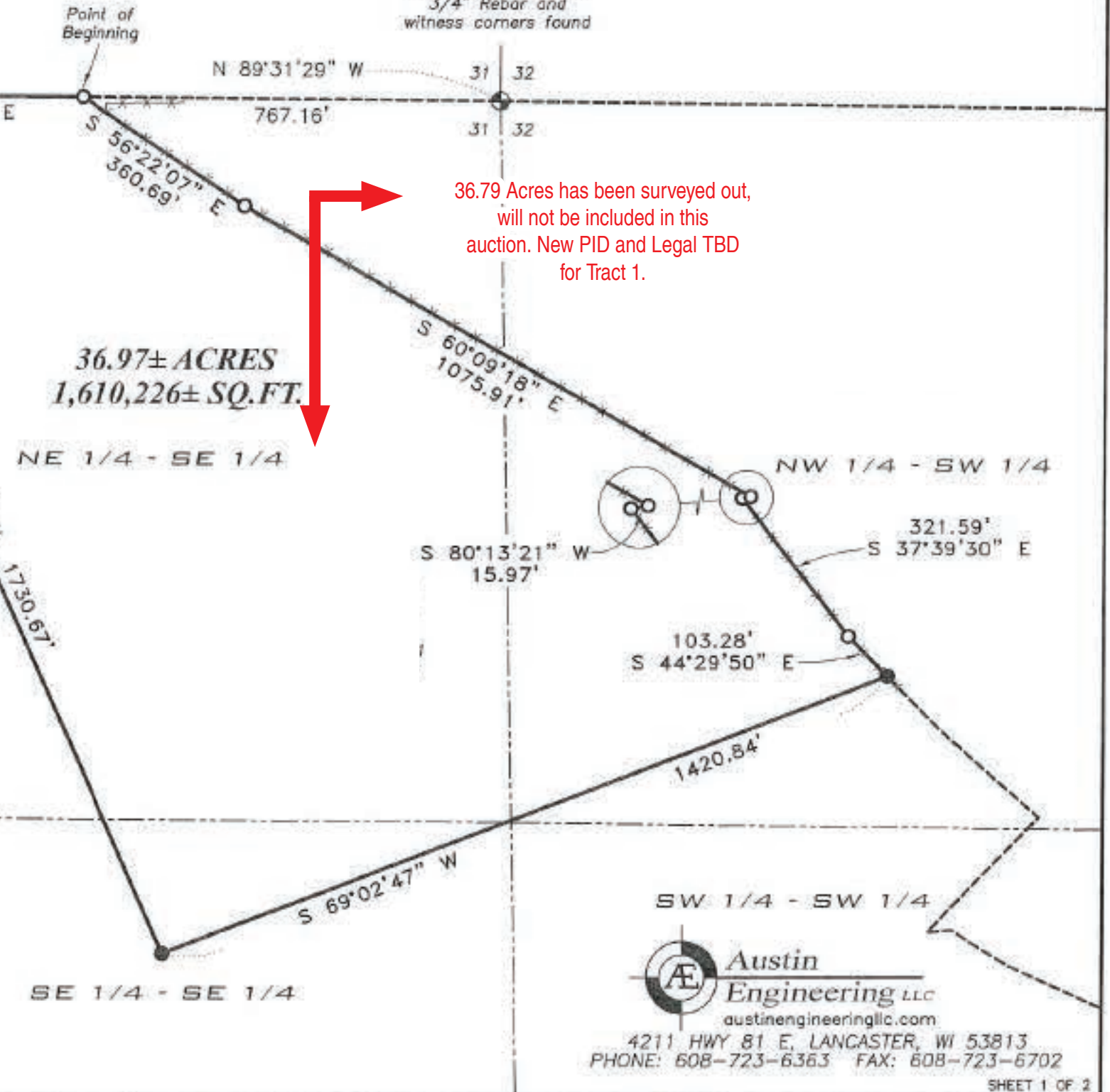
SCALE 1" = 300'

# Tract I - Survey

Survey of excluded land from PID's.

H:\PLAT\T4NR4W\31\18S239-RAGATZ  
CREW: S. AUSTIN, O. AUSTIN DRAWN BY: AJ AUSTIN

EAST 1/4 CORNER  
SECTION 31, T4N R4W  
3/4" Rebar and  
witness corners found



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

**BILL NUMBER: 103968**  
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.  
757528 735269 745/891 513/652 ACRES: 40.000  
SEC 31, T 04 N, R 04 W, SW¼ of SE¼  
SEC.31-T4N-R4W NW¼/4 SE¼/4 DEBC IN 2-789

BRADLEY J RAGATI  
7301 RATTLESNAKE RD  
CASSVILLE WI 53806

Property Address: Parcel #: 002-00790-0000  
Alt. Parcel #:

Assessed Value Land 2,900	Ass'd. Value Improvements	Total Assessed Value 2,900	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits)	0.017431485
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes		School taxes reduced by school levy tax credit 45.74
See Reverse, Use Value Assessment					

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	11.44	11.62	1.6%
TOWN OF BEETOWN	206,487	206,487	11.14	15.16	36.1%
SW TECHNICAL COLLEGE	63,824	62,740	3.46	3.46	
LANCASTER SCHOOL DIST	615,983	585,166	21.24	20.31	-4.4%
<b>Total</b>	<b>949,801</b>	<b>914,877</b>	<b>47.28</b>	<b>50.55</b>	<b>6.9%</b>
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		47.28	50.55	6.9%

Make Check Payable to: BEETOWN TREASURER PAMELA CLAUSER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967	Full Payment Due On or Before January 31, 2018 \$50.55	Net Property Tax 50.55
	Or First Installment Due On or Before January 31, 2018 \$50.55	

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

**BILL NUMBER: 103969**  
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.  
757528 735269 745/891 513/652 ACRES: 40.000  
SEC 31, T 04 N, R 04 W, SW¼ of SE¼  
SEC.31-T4N-R4W SW¼/4 SE¼/4 DEBC IN 2-789

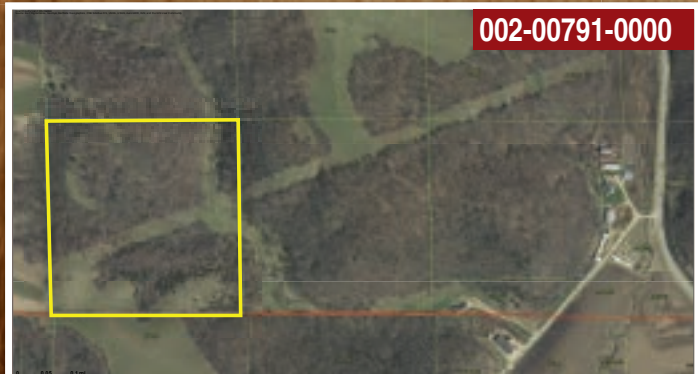
BRADLEY J RAGATI  
7301 RATTLESNAKE RD  
CASSVILLE WI 53806

Property Address: Parcel #: 002-00791-0000  
Alt. Parcel #:

Assessed Value Land 2,900	Ass'd. Value Improvements	Total Assessed Value 2,900	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits)	0.017431485
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes		School taxes reduced by school levy tax credit 45.74
See Reverse, Use Value Assessment					

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	11.44	11.62	1.6%
TOWN OF BEETOWN	206,487	206,487	11.14	15.16	36.1%
SW TECHNICAL COLLEGE	63,824	62,740	3.46	3.46	
LANCASTER SCHOOL DIST	615,983	585,166	21.24	20.31	-4.4%
<b>Total</b>	<b>949,801</b>	<b>914,877</b>	<b>47.28</b>	<b>50.55</b>	<b>6.9%</b>
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		47.28	50.55	6.9%

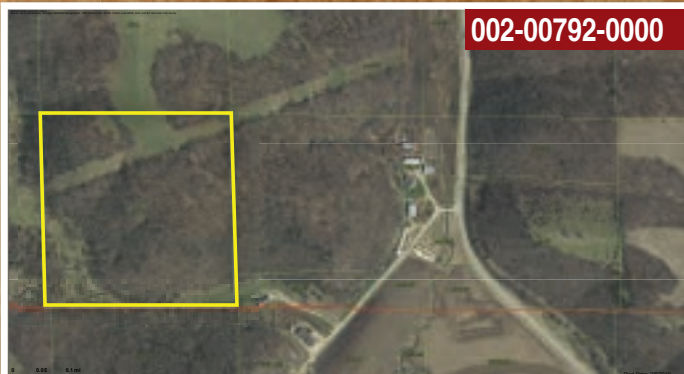
Make Check Payable to: BEETOWN TREASURER PAMELA CLAUSER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967	Full Payment Due On or Before January 31, 2018 \$50.55	Net Property Tax 50.55
	Or First Installment Due On or Before January 31, 2018 \$50.55	





STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018			BILL NUMBER: 103970		
TOWN OF BEETOWN GRANT COUNTY			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. 797928 735269 745/991 513/652 ACRES: 40.000 SEC 31, T 04 N, R 04 W, SE¼ of SE¼ SEC.31-T4N-R4W SE1/4 SE1/4 DESC IN 2-789		
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 2,900	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits) 0.017431485	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$5.74	
See Reverse, Use Value Assessment					
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	11.44	11.62	1.6%
TOWN OF BEETOWN	206,487	206,487	11.14	15.16	36.1%
SW TECHNICAL COLLEGE	63,824	62,740	3.46	3.46	
LANCASTER SCHOOL DIST	615,983	585,166	21.24	20.31	-4.4%
<b>Total</b>	949,801	914,877	47.28	50.55	6.9%
<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>			47.28	50.55	6.9%
Make Check Payable to: BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967		Full Payment Due On or Before January 31, 2019 \$50.55		Net Property Tax 50.55	
		Or First Installment Due On or Before January 31, 2019 \$50.55			

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018			BILL NUMBER: 103966		
TOWN OF BEETOWN GRANT COUNTY			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. 797928 735269 745/991 513/652 ACRES: 32.100 SEC 31, T 04 N, R 04 W, NE¼ of SE¼ SEC.31-T4N-R4W TRACT 7 PRT NE1/4 SE1/4 DESC; COM SE COR SEC 31; N1D17M W239.97'; S89D21M E941.49'; N35D46M E392.08'; N1D24M W197.31'; N9D42M W208.04'; N35D10M W17.01'; N65D55M W248.81'; N58D39M W125.53'; S86D54M ...		
BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806			Parcel #: 002-00789-0000		
Property Address:			Alt. Parcel #:		
Assessed Value Land 4,200	Ass'd. Value Improvements	Total Assessed Value 4,200	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits) 0.017431485	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$8.32	
See Reverse, Use Value Assessment					
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	16.34	16.82	2.9%
TOWN OF BEETOWN	206,487	206,487	15.91	21.96	38.0%
SW TECHNICAL COLLEGE	63,824	62,740	4.94	5.02	1.6%
LANCASTER SCHOOL DIST	615,983	585,166	30.34	29.41	-3.1%
<b>Total</b>	949,801	914,877	67.53	73.21	8.4%
<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>			67.53	73.21	8.4%
Make Check Payable to: BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967		Full Payment Due On or Before January 31, 2019 \$73.21		Net Property Tax 73.21	
		Or First Installment Due On or Before January 31, 2019 \$73.21			



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

**BRADLEY J RAGATZ**  
7301 RATTLESNAKE RD  
CASSVILLE WI 53806

**BILL NUMBER: 103984**  
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.  
797928 735269 513/652 386/247 ACRES: 10.000  
SEC 32, T 04 N, R 04 W, NW¼ of SW¼  
SEC.32-T4N-R4W PRT NW1/4 SW1/4 DESC IN 2-789

**Property Address:** Parcel #: 002-00805-0000  
Alt. Parcel #:

Assessed Value Land 1,200	Ass'd. Value Improvements	Total Assessed Value 1,200	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits)	0.017431485
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$2.38
See Reverse, Use Value Assessment					
<b>Taxing Jurisdiction</b>	<b>2017 Est. State Aids Allocated Tax Dist.</b>	<b>2018 Est. State Aids Allocated Tax Dist.</b>	<b>2017 Net Tax</b>	<b>2018 Net Tax</b>	<b>% Tax Change</b>
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	4.90	4.81	-1.8%
TOWN OF BEETOWN	206,487	206,487	4.77	6.27	31.4%
SW TECHNICAL COLLEGE	63,824	62,740	1.48	1.43	-3.4%
LANCASTER SCHOOL DIST	615,983	585,166	9.10	8.40	-7.7%
<b>Total</b>	<b>949,801</b>	<b>914,877</b>	<b>20.25</b>	<b>20.91</b>	<b>3.3%</b>
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		<b>20.25</b>	<b>20.91</b>	<b>3.3%</b>
<b>Make Check Payable to:</b> BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967	<b>Full Payment Due On or Before January 31, 2019</b> \$20.91		<b>Net Property Tax</b> 20.91		
	<b>Or First Installment Due On or Before January 31, 2019</b> \$20.91				

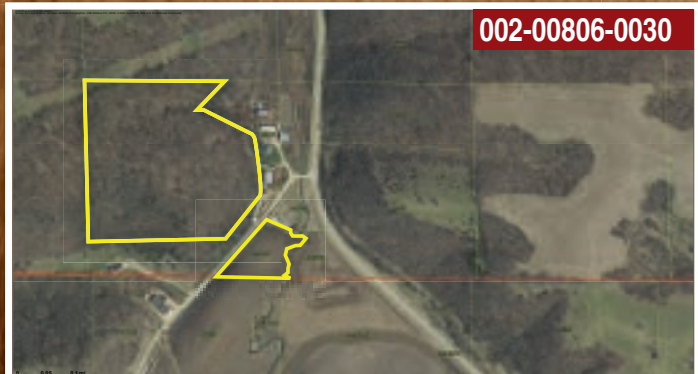
**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2018**  
TOWN OF BEETOWN  
GRANT COUNTY

**BRADLEY J RAGATZ**  
7301 RATTLESNAKE RD  
CASSVILLE WI 53806

**BILL NUMBER: 103988**  
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.  
797928 735269 735269 745/991 ACRES: 31.000  
SEC 05, T 03 N, R 04 W, NW¼ of NW¼  
SEC.32-T4N-R4W PRT SW1/4 SW1/4 & SE1/4 SW1/4  
EXC 2-806-10 & 2-806-20 (PRT OF TRACT 8 SURVEY 27/16)

**Property Address:** Parcel #: 002-00806-0030  
Alt. Parcel #:

Assessed Value Land 2,200	Ass'd. Value Improvements	Total Assessed Value 2,200	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits)	0.017431485
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$4.36
See Reverse, Use Value Assessment					
<b>Taxing Jurisdiction</b>	<b>2017 Est. State Aids Allocated Tax Dist.</b>	<b>2018 Est. State Aids Allocated Tax Dist.</b>	<b>2017 Net Tax</b>	<b>2018 Net Tax</b>	<b>% Tax Change</b>
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	8.99	8.81	-2.0%
TOWN OF BEETOWN	206,487	206,487	8.75	11.50	31.4%
SW TECHNICAL COLLEGE	63,824	62,740	2.72	2.63	-3.3%
LANCASTER SCHOOL DIST	615,983	585,166	16.69	15.40	-7.7%
<b>Total</b>	<b>949,801</b>	<b>914,877</b>	<b>37.15</b>	<b>38.34</b>	<b>3.2%</b>
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		<b>37.15</b>	<b>38.34</b>	<b>3.2%</b>
<b>Make Check Payable to:</b> BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967	<b>Full Payment Due On or Before January 31, 2019</b> \$38.34		<b>Net Property Tax</b> 38.34		
	<b>Or First Installment Due On or Before January 31, 2019</b> \$38.34				

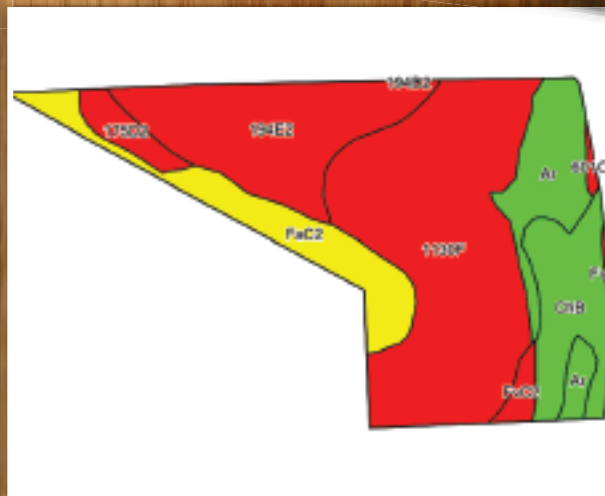


**LOCATION:** County U (west side of the road)

**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



Area Symbol: WI043, Soil Area Version: 13

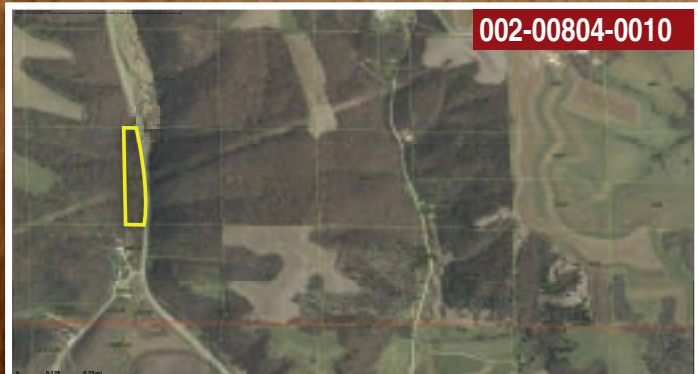
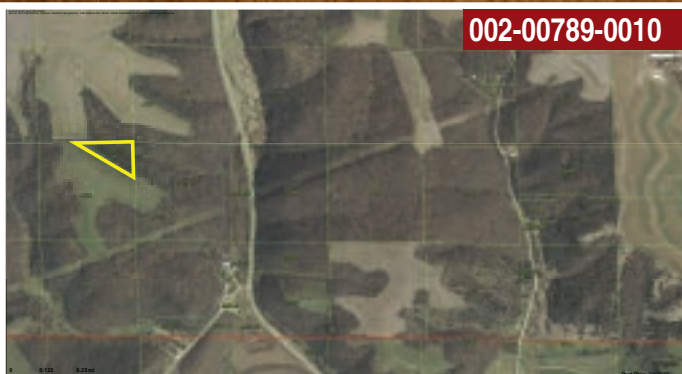
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	18.71	41.5%		VIIIs	0
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	9.04	20.1%		VIe	0
FaC2	Fayette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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

<b>STATE OF WISCONSIN</b> <b>REAL ESTATE PROPERTY TAX BILL FOR 2018</b> TOWN OF BEETOWN GRANT COUNTY			<b>BILL NUMBER: 103967</b> 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. 736122 734022 718920 745/991 ACRES: 7.900 SEC 31, T 04 N, R 04 W, NE¼ of SE¼ SEC.31-T4N-R4W TRACT 4 PRT NE1/4 SE1/4 DESC; COM W1/4 COR SEC 32; S89D13M E1532.15'; S5D25M E1160.22'; S3D2M W729.30'; S13D28M E471.22'; S88D45M W289.69'; N66D41M W205.66'; S42D0M W46.70'; S41D50M W226.59'; N45D38M W75.89';...																																																		
JONATHON & ALLISON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			Parcel #: 002-00789-0010 Alt. Parcel #:																																																		
<b>Property Address:</b>			Assessed Value Land 600 Ass'd. Value Improvements Total Assessed Value 600 Ave. Assmt. Ratio 1.0207 Net Assessed Value Rate (Does NOT reflect credits) 0.017431485																																																		
Est. Fair Mkt. Land See Reverse, Use Value Assessment			<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes School taxes reduced by school levy tax credit \$1.19																																																		
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2017 Est. State Aids Allocated Tax Dist.</th> <th>2018 Est. State Aids Allocated Tax Dist.</th> <th>2017 Net Tax</th> <th>2018 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>GRANT COUNTY</td> <td>63,507</td> <td>60,484</td> <td>2.45</td> <td>2.40</td> <td>-2.0%</td> </tr> <tr> <td>TOWN OF BEETOWN</td> <td>206,487</td> <td>206,487</td> <td>2.39</td> <td>3.14</td> <td>31.4%</td> </tr> <tr> <td>SW TECHNICAL COLLEGE</td> <td>63,824</td> <td>62,740</td> <td>0.74</td> <td>0.72</td> <td>-2.7%</td> </tr> <tr> <td>LANCASTER SCHOOL DIST</td> <td>615,983</td> <td>585,166</td> <td>4.55</td> <td>4.20</td> <td>-7.7%</td> </tr> <tr> <td><b>Total</b></td> <td><b>949,801</b></td> <td><b>914,877</b></td> <td><b>10.13</b></td> <td><b>10.46</b></td> <td><b>3.3%</b></td> </tr> <tr> <td colspan="3" style="text-align: center;"><b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b></td> <td>10.13</td> <td>10.46</td> <td>3.3%</td> </tr> </tbody> </table>						Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change	STATE OF WISCONSIN						GRANT COUNTY	63,507	60,484	2.45	2.40	-2.0%	TOWN OF BEETOWN	206,487	206,487	2.39	3.14	31.4%	SW TECHNICAL COLLEGE	63,824	62,740	0.74	0.72	-2.7%	LANCASTER SCHOOL DIST	615,983	585,166	4.55	4.20	-7.7%	<b>Total</b>	<b>949,801</b>	<b>914,877</b>	<b>10.13</b>	<b>10.46</b>	<b>3.3%</b>	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>			10.13	10.46	3.3%
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<b>Make Check Payable to:</b> BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967			Full Payment Due On or Before January 31, 2019 \$10.46 Or First Installment Due On or Before January 31, 2019 \$10.46		Net Property Tax 10.46																																																

<b>STATE OF WISCONSIN</b> <b>REAL ESTATE PROPERTY TAX BILL FOR 2018</b> TOWN OF BEETOWN GRANT COUNTY			<b>BILL NUMBER: 103983</b> 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. 736122 734022 718920 745/991 ACRES: 7.150 SEC 32, T 04 N, R 04 W, NE¼ of SW¼ SEC.32-T4N-R4W PRT NE 1/4 SW 1/4 DESC IN 2-789-10																																																		
JONATHON & ALLISON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			Parcel #: 002-00804-0010 Alt. Parcel #:																																																		
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<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>			8.44	8.71	3.2%																																																
<b>Make Check Payable to:</b> BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967			Full Payment Due On or Before January 31, 2019 \$8.71 Or First Installment Due On or Before January 31, 2019 \$8.71		Net Property Tax 8.71																																																



GRANT COUNTY			for property tax bill only and may not be a full legal description. 736122 734022 718920 513/652 ACRES: 30.000 SEC 32, T 04 N, R 04 W, NW¼ of SW¼ SEC.32-T4N-R4W TRACT 4 PRT NW1/4 SW1/4 DESC IN 2-789-10		
JONATHON & ALLISON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			Parcel #: 002-00805-0010		
Property Address:			Alt. Parcel #:		
Assessed Value Land 2,200	Ass'd. Value Improvements	Total Assessed Value 2,200	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits)	0.017431485
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$4.36
See Reverse, Use Value Assessment					
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN					
GRANT COUNTY	63,507	60,484	8.58	8.81	2.7%
TOWN OF BEETOWN	206,487	206,487	8.35	11.50	37.7%
SW TECHNICAL COLLEGE	63,824	62,740	2.59	2.63	1.5%
LANCASTER SCHOOL DIST	615,983	585,166	15.93	15.40	-3.3%
<b>Total</b>	949,801	914,877	35.45	38.34	8.2%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		35.45	38.34	8.2%
<b>Make Check Payable to:</b> BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967		Full Payment Due On or Before January 31, 2019 \$38.34	<b>Net Property Tax</b> 38.34		
		Or First Installment Due On or Before January 31, 2019 \$38.34			
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK		And Second Installment Due On or Before July 31, 2019 \$0.00			

002-00805-0010



# Tract 3- 43.60± Acres Lines approximate

**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: 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	34.79	79.8%	Green	IIw	91
W	Water	4.52	10.4%	Red		0
RcB	Richwood silt loam, 2 to 6 percent slopes	1.77	4.1%	Red	Ile	0
601C	Beavercreek cobbly fine sandy loam, 3 to 12 percent slopes, occasionally flooded	1.55	3.6%	Red	Vis	0
FvE2	Fayette silt loam, valleys, 20 to 30 percent slopes, moderately eroded	0.97	2.2%	Red	Vle	0
<b>Weighted Average</b>						<b>72.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

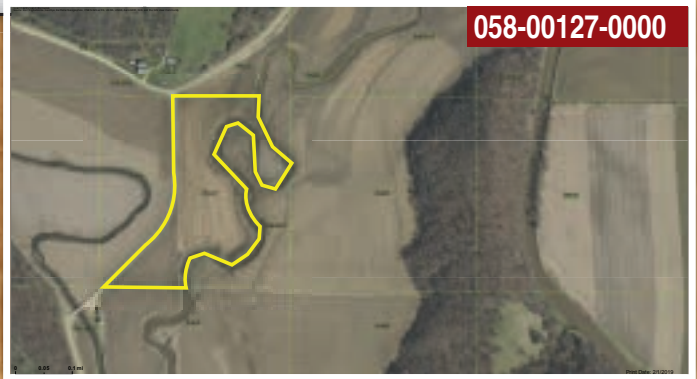
GRANT COUNTY			for property tax bill only and may not be a full legal description. 797928 740476 735269 718922 ACRES: 26.740 SEC 05, T 03 N, R 04 W, NE¼ of NW¼ SEC.05-T3N-R4W FRAC NW1/4 NW1/4 EXC 58-106-10 & 106-20 220582030405220106		
BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806			Parcel #: 058-00106-0000		
Property Address:			Alt. Parcel #:		
Assessed Value Land 6,400	Ass'd. Value Improvements	Total Assessed Value 6,400	Ave. Assmt. Ratio 0.9764	Net Assessed Value Rate (Does NOT reflect credits)	0.021547043
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$19.23
See Reverse, Use Value Assessment					
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	58,984	56,208	25.56	27.42	7.3%
TOWN OF WATERLOO	153,335	153,243	27.21	28.57	5.0%
SW TECHNICAL COLLEGE	59,279	58,303	7.73	8.17	5.7%
CASSVILLE SCHOOL DIST	317,025	422,974	82.43	73.74	-10.5%
<b>Total</b>	<b>588,623</b>	<b>690,728</b>	<b>142.93</b>	<b>137.90</b>	<b>-3.5%</b>
<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>			142.93	137.90	-3.5%
<b>Make Check Payable to:</b> WATERLOO TWP TREASURER MARLENE ESSER 9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861		Full Payment Due On or Before January 31, 2019 \$137.90		<b>Net Property Tax</b> 137.90	
		Or First Installment Due On or Before January 31, 2019 \$68.95			
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK		And Second Installment Due On or Before July 31, 2019 \$68.95			

<b>REAL ESTATE PROPERTY TAX BILL FOR 2018</b>			<b>IMPORTANT:</b> - 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.		
TOWN OF WATERLOO GRANT COUNTY			797928 735269 718921 745/991 ACRES: 3.720 SEC 05, T 03 N, R 04 W, NW¼ of NW¼ SEC.06-T3N-R4W FRAC NE1/4 NE1/4 S & E OF RD EXC 58-127-10 220582030406110121		
BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806			Parcel #: 058-00121-0000		
Property Address:			Alt. Parcel #:		
Assessed Value Land 1,000	Ass'd. Value Improvements	Total Assessed Value 1,000	Ave. Assmt. Ratio 0.9764	Net Assessed Value Rate (Does NOT reflect credits)	0.021547043
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$3.00
See Reverse, Use Value Assessment					
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	58,984	56,208	3.77	4.28	13.5%
TOWN OF WATERLOO	153,335	153,243	4.01	4.46	11.2%
SW TECHNICAL COLLEGE	59,279	58,303	1.14	1.28	12.3%
CASSVILLE SCHOOL DIST	317,025	422,974	12.16	11.53	-5.2%
<b>Total</b>	<b>588,623</b>	<b>690,728</b>	<b>21.08</b>	<b>21.55</b>	<b>2.2%</b>
<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>			21.08	21.55	2.2%
<b>Make Check Payable to:</b> WATERLOO TWP TREASURER MARLENE ESSER 9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861		Full Payment Due On or Before January 31, 2018 \$21.55		<b>Net Property Tax</b> 21.55	
		Or First Installment Due On or Before January 31, 2018 \$21.55			



# Tract 3 - Tax Statements (2 of 2)

GRANT COUNTY			for property tax bill only and may not be a full legal description. 797928 735269 718921 745/991 ACRES: 13.140 SEC 05, T 03 N, R 04 W, SW <sup>1</sup> / <sub>4</sub> of NW <sup>1</sup> / <sub>4</sub> SEC.06-T3N-R4W SE1/4 NE1/4 E OF RD EXC 58-127-10			
BRADLEY J RAGATZ 7301 RATTLESNAKE RD CASSVILLE WI 53806			Parcel #: 058-00127-0000 Alt. Parcel #:			
<b>Property Address:</b>						
Assessed Value Land 3,200	Ass'd. Value Improvements	Total Assessed Value 3,200	Ave. Assmt. Ratio 0.9764	Net Assessed Value Rate (Does NOT reflect credits)	0.021547043	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$9.61	
See Reverse, Use Value Assessment						
<b>Taxing Jurisdiction</b>		<b>2017 Est. State Aids Allocated Tax Dist.</b>	<b>2018 Est. State Aids Allocated Tax Dist.</b>	<b>2017 Net Tax</b>	<b>2018 Net Tax</b>	<b>% Tax Change</b>
STATE OF WISCONSIN					0.00	
GRANT COUNTY		58,984	56,208	13.41	13.71	2.2%
TOWN OF WATERLOO		153,335	153,243	14.27	14.29	0.1%
SW TECHNICAL COLLEGE		59,279	58,303	4.06	4.09	0.7%
CASSVILLE SCHOOL DIST		317,025	422,974	43.24	36.87	-14.7%
<b>Total</b>		588,623	690,728	74.98	68.96	-8.0%
		<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		74.98	68.96	-8.0%
<b>Make Check Payable to:</b> WATERLOO TWP TREASURER MARLENE ESSER 9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861		<b>Full Payment Due On or Before January 31, 2019</b> \$68.96		<b>Net Property Tax</b>		68.96
		<b>Or First Installment Due On or Before January 31, 2019</b> \$68.96				
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK		<b>And Second Installment Due On or Before July 31, 2019</b> \$0.00				



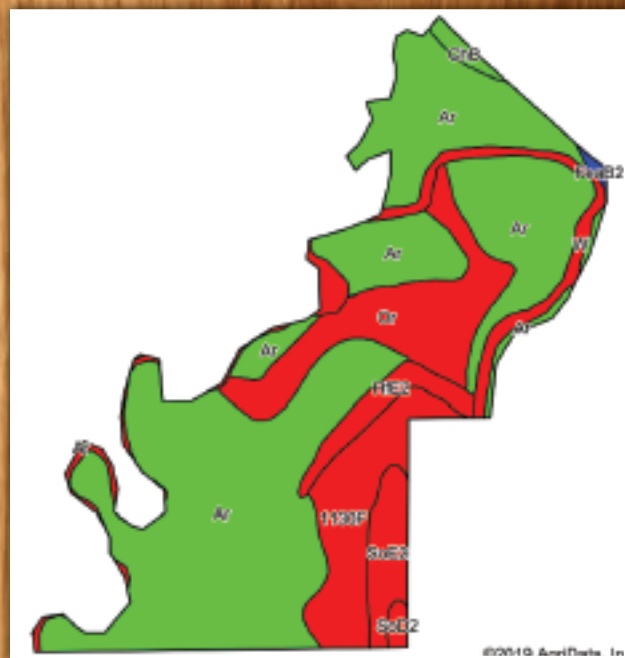
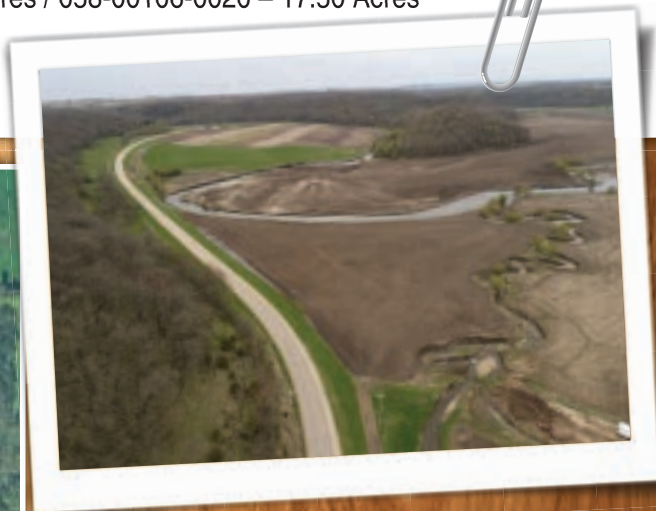


**LOCATION:** County U (west side of the road)

**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 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%		IIw	91
Or	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	12.35	11.8%		IIw	0
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	9.62	9.2%		VIIIs	0
W	Water	5.94	5.7%			0
SoE2	Sogn silt loam, 15 to 20 percent slopes, moderately eroded	3.84	3.7%		VIIIs	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%		IIw	92
SoD2	Sogn silt loam, 10 to 15 percent slopes, moderately eroded	0.58	0.6%		VIIs	0
FeaB2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	0.29	0.3%		IIe	90
<b>Weighted Average</b>						<b>60.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

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

**BILL NUMBER: 103992**  
 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.  
 736122 734022 725753 718921 ACRES: 2.950  
 SEC 32, T 04 N, R 04 W, SE¼ of SW¼  
 SEC.32-T4N-R4W PRT SE1/4 SW1/4 DESC; COM W1/4  
 COR SEC 5; S89D19M E1286.80'; N0D14M  
 E1310.74'; S89D20M E395.47'; N11D20M E479.75';  
 N75D21M E304.96'; N27D15M E667.19'; N29D36M  
 W68.88'; N42D49M E146.14'; N47D10M ...

JONATHON & ALLISON RAGATZ  
7341 RATTLESNAKE RD  
CASSVILLE WI 53806

Parcel #: 002-00807-0030  
Alt. Parcel #:

**Property Address:**

Assessed Value Land 200	Ass'd. Value Improvements	Total Assessed Value 200	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits)	0.017431485
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$0.40
See Reverse, Use Value Assessment					

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	0.82	0.80	-2.4%
TOWN OF BEETOWN	206,487	206,487	0.80	1.05	31.3%
SW TECHNICAL COLLEGE	63,824	62,740	0.25	0.24	-4.0%
LANCASTER SCHOOL DIST	615,983	585,166	1.52	1.40	-7.9%
<b>Total</b>	<b>949,801</b>	<b>914,877</b>	<b>3.39</b>	<b>3.49</b>	<b>2.9%</b>
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		<b>3.39</b>	<b>3.49</b>	<b>2.9%</b>

**Make Check Payable to:**  
BEETOWN TREASURER  
PAMELA CLAUER  
8077 GRANT RIVER RD  
CASSVILLE WI 53806  
608-732-6967

Full Payment Due On or Before January 31, 2019	\$3.49	Net Property Tax	3.49
Or First Installment Due On or Before January 31, 2019	\$3.49		

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

**BILL NUMBER: 98235**  
 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.  
 736122 734022 725753 718921 ACRES: 34.800  
 SEC 05, T 03 N, R 04 W, NE¼ of NW¼  
 SEC.05-T3N-R4W PRT FRAC NE1/4 NW1/4 DESC; COM  
 W1/4 COR SEC 5; S89D19M E1286.80'; N0D14M  
 E1310.74'; S89D20M E395.47'; N11D20M E479.75';  
 N75D21M E304.96'; N27D15M E667.19'; N29D36M  
 W68.88'; N42D49M E146.14'; N47D10M ...

JONATHON & ALLISON RAGATZ  
7341 RATTLESNAKE RD  
CASSVILLE WI 53806

Parcel #: 058-00105-0020  
Alt. Parcel #:

**Property Address:**

Assessed Value Land 11,400	Ass'd. Value Improvements	Total Assessed Value 11,400	Ave. Assmt. Ratio 0.9764	Net Assessed Value Rate (Does NOT reflect credits)	0.021547043
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$34.25
See Reverse, Use Value Assessment					

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	58,984	56,208	47.35	48.83	3.1%
TOWN OF WATERLOO	153,335	153,243	50.41	50.89	1.0%
SW TECHNICAL COLLEGE	59,279	58,303	14.32	14.56	1.7%
CASSVILLE SCHOOL DIST	317,025	422,974	152.70	131.35	-14.0%
<b>Total</b>	<b>588,623</b>	<b>690,728</b>	<b>264.78</b>	<b>245.63</b>	<b>-7.2%</b>
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		<b>264.78</b>	<b>245.63</b>	<b>-7.2%</b>

**Make Check Payable to:**  
WATERLOO TWP TREASURER  
MARLENE ESSER  
9560 CAMEL RIDGE RD  
CASSVILLE WI 53806  
608-725-5861

Full Payment Due On or Before January 31, 2019	\$245.63	Net Property Tax	245.63
Or First Installment Due On or Before January 31, 2019	\$122.82		



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

**BILL NUMBER: 98238**  
 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.  
 736122 734022 725753 718922 ACRES: 17.500  
 SEC 05, T 03 N, R 04 W, NW¼ of NW¼  
 SEC.05-T3N-R4W PRT FRAC NW1/4 NW1/4 DESC IN  
 58-105-20 220582030405220106

JONATHON & ALLISON RAGATZ  
7341 RATTLESNAKE RD  
CASSVILLE WI 53806

Parcel #: 058-00106-0020  
Alt. Parcel #:

Assessed Value Land 3,300	Ass'd. Value Improvements	Total Assessed Value 3,300	Ave. Assmt. Ratio 0.9764	Net Assessed Value Rate (Does NOT reflect credits)	0.021547043
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes		School taxes reduced by school levy tax credit \$9.91
See Reverse, Use Value Assessment					

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	58,984	56,208	13.83	14.14	2.2%
TOWN OF WATERLOO	153,335	153,243	14.72	14.73	0.1%
SW TECHNICAL COLLEGE	59,279	58,303	4.18	4.21	0.7%
CASSVILLE SCHOOL DIST	317,025	422,974	44.60	38.03	-14.7%
<b>Total</b>	<b>588,623</b>	<b>690,728</b>	<b>77.33</b>	<b>71.11</b>	<b>-8.0%</b>
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		<b>77.33</b>	<b>71.11</b>	<b>-8.0%</b>

<b>Make Check Payable to:</b> WATERLOO TWP TREASURER MARLENE ESSER 9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861	Full Payment Due On or Before January 31, 2019 \$71.11	Net Property Tax 71.11
	Or First Installment Due On or Before January 31, 2019 \$71.11	

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

**BILL NUMBER: 98239**  
 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.  
 736122 734022 725753 718922 ACRES: 38.720  
 SEC 05, T 03 N, R 04 W, SW¼ of SW¼  
 SEC.05-T3N-R4W SW 1/4 NW 1/4 DESC IN 58-105-20  
 220582030405220107

JONATHON & ALLISON RAGATZ  
7341 RATTLESNAKE RD  
CASSVILLE WI 53806

Parcel #: 058-00107-0000  
Alt. Parcel #:

Assessed Value Land 20,400	Ass'd. Value Improvements	Total Assessed Value 20,400	Ave. Assmt. Ratio 0.9764	Net Assessed Value Rate (Does NOT reflect credits)	0.021547043
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes		School taxes reduced by school levy tax credit \$61.29
See Reverse, Use Value Assessment					

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	58,984	56,208	13.83	14.14	2.2%
TOWN OF WATERLOO	153,335	153,243	14.72	14.73	0.1%
SW TECHNICAL COLLEGE	59,279	58,303	4.18	4.21	0.7%
CASSVILLE SCHOOL DIST	317,025	422,974	44.60	38.03	-14.7%
<b>Total</b>	<b>588,623</b>	<b>690,728</b>	<b>77.33</b>	<b>71.11</b>	<b>-8.0%</b>
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		<b>77.33</b>	<b>71.11</b>	<b>-8.0%</b>

<b>Make Check Payable to:</b> WATERLOO TWP TREASURER MARLENE ESSER 9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861	Full Payment Due On or Before January 31, 2019 \$439.56	Net Property Tax 439.56
	Or First Installment Due On or Before January 31, 2019 \$219.78	



# Tract 4 - Tax Statements (3 of 3)

GRANT COUNTY			for property tax bill only and may not be a full legal description. 736122 734022 725753 718921 ACRES: 10.820 SEC 05, T 03 N, R 04 W, NW <sup>1/4</sup> of NW <sup>1/4</sup> SEC.06-T3N-R4W PRT E1/2 NE1/4 E OR RIVER DESC IN 58-105-20		
JONATHON & ALLISON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			Parcel #: 058-00127-0010 Alt. Parcel #:		
Property Address:					
Assessed Value Land 2,600	Ass'd. Value Improvements	Total Assessed Value 2,600	Ave. Assmt. Ratio 0.9764	Net Assessed Value Rate (Does NOT reflect credits) 0.021547043	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$7.81	
See Reverse, Use Value Assessment					
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	58,984	56,208	10.90	11.14	2.2%
TOWN OF WATERLOO	153,335	153,243	11.60	11.61	0.1%
SW TECHNICAL COLLEGE	59,279	58,303	3.30	3.32	0.6%
CASSVILLE SCHOOL DIST	317,025	422,974	35.13	29.96	-14.7%
<b>Total</b>	588,623	690,728	60.93	56.03	-8.0%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		60.93	56.03	-8.0%
<b>Make Check Payable to:</b> WATERLOO TWP TREASURER MARLENE ESSER 9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861	<b>Full Payment Due On or Before January 31, 2019</b> \$56.03		<b>Net Property Tax</b> 56.03		
	<b>Or First Installment Due On or Before January 31, 2019</b> \$56.03				
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK	<b>And Second Installment Due On or Before July 31, 2019</b> \$0.00				

058-00127-0010

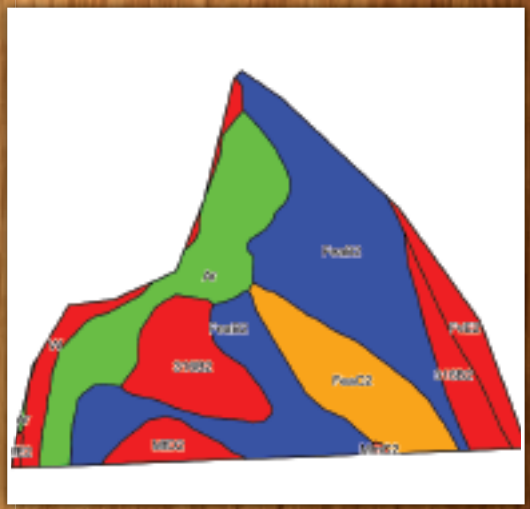


**LOCATION:** County U (west side of the road)

**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 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%	Blue	Ile	90
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	4.95	18.8%	Green	IIw	91
316B2	Ella silt loam, 1 to 6 percent slopes, moderately eroded	3.91	14.8%	Red	Ile	0
FeaC2	Festina silt loam, 6 to 12 percent slopes, moderately eroded	3.21	12.2%	Yellow	IIIe	80
FvE2	Fayette silt loam, valleys, 20 to 30 percent slopes, moderately eroded	1.28	4.9%	Red	VIe	0
W	Water	1.18	4.5%	Red		0
MFD2	Meridian fine sandy loam, 10 to 15 percent slopes, moderately eroded	0.91	3.5%	Red	IVe	0
HfE2	Hixton fine sandy loam, 15 to 20 percent slopes, moderately eroded	0.06	0.2%	Red	IVe	0
<b>Weighted Average</b>						<b>63.9</b>

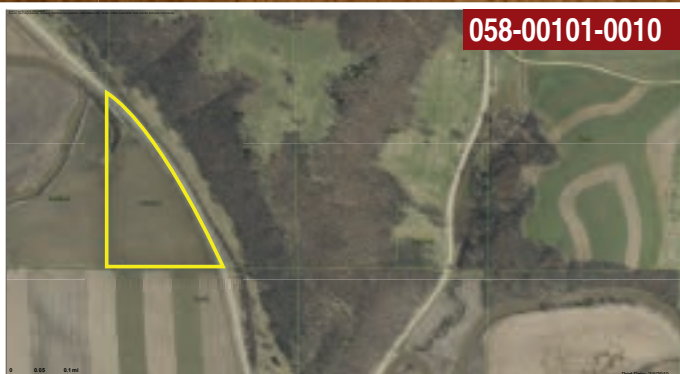
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

# Tract 5 - Tax Statements

REAL ESTATE PROPERTY TAX BILL FOR 2018			TOWN OF WATERLOO GRANT COUNTY		
JONATHON & ALLISON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			<b>IMPORTANT:</b> - 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. 736122 734022 725753 718919 ACRES: 11.100 SEC 05, T 03 N, R 04 W, NW¼ of NE¼ SEC.05-T3N-R4W PRT FRAC NW1/4 NE1/4 DESC; COM NE COR SEC 5; S0D33M W1792.89'; N89D20M W1818.86' TO POB; N32D46M W1414.96'; N47D10M W220'; S42D49M W50'; S39D52M E198.58'; S28D5M W512.43'; S34D37M W217.65'; S56D11M ...		
<b>Property Address:</b> Assessed Value Land 2,700    Ass'd. Value Improvements    Total Assessed Value 2,700			Ave. Assmt. Ratio 0.9764    Net Assessed Value Rate (Does NOT reflect credits) 0.021547043		
Est. Fair Mkt. Land See Reverse, Use Value Assessment    Total Est. Fair Mkt.			<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes    School taxes reduced by school levy tax credit \$8.11		
<b>2017</b> Taxing Jurisdiction    Est. State Aids Allocated Tax Dist.    2018 Est. State Aids Allocated Tax Dist.    2017 Net Tax    2018 Net Tax    % Tax Change			STATE OF WISCONSIN    58,984    56,208    10.90    0.00    6.1% GRANT COUNTY    153,335    153,243    11.60    11.57    3.9% TOWN OF WATERLOO    59,279    58,303    3.30    3.45    4.5% SW TECHNICAL COLLEGE    317,025    422,974    35.13    31.11    -11.4% CASSVILLE SCHOOL DIST		
<b>Total</b> 588,623    690,728    60.93    58.18    -4.5%			First Dollar Credit Lottery & Gaming Credit Net Property Tax    60.93    58.18    -4.5%		
<b>Make Check Payable to:</b> WATERLOO TWP TREASURER MARLENE ESSER 9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861			Full Payment Due On or Before January 31, 2019 \$58.18 Or First Installment Due On or Before January 31, 2019 \$58.18		Net Property Tax 58.18

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018			TOWN OF WATERLOO GRANT COUNTY		
JONATHON & ALLISON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			<b>BILL NUMBER: 98234</b> <b>IMPORTANT:</b> - 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. 736122 734022 725753 718921 ACRES: 15.250 SEC 05, T 03 N, R 04 W, NE¼ of NW¼ SEC.05-T3N-R4W PRT FRAC NE1/4 NW1/4 DESC IN 58-101-10 220582030405210105		
<b>Property Address:</b> Assessed Value Land 4,000    Ass'd. Value Improvements    Total Assessed Value 4,000			Ave. Assmt. Ratio 0.9764    Net Assessed Value Rate (Does NOT reflect credits) 0.021547043		
Est. Fair Mkt. Land See Reverse, Use Value Assessment    Total Est. Fair Mkt.			<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes    School taxes reduced by school levy tax credit \$12.02		
<b>2017</b> Taxing Jurisdiction    Est. State Aids Allocated Tax Dist.    2018 Est. State Aids Allocated Tax Dist.    2017 Net Tax    2018 Net Tax    % Tax Change			STATE OF WISCONSIN    58,984    56,208    15.92    0.00    7.6% GRANT COUNTY    153,335    153,243    16.95    17.86    5.4% TOWN OF WATERLOO    59,279    58,303    4.82    5.11    6.0% SW TECHNICAL COLLEGE    317,025    422,974    51.35    46.09    -10.2% CASSVILLE SCHOOL DIST		
<b>Total</b> 588,623    690,728    89.04    86.19    -3.2%			First Dollar Credit Lottery & Gaming Credit Net Property Tax    89.04    86.19    -3.2%		
<b>Make Check Payable to:</b> WATERLOO TWP TREASURER MARLENE ESSER 9560 CAMEL RIDGE RD CASSVILLE WI 53806 608-725-5861			Full Payment Due On or Before January 31, 2019 \$86.19 Or First Installment Due On or Before January 31, 2019 \$86.19		Net Property Tax 86.19



**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%		Vlls	0
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	20.97	13.8%		Ilw	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%		Ille	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%		Ilw	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
<b>Weighted Average</b>						<b>20.1</b>

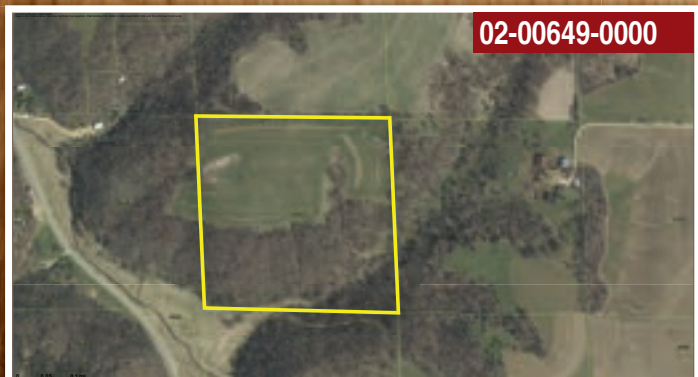
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

# Tract 6 - Tax Statements (1 of 3)

GRANT COUNTY			for property tax bill only and may not be a full legal description. 734023 745/991 513/652 ACRES: 30.760 SEC 29, T 04 N, R 04 W, SW <sup>1</sup> / <sub>4</sub> of SW <sup>1</sup> / <sub>4</sub> SEC.29-T4N-R4W SW1/4 SW1/4 E OF HWY EXC 1.24A (P-29.167)		
JONATHON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			Parcel #: 002-00648-0000 Alt. Parcel #:		
Property Address:	Assessed Value Land 2,500	Ass'd. Value Improvements	Total Assessed Value 2,500	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits) 0.017431485
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$4.95	
See Reverse, Use Value Assessment					
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	9.80	10.01	2.1%
TOWN OF BEETOWN	206,487	206,487	9.55	13.07	36.9%
SW TECHNICAL COLLEGE	63,824	62,740	2.97	2.99	0.7%
LANCASTER SCHOOL DIST	615,983	585,166	18.21	17.51	-3.8%
<b>Total</b>	949,801	914,877	40.53	43.58	7.5%
<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>			40.53	43.58	7.5%
<b>Make Check Payable to:</b> BEETOWN TREASURER PAMELA CLAUSER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967	Full Payment Due On or Before January 31, 2019 \$43.58		<b>Net Property Tax</b> 43.58		
	Or First Installment Due On or Before January 31, 2019 \$43.58				
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK	And Second Installment Due On or Before July 31, 2019 \$0.00				

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN GRANT COUNTY			BILL NUMBER: 103840 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. 734023 745/991 513/652 ACRES: 30.760 SEC 29, T 04 N, R 04 W, SW <sup>1</sup> / <sub>4</sub> of SW <sup>1</sup> / <sub>4</sub> SEC.29-T4N-R4W SW1/4 SW1/4 (P-29.167)		
JONATHON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			Parcel #: 002-00648-0000 Alt. Parcel #:		
Property Address:	Assessed Value Land 6,300	Ass'd. Value Improvements	Total Assessed Value 6,300	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits) 0.017431485
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$12.47	
See Reverse, Use Value Assessment					
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	23.23	23.24	-0.4%
TOWN OF BEETOWN	206,487	206,487	24.66	22.94	22.6%
SW TECHNICAL COLLEGE	63,824	62,740	7.66	7.62	-1.8%
LANCASTER SCHOOL DIST	615,983	585,166	47.02	44.12	-6.2%
<b>Total</b>	949,801	914,877	104.67	109.82	4.9%
<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>			104.67	109.82	4.9%
<b>Make Check Payable to:</b> BEETOWN TREASURER PAMELA CLAUSER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967	Full Payment Due On or Before January 31, 2019 \$109.82		<b>Net Property Tax</b> 109.82		
	Or First Installment Due On or Before January 31, 2019 \$54.91				
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK	And Second Installment Due On or Before July 31, 2019 \$54.91				





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

PARCEL NUMBER: 002-00798-0000

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.  
724022 745/991 512/052 405/75 ACRES: 40.000  
80C 32, T 04 N, R 04 W, NW1/4 of SW1/4  
80C 32-T4N-R4W NW1/4 SW1/4 (P-40)

PROPERTY ADDRESS: JONATHAN RAGATE  
7141 RATTLESNAKE RD  
CASSVILLE WI 53806

Parcel #: 002-00798-0000  
A.L. Parcel #:

Assessed Value Land 2,900	Ass'd Value Improvements	Total Assessed Value 2,900	Ass. Acct. Ratio 1.0207	Net Assessed Value Ratio (Does NOT reflect credits)	0.022023421																																																						
Del. For Mil. Land See Reverse, Use Value Assessment	Del. For Mil. Improvements	Total Del. For Mil.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	55.74																																																						
<table border="1"> <thead> <tr> <th> taxing jurisdiction</th> <th> 2017  net state acct.  Allocated Tax Dist.</th> <th> 2018  net state acct.  Allocated Tax Dist.</th> <th> 2017  Net Tax</th> <th> 2018  Net Tax</th> <th> % Tax  Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> </tr> <tr> <td>GRANT COUNTY</td> <td>62,907</td> <td>60,484</td> <td>11.44</td> <td>11.62</td> <td>1.63</td> </tr> <tr> <td>TOWN OF BERTON</td> <td>206,487</td> <td>206,487</td> <td>11.14</td> <td>10.16</td> <td>26.13</td> </tr> <tr> <td>SN TECHNICAL COLLEGE</td> <td>62,824</td> <td>62,740</td> <td>3.40</td> <td>3.46</td> <td></td> </tr> <tr> <td>CASSVILLE SCHOOL DIST</td> <td>54,720</td> <td>72,174</td> <td>19.54</td> <td>22.65</td> <td>-14.96</td> </tr> <tr> <td><b>Total</b></td> <td><b>386,838</b></td> <td><b>401,886</b></td> <td><b>65.56</b></td> <td><b>68.89</b></td> <td><b>-2.64</b></td> </tr> <tr> <td colspan="3">First Dollar Credit Lottery &amp; Gaming Credit</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3"><b>Net Property Tax</b></td> <td><b>65.56</b></td> <td><b>68.89</b></td> <td><b>-2.63</b></td> </tr> </tbody> </table>						taxing jurisdiction	2017 net state acct. Allocated Tax Dist.	2018 net state acct. Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change	STATE OF WISCONSIN				0.00	0.00	GRANT COUNTY	62,907	60,484	11.44	11.62	1.63	TOWN OF BERTON	206,487	206,487	11.14	10.16	26.13	SN TECHNICAL COLLEGE	62,824	62,740	3.40	3.46		CASSVILLE SCHOOL DIST	54,720	72,174	19.54	22.65	-14.96	<b>Total</b>	<b>386,838</b>	<b>401,886</b>	<b>65.56</b>	<b>68.89</b>	<b>-2.64</b>	First Dollar Credit Lottery & Gaming Credit						<b>Net Property Tax</b>			<b>65.56</b>	<b>68.89</b>	<b>-2.63</b>
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Make Check Payable to: BERTON TREASURER PAMELA CLATER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967		Full Payment Due On or Before January 01, 2019 \$68.89	Net Property Tax																																																								
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**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2018**  
TOWN OF BERTON  
GRANT COUNTY

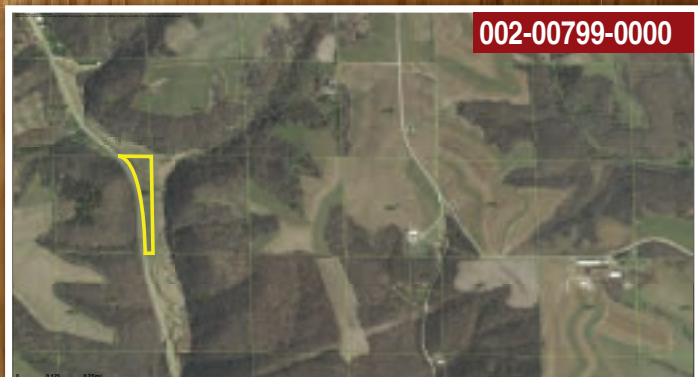
PARCEL NUMBER: 002-00799-0000

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.  
724022 745/991 512/052 ACRES: 2.000  
80C 32, T 04 N, R 04 W, SW1/4 of SW1/4  
80C 32-T4N-R4W NW1/4 NW1/4 N & E OF CTY U  
(P-2)

PROPERTY ADDRESS: JONATHAN RAGATE  
7141 RATTLESNAKE RD  
CASSVILLE WI 53806

Parcel #: 002-00799-0000  
A.L. Parcel #:

Assessed Value Land 100	Ass'd Value Improvements	Total Assessed Value 100	Ass. Acct. Ratio 1.0207	Net Assessed Value Ratio (Does NOT reflect credits)	0.022023421																																																						
Del. For Mil. Land See Reverse, Use Value Assessment	Del. For Mil. Improvements	Total Del. For Mil.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	50.20																																																						
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Make Check Payable to: BERTON TREASURER PAMELA CLATER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967		Full Payment Due On or Before January 01, 2019 \$2.20	Net Property Tax																																																								
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And Second Installment Payment Payable To BERTON TREASURER, PAMELA CLATER		And second installment due on or before July 31, 2018																																																									



STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN GRANT COUNTY			BILL NUMBER: 103981		
JONATHON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			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. 734023 745/991 513/652 ACRES: 39.600 SEC 32, T 04 N, R 04 W, SE¼ of NW¼ SEC.32-T4N-R4W PRT SE1/4 NW1/4 & SW1/4 NW1/4 (P-39.3)		
Property Address:			Parcel #: 002-00803-0000	Alt. Parcel #:	
Assessed Value Land 2,900	Ass'd. Value Improvements	Total Assessed Value 2,900	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits)	0.022033431
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$5.74
See Reverse, Use Value Assessment					
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	11.44	11.62	1.6%
TOWN OF BEETOWN	206,487	206,487	11.14	15.16	36.1%
SW TECHNICAL COLLEGE	63,824	62,740	3.46	3.46	
CASSVILLE SCHOOL DIST	54,730	72,174	39.54	33.65	-14.9%
<b>Total</b>	388,548	401,885	65.58	63.89	-2.6%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		65.58	63.89	-2.6%
<b>Make Check Payable to:</b> BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967			Full Payment Due On or Before January 31, 2019 \$63.89	<b>Net Property Tax</b> 63.89	
			Or First Installment Due On or Before January 31, 2019 \$63.89		



**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%		Vlls	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%		Vlls	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
<b>Weighted Average</b>						<b>1.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

# Tract 7 - Tax Statements

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN GRANT COUNTY			BILL NUMBER: 103982		
JONATHON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			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. 734023 745/991 513/652 ACRES: 32.850 SEC 32, T 04 N, R 04 W, NE¼ of SW¼ SEC.32-T4N-R4W TRACT 5 NE1/4 SW 1/4 E OF RD DESC; COM W1/4 COR SEC 32; S89D13M E1532.15' TO POB; S5D25M E1160.22'; S3D2M W596.13'; N89D18M E309.65'; S87D8M E225.37'; S81D27M E146.15'; S85D8M E269.05'; S89D55M ...		
Property Address:			Parcel #: 002-00804-0000 Alt. Parcel #:		
Assessed Value Land 7,300	Ass'd. Value Improvements 2,200	Total Assessed Value 9,500	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits) 0.017431485	
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$18.81	
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	38.81	38.06	-1.9%
TOWN OF BEETOWN	206,487	206,487	37.79	49.68	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%
<b>Total</b>	949,801	914,877	160.39	165.60	3.2%
	<b>First Dollar Credit Lottery &amp; Gaming Credit</b>		64.54	65.65	1.7%
	<b>Net Property Tax</b>		95.85	99.95	4.3%
Make Check Payable to: BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967			Full Payment Due On or Before January 31, 2019 \$99.95		Net Property Tax 99.95
			Or First Installment Due On or Before January 31, 2019 \$99.95		

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN GRANT COUNTY			BILL NUMBER: 103991		
JONATHON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			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. 734023 745/991 513/652 ACRES: 9.310 SEC 32, T 04 N, R 04 W, SE¼ of SW¼ SEC.32-T4N-R4W TRACT 5 PRT SE1/4 SW1/4 DESC 2-804		
Property Address:			Parcel #: 002-00807-0020 Alt. Parcel #:		
Assessed Value Land 700	Ass'd. Value Improvements	Total Assessed Value 700	Ave. Assmt. Ratio 1.0207	Net Assessed Value Rate (Does NOT reflect credits) 0.017431485	
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$1.39	
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	2.86	2.80	-2.1%
TOWN OF BEETOWN	206,487	206,487	2.78	3.66	31.7%
SW TECHNICAL COLLEGE	63,824	62,740	0.86	0.84	-2.3%
LANCASTER SCHOOL DIST	615,983	585,166	5.31	4.90	-7.7%
<b>Total</b>	949,801	914,877	11.81	12.20	3.3%
	<b>First Dollar Credit Lottery &amp; Gaming Credit</b>		11.81	12.20	3.3%
	<b>Net Property Tax</b>		11.81	12.20	3.3%
Make Check Payable to: BEETOWN TREASURER PAMELA CLAUER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967			Full Payment Due On or Before January 31, 2019 \$12.20		Net Property Tax 12.20
			Or First Installment Due On or Before January 31, 2019 \$12.20		
And Second Installment Payment Payable To			And Second Installment Due On or Before July 31, 2019		

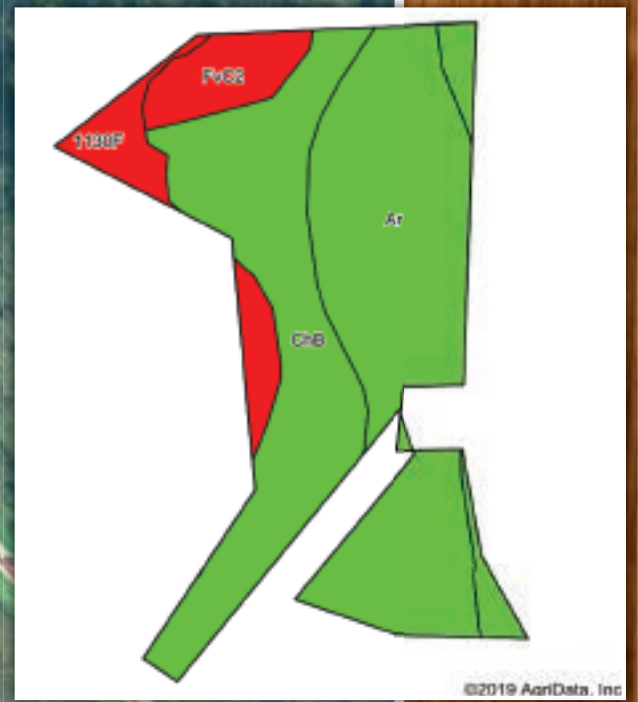


**LOCATION:** 7341 Rattlesnake Road, Cassville, WI 53806

**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

**2018 TAXES:** \$3,059 / Lancaster school district



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%	<span style="background-color: #90EE90;"> </span>	IIw	91
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	3.64	38.7%	<span style="background-color: #90EE90;"> </span>	IIw	92
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	0.74	7.9%	<span style="background-color: #FF0000;"> </span>	VIIIs	0
FvC2	Fayette silt loam, valleys, 6 to 12 percent slopes, moderately eroded	0.63	6.7%	<span style="background-color: #FF0000;"> </span>	IIIe	0
<b>Weighted Average</b>						<b>78.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

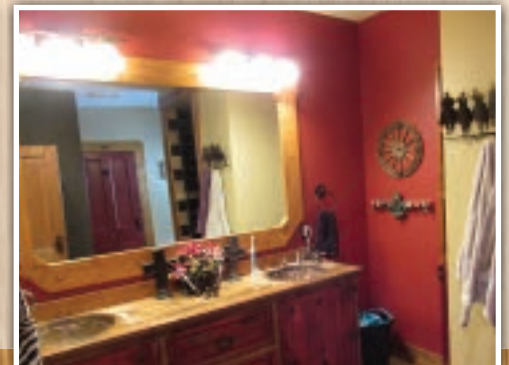
Soils data provided by USDA and NRCS

## Tract 8 - Cattle Ranch



### 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'

**Cover Feeding Lot Property/Land Highlights**

- 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**

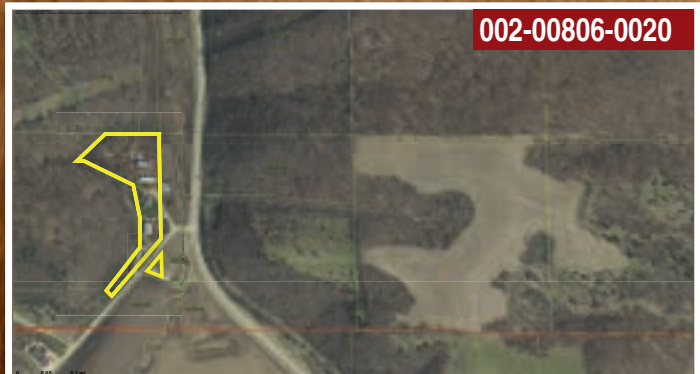
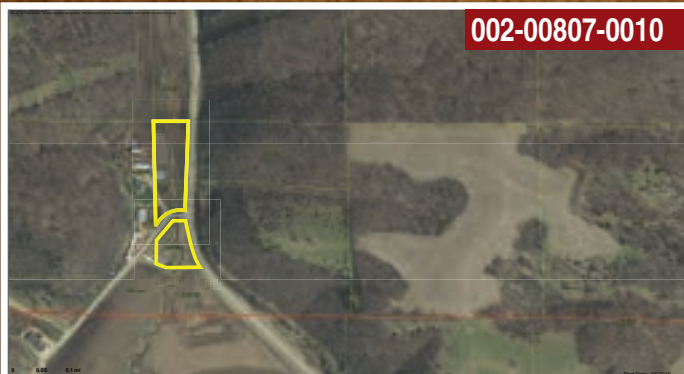
- 10' x 20'

- 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

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN GRANT COUNTY			BILL NUMBER: 103990		
JONATHON & ALLISON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			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. 736122 734022 718920 745/991 ACRES: 5.600 SEC 32, T 04 N, R 04 W, SE¼ of SW¼ SEC.32-T4N-R4W FRT SE1/4 SW1/4 DESC IN 2-789-10		
Property Address: 400			Parcel #: 002-00807-0010		
Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate	
400		400	1.0207	(Does NOT reflect credits) 0.017431485	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	
See Reverse, Use Value Assessment				\$0.79	
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	1.63	1.60	-1.8%
TOWN OF BEETOWN	206,487	206,487	1.59	2.09	31.4%
SW TECHNICAL COLLEGE	63,824	62,740	0.49	0.48	-2.0%
LANCASTER SCHOOL DIST	615,983	585,166	3.03	2.80	-7.6%
<b>Total</b>	<b>949,801</b>	<b>914,877</b>	<b>6.74</b>	<b>6.97</b>	<b>3.4%</b>
First Dollar Credit Lottery & Gaming Credit					
Net Property Tax			6.74	6.97	3.4%
Make Check Payable to: BEETOWN TREASURER PAMELA CLAUSER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967			Full Payment Due On or Before January 31, 2018 \$6.97		Net Property Tax 6.97
			Or First Installment Due On or Before January 31, 2018 \$6.97		

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018 TOWN OF BEETOWN GRANT COUNTY			BILL NUMBER: 103987		
JONATHON & ALLISON RAGATZ 7341 RATTLESNAKE RD CASSVILLE WI 53806			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. 736122 734022 718920 745/991 ACRES: 3.810 SEC 32, T 04 N, R 04 W, SW¼ of SW¼ SEC.32-T4N-R4W SW1/4 SW1/4 EXC DESC IN 2-789-10		
Property Address: 7341 RATTLESNAKE RD 2000 311405			Parcel #: 002-00806-0020		
Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate	
22,100	165,900	188,000	1.0207	(Does NOT reflect credits) 0.017431485	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	
See Reverse, Use Value Assessment				\$ 372.23	
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	767.96	753.10	-1.9%
TOWN OF BEETOWN	206,487	206,487	747.90	983.06	31.4%
SW TECHNICAL COLLEGE	63,824	62,740	232.31	224.50	-3.4%
LANCASTER SCHOOL DIST	615,983	585,166	1,425.94	1,316.46	-7.7%
<b>Total</b>	<b>949,801</b>	<b>914,877</b>	<b>3,174.11</b>	<b>3,277.12</b>	<b>3.2%</b>
First Dollar Credit Lottery & Gaming Credit					
Net Property Tax			2,996.62	3,052.03	1.8%
Make Check Payable to: BEETOWN TREASURER PAMELA CLAUSER 8077 GRANT RIVER RD CASSVILLE WI 53806 608-732-6967			Full Payment Due On or Before January 31, 2019 \$3,052.03		Net Property Tax 3,052.03
			Or First Installment Due On or Before January 31, 2019 \$1,446.30		
And Second Installment Payment Payable To			And Second Installment Due On or Before July 31, 2019		





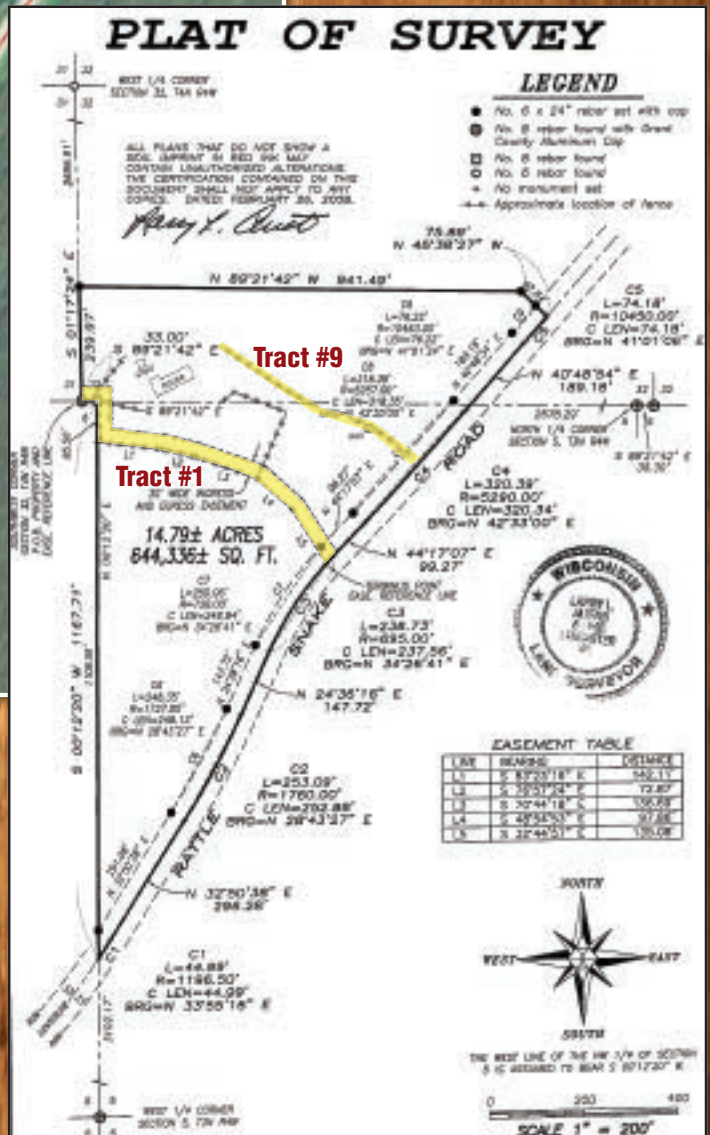
**LOCATION:** 7301 Rattlesnake Road, Cassville, WI 53806.

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 has an easement at the SW corner for Buyer of Tract 1 to access the property. See Survey.  
 Driveway easement for Tract 9 thru Tract 10.

## Tract 9 - 5.19± Acres - Residential House

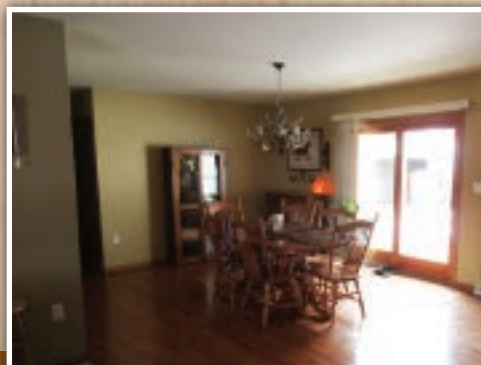
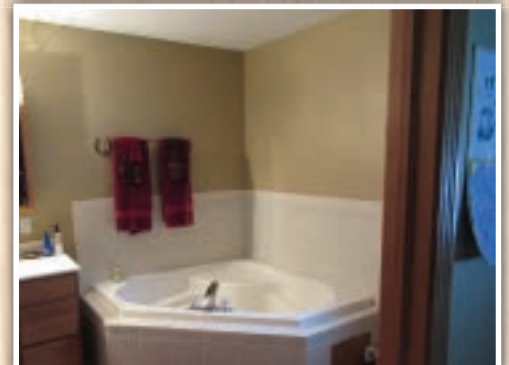


### Home - 7301 Rattlesnake Road, Cassville, WI 53806

- 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, NW¼ of NW¼  
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 #:** 002-00806-0010  
**Alt. Parcel #:**

<b>Assessed Value Land</b> 16,400	<b>Ass'd. Value Improvements</b> 217,600	<b>Total Assessed Value</b> 234,000	<b>Ave. Assmt. Ratio</b> 1.0207	<b>Net Assessed Value Rate</b> (Does NOT reflect credits) 0.017431485
<b>Est. Fair Mkt. Land</b> See Reverse, Use Value Assessment	<b>Est. Fair Mkt. Improvements</b>	<b>Total Est. Fair Mkt.</b>	<input type="checkbox"/> <b>A Star in this box means Unpaid Prior Year Taxes</b>	<b>School taxes reduced by school levy tax credit</b> \$ 463.30

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	63,507	60,484	955.87	937.37	-1.9%
TOWN OF BEETOWN	206,487	206,487	930.89	1,223.59	31.4%
SW TECHNICAL COLLEGE	63,824	62,740	289.15	279.43	-3.4%
LANCASTER SCHOOL DIST	615,983	585,166	1,774.84	1,638.58	-7.7%
<b>Total</b>	949,801	914,877	3,950.75	4,078.97	3.2%
	<b>First Dollar Credit</b>		64.54	65.65	1.7%
	<b>Lottery &amp; Gaming Credit</b>		112.95	159.44	41.2%
	<b>Net Property Tax</b>		3,773.26	3,853.88	2.1%

**Make Check Payable to:**  
BEETOWN TREASURER  
PAMELA CLAUER  
8077 GRANT RIVER RD  
CASSVILLE WI 53806  
608-732-6967

**And Second Installment Payment Payable To**  
GRANT COUNTY TREASURER  
CARRIE EASTLICK  
111 S JEFFERSON ST, PO BOX 430  
LANCASTER WI 53813-0430

<b>Full Payment Due On or Before January 31, 2019</b> \$3,853.88	<b>Net Property Tax</b> 3,853.88
<b>Or First Installment Due On or Before January 31, 2019</b> \$1,847.22	
<b>And Second Installment Due On or Before July 31, 2019</b> \$2,006.66	
<b>FOR TREASURERS USE ONLY</b>	
PAYMENT _____	
BALANCE _____	
DATE _____	

**TOTAL DUE FOR FULL PAYMENT**  
Pay By January 31, 2019  
\$ 3,853.88

**Warning:** If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

PA-686/2 (R. 8-15)



# Tract 10- 9.6± Acres – Commercial/Ag Building Lines approximate

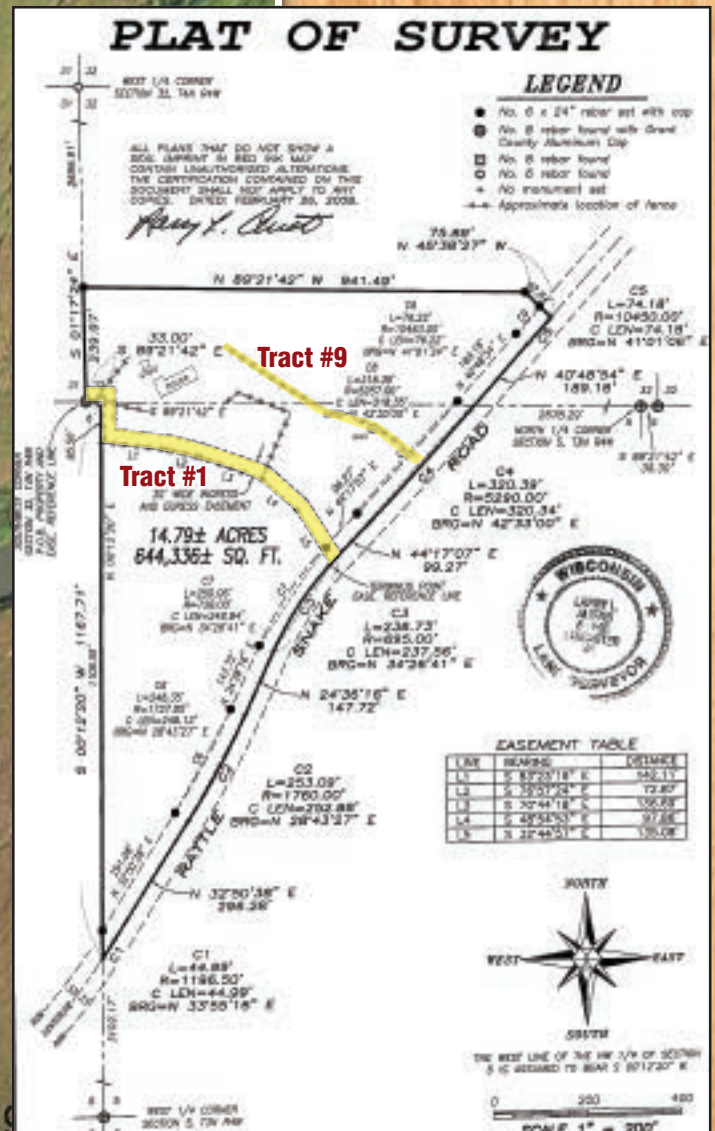
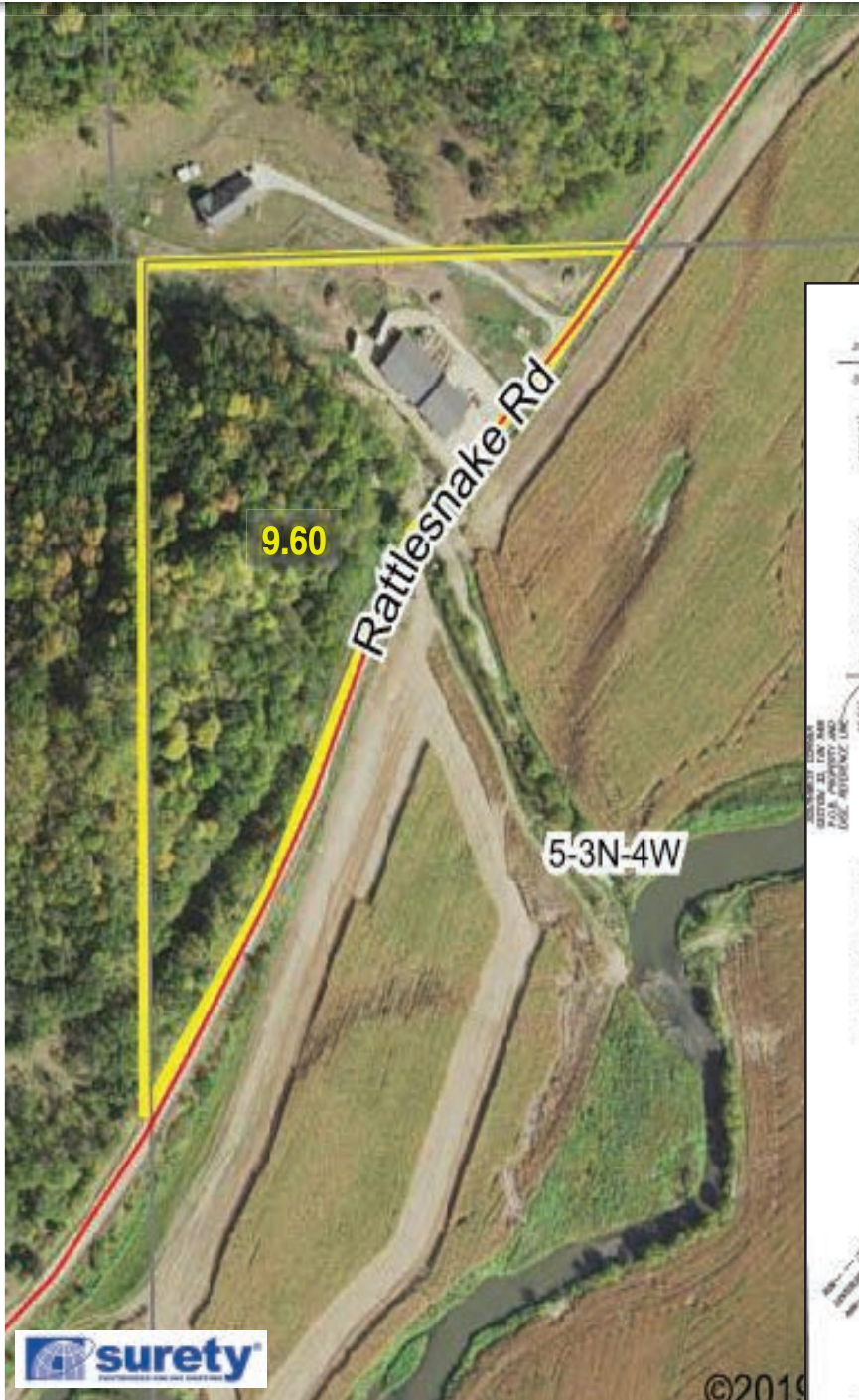
**LOCATION:** 9288 Rattlesnake Road, Cassville, WI 53806

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.



©2019



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

**Building with 20' Lean-to**

- 60' x 160'

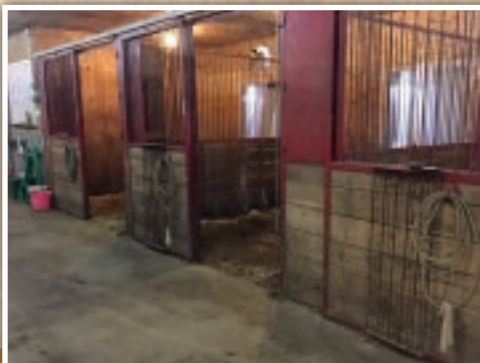
**Shop Area**

- 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



# Tract 10 - Tax Statement

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

RAGATZ, BRADLEY & MISTY

**BILL NUMBER: 98237**

**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: 9.600  
 SEC 05, T 03 N, R 04 W, NW¼ of NW¼  
 SEC.05-T3N-R4W PRT FRAC NW1/4 NW1/4 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 ...

BRADLEY & MISTY RAGATZ  
 7301 RATTLESNAKE RD  
 CASSVILLE WI 53806

Parcel #: 058-00106-0010

Alt. Parcel #:

Property Address: 9288 RATTLESNAKE RD MEAT STORE

Assessed Value Land 13,100	Ass'd. Value Improvements 51,600	Total Assessed Value 64,700	Ave. Asscm. Ratio 0.9764	Net Assessed Value Rate (Does NOT reflect credits) 0.021547043
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Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 194.39
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Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	58,984	56,208	271.13	277.15	2.2%
TOWN OF WATERLOO	153,335	153,243	288.61	288.85	0.1%
SW TECHNICAL COLLEGE	59,279	58,303	82.02	82.62	0.7%
CASSVILLE SCHOOL DIST	317,025	422,974	874.29	745.48	-14.7%
<b>Total</b>	<b>588,623</b>	<b>690,728</b>	<b>1,516.05</b>	<b>1,394.10</b>	<b>-8.0%</b>
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		<b>108.36</b>	<b>99.29</b>	<b>-8.4%</b>
			<b>1,407.69</b>	<b>1,294.81</b>	<b>-8.0%</b>

Make Check Payable to:  
 WATERLOO TWP TREASURER  
 MARLENE ESSER  
 9560 CAMEL RIDGE RD  
 CASSVILLE WI 53806  
 608-725-8861

Full Payment Due On or Before January 31, 2018

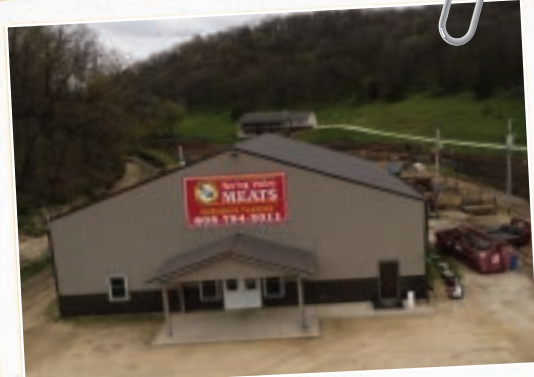
\$1,294.81

Or First Installment Due On or Before January 31, 2018

\$647.41

Net Property Tax

1,294.81



## Notes

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**North Dakota**  
 3200 Main Avenue East  
 West Fargo, ND 58078-2210  
 P 701.237.3173  
 F 701.237.0678  
 WestFargo@SteffesGroup.com

**Minnesota**  
 24400 MN Highway 22, South  
 Litchfield, MN 55355-0840  
 P 320.883.9371  
 F 320.883.9373  
 Litchfield@SteffesGroup.com

**South Dakota**  
 1998 Highway 9 (PO Box 85)  
 Larchwood, IA 51241  
 P 712.477.2144  
 F 712.477.2877  
 SiouxFalls@SteffesGroup.com

**Wisconsin**  
 21400 MN Highway 22 South  
 Litchfield, MN 55355-0840  
 P 320.883.9371  
 F 320.883.9373  
 Litchfield@SteffesGroup.com

## EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

DATE: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SSA \_\_\_\_\_ Phone# \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_

as earnest money deposited in part payment of the purchase of real estate sold by Auction and described as follows: \_\_\_\_\_

This property the undersigned has this day sold to the BUYER for the sum of \_\_\_\_\_ \$

Earnest money herein received for \_\_\_\_\_ \$

Balance to be paid as follows \_\_\_\_\_ In cash at closing \_\_\_\_\_ \$

- Said deposits to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Easings and liens, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- If the SELLER'S title is not insurable free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the Buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money as liquidated damages for such failure to consummate the purchase. Payment of said earnest money at the election of SELLER or at the election of BUYER shall constitute a final and irrevocable agreement, and all other remedies against BUYER, including, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
- Neither the SELLER nor SELLER'S AGENT makes any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
- State Taxes: SELLER agrees to pay \_\_\_\_\_ of the real estate taxes and installment of special assessments due and payable in \_\_\_\_\_ BUYER agrees to pay \_\_\_\_\_ of the real estate taxes and installments and special assessments due and payable in \_\_\_\_\_ SELLER warrants taxes for \_\_\_\_\_ are Non-Resident, \_\_\_\_\_ Non-Resident. SELLER agrees to pay the State Deed Tax.
- Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: \_\_\_\_\_
- The property is to be conveyed by \_\_\_\_\_ deed, free and clear of all encumbrances except in special cases such as, existing tenancies, easements, reservations and restrictions of record.
- Closing of the real estate to be at before \_\_\_\_\_, Possession will be at closing.
- This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septics and sewer pipe lines and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.
- The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party herein. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.
- Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that survey may show, Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO GENERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
- Any other conditions: \_\_\_\_\_
- Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: \_\_\_\_\_ Seller: \_\_\_\_\_

Steffes Group, Inc. \_\_\_\_\_ Seller's Printed Name & Address: \_\_\_\_\_

SteffesGroup.com

Drafted By:  
 Saul Ewing Armstrong & Lehr LLP

W-Bed118



# MULTI-TRACT AUCTION

Grant County, WI



24400 MN Hwy 22 S, Litchfield, MN 55355

SteffesGroup.com | 320.693.9371