

BARRON COUNTY
WISCONSIN

OPENS: MONDAY, OCTOBER 19
CLOSES: WEDNESDAY, OCTOBER 28 | 1PM 2020

LENDER OWNED MULTI-TRACT REAL ESTATE



Built on Trust.

AUCTION

Timed Online

Tract 1



Tract 2



Tract 3



Tract 4



266_± acres

INSPECTION DATE: TUESDAY, OCTOBER 20 11:00- 2:00PM OR BY APPOINTMENT

AUCTIONEER'S NOTE: Steffes Group in cooperation with the court appointed receiver announce the auction of this 266± acres in multiple tracts. Tracts to include a 177± acre transload site in rural Wisconsin. Currently has a 500 car capacity with expansion opportunity. Site has unit train shipping capabilities with past partners of Union Pacific Railroad and Progressive Rail. This site offers ease of access to an attractive seven state shipping corridor with to and from ports for excellent logistics opportunities. The site is bordered by Highway 53 and has two entrances/exits. Additional tracts include a walk out 2-bedroom rambler with detached garage on 7± acres, a 40± acre hobby farm, and a 40± acre wooded hunting/ag parcel.

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

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

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 | Ashley Huhn WI-2788-52, RE-WI-8583 | Randy Kath WI-2789-52 | Michelle (Shelly) Weinzettl RE-WI-58566-90

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins on Monday, October 19, 2020 and will end at 1PM Wednesday, October 28, 2020 All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S, Litchfield, MN 55355
- If the winning bidder is unable to come to the Steffes office for signing of the contract, (320-693-9371) Arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full at closing on or before Monday, November 30, 2020.**

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

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and will convey property by Receiver Deed Deed.
- **2020 Taxes will be prorated to closing date.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- The future tax status of the property will be reassessed by the local assessor.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **THIS IS A 5% BUYER'S FEE AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**
- **PROPERTY SOLD WITHOUT WARRANTY**
All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible

for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate

survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

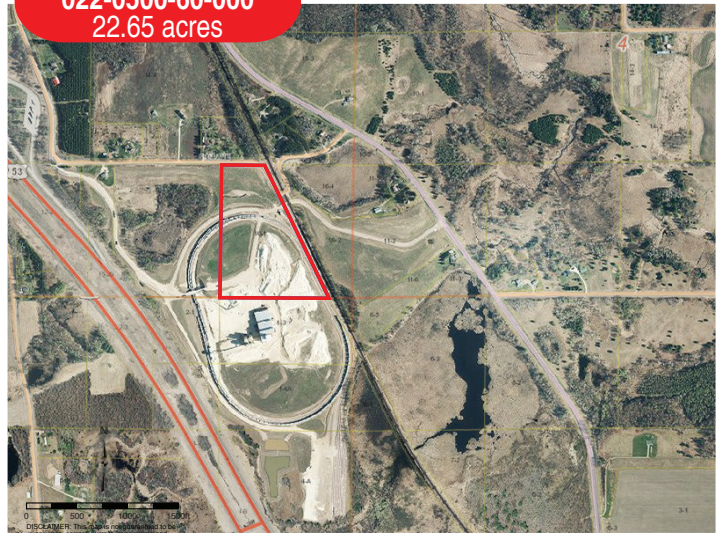
THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

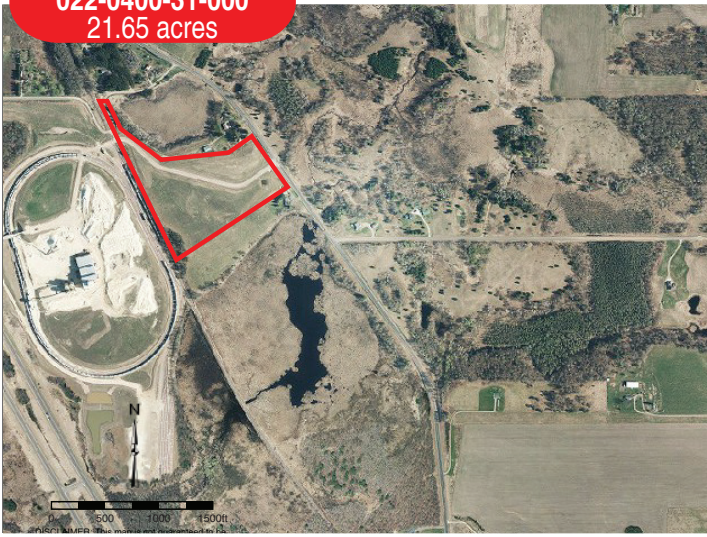
022-0500-57-000
30.66 acres



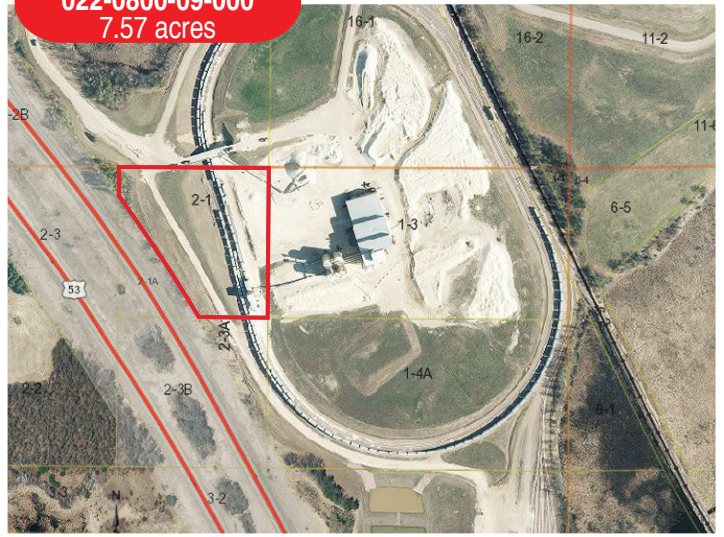
022-0500-60-000
22.65 acres



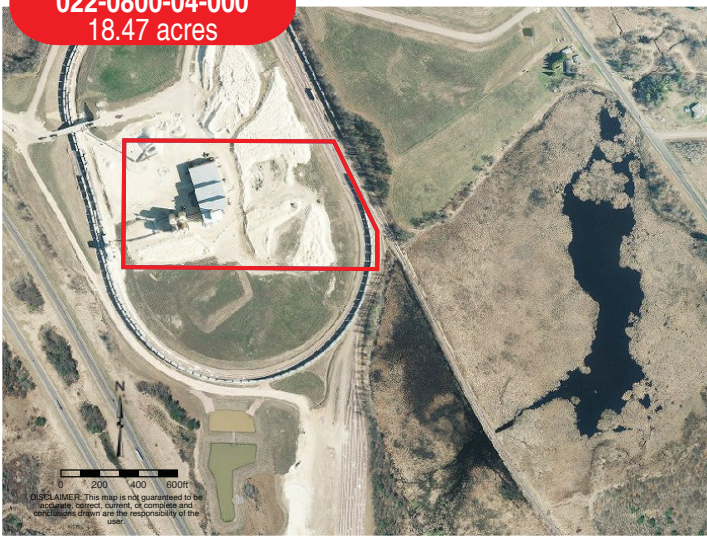
022-0400-31-000
21.65 acres



022-0800-09-000
7.57 acres



022-0800-04-000
18.47 acres



022-0800-05-000
19.57 acres





022-0800-07-000
1.77 acres



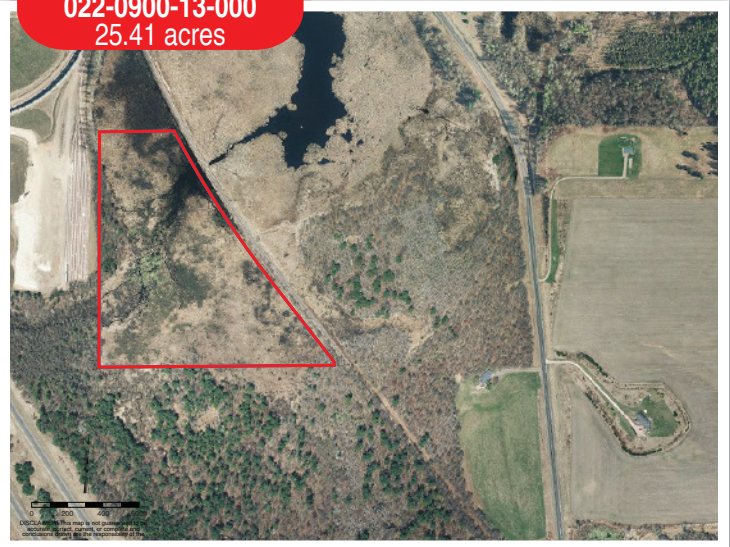
022-0900-09-000
4.04 acres

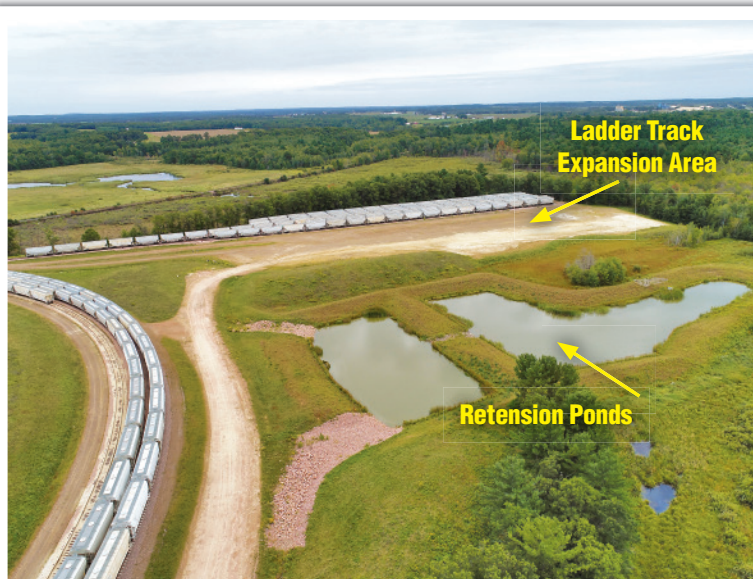
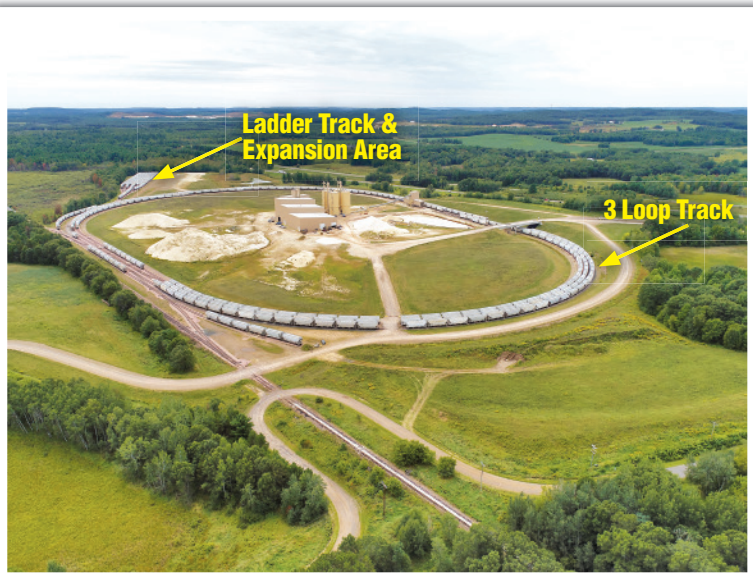
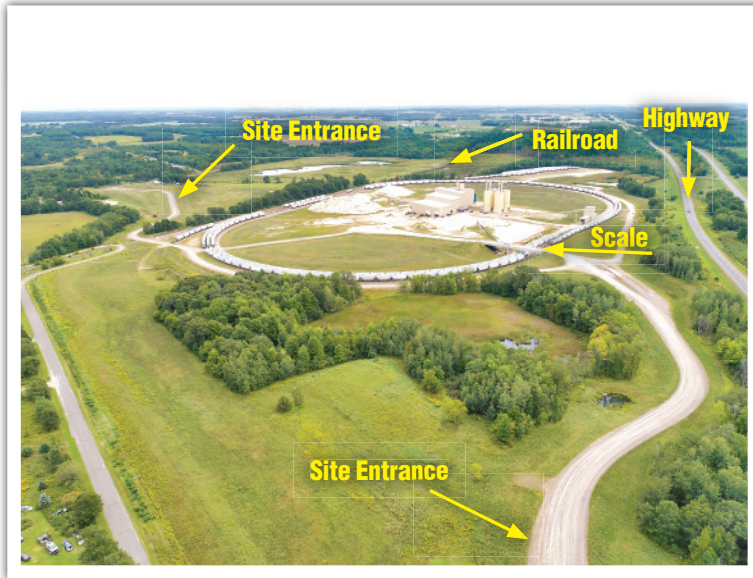


022-0800-15-000
26.13 acres



022-0900-13-000
25.41 acres





Site Information

- Loop 1 (inside loop) holds 111 - 43' cars or 63 - 75' cars
 - Installed 2015-2016
 - 4,798' long
- Loop 2 holds 113 - 43' cars or 65 - 75' cars
 - Installed 2015-2016
 - 4,900' long
- Loop 3 holds 115 - 43' cars or 66 - 75' cars
 - Installed 2017
 - 4,987' long
 - 3 new switches constructed w/136 lb. wood ties
 - 1 main entrance crossing
 - Track constructed w/concrete ties and 136 lb. rail
- 8-Rail ladder track with expansion potential to 16-rail ladder rail located at the south end of property, currently holds 103 - 43' cars
 - 17 switches w/115 lb. rail and wood ties
- Designated wetland area
- Gas line & utilities easements
- Driveway easement
- Well
- Septic system (mound)- installed in 2015
- Retention pond
- 6" gas main and pipeline

Office Area Information

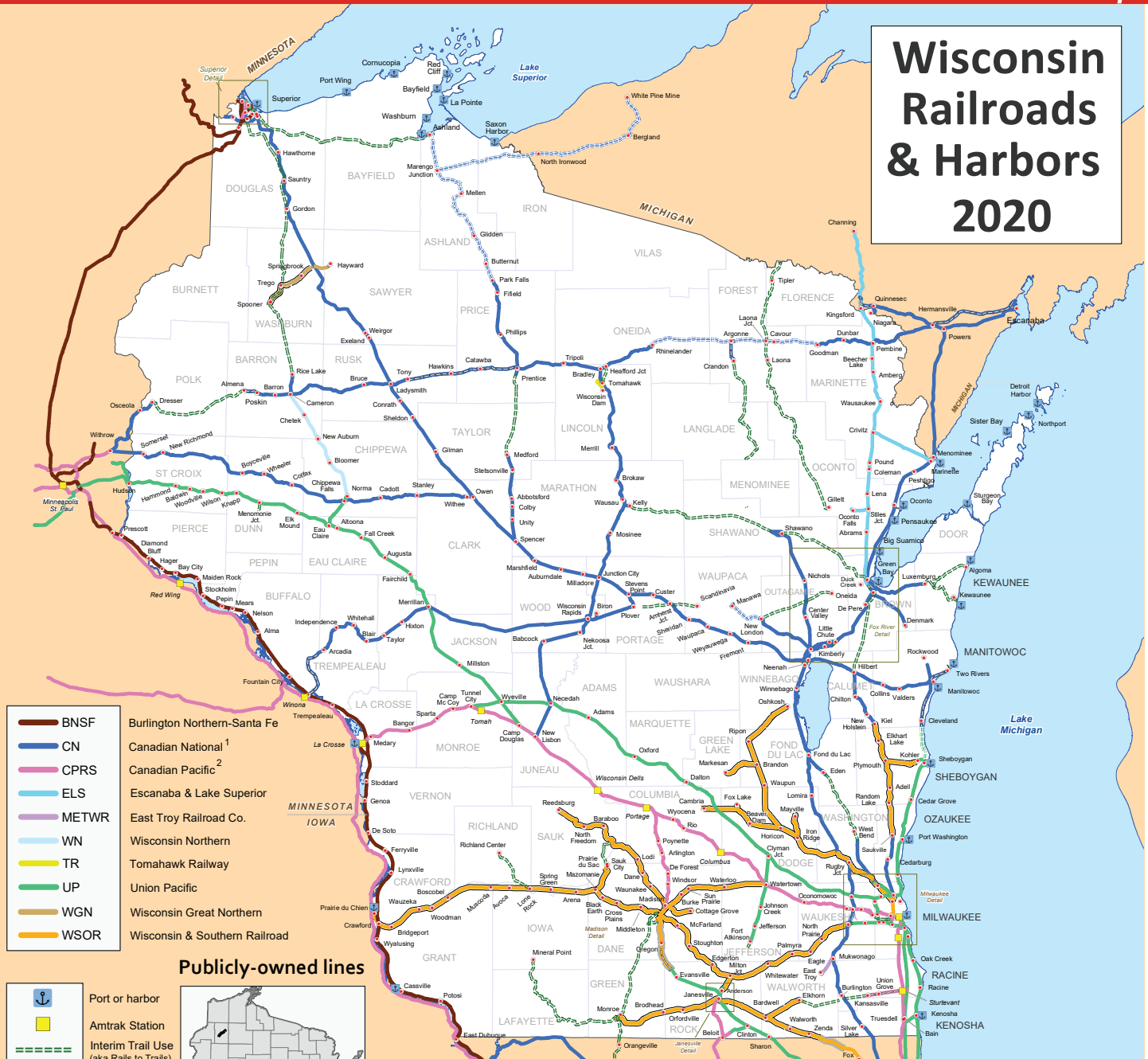
- (3) Offices, 10'x12'
- (1) Office, 10'x13'
- (1) Office, 10'x14'
- (1) Office, 12'x14'
- (3) Restrooms
- Locker room, 10'x16'
- Break room, 13'x21'
- Conference room, 10'x20'
- Control room/conference room, 14'x27'
- Lab, 10-1/2'x21'

Building Behind Office Information

- Monoslope Red Iron, 228'x140'
- South addition, 54'x98'
- Full concrete
- South overhead door 12'x14'
- East overhead doors, (1) 20'x20', (2) 12'x14'
- (2) North overhead doors, 20'x20'
- Inside shop, 78'x44', insulated/heated, 12' overhead door

Silos & Conveyors Have Been Removed

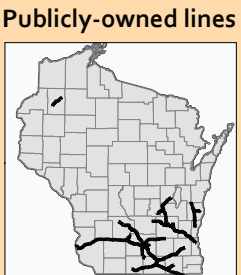
Wisconsin Railroads & Harbors 2020



- BNSF
- CN
- CPRS
- ELS
- METWR
- WN
- TR
- UP
- WGN
- WSOR

- Burlington Northern-Santa Fe
- Canadian National¹
- Canadian Pacific²
- Escanaba & Lake Superior
- East Troy Railroad Co.
- Wisconsin Northern
- Tomahawk Railway
- Union Pacific
- Wisconsin Great Northern
- Wisconsin & Southern Railroad

- Port or harbor
- Amtrak Station
- Interim Trail Use (aka Rails to Trails)
- Out of service
- Discontinuance³
- RTC-owned⁴
- State-owned

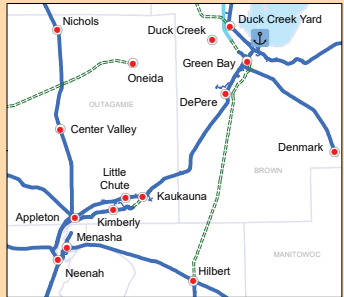


NOTES:

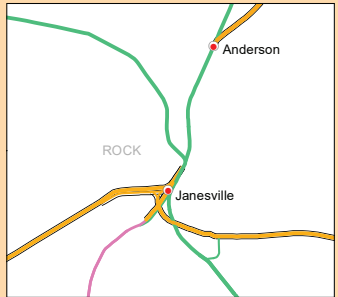
- 1 Canadian National is the parent company of Wisconsin Central Limited (WCL) and the Sault St. Marie Railroad.
- 2 Canadian Pacific is the parent company of Soo Line (SOO), Dakota, Minnesota & Eastern (DME), and Iowa, Chicago and Eastern (ICE).
- 3 The non-abandonment discontinuance of common carrier service
- 4 Rail Transit Commission (RTC) owned

- Switching and terminal operations (Madison Terminal Railway, LLC, Rail & Transload, Inc. in Watertown, Port of Milwaukee, Wisconsin Rapids Railroad) are not shown.
- Map displays rail lines and corridors owned by operating freight railroads and government agencies.
- Industrial leads, utility company spurs, museum tracks are not shown.
- Line color represents principal operator, may not be owner.

Fox River Valley



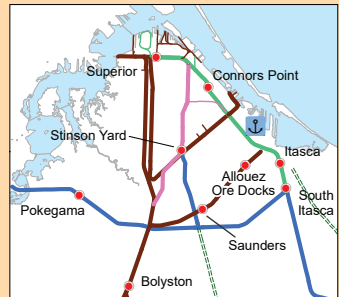
Janesville



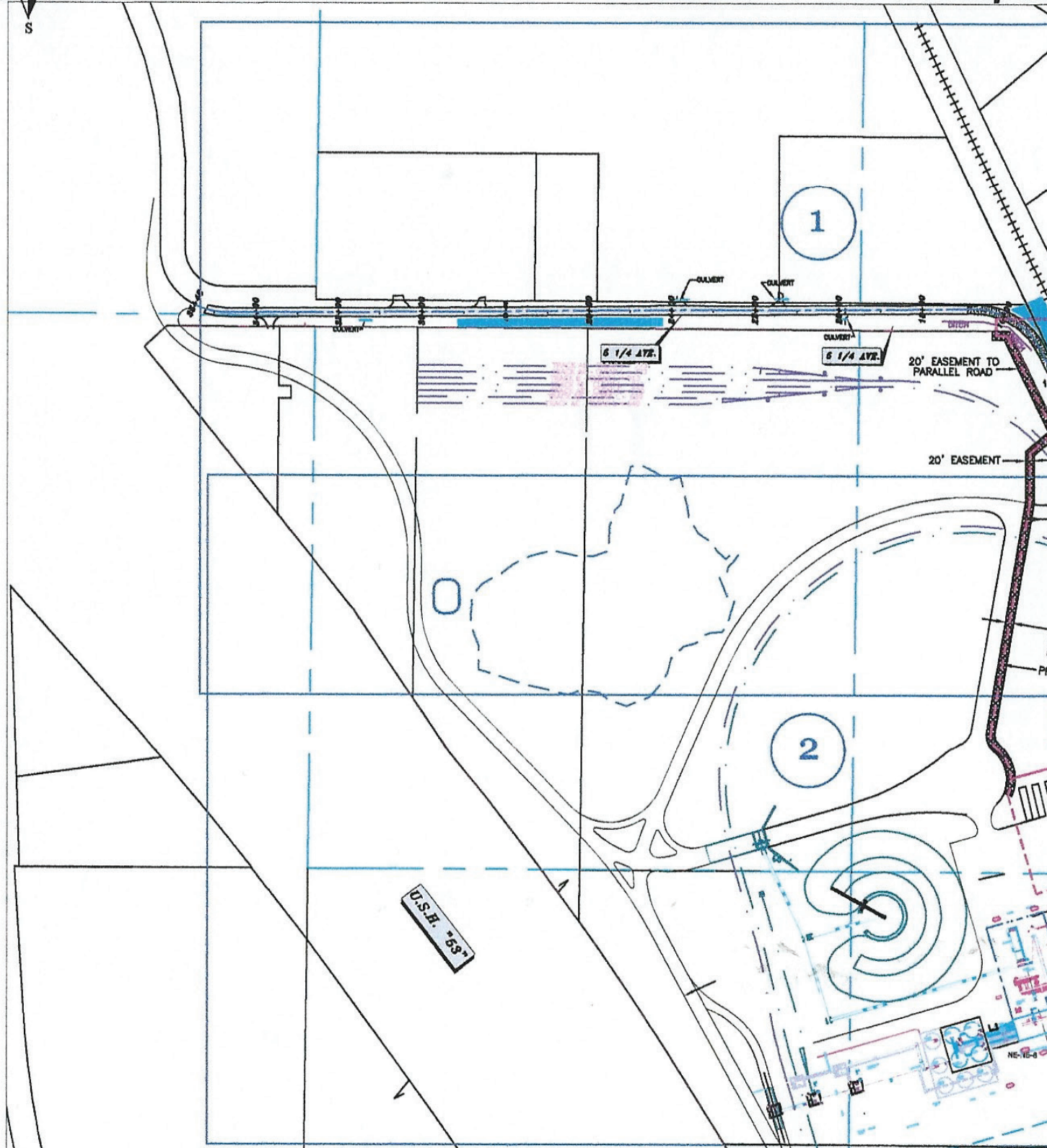
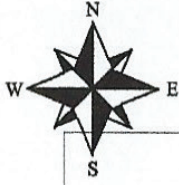
Milwaukee



Superior



WE ENERGIES/WIS NORTHERN INDUSTRIAL TOWN OF DOVRE, B


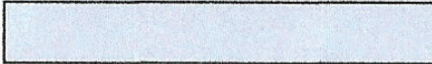




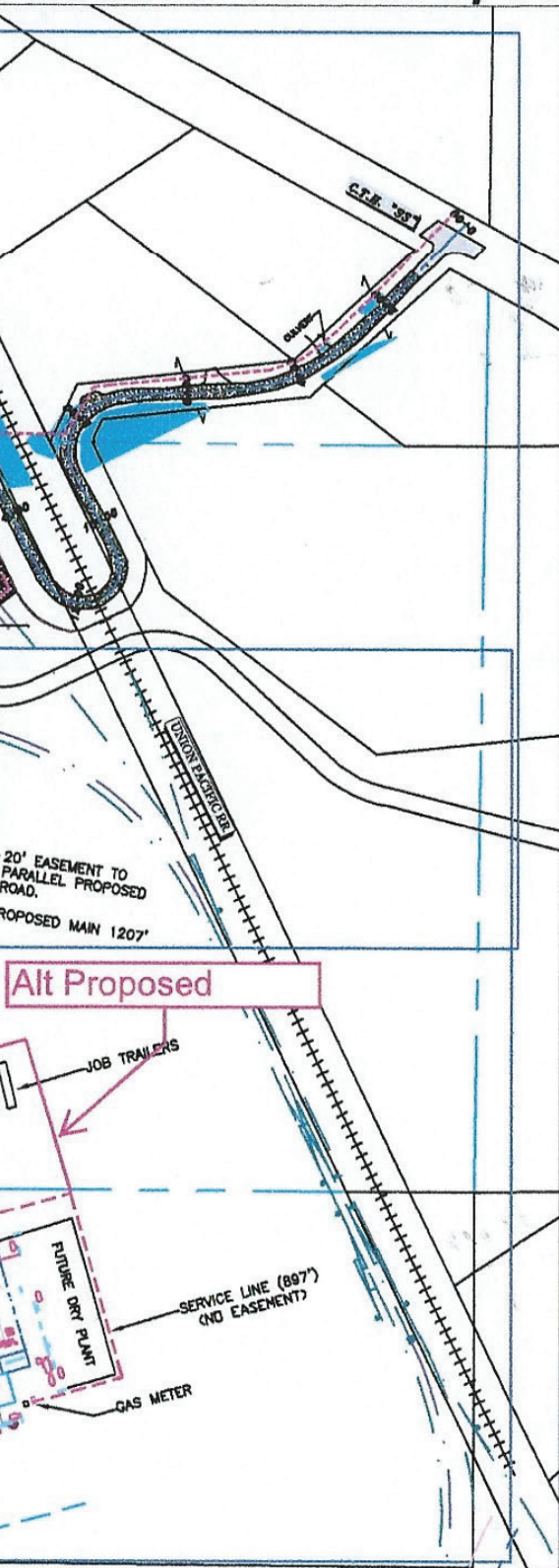
WISCONSIN GAS LLC SERIAL SANDS PROJECT BARRON COUNTY, WI

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (BARRON)

- = PARCEL LINE
- = EXISTING DITCH
- x - x - = EXISTING FENCE
- - - - - = SECTION 7' 40" line
- - - - - = PROPOSED NATURAL GAS LINE
- - - - - = ROAD CENTERLINE

-  = WETLANDS
-  = EXISTING ASPHALT
-  = GRAVEL ROADWAY
-  = 20' PROPOSED PIPELINE EASEMENT



CUSTOMER SITE PLAN APPROVAL:

Larry McGlumphy
SIGNATURE
LARRY McGlumphy / GM
PRINT NAME/TITLE
12/10/14
DATE



NIS built the connecting spurs that connect the NIS switch yard to the mainline (WN/PGR/UP). The spurs are owned by NIS (see photos). The short-line only owns the right-away of the Mainline, which is usually about 25ft off the Mainline's centerline.





TRACK TABLE

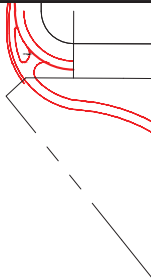
TRK ID	P/F	TOTAL LENGTH	CLEAR LENGTH	41' 11-1/2" CARS	50' 0-1/4" CARS
MAIN SIDING					
A	P	1716			
LOOP TRACKS					
LT3	F	5705	4987	118	99
LT2	P	5419	4900	116	97
LT1	P	5516	4798	114	95
SOUTH YARD					
C	P	895			
SY1	P	898	546	13	10
SY2	P	761	544	12	10
SY3	P	1029	556	13	11
SY4	P	758	555	13	11
SY5	P	806	609	14	12
SY6	P	1049	616	14	12
SY7	P	803	602	14	12
SY8	P	946	611	14	12
SY9	F	1296	773	18	15
SY10	F	844	647	15	12
SY11	F	718	516	12	10
SY12	F	998	525	12	10
SY13	F	904	612	14	12
SY14	F	815	613	14	12
SY15	F	1481	640	15	12
SY16	F	843	642	15	12
FUTURE NORTH YARD					
NY1	F	2214	913	21	18
NY2	F	1113	640	15	12
NY3	F	842	639	15	12
NY4	F	976	779	18	15
NY5	F	1926	913	21	18
NY6	F	2034	913	21	18
NY7	F	976	773	18	15
FUTURE INTERIOR YARD					
IY1	F	832	642	15	12
IY2	F	987	796	18	15
IY3	F	1102	911	21	18
IY4	F	1233	920	21	18
IY5	F	969	796	18	15
IY6	F	1150	812	19	16
BAD ORDER TRACK					
BO1	P	371	219	5	4
PROPOSED				329	286
FUTURE				474	396
TOTAL				803	682

P/F = PROPOSED/FUTURE TRACKS

UNLISTED TRACKS ARE CROSSOVERS

G:\2014-proj\14365006\DWG\RR&T_100%_RAIL_OVERVIEW.dwg

PLOT DATE: Jun 02, 2015 - 11:43am



LEGEND

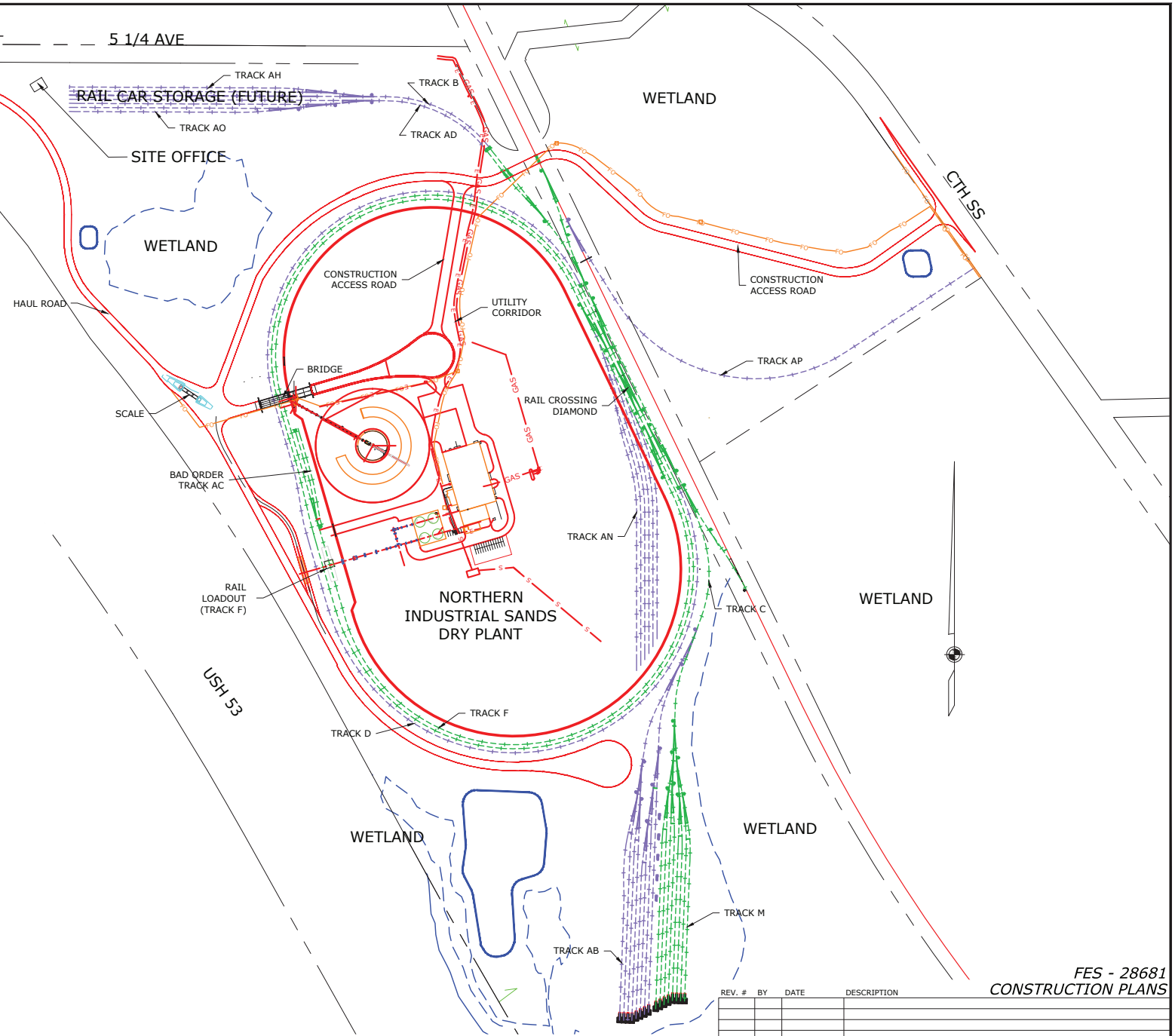
- PROPERTY LINES
- FUTURE LOTS
- RAIL R/W
- EXISTING RAIL C/L
- PROPOSED RAIL C/L
- FUTURE RAIL C/L
- PROPOSED ROAD EDGE
- PROPOSED FACILITIES
- WETLAND BOUNDARY
- STORMWATER PONDS



COOPER ENGINEERING
 2600 COLLEGE DRIVE, P.O. BOX 230, RICE LAKE, WISCONSIN 54868-0230
 TELEPHONE (715) 234-7008, FAX (715) 234-1025

CEC PROJ. # 14365006

WARNING!
 FIBER OPTIC CABLES
 ON RAILROAD RIGHT-OF-WAY
 CALL BEFORE YOU DIG
 1-800-336-9193



FES - 28681
CONSTRUCTION PLANS

REV. #	BY	DATE	DESCRIPTION

DRAWN BY: DAN	For Use In Agreement With: PROGRESSIVE RAILROAD
CHECKED BY: BRM	
DATE 5/22/2015	
SHEET NO. 1	

LOCATION & DESCRIPTION
M.P. 38.95, CHIPPEWA FALLS SUBDIVISION
DOVRE, BARRON COUNTY, WISCONSIN
TRACKAGE TO SERVE
NORTHERN RAIL & TRANSLOAD, LLC

LEGEND

LEASED MAINLINE RAIL CENTERLINE	—
RAILROAD RIGHT-OF-WAY	---
PROPOSED INDUSTRY TRACK CENTERLINE	—+—+—+—
FUTURE INDUSTRY TRACK CENTERLINE	---+---+---
PROPOSED ACCESS ROAD CENTERLINE	---+---
PROPERTY LINES	---
SITE BOUNDARY	---
WETLAND EDGE	---



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O-W
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STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2019 TOWN OF DOVRE BARRON COUNTY			NORTHERN RAIL & TRANSLOAD LLC BILL NUMBER: 14758 SEQ# 22974 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. 807570 807569 652375 652374 ACRES: 1.770 SEC 08, T 32 N, R 10 W, NW¼ of NE¼ PLAT 2-3A SE 1/4 OF NW-NE EX THAT PRT THRF AS DESCD & CONV BY VOL 376 PG 578 (MOS #8439 & #8509)			
NORTHERN RAIL & TRANSLOAD LLC PO BOX 887 CHETEK WI 54728			Parcel #: 022-0800-07-000 Alt. Parcel #:			
Property Address:						
Assessed Value Land 20,200	Ass'd. Value Improvements 13,300	Total Assessed Value 33,500	Ave. Assmt. Ratio 0.9598	Net Assessed Value Rate (Does NOT reflect credits) 0.017042813		
Est. Fair Mkt. Land 21,000	Est. Fair Mkt. Improvements 13,900	Total Est. Fair Mkt. 34,900	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$69.38		
Taxing Jurisdiction		2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN					0.00	
BARRON COUNTY		68,259	68,419	173.20	176.17	1.7%
TOWN OF DOVRE		190,091	203,316	104.92	106.60	1.6%
TECH COLLEGE		116,909	113,412	12.87	13.18	2.4%
SCHL-CHETEK-WEYERHAEUSER		416,360	387,958	288.13	274.97	-4.6%
Total		791,619	773,105	579.12	570.92	-1.4%
		First Dollar Credit Lottery & Gaming Credit		73.16	70.05	-4.3%
		Net Property Tax		505.96	500.87	-1.0%
Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530			Full Payment Due On or Before January 31, 2020 \$528.87		Net Property Tax COUNTY RECYCLING 500.87 28.00	
			Or First Installment Due On or Before January 31, 2020 \$278.44			
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			And Second Installment Due On or Before July 31, 2020 \$250.43			
			FOR TREASURERS USE ONLY			
			PAYMENT _____			
			BALANCE _____			
			DATE _____			
			TOTAL DUE FOR FULL PAYMENT			
			Pay By January 31, 2020			
			▶ \$ 528.87			
			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-686Z (R-8-15)

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2019 TOWN OF DOVRE BARRON COUNTY			NORTHERN RAIL & TRANSLOAD LLC BILL NUMBER: 14756 SEQ# 22972 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. 807570 807569 652375 652374 ACRES: 18.475 SEC 08, T 32 N, R 10 W, NE¼ of NE¼ PLAT 1-3 N 1/2 NE-NE LYG W OF RRRW (MOS #8439 & #8509)			
NORTHERN RAIL & TRANSLOAD LLC PO BOX 887 CHETEK WI 54728			Parcel #: 022-0800-04-000 Alt. Parcel #:			
Property Address: 512 CTH SS						
Assessed Value Land 210,600	Ass'd. Value Improvements 216,200	Total Assessed Value 426,800	Ave. Assmt. Ratio 0.9598	Net Assessed Value Rate (Does NOT reflect credits) 0.017042813		
Est. Fair Mkt. Land 219,400	Est. Fair Mkt. Improvements 225,300	Total Est. Fair Mkt. 444,700	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 883.93		
Taxing Jurisdiction		2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN					0.00	
BARRON COUNTY		68,259	68,419	2,206.58	2,244.52	1.7%
TOWN OF DOVRE		190,091	203,316	1,336.71	1,358.17	1.6%
TECH COLLEGE		116,909	113,412	163.95	167.95	2.4%
SCHL-CHETEK-WEYERHAEUSER		416,360	387,958	3,670.92	3,503.23	-4.6%
Total		791,619	773,105	7,378.16	7,273.87	-1.4%
		First Dollar Credit Lottery & Gaming Credit		73.16	70.05	-4.3%
		Net Property Tax		7,305.00	7,203.82	-1.4%
Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530			Full Payment Due On or Before January 31, 2020 \$7,231.82		Net Property Tax COUNTY RECYCLING 7,203.82 28.00	
			Or First Installment Due On or Before January 31, 2020 \$3,629.91			
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			And Second Installment Due On or Before July 31, 2020 \$3,601.91			
			FOR TREASURERS USE ONLY			
			PAYMENT _____			
			BALANCE _____			
			DATE _____			
			TOTAL DUE FOR FULL PAYMENT			
			Pay By January 31, 2020			
			▶ \$ 7,231.82			
			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-686Z (R-8-15)

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2019 TOWN OF DOVRE BARRON COUNTY			NORTHERN RAIL & TRANSLoad LLC BILL NUMBER: 14763 SEQ# 22976 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. 807570 807569 652375 652374 ACRES: 26.130 SEC 08, T 32 N, R 10 W, SE¼ of NE¼ PLAT 4-A SE-NE EX THAT PRT THRF AS DESCD & CONV BY VOL 376 PG 578 (MOS #8439 & #8509)																																																								
NORTHERN RAIL & TRANSLoad LLC PO BOX 887 CHETEK WI 54728			Parcel #: 022-0800-15-000 Alt. Parcel #:																																																								
Assessed Value Land 297,900	Ass'd. Value Improvements 305,700	Total Assessed Value 603,600	Ave. Assmt. Ratio 0.9598	Net Assessed Value Rate (Does NOT reflect credits)	0.017042813																																																						
Est. Fair Mkt. Land 310,400	Est. Fair Mkt. Improvements 318,500	Total Est. Fair Mkt. 628,900	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$1,250.09																																																						
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2018 Est. State Aids Allocated Tax Dist.</th> <th>2019 Est. State Aids Allocated Tax Dist.</th> <th>2018 Net Tax</th> <th>2019 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>BARRON COUNTY</td> <td>68,259</td> <td>68,419</td> <td>3,120.65</td> <td>3,174.30</td> <td>1.7%</td> </tr> <tr> <td>TOWN OF DOVRE</td> <td>190,091</td> <td>203,316</td> <td>1,890.43</td> <td>1,920.78</td> <td>1.6%</td> </tr> <tr> <td>TECH COLLEGE</td> <td>116,909</td> <td>113,412</td> <td>231.86</td> <td>237.53</td> <td>2.4%</td> </tr> <tr> <td>SCHL-CHETEK-WEYERHAEUSER</td> <td>416,360</td> <td>387,958</td> <td>5,191.59</td> <td>4,954.43</td> <td>-4.6%</td> </tr> <tr> <td>Total</td> <td>791,619</td> <td>773,105</td> <td>10,434.53</td> <td>10,287.04</td> <td>-1.4%</td> </tr> <tr> <td></td> <td></td> <td></td> <td>73.16</td> <td>70.05</td> <td>-4.3%</td> </tr> <tr> <td></td> <td></td> <td></td> <td>10,361.37</td> <td>10,216.99</td> <td>-1.4%</td> </tr> </tbody> </table>						Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change	STATE OF WISCONSIN				0.00		BARRON COUNTY	68,259	68,419	3,120.65	3,174.30	1.7%	TOWN OF DOVRE	190,091	203,316	1,890.43	1,920.78	1.6%	TECH COLLEGE	116,909	113,412	231.86	237.53	2.4%	SCHL-CHETEK-WEYERHAEUSER	416,360	387,958	5,191.59	4,954.43	-4.6%	Total	791,619	773,105	10,434.53	10,287.04	-1.4%				73.16	70.05	-4.3%				10,361.37	10,216.99	-1.4%
Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change																																																						
STATE OF WISCONSIN				0.00																																																							
BARRON COUNTY	68,259	68,419	3,120.65	3,174.30	1.7%																																																						
TOWN OF DOVRE	190,091	203,316	1,890.43	1,920.78	1.6%																																																						
TECH COLLEGE	116,909	113,412	231.86	237.53	2.4%																																																						
SCHL-CHETEK-WEYERHAEUSER	416,360	387,958	5,191.59	4,954.43	-4.6%																																																						
Total	791,619	773,105	10,434.53	10,287.04	-1.4%																																																						
			73.16	70.05	-4.3%																																																						
			10,361.37	10,216.99	-1.4%																																																						
Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530			Full Payment Due On or Before January 31, 2020 \$10,244.99		Net Property Tax COUNTY RECYCLING 10,216.99 28.00																																																						
And First Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			Or First Installment Due On or Before January 31, 2020 \$5,136.50																																																								
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			And Second Installment Due On or Before July 31, 2020 \$5,108.49																																																								
			FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____		TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 ▶ \$ 10,244.99 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.																																																						

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2019 TOWN OF DOVRE BARRON COUNTY			NORTHERN RAIL & TRANSLoad LLC BILL NUMBER: 14757 SEQ# 22973 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. 807570 807569 652375 652374 ACRES: 19.570 SEC 08, T 32 N, R 10 W, NE¼ of NE¼ PLAT 1-4A S 1/2 OF NE-NE EX THAT PRT THRF AS DESCD & CONV BY VOL 376 PG 578 (MOS #8439 & #8509)																																																								
NORTHERN RAIL & TRANSLoad LLC PO BOX 887 CHETEK WI 54728			Parcel #: 022-0800-05-000 Alt. Parcel #:																																																								
Assessed Value Land 223,100	Ass'd. Value Improvements 229,000	Total Assessed Value 452,100	Ave. Assmt. Ratio 0.9598	Net Assessed Value Rate (Does NOT reflect credits)	0.017042813																																																						
Est. Fair Mkt. Land 232,400	Est. Fair Mkt. Improvements 238,600	Total Est. Fair Mkt. 471,000	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$ 936.33																																																						
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2018 Est. State Aids Allocated Tax Dist.</th> <th>2019 Est. State Aids Allocated Tax Dist.</th> <th>2018 Net Tax</th> <th>2019 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>BARRON COUNTY</td> <td>68,259</td> <td>68,419</td> <td>2,337.39</td> <td>2,377.57</td> <td>1.7%</td> </tr> <tr> <td>TOWN OF DOVRE</td> <td>190,091</td> <td>203,316</td> <td>1,415.95</td> <td>1,438.67</td> <td>1.6%</td> </tr> <tr> <td>TECH COLLEGE</td> <td>116,909</td> <td>113,412</td> <td>173.67</td> <td>177.91</td> <td>2.4%</td> </tr> <tr> <td>SCHL-CHETEK-WEYERHAEUSER</td> <td>416,360</td> <td>387,958</td> <td>3,888.53</td> <td>3,710.89</td> <td>-4.6%</td> </tr> <tr> <td>Total</td> <td>791,619</td> <td>773,105</td> <td>7,815.54</td> <td>7,705.04</td> <td>-1.4%</td> </tr> <tr> <td></td> <td></td> <td></td> <td>73.16</td> <td>70.05</td> <td>-4.3%</td> </tr> <tr> <td></td> <td></td> <td></td> <td>7,742.38</td> <td>7,634.99</td> <td>-1.4%</td> </tr> </tbody> </table>						Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change	STATE OF WISCONSIN				0.00		BARRON COUNTY	68,259	68,419	2,337.39	2,377.57	1.7%	TOWN OF DOVRE	190,091	203,316	1,415.95	1,438.67	1.6%	TECH COLLEGE	116,909	113,412	173.67	177.91	2.4%	SCHL-CHETEK-WEYERHAEUSER	416,360	387,958	3,888.53	3,710.89	-4.6%	Total	791,619	773,105	7,815.54	7,705.04	-1.4%				73.16	70.05	-4.3%				7,742.38	7,634.99	-1.4%
Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change																																																						
STATE OF WISCONSIN				0.00																																																							
BARRON COUNTY	68,259	68,419	2,337.39	2,377.57	1.7%																																																						
TOWN OF DOVRE	190,091	203,316	1,415.95	1,438.67	1.6%																																																						
TECH COLLEGE	116,909	113,412	173.67	177.91	2.4%																																																						
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Total	791,619	773,105	7,815.54	7,705.04	-1.4%																																																						
			73.16	70.05	-4.3%																																																						
			7,742.38	7,634.99	-1.4%																																																						
Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530			Full Payment Due On or Before January 31, 2020 \$7,662.99		Net Property Tax COUNTY RECYCLING 7,634.99 28.00																																																						
And First Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			Or First Installment Due On or Before January 31, 2020 \$3,845.50																																																								
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			And Second Installment Due On or Before July 31, 2020 \$3,817.49																																																								
			FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____		TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 ▶ \$ 7,662.99 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.																																																						

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019**
TOWN OF DOVRE
BARRON COUNTY

NORTHERN RAIL & TRANSLOAD LLC
BILL NUMBER: 14759
SEG# 22975

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.
807570 807569 652375 652374 ACRES: 7.570
SEC 08, T 32 N, R 10 W, NW¼ of NW¼
FLAT 2-1 NE 1/4 OF NW-NE EX PRT CONV TO STATE
OF WISCONSIN BY VOL 369 PG 589 (MOS #8439 &
#8509)

NORTHERN RAIL & TRANSLOAD LLC
PO BOX 887
CHETEK WI 54728

Property Address: **Parcel #:** 022-0800-09-000
Alt. Parcel #:

Assessed Value Land 86,300	Ass'd. Value Improvements 56,800	Total Assessed Value 143,100	Ave. Assmt. Ratio 0.9598	Net Assessed Value Rate (Does NOT reflect credits) 0.017042813
Est. Fair Mkt. Land 89,900	Est. Fair Mkt. Improvements 59,200	Total Est. Fair Mkt. 149,100	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 296.37

Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
BARRON COUNTY	68,259	68,419	739.84	752.56	1.7%
TOWN OF DOVRE	190,091	203,316	446.18	455.37	1.6%
TECH COLLEGE	116,909	113,412	54.97	56.31	2.4%
SCHL-CHETEK-WEYERHAEUSER	416,360	387,958	1,230.81	1,174.58	-4.6%
Total	791,619	773,105	2,473.80	2,438.82	-1.4%
	First Dollar Credit		73.16	70.05	-4.3%
	Lottery & Gaming Credit				
	Net Property Tax		2,400.64	2,368.77	-1.3%

Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530	Full Payment Due On or Before January 31, 2020 \$2,396.77	Net Property Tax 2,368.77 COUNTY RECYCLING 28.00
	Or First Installment Due On or Before January 31, 2020 \$1,212.39	
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478	And Second Installment Due On or Before July 31, 2020 \$1,184.38	TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 ▶ \$ 2,396.77 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.
	FOR TREASURERS USE ONLY	
PAYMENT _____		
BALANCE _____		
DATE _____		

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019**
TOWN OF DOVRE
BARRON COUNTY

NORTHERN RAIL & TRANSLOAD LLC
BILL NUMBER: 14644
SEG# 22967

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.
808135 718312 614/336 ACRES: 21.651
SEC 04, T 32 N, R 10 W, SW¼ of SW¼
PLATS 11-2 (SEC 4) 16-2 (SEC 5) 1-1 (SEC 8) &
6-4 (SEC 9) PRT SW-SW (SEC 4) SE-SE (SEC 5)
NE-NE (SEC 8) & NW-NW (SEC 9) DAF: COM SW COR
SEC 4 TH N 89D E ALG S LN SW-SW SEC 4 1349.13
FT TH N 35D W 603.20 FT TO NE COR CSM 13/93...

NORTHERN RAIL & TRANSLOAD LLC
PO BOX 887
CHETEK WI 54728

Property Address: **Parcel #:** 022-0400-31-000
Alt. Parcel #:

Assessed Value Land 246,800	Ass'd. Value Improvements 162,400	Total Assessed Value 409,200	Ave. Assmt. Ratio 0.9598	Net Assessed Value Rate (Does NOT reflect credits) 0.017042813
Est. Fair Mkt. Land 257,100	Est. Fair Mkt. Improvements 169,200	Total Est. Fair Mkt. 426,300	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 847.48

Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
BARRON COUNTY	68,259	68,419	2,115.59	2,151.96	1.7%
TOWN OF DOVRE	190,091	203,316	1,281.59	1,302.16	1.6%
TECH COLLEGE	116,909	113,412	157.19	161.03	2.4%
SCHL-CHETEK-WEYERHAEUSER	416,360	387,958	3,519.55	3,358.77	-4.6%
Total	791,619	773,105	7,073.92	6,973.92	-1.4%
	First Dollar Credit		73.16	70.05	-4.3%
	Lottery & Gaming Credit				
	Net Property Tax		7,000.76	6,903.87	-1.4%

Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530	Full Payment Due On or Before January 31, 2020 \$6,931.87	Net Property Tax 6,903.87 COUNTY RECYCLING 28.00
	Or First Installment Due On or Before January 31, 2020 \$3,479.94	
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478	And Second Installment Due On or Before July 31, 2020 \$3,451.93	TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 ▶ \$ 6,931.87 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.
	FOR TREASURERS USE ONLY	
PAYMENT _____		
BALANCE _____		
DATE _____		

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2019 TOWN OF DOVRE BARRON COUNTY			NORTHERN RAIL & TRANSLOAD LLC BILL NUMBER: 14794 SEQ# 22977 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. 807570 807569 652375 652374 ACRES: 4.040 SEC 09, T 32 N, R 10 W, NW¼ of NW¼ PLAT 6-1 NW-NW LYG W OF RR RW (MOS #8439 & #8509)		
NORTHERN RAIL & TRANSLOAD LLC PO BOX 887 CHETEK WI 54728			Parcel #: 022-0900-09-000 Alt. Parcel #:		
Property Address: Assessed Value Land 46,100 Ass'd. Value Improvements 30,300 Total Assessed Value 76,400 Est. Fair Mkt. Land 48,000 Est. Fair Mkt. Improvements 31,600 Total Est. Fair Mkt. 79,600			Ave. Assmt. Ratio 0.9598 Net Assessed Value Rate (Does NOT reflect credits) 0.017042813 <input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes School taxes reduced by school levy tax credit \$ 158.23		
2018 2019 Est. State Aids Est. State Aids Allocated Tax Dist. Allocated Tax Dist.			2018 2019 Net Tax Net Tax % Tax Change		
STATE OF WISCONSIN 68,259 68,419 394.99 401.78 1.7% BARRON COUNTY 190,091 203,316 239.28 243.12 1.6% TOWN OF DOVRE 116,909 113,412 29.35 30.07 2.5% TECH COLLEGE 416,360 387,958 657.12 627.10 -4.6% SCHL-CHETEK-WEYERHAEUSER			Total 791,619 773,105 1,320.74 1,302.07 -1.4% First Dollar Credit 73.16 70.05 -4.3% Lottery & Gaming Credit Net Property Tax 1,247.58 1,232.02 -1.2%		
Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530			Full Payment Due On or Before January 31, 2020 \$1,260.02 Or First Installment Due On or Before January 31, 2020 \$644.01 And Second Installment Due On or Before July 31, 2020 \$616.01		
And Second Installment Payment Payable To: BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			Net Property Tax 1,232.02 COUNTY RECYCLING 28.00		
PAYMENT _____ BALANCE _____ DATE _____			TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 ▶ \$ 1,260.02 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.		

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2019 TOWN OF DOVRE BARRON COUNTY			NORTHERN RAIL & TRANSLOAD LLC BILL NUMBER: 14714 SEQ# 22971 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. 807570 807569 652375 652374 ACRES: 22.650 SEC 05, T 32 N, R 10 W, SE¼ of SE¼ PLAT 16-1 SE-SE LYG W OF RRRW (MOS #8439 & #8509)		
NORTHERN RAIL & TRANSLOAD LLC PO BOX 887 CHETEK WI 54728			Parcel #: 022-0500-60-000 Alt. Parcel #:		
Property Address: Assessed Value Land 258,200 Ass'd. Value Improvements 265,000 Total Assessed Value 523,200 Est. Fair Mkt. Land 269,000 Est. Fair Mkt. Improvements 276,100 Total Est. Fair Mkt. 545,100			Ave. Assmt. Ratio 0.9598 Net Assessed Value Rate (Does NOT reflect credits) 0.017042813 <input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes School taxes reduced by school levy tax credit \$1,083.58		
2018 2019 Est. State Aids Est. State Aids Allocated Tax Dist. Allocated Tax Dist.			2018 2019 Net Tax Net Tax % Tax Change		
STATE OF WISCONSIN 68,259 68,419 2,704.98 2,751.48 1.7% BARRON COUNTY 190,091 203,316 1,638.63 1,664.93 1.6% TOWN OF DOVRE 116,909 113,412 200.98 205.89 2.4% TECH COLLEGE 416,360 387,958 4,500.06 4,294.50 -4.6% SCHL-CHETEK-WEYERHAEUSER			Total 791,619 773,105 9,044.65 8,916.80 -1.4% First Dollar Credit 73.16 70.05 -4.3% Lottery & Gaming Credit Net Property Tax 8,971.49 8,846.75 -1.4%		
Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530			Full Payment Due On or Before January 31, 2020 \$8,874.75 Or First Installment Due On or Before January 31, 2020 \$4,451.38 And Second Installment Due On or Before July 31, 2020 \$4,423.37		
And Second Installment Payment Payable To: BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			Net Property Tax 8,846.75 COUNTY RECYCLING 28.00		
PAYMENT _____ BALANCE _____ DATE _____			TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 ▶ \$ 8,874.75 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.		

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2019 TOWN OF DOVRE BARRON COUNTY			NORTHERN RAIL & TRANSLOAD LLC BILL NUMBER: 14712 SEG# 22969 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. 807570 807569 656141 655329 ACRES: 30.660 SEC 05, T 32 N, R 10 W, SW¼ of SW¼ FLAT 15-1 SW-SE EX PRT DESE & CONV 380/619 & EX PRT IN CSM 35/63 #5091 (MOS #8439 & #8509)		
NORTHERN RAIL & TRANSLOAD LLC PO BOX 887 CHETEK WI 54728			Parcel #: 022-0500-57-000 Alt. Parcel #:		
Property Address: Assessed Value Land 349,500 Ass'd. Value Improvements 358,700 Total Assessed Value 708,200 Est. Fair Mkt. Land 364,100 Est. Fair Mkt. Improvements 373,700 Total Est. Fair Mkt. 737,800			Ave. Assmt. Ratio 0.9598 Net Assessed Value Rate (Does NOT reflect credits) 0.017042813 <input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes School taxes reduced by school levy tax credit \$1,466.72		
Taxing Jurisdiction			2018 Est. State Aids Allocated Tax Dist. 2019 Est. State Aids Allocated Tax Dist. 2018 Net Tax 2019 Net Tax % Tax Change		
STATE OF WISCONSIN BARRON COUNTY 68,259 68,419 3,661.44 3,724.39 1.7% TOWN OF DOVRE 190,091 203,316 2,218.03 2,253.64 1.6% TECH COLLEGE 116,909 113,412 272.04 278.69 2.4% SCHL-CHETEK-WEYERHAEUSER 416,360 387,958 6,091.27 5,813.01 -4.6%			Total 791,619 773,105 12,242.78 12,069.73 -1.4% First Dollar Credit 73.16 70.05 -4.3% Lottery & Gaming Credit Net Property Tax 12,169.62 11,999.68 -1.4%		
Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530			Full Payment Due On or Before January 31, 2020 \$12,027.68 Or First Installment Due On or Before January 31, 2020 \$6,027.84 And Second Installment Due On or Before July 31, 2020 \$5,999.84		
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____		
Net Property Tax 11,999.68 COUNTY RECYCLING 28.00			TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 ▶ \$ 12,027.68 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.		

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2019 TOWN OF DOVRE BARRON COUNTY			NORTHERN RAIL & TRANSLOAD LLC BILL NUMBER: 14796 SEG# 22978 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. 807570 807569 652375 652374 ACRES: 25.413 SEC 09, T 32 N, R 10 W, SW¼ of NW¼ PLAT 7-1 SW-NW LYG W OF RR RW (MOS #8439 & #8509)		
NORTHERN RAIL & TRANSLOAD LLC PO BOX 887 CHETEK WI 54728			Parcel #: 022-0900-13-000 Alt. Parcel #:		
Property Address: Assessed Value Land 278,300 Ass'd. Value Improvements 297,200 Total Assessed Value 575,500 Est. Fair Mkt. Land 290,000 Est. Fair Mkt. Improvements 309,600 Total Est. Fair Mkt. 599,600			Ave. Assmt. Ratio 0.9598 Net Assessed Value Rate (Does NOT reflect credits) 0.017042813 <input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes School taxes reduced by school levy tax credit \$1,191.90		
Taxing Jurisdiction			2018 Est. State Aids Allocated Tax Dist. 2019 Est. State Aids Allocated Tax Dist. 2018 Net Tax 2019 Net Tax % Tax Change		
STATE OF WISCONSIN BARRON COUNTY 68,259 68,419 2,975.37 3,026.53 1.7% TOWN OF DOVRE 190,091 203,316 1,802.43 1,831.36 1.6% TECH COLLEGE 116,909 113,412 221.07 226.47 2.4% SCHL-CHETEK-WEYERHAEUSER 416,360 387,958 4,949.90 4,723.78 -4.6%			Total 791,619 773,105 9,948.77 9,808.14 -1.4% First Dollar Credit 73.16 70.05 -4.3% Lottery & Gaming Credit Net Property Tax 9,875.61 9,738.09 -1.4%		
Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530			Full Payment Due On or Before January 31, 2020 \$9,766.09 Or First Installment Due On or Before January 31, 2020 \$4,897.05 And Second Installment Due On or Before July 31, 2020 \$4,869.04		
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____		
Net Property Tax 9,738.09 COUNTY RECYCLING 28.00			TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 ▶ \$ 9,766.09 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.		

Tract 2 – 6.85± Acres

Location: 2559 25 1/4th Ave, New Auburn, WI 54757. (Dovre)

**P.I.D. #'s: 022-0500-58-000 – 5 acres, 022-0500-45-000 – 1.85 acres / Description: Sect-05 Twp-32 Range-10 / 2019 Taxes: \$5,259
Chetek-Weyerhaeuser school district**

022-0500-58-000
5 acres



022-0500-45-000
1.85 acres



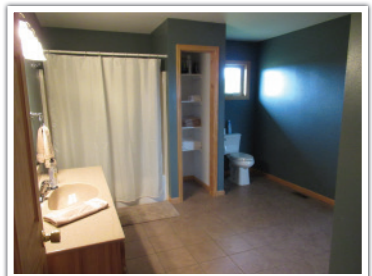


Home Information

- Built in 2008
- 3,000 sq. ft. walk out rambler
- Kitchen 16'x17'
- Living/Dining room 15'x32'
- Sitting area 9'x18'
- Bedroom #1 13'x13'
- Bedroom #2 13'x13'
- Family room 16'x48'
- Sunroom 19'x10'
- Office 13'x15'
- Deck 10'x10'
- (2) Bathrooms, main floor full bath, lower level ¾ bath
- Center Island
- Custom cabinets
- Tile floors
- Log rails
- Walk-in closet
- Vaulted ceilings
- Main floor laundry room
- Forced air furnace
- In floor heat
- 200-amp service
- Central air

Property Information

- Two car garage
 - 32'x28'
 - Full concrete floor
 - Overhead doors, 9'x8'
 - Service door
- Small storage shed
 - 14'x10'
- (2) Wells, one on each P.I.D.
- Well House
 - 8'x7'
 - Concrete block basement
 - Pressure tank
- Septic System
- Woods/mature trees
- Driveway easement to be established for Tract 1 access in current location.



STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2019 TOWN OF DOVRE BARRON COUNTY			NORTHERN RAIL & TRANSLOAD LLC BILL NUMBER: 14713 SEQ# 22970 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. 807570 807569 776184 741596 ACRES: 5.000 SEC 05, T 32 N, R 10 W, SW¼ of SE¼ PLATS 12-1B & 15-2 PRT SE-SW & SW-SE SHOWN AS LOT 2 CSM 35/63 #5091 (MOS #8439 & #8509)																																																								
NORTHERN RAIL & TRANSLOAD LLC PO BOX 887 CHETEK WI 54728			Parcel #: 022-0500-58-000 Alt. Parcel #:																																																								
Property Address: 2559 5 1/4 AVE																																																											
Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect credits)																																																							
57,000	221,500	278,500	0.9598	0.017042813																																																							
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																																																							
59,400	230,800	290,200		\$ 576.79																																																							
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2018 Est. State Aids Allocated Tax Dist.</th> <th>2019 Est. State Aids Allocated Tax Dist.</th> <th>2018 Net Tax</th> <th>2019 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>BARRON COUNTY</td> <td>68,259</td> <td>68,419</td> <td>1,439.86</td> <td>1,464.62</td> <td>1.7%</td> </tr> <tr> <td>TOWN OF DOVRE</td> <td>190,091</td> <td>203,316</td> <td>872.24</td> <td>886.24</td> <td>1.6%</td> </tr> <tr> <td>TECH COLLEGE</td> <td>116,909</td> <td>113,412</td> <td>106.98</td> <td>109.60</td> <td>2.4%</td> </tr> <tr> <td>SCHL-CHETEK-WEYERHAEUSER</td> <td>416,360</td> <td>387,958</td> <td>2,395.39</td> <td>2,285.97</td> <td>-4.6%</td> </tr> <tr> <td>Total</td> <td>791,619</td> <td>773,105</td> <td>4,814.47</td> <td>4,746.43</td> <td>-1.4%</td> </tr> <tr> <td colspan="3" style="text-align: center;">First Dollar Credit Lottery & Gaming Credit Net Property Tax</td> <td>73.16</td> <td>70.05</td> <td>-4.3%</td> </tr> <tr> <td colspan="3"></td> <td>4,741.31</td> <td>4,676.38</td> <td>-1.4%</td> </tr> </tbody> </table>						Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change	STATE OF WISCONSIN				0.00		BARRON COUNTY	68,259	68,419	1,439.86	1,464.62	1.7%	TOWN OF DOVRE	190,091	203,316	872.24	886.24	1.6%	TECH COLLEGE	116,909	113,412	106.98	109.60	2.4%	SCHL-CHETEK-WEYERHAEUSER	416,360	387,958	2,395.39	2,285.97	-4.6%	Total	791,619	773,105	4,814.47	4,746.43	-1.4%	First Dollar Credit Lottery & Gaming Credit Net Property Tax			73.16	70.05	-4.3%				4,741.31	4,676.38	-1.4%
Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change																																																						
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			4,741.31	4,676.38	-1.4%																																																						
Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530			Full Payment Due On or Before January 31, 2020 \$4,704.38 Or First Installment Due On or Before January 31, 2020 \$2,366.19		Net Property Tax COUNTY RECYCLING 28.00 TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 \$ 4,704.38 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.																																																						
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			And Second Installment Due On or Before July 31, 2020 \$2,338.19 FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____																																																								

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2019 TOWN OF DOVRE BARRON COUNTY			NORTHERN RAIL & TRANSLOAD LLC BILL NUMBER: 14699 SEQ# 22968 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. 807570 807569 797813 663687 ACRES: 1.850 SEC 05, T 32 N, R 10 W, SE¼ of SW¼ PLAT 12-1A PRT OF SE-SW SHOWN AS LOT 1A CSM 27/19 #3834 (MOS #8439 & #8509)																																																								
NORTHERN RAIL & TRANSLOAD LLC PO BOX 887 CHETEK WI 54728			Parcel #: 022-0500-45-000 Alt. Parcel #:																																																								
Property Address: 2559 5 1/4 AVE																																																											
Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect credits)																																																							
21,100	13,900	35,000	0.9598	0.017042813																																																							
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																																																							
22,000	14,500	36,500		\$72.49																																																							
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2018 Est. State Aids Allocated Tax Dist.</th> <th>2019 Est. State Aids Allocated Tax Dist.</th> <th>2018 Net Tax</th> <th>2019 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>BARRON COUNTY</td> <td>68,259</td> <td>68,419</td> <td>180.95</td> <td>184.06</td> <td>1.7%</td> </tr> <tr> <td>TOWN OF DOVRE</td> <td>190,091</td> <td>203,316</td> <td>109.62</td> <td>111.38</td> <td>1.6%</td> </tr> <tr> <td>TECH COLLEGE</td> <td>116,909</td> <td>113,412</td> <td>13.44</td> <td>13.77</td> <td>2.5%</td> </tr> <tr> <td>SCHL-CHETEK-WEYERHAEUSER</td> <td>416,360</td> <td>387,958</td> <td>301.04</td> <td>287.28</td> <td>-4.6%</td> </tr> <tr> <td>Total</td> <td>791,619</td> <td>773,105</td> <td>605.05</td> <td>596.49</td> <td>-1.4%</td> </tr> <tr> <td colspan="3" style="text-align: center;">First Dollar Credit Lottery & Gaming Credit Net Property Tax</td> <td>73.16</td> <td>70.05</td> <td>-4.3%</td> </tr> <tr> <td colspan="3"></td> <td>531.89</td> <td>526.44</td> <td>-1.0%</td> </tr> </tbody> </table>						Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change	STATE OF WISCONSIN				0.00		BARRON COUNTY	68,259	68,419	180.95	184.06	1.7%	TOWN OF DOVRE	190,091	203,316	109.62	111.38	1.6%	TECH COLLEGE	116,909	113,412	13.44	13.77	2.5%	SCHL-CHETEK-WEYERHAEUSER	416,360	387,958	301.04	287.28	-4.6%	Total	791,619	773,105	605.05	596.49	-1.4%	First Dollar Credit Lottery & Gaming Credit Net Property Tax			73.16	70.05	-4.3%				531.89	526.44	-1.0%
Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change																																																						
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			531.89	526.44	-1.0%																																																						
Make Check Payable to: TOWN OF DOVRE TREASURER KELLY PHILLIPS 304 25 1/2 ST CHETEK WI 54728 715-237-2530			Full Payment Due On or Before January 31, 2020 \$554.44 Or First Installment Due On or Before January 31, 2020 \$291.22		Net Property Tax COUNTY RECYCLING 28.00 TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 \$ 554.44 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.																																																						
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478			And Second Installment Due On or Before July 31, 2020 \$263.22 FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____																																																								

Tract 3 – 40.77± Acres
Location: 84 19 1/4th St., Chetek, WI 54728

P.I.D. #'s: 040-3200-07-000 – 40.77 acres / **Description:** Sect-32 Twp-32 Range-11 / Sioux Creek Township / **2019 Taxes:** \$3,716
 Chetek-Weyerhaeuser school district



Fields | Soil Survey August 31, 2020

1 field, 41 acres in Barron County, WI

TOWNSHIP/SECTION 32N 11W – 29, 32



Source: NRCS Soil Survey

All fields

41 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MnB	Menahga loamy sand, 2 to 6 percent slopes	25.03	61.4%	4	34.4
Mh	Meehan loamy sand, 0 to 2 percent slopes	10.98	26.9%	4	37.5
Ns	Newson loamy sand, 0 to 2 percent slopes	4.73	11.6%	6	17.3
		40.74			33.3



Home Information

- 2,592 sq. ft. – 64'x24'
- Bedroom #1, 13.5' 'x16'
- Bedroom #2, 9'x11'
- Bedroom #3, 11'x12'
- (2) Bathrooms, (1) full, (1) 3/4
- Kitchen, 11'x14',
- Dining room, 11'x12'
- Living room, 22'x12'
- Front deck, 7'x12'
- Rear deck, 20'x12'
- Main floor laundry room
- Pantry
- Vinyl floor
- Kitchen appliances included
- Storage room
- Anderson windows
- Central air (not in working order)
- Forced air furnace
- Wood burner in basement

Property Information

- Quonset machine shed, 60'x36', galvanized steel, full concrete floor, service door, 16'x14' overhead doors on each end w/openers
- Westeel grain bin, 18' diameter, 5-ring
- Drive through corn crib, 32'x20'
- Pole shed, 38'x28', 14' sliding doors on each end, w/10'x38' lean to
- Hip roof barn, 32'x60', hay loft, 32'x48' pole building addition
- Detached garage, 48'x30', w/office, 2 car, concrete floor, 8'x7' overhead doors
- Asphalt driveway
- (2) Wells, (1) sand point, (1) regular
- Additional well/monitor located on property

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019**
TOWN OF SIOUX CREEK
BARRON COUNTY

NORTHERN INDUSTRIAL SANDS LLC

BILL NUMBER: 8706

SEQ# 22964

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.

811802 672/681 ACRES: 40.771
SEC 32, T 32 N, R 11 W, NW¼ of NW¼
NW-NW (MOS #8438 & #8507)

NORTHERN INDUSTRIAL SANDS LLC
PO BOX 887
CHETEK WI 54728

Property Address: 84 19 1/4 ST

Parcel #: 040-3200-07-000

Alt. Parcel #:

Assessed Value Land 24,500	Ass'd. Value Improvements 189,700	Total Assessed Value 214,200	Ave. Assmt. Ratio 1.0048	Net Assessed Value Rate (Does NOT reflect credits) 0.017544039
--------------------------------------	---	--	------------------------------------	---

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 \$ 394.26
---	------------------------------------	-----------------------------	--	--

Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
BARRON COUNTY	37,979	40,423	1,001.83	1,107.08	10.5%
TOWN OF SIOUX CREEK	203,379	216,273	748.82	799.91	6.8%
TECH COLLEGE	65,048	67,006	74.44	82.84	11.3%
SCHL-CHETEK-WEYERHAEUSER	250,593	248,622	1,682.61	1,768.10	5.1%
Total	556,999	572,324	3,507.70	3,757.93	7.1%
	First Dollar Credit Lottery & Gaming Credit		73.16	70.05	-4.3%
	Net Property Tax		3,434.54	3,687.88	7.4%

Make Check Payable to: TN OF SIOUX CREEK TREAS LIZA SCHROEDER 2077 3 1/2 AVE CHETEK WI 54728 715-837-1007	Full Payment Due On or Before January 31, 2020 \$3,715.88	Net Property Tax COUNTY RECYCLING 3,687.88 28.00
	Or First Installment Due On or Before January 31, 2020 \$1,871.94	

And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478	And Second Installment Due On or Before July 31, 2020 \$1,843.94
	FOR TREASURERS USE ONLY

PAYMENT _____	TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2020 ▶ \$ 3,715.88
BALANCE _____	
DATE _____	

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.**







Barron County, Wisconsin

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

Farm 14857

Tract 9203

2020 Program Year



CLU	Acres	HEL	Crop
5	1.23	NHEL	
7	10.07	NHEL	
8	1.63	NHEL	
10	7.21	NHEL	
11	7.16	NHEL	
16	9.95	UHEL	NC
19	2.13	NHEL	
20	35.32	UHEL	NC
22	4.66	UHEL	NC

Page Cropland Total: 29.43 acres

Map Created May 05, 2020

Wisconsin
Barron

U.S. Department of Agriculture
Farm Service Agency

FARM: 14857
Prepared: 9/15/20 9:49 AM
Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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

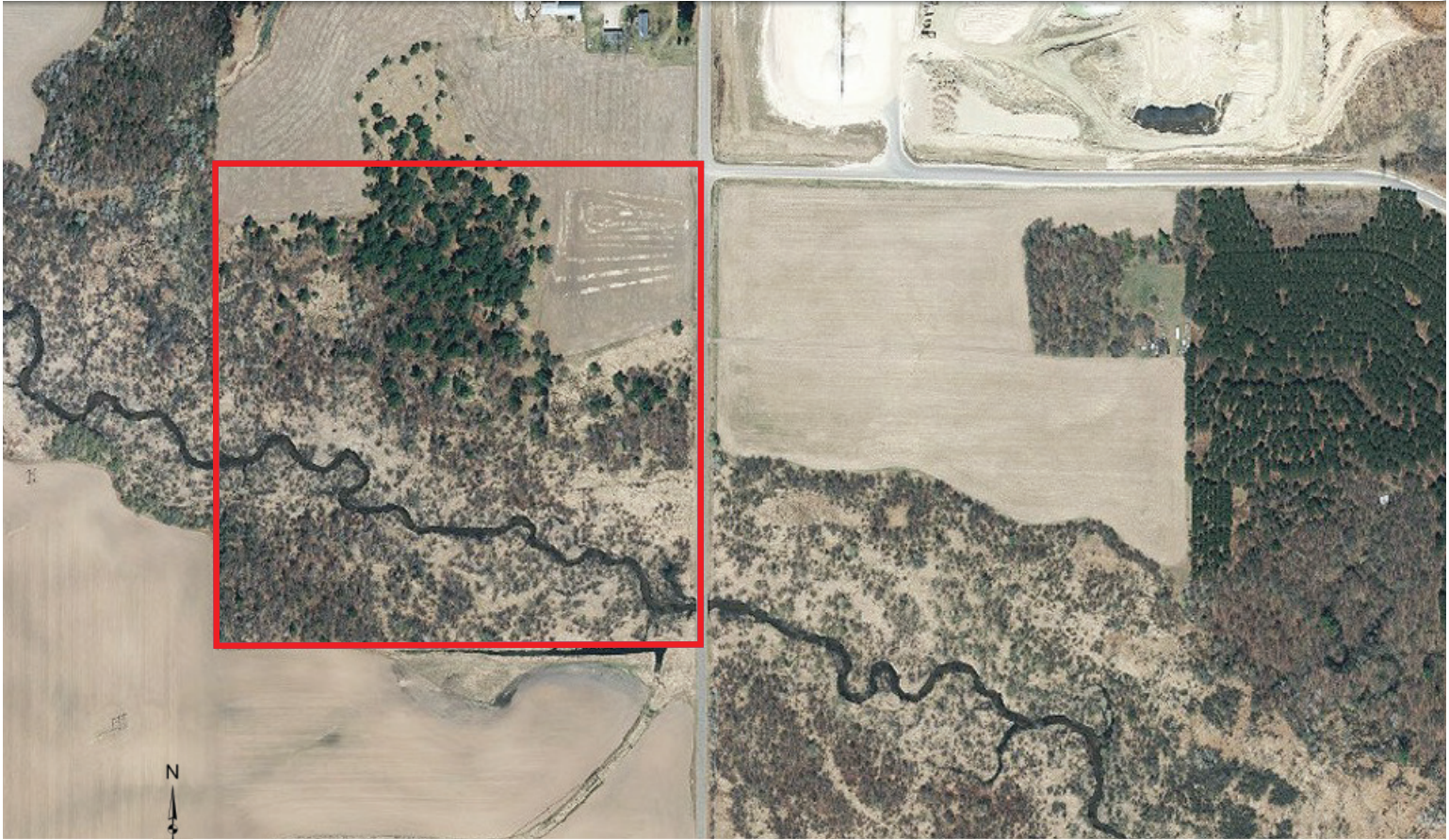
79.36	29.43	29.43	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	29.43	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction			
CORN	20.7	85	0.0			
Total Base Acres:	20.7					

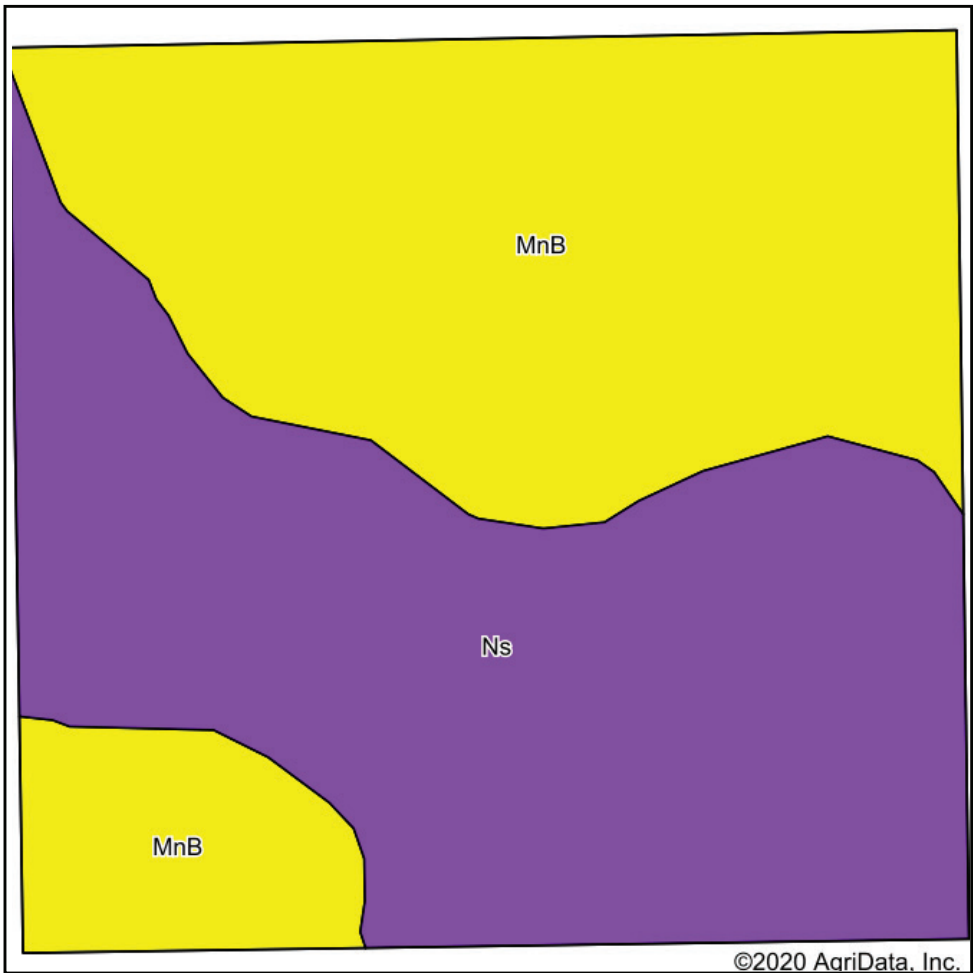
Owners: NORTHERN INDUSTRIAL SANDS LLC
 Other Producers: None

Tract 4 – 40.64± Acres

Location: Unassigned Sioux Creek Road, land is located south of Tract 3 hobby farm (84 19 ¼ St., Chetek, WI 54728).

Sioux Creek Township / P.I.D. #'s: 040-3200-08-000 – 40.64 acres / Description: Sect-32 Twp-32 Range-11 / 2019 Taxes: \$453





©2020 AgriData, Inc.

Soils data provided by USDA and NRCS.

Land Information

- Prime hunting parcel
- Approximately 33± acres of mature woods
- 7± tillable ground
- Upper Pine Creek meanderings along south edge of property



Area Symbol: WI005, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
MnB	Menahga loamy sand, 2 to 6 percent slopes	20.48	50.4%		IVs
Ns	Newson mucky loamy sand, valley train, 0 to 1 percent slopes	20.16	49.6%		VIw

*c: Using Capabilities Class Dominant Condition Aggregation Method



**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019**
TOWN OF SIOUX CREEK
BARRON COUNTY

NORTHERN INDUSTRIAL SANDS LLC
PO BOX 887
CHETEK WI 54728

NORTHERN INDUSTRIAL SANDS LLC
BILL NUMBER: 8707 SEQ# 22965
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.
811802 672/681 ACRES: 40.641
SEC 32, T 32 N, R 11 W, SW¼ of NW¼
SW-NW (MOS #8438 & #8507)

Property Address:

Parcel #: 040-3200-08-000
Alt. Parcel #:

Assessed Value Land 25,800	Ass'd. Value Improvements	Total Assessed Value 25,800	Ave. Assmt. Ratio 1.0048	Net Assessed Value Rate (Does NOT reflect credits) 0.017544039
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 \$47.49

Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
BARRON COUNTY	37,979	40,423	120.67	133.35	10.5%
TOWN OF SIOUX CREEK	203,379	216,273	90.19	96.35	6.8%
TECH COLLEGE	65,048	67,006	8.97	9.98	11.3%
SCHL-CHETEK-WEYERHAEUSER	250,593	248,622	202.67	212.96	5.1%
Total	556,999	572,324	422.50	452.64	7.1%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		422.50	452.64	7.1%

Make Check Payable to: TN OF SIOUX CREEK TREAS LIZA SCHROEDER 2077 3 1/2 AVE CHETEK WI 54728 715-837-1007	Full Payment Due On or Before January 31, 2020 \$452.64	Net Property Tax 452.64				
	Or First Installment Due On or Before January 31, 2020 \$226.32					
And Second Installment Payment Payable To BARRON COUNTY TREASURER YVONNE K RITCHIE 335 E MONROE AVE RM 2412 BARRON WI 54812-1478	And Second Installment Due On or Before July 31, 2020 \$226.32	<table border="1"> <tr> <td colspan="2">TOTAL DUE FOR FULL PAYMENT</td> </tr> <tr> <td>Pay By January 31, 2020</td> <td>\$ 452.64</td> </tr> </table>	TOTAL DUE FOR FULL PAYMENT		Pay By January 31, 2020	\$ 452.64
	TOTAL DUE FOR FULL PAYMENT					
Pay By January 31, 2020	\$ 452.64					
	FOR TREASURERS USE ONLY	<p>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.</p>				
	PAYMENT _____					
	BALANCE _____					
	DATE _____					



EARNEST MONEY RECEIPT AND PURCHASE AGREEMENT

DATE: _____

Received of _____

Whose address is _____

SS# _____ Phone# _____ the sum of _____ in the form of _____

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: _____

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

Earnest money hereinafter received for _____ \$ _____

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

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

Buyer: _____

Seller: _____

Steffes Group, Inc. _____

Seller's Printed Name & Address: _____

SteffesGroup.com

Drafted By: Saul Ewing Arnstein & Lehr LLP

Tract 1



Tract 2



Tract 3



Tract 4



BARRON COUNTY
WISCONSIN

OCTOBER 28
2020

TIMED ONLINE LENDER OWNED MULTI-TRACT REAL ESTATE

AUCTION



2000 Main Avenue East
West Fargo, ND 58078
701.237.9173 P | 701.237.0976 F
701.203.8400 P | Grand Forks, ND 58201
701.580.2426 | Watford City, ND 58854

24400 MN Hwy 22 South
Litchfield, MN 55355
320.693.9371 P | 320.693.9373 F
1688 Hwy 9 | Larchwood, IA 51241
712.477.2144 P | 712.477.2577 F
308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319.385.2000 P | 319.385.4709 F
641.423.1947 | Mason City, IA 50401
515.432.6000 P | Ames, IA 50010

SteffesGroup.com