

# TIMED ONLINE COURT ORDERED AUCTION



Built on Trust.

OPENS: MONDAY, NOVEMBER 9  
CLOSES: TUESDAY, NOVEMBER 17 | 1PM 2020

FARMLAND & HUNTING / RECREATIONAL  
**395 ± acres**  
offered in  
7 tracts  
RESIDENTIAL • DAIRY OPERATIONS

**Tract 1** Lakeview Dairy Operation, Dodge County, WI **39.47± Acres**

**Tract 2**



**191.97±  
ACRES**

White Diamond Dairy Operation  
Racine County, WI

**Tract 3**



Home on 5.01± Acres  
Racine County, WI

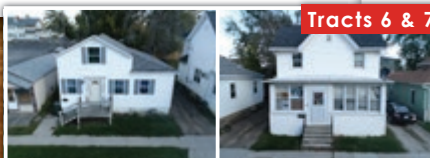
**Tracts 4 & 5**



**160±  
ACRES**

Tracts 4 & 5: Farmland, Hunting/  
Recreational Land  
Columbia County, WI

**Tracts 6 & 7**



2 Residential Homes  
Dodge County, WI

Dodge, Racine, Columbia Counties  
**WISCONSIN**



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



# Terms & Conditions

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

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

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



### **SPECIFIC TERMS FOR ONLINE ONLY AUCTION**

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

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

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

**The auction begins on Monday, November 9, 2020 and will end at 1PM Tuesday, November 17, 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 Thursday, December 17, 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.
- **2020 Taxes will be paid by seller.** 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.

Driveway Easement between Tract 2 & 3

### **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.

# Bidding Process

## SAMPLE TIMED ONLINE MULTI-TRACT BIDDING PROCESS

Please note the bidding will not close on any tract until there has been no bidding activity on any of the tracts for a period of 4 minutes. This is accomplished through the bid extension and lot linking features of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers.

CATALOG ORDER

EXTENDED	<b>#1 Sibley County, MN - Home w/ Outbuildings, Hunting Ground, Tillable Farmland Auction - 240± Acres</b> Description: Sect-16 Twp-112 Range-026 Deeded Acres: 10+/- Taxes ('15): \$978.47	 <small>More Photos</small>
	 00:04:00 US \$156,000.00 (88 bids)	
EXTENDED	<b>#2 Sibley County, MN - Home w/ Outbuildings, Hunting Ground, Tillable Farmland Auction - 240± Acres</b> Description: Sect-17 Twp-112 Range-026 and Sect-16 Twp-112 Range-026 Deeded Acres: 150.37+/-	 <small>More Photos</small>
	 00:04:00 US \$481,000.00 (102 bids)	

## This is an AUCTION! To the Highest Bidder.

The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



Lots with this symbol are linked together throughout the entire auction and will close together.

## Selling (2) Turn-Key Large Dairy Operations

**In Dodge County, WI** - 1,642 free stall facility with double 32 parallel rapid exit parlor. Sand bedded stalls with flush flume manure system, sand separation lane and concrete lagoon. Huge amounts of feed storage on concrete feed pad & bunkers. Currently housing 1,800 head and all permits are in place. Large amounts of feed available locally and opportunities for cooperation with manure management and crop sharing abound.

**In Racine County, WI** - 804 free stall facility with double 12 parallel rapid exit parlor. Sand bedded free stalls with flush flume manure system, sand separation lane and earthen lagoon. Large concrete feed pad and an abundance of interest locally in crop/manure partnerships. Housing onsite and 197± acres with approximately 136± tillable.

**In Columbia County, WI** - 163± acres used as heifer raising with housing, tillable and pasture ground.

## INSPECTION DATES:

**Tract 2 & 3:** Thursday, November 5, 2020 10AM-4PM

**Tract 1:** Friday, November 6, 2020 10AM-4PM

**Tract 4-7:** By Appointment Only

**For those needing assistance with bidding, a Steffes Group representative will be available at Oconomowoc Golf Club on Tuesday, November 17, at 12PM  
W360 N5261 Brown St., Oconomowoc, WI 53066**



**Tract 1 – Lakeview Dairy Operation, Dodge County, WI – 39.47± Acres**

This large dairy operation consists of a 1,912 sq. ft. single family home, dairy center (2x32 parlor), three adjoining free stall barns, a commodity shed, 13.56 million gal. concrete lagoon, bunker and flat feed storage.

**Location:** 8998 Laurel Hill Road, Fox Lake, WI 53933

**Town of Trenton / PID #: 044-1314-2043-000 / Description:** Sect-20 Twp-13 Range-14 / **2019 Taxes:** \$26,632







### Dairy Center

- Built in 2005
- Remodeled and expanded in 2016
- 1,642 free stalls between the three free stall barns
- Central parlor
  - Offices
  - Equipment room, 40'x50'
  - (3) Load out ports, 40'x50'
  - Restroom
  - Break room
  - (2) Offices, 27'x50'
  - Second floor office, 20'x20' with wood laminate floor
  - Furnace is located on second floor

### Milking Parlor Features

- Expanded and upgraded in 2016
- 44'x87'
- Double 32 parallel parlor, rapid exit, pneumatic gates
- Operator pit entered at grade
- Subway located below parlor for pulsation, vacuum & receiver lines
- Plate cooler, DeLaval CWC 120 Chiller, Vacuum pumps, pulsation systems and supporting compressors in place and operational
- Holding area and treatment pen, 46'x70'
  - Grooved concrete
  - Pneumatic crowd gate
  - Cross ventilation & circulation fans

### Free Stall Barn #1 Features

- Built in 2005
- 112'x200'
- 22,400 sq. ft.
- Steel frame, wood post construction
- Insulated colored metal ceiling
- (2) three row configured, 52" free stalls with center feed alley with head locks
- Multiple circulation fans
- High efficiency lighting
- Ritchie auto waterers
- Split curtain side walls
- Center channel to ridge vent
- (5) overhead doors on south end
- Calving pen area
- Portion of the holding area extends into this building as does the hospital area

### Free Stall Barn #2 Features

- **Connector building**
  - Built in 2005
  - Connects Free Stall Barn #1 & #2
  - 22'x38'
  - 836 sq. ft.
  - Concrete floor and foundation
  - Cow pen area on west side with a portion of head locks
  - Metal roof with curtains in the west and east sides
- **West Addition**
  - Built in 2014
  - 112'x120'
  - 13,440 sq. ft.
  - Steel column & framed
  - Insulated colored metal roof with colored metal surface ceiling beneath
  - 3 row configuration on both sides





### • West Addition (continued)

- 52" free stalls
- Center feed alley with head locks with sprinklers
- Split curtain side walls on north & south side
- Large number of ventilation fans
- Ritchie auto waterers
- High efficiency lighting
- (5) overhead doors on west of this addition

### • East Addition

- Built in 2005
- 112'x250'
- 28,000 sq. ft.
- Wood post construction
- Colored metal roof & ceilings
- Insulated
- 3 row configuration
- 52" free stalls
- Center feed alley with head locks with sprinklers
- Split curtain side walls on north and south side
- Large number of ventilation fans
- Ritchie auto waterers
- High efficiency lighting
- The east end of this building ties into Free Stall Barn #3 and the N/S connector building leading to Free Stall Barn #1 and the Holding Area.
- Overall Free Stall Barn #2 slopes down to the east toward the manure channel on the east end of the barn.

### Free Stall Barn #3 Features

- Built in 2016
- 109,080 sq. ft.
- Three sections west to east
  - **West section**
    - 82'x260'
    - 21,320 sq. ft.
    - 3 row free stalls configuration
    - Feed alley with head locks with sprinklers
    - Drivers lane on far south side
  - **Center section**
    - 156'x140'
    - 21,840 sq. ft.
    - (2) 3 row configuration
    - 2 feed alleys with head locks with sprinklers
    - Drivers lane in the middle

### • East section

- 206'x320'
- 65,920 sq. ft.
- (2) rows of feed alleys with head locks and sprinklers
- Free stalls are in 10 rows (3 row/4 row/3 row)
- (9) overhead doors on east side
- Concrete perimeter frost walls, steel framed, steel column structure, with insulated colored metal ceiling & roof, split curtain side walls on north and south side, poly carbonate side panels above curtains,
- Sand bedded 52" free stalls
- Flush flume manure channels (one between Free Stall Barn #2 & Free Stall Barn #3), second flume between the center & east sections of Free Stall Barn #3

### Commodity Shed Features

- Built in 2014
- 82'x120'x22'
- 9,840 sq. ft.
- Concrete foundation
- Concrete floor
- Concrete perimeter walls
- (6) Interior bay divider walls at 8'
- Steel framed
- Colored metal and polycarbonate side walls
- Colored metal roof
- (1) overhead door on west & east, (6) overhead doors with openers on south side

**INSPECTION  
DATE:**  
Friday, November 6, 2020 10AM-4PM

### Bunker Silos

- 28,880 sq. ft.
  - (1) 34'x205'x12'
- 6,970 sq. ft.
  - (1) 31'x205'x12'
- 6,355 sq. ft.
  - (2) 30'x205'x12'
- 6,150 sq. ft.
  - (1) 31'x105'x12'
  - 3,255 sq. ft.
- Poured concrete walls and floor
- Concrete apron area

### Feed Pad Area

- 95,000± sq. ft.
- Concrete floor
- South portion sloped to a leachate collection pit
- Small concrete retaining wall is located between pad and the Free Stall Barn #3





**Scale & Scale House**

- Installed in 2014
- **Scale**
  - 70' metal deck truck scale
  - 60-ton capacity
  - Concrete drive on/drive off pads
- **Scale House**
  - 12'x16'
  - Insulated
  - Plywood interior finish
  - Concrete floor
  - Colored metal exterior

out and organic matter and water then collected in a sump in the center and moved to the lagoon.

**Home Features**

- Built in 1940
- 1,912 sq. ft.
- Kitchen
- Living room
- (3) Bedrooms
- Full bathroom
- Full unfinished basement
  - Concrete floor
  - Concrete block walls
- Electric water heater
- Well pump
- 100-amp service
- LP Maytag fired forced air furnace
- Central air
- One car attached garage

- Holding tank for parlor
- Backup generator is a Cummins diesel engine (April '87 w/409 hrs.) 600 KW, 675 HP at 1,500 RPM with fuel storage tank beneath, on elevated concrete pad
- 7,500± tire sidewalls for bunker cover
- Agromatic treatment/hoof trimming chute

**Manure System**

- Built in 2016
- Dodge County Soil Conservation Service approved storage capacity of 13.5 million gallons
- Full concrete manure lagoon with ramp access
- 12'x430' concrete sand lane addition located between free stall barn and lagoon
- Free stall barn #2 & #3 have two flume channels that empty into the sand lane (one from each end of the sand lane) with material then flowing to the center with sand settling

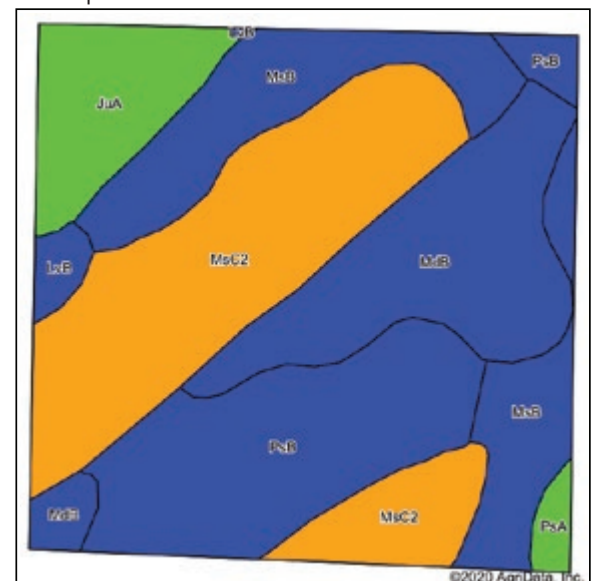
**2020 Corn Silage**

- 10,000± tons

**Property Features**

- (2) Wells
- Septic system for house

Soil Map



Soils data provided by USDA and NRCS.

Area Symbol: WI027. Soil Area Version: 17					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
MsC2	Mendota silt loam, 6 to 12 percent slopes, eroded	11.87	30.1%	[Orange Box]	IIIe
PsB	Plano silt loam, till substratum, 2 to 6 percent slopes	8.27	21.0%	[Blue Box]	Ile
MdB	Markesan silt loam, 2 to 6 percent slopes	7.48	19.0%	[Blue Box]	Ile
MsB	Mendota silt loam, 2 to 6 percent slopes	7.36	18.6%	[Blue Box]	Ile
JuA	Juneau silt loam, 0 to 2 percent slopes	3.44	8.7%	[Green Box]	I
LvB	Lomira silt loam, 2 to 6 percent slopes	0.58	1.5%	[Blue Box]	Ile
PsA	Plano silt loam, till substratum, 0 to 2 percent slopes	0.47	1.2%	[Green Box]	I

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

Property Address  
W8998 LAUREL HILL RD

STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2019  
TOWN OF TRENTON  
DODGE COUNTY

BILL NO. 47911  
Correspondence should refer to parcel number  
PARCEL#: 044-1314-2043-000  
ALT. PARCEL #: 044038000000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
84,900	1,595,200	1,680,100	0.9566	See Reverse, Use Value Assessment			<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction							
	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change	Gross Property Tax	
STATE OF WISCONSIN						26,698.03	
DODGE COUNTY	110,229	112,026	9,453.55	9,339.28	-1.2%	First Dollar Credit	-66.22
TOWN OF TRENTON	191,277	208,734	3,035.98	2,968.37	-2.2%	Lottery Credit	
WAUPUN SCHOOL	786,519	838,431	13,900.01	13,310.40	-4.2%	Net Property Tax	26,631.81
MPTC FOND DU LAC	119,924	117,752	1,077.53	1,079.98	0.2%		
<b>Total</b>	<b>1,207,949</b>	<b>1,276,943</b>	<b>27,467.07</b>	<b>26,698.03</b>	<b>-2.8%</b>		
	First Dollar Credit		67.75	66.22	-2.3%		
	Lottery & Gaming Credit		164.54		-100.0%		
	Net Property Tax		27,234.78	26,631.81	-2.2%		

School taxes reduced by school levy tax credit \$3,017.18

**IMPORTANT:** Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
1257755 1226664 ACRES: 39.478  
SEC 20, T 13 N, R 14 E, SW 1/4 of SE 1/4  
PLAT: MB-METES AND BOUNDS  
SW 1/4 SE 1/4 SEC 20

Not Assessed Value Rate (Does NOT reflect credits)  
0.015890744

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

**TOTAL DUE FOR FULL PAYMENT**  
PAY BY **January 31, 2020**  
\$ **26,631.81**  
**Warning:** If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
**Failure to pay on time. See reverse.**  
Installments may be paid as follows:  
13315.91 DUE BY 01/31/2020  
13315.90 DUE BY 07/31/2020

FOR INFORMATIONAL PURPOSES ONLY  
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WAUPUN SCHOOL	131,918.00	4,207.28	2038

PAY 1ST INSTALLMENT OF:  
\$13,315.91  
By January 31, 2020

AND PAY 2ND INSTALLMENT OF:  
\$13,315.90  
By July 31, 2020

OR PAY FULL AMOUNT OF:  
\$26,631.81  
By January 31, 2020

Amount Enclosed: \$ \_\_\_\_\_  
Make Check Payable and Mail to:  
TREASURER  
TOWN OF TRENTON  
N10752 JERSEY RD  
FOX LAKE WI 53933  
920-324-2055  
2019 Real Estate Property Bill #  
47911  
Parcel #  
044-1314-2043-000  
Alt. Parcel #  
044038000000  
LAKEVIEW DAIRY LLC

Include This Stub With Your Payment



Amount Enclosed: \$ \_\_\_\_\_  
Make Check Payable and Mail to:  
DODGE COUNTY TREASURER  
PATTI K. HILKER  
127 E OAK ST  
JUNEAU WI 53039-1390  
920-386-3782  
2019 Real Estate Property Bill #  
47911  
Parcel #  
044-1314-2043-000  
Alt. Parcel #  
044038000000  
LAKEVIEW DAIRY LLC

Include This Stub With Your Payment



Amount Enclosed: \$ \_\_\_\_\_  
Make Check Payable and Mail to:  
TREASURER  
TOWN OF TRENTON  
N10752 JERSEY RD  
FOX LAKE WI 53933  
920-324-2055  
2019 Real Estate Property Bill #  
47911  
Parcel #  
044-1314-2043-000  
Alt. Parcel #  
044038000000  
LAKEVIEW DAIRY LLC

Include This Stub With Your Payment





**Tract 2 – White Diamond Dairy Operation, Racine County, WI – 191.97± Acres**

Free stall dairy operation with older home, 80'x45'x14' parlor, 46'x58' holding area (120 cow capacity), 86'x90' special needs barn, 300'x114' free stall barn, 375'x116' free stall barn, on 192± acres.

**Location:** 21721 Plank Rd, Kansasville, WI 53139 (Beaver Dam)

**Town of Dover / PID's #:** 006-03-20-13-011-000, 006-03-20-13-010-000 / **Description:** Sect-13 Twp-03 Range-20

**2019 Taxes:** \$19,991 / Tract 2 to grant driveway easement to Tract 3.





**Parlor Features**

- Built in 2007
- Expanded in 2016
- 80’x45’x14’
- Double 12 parallel
- 804 free stalls
- Metal exterior & roof
- In floor boiler heat with zone heating and Fre-heaters
  - Parlor operator area
  - Milk room
  - Utility room
  - Bathroom
  - Office
- Milk room with two ports for direct load to semi trailers
- Concrete pad, 40’x50’x8”
- Utility room
- Bathroom
- Office
- Break room, employee lockers
  - Concrete floor & metal finished walls
- Milk room, utility room, bathroom, office have in floor heat
- Radiant overhead heat, LP
- DeLaval milking equipment
- Tunnel ventilation
- Single phase electric
- 3” low line
- Overhead doors to holding area
- Textured concrete
- (2) Plate coolers
- Chiller
- Auto foamer
- Air compressor
- 3,000 gal. water holding tank
- (2) Sutorbilt variable spd. vacuum pump
- Rapid exit parlor

- Pneumatic gates
- Rubber cow mats
- Direct load to semi with two ports
- (5) washers/dryers in employee area
- Holding area connected to parlor & free stall barn
  - 46’x58’ with 120 cow capacity
  - Automated curtain sides
  - Metal exterior & roof
  - 3’ wide return lanes
  - DeLaval pneumatic crowd gate
  - Cross ventilation fans, overhead circulation fans

**Special Needs Barn Features**

- 86’x90’x14’
- 54 sand-bedded free stalls
- (2) maternity pens
- Wood frame building
- Metal exterior & roof
- Open ridge
- 18’ wide feed alley with headlocks
- Manual curtain sides
- (2) overhead doors
- (3) sliding doors
- No insulation
- Connected to holding area
- Ritchie auto waterers
- Grooved concrete
- Agromatic treatment/hoof trimming chute

**Middle Free Stall Barn**

- Built in 2007, expanded in 2016
- 300’x114’x14’
- (310) sand-bedded free stalls, 48”x8’
- (6) row barn
- Wood frame
- Metal exterior & roof
- Open ridge
- 20’ wide feed alley with headlocks throughout

- Manual curtain sides
- (7) overhead doors
- (4) sliding doors on south end
- Entry/exit concrete pads, 115’x20’
- Misters
- (4) Big Ass circulation fans, 20’
- (10) Ritchie auto waterers, 12’
- Curtains, headlocks, and interior steel for stalls were replace in 2016
- Connected to holding area via 16’x96’x10’ covered breeze way with metal exterior & roof with infrared misters
  - Curtain sidewalls
  - 80’ palpation rail

**East Free Stall Barn**

- Built in 2016
- 375’x116’x14’
- (492) sand-bedded free stalls, 42”x8’
- (6) row
- Red Iron frame
- Metal exterior & roof
- Open ridge
- 19’ feed alley with full headlocks
- Curtain sidewalls
- (10) Overhead doors
- Grooved concrete
- (12) Ritchie auto waterers, 12’
- Connected to Middle Free Stall Barn via 96’x14’ breeze way with metal exterior & roof, curtain sidewalls, & 12’ Ritchie auto waterer

**Feed Pad**

- 200’x250’x8”
- Concrete
- Turn around, feed mixing & feed storage area between East Free Stall Barn & Feed Pad.
  - 120’x75’
  - Full concrete





## Home Features

- Built in 2007
- 1,332 sq. ft.
- 15'x14' Dining room
- 16'x14' Living room
- (2) 9'x11' Bedrooms
- (1) 5'x9' Full bathroom
- 11'x14' Kitchen
  - Refrigerator
  - Stove
- 9'x9' Main floor laundry
  - Washer
  - Dryer
- Wood floors
- Unfinished partial basement with stone foundation
- Upstairs storage or (2) bedrooms
- Concrete patio
- Sump pump
- Vinyl exterior

## Manure System

- Flush flume system via gravity flow from the center of the free stall barns south to the clay lined manure lagoon
- 330'x20' concrete spillway sand separation lane
- Houle 10 hp. vertical pit pump
- Two stage lagoon system
- West lagoon 150'x330'
- East lagoon 70'x330'
- 6 million gal.

## Additional Property Features

- (2) 24'x6' Monoslope portable calf shelters, (8) individual pens each
- 9'x6' CalTel Super Hut
- 1,000 gal. fuel barrel
- 500 gal. fuel barrel
- 100± 2'x2'x6' retaining blocks, concrete
- 3500± tire sidewalls for bunker cover
- (2) Wells
- Septic holding tank behind barn office



**INSPECTION DATE:**

Thursday, November 5, 2020 10AM-4PM





Soil Map



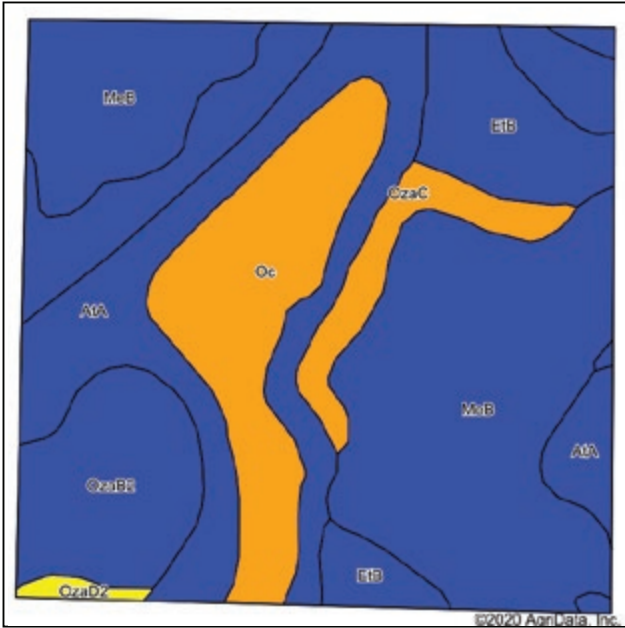
Soils data provided by USDA and NRCS.

Area Symbol: WI601. Soil Area Version: 17					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
EtB	Elliott silty clay loam, 2 to 6 percent slopes	55.66	36.6%		Ile
MeB	Markham silt loam, 2 to 6 percent slopes	25.02	16.5%		Ile
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	24.82	16.3%		Ile
KmB	Knowles silt loam, 2 to 6 percent slopes	15.61	10.3%		Ile
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	15.45	10.2%		Ilw
OzaC2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	7.76	5.1%		IIle
OzaB2	Ozaukee silt loam, 2 to 6 percent slopes, eroded	5.87	3.9%		Ile
OzaC	Ozaukee silt loam, 6 to 12 percent slopes	1.16	0.8%		IIle
MeB2	Markham silt loam, 2 to 6 percent slopes, eroded	0.62	0.4%		Ile

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



## Soil Map



Area Symbol: WI601, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
MeB	Markham silt loam, 2 to 6 percent slopes	13.76	34.4%	[Blue]	Ile
ATA	Ashkum silty clay loam, 0 to 2 percent slopes	8.59	21.5%	[Blue]	IIlw
OzaB2	Ozaukee silt loam, 2 to 6 percent slopes, eroded	6.23	15.6%	[Blue]	Ile
Oc	Ogden muck	5.65	14.1%	[Orange]	IIIw
EtB	Elliott silty clay loam, 2 to 6 percent slopes	3.74	9.4%	[Blue]	Ile
OzaC	Ozaukee silt loam, 6 to 12 percent slopes	1.77	4.4%	[Orange]	IIIe
OzaD2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	0.26	0.6%	[Yellow]	IVe

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.



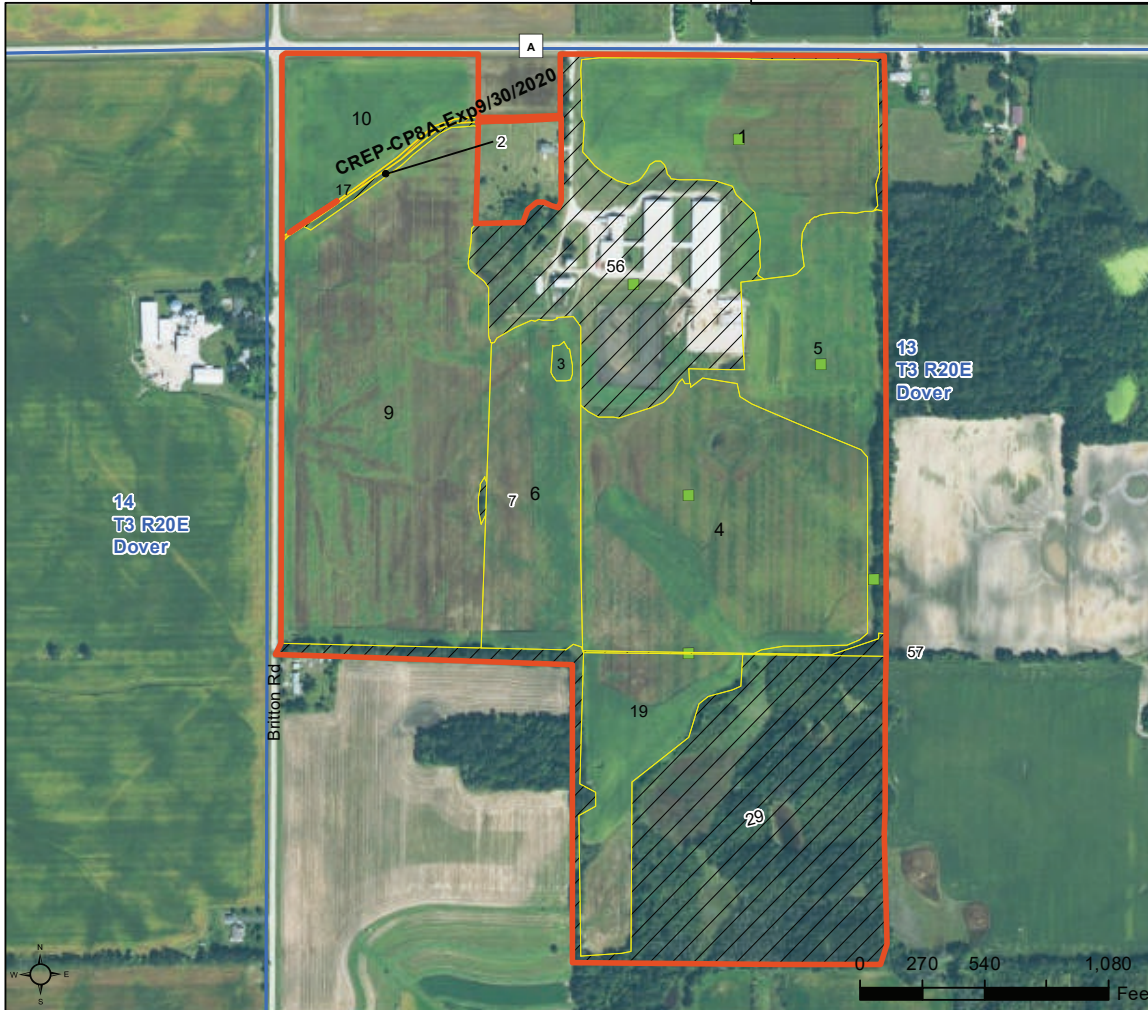




Racine County, Wisconsin

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

**Farm 9012**  
**Tract 11406**  
 2020 Program Year



CLU	Acres	HEL	Crop
1	18.5	UHEL	
2	0.44	UHEL	NC
3	0.29	UHEL	
4	29.67	UHEL	
5	13.9	UHEL	
6	13.02	UHEL	
7	0.11	UHEL	NC
9	40.89	UHEL	
10	9.96	NHEL	
17	0.5	NHEL	CRP
19	10.14	HEL	
29	33.61	UHEL	NC
56	23.13	UHEL	NC
57	0.46	UHEL	NC

Page Cropland Total: 136.87 acres

Map Created May 09, 2020

**Common Land Unit**  
**cropland\_indicator\_3CM**

- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
- NAIP Imagery 2018

**Wetland Determination Identifiers**

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

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





Wisconsin U.S. Department of Agriculture **FARM: 9012**  
 Racine Farm Service Agency Prepared: 10/8/20 3:28 PM  
 Report ID: FSA-156EZ **Abbreviated 156 Farm Record** Crop Year: 2020  
 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.

**Operator Name** **Farm Identifier** **Recon Number**  
 2016 - 14

**Farms Associated with Operator:**  
 None

**ARC/PLC G/I/F Eligibility:** Eligible

**CRP Contract Number(s):** 484D

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
194.62	136.87	136.87	0.0	0.0	0.0	0.5	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	136.37	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
WHEAT, CORN, SOYBN	NONE	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.85	41	0.00
CORN	87.67	107	0.00
SOYBEANS	29.88	30	0.00
<b>Total Base Acres:</b>	120.4		

**Tract Number:** 11406 **Description**

**FSA Physical Location :** Racine, WI **ANSI Physical Location:** Racine, WI

**BIA Range Unit Number:**

**HEL Status:** HEL Determinations not complete **Recon Number**

**Wetland Status:** Tract does not contain a wetland 2016- 13

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
194.62	136.87	136.87	0.0	0.0	0.0	0.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	136.37	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.85	41	0.00

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	29.88	30	0.00
<b>Total Base Acres:</b>	120.4		

**Owners:** WHITE DIAMOND DAIRY LLC

**Other Producers:**

Tax Statement

TOWN OF DOVER  
4110 S BEAUMONT AVE  
KANSASVILLE WI 53139

RACINE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2019  
REAL ESTATE

WHITE DIAMOND DAIRY, LLC



Parcel Number: 006 032013010000  
Bill Number: 378017

378017/006 032013010000  
WHITE DIAMOND DAIRY, LLC  
N8783 BASSWOOD ROAD  
BEAVER DAM WI 53916

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description  
21721 PLANK RD  
Sec. 13, T3N, R20E  
NW1/4 EXC V1096P145 02135270 FT TO 006032013010010 IN 07  
FOR 08 ROLL \*\*TOTAL ACRES\*\* 351.97  
154.970 ACRES

Please inform treasurer of address changes.

Drainage District Notification: \$581.85

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ANNUAL RATIO	NET ASSESSED VALUE RATIO	NET PROPERTY TAX
139,000	975,500	1,114,500	0.883531738	0.01697716	1846.72
ESTIMATED FAIR MARKET VALUE CASO See Reverse, Use Value Assessment					NET PROPERTY TAX
					1846.72
					NORWAY/DOVER
					581.45
					DRAINAGE
					2,327.32
					(Does NOT reflect credits)
					School taxes are reduced by school levy increase
					2,327.32
					<input type="checkbox"/> A new use business applied from year back
TAXING JURISDICTION	2018 SET. STATE ADOPT ALLOCATED TAX DIST.	2019 EST. STATE ADOPT ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
RACINE COUNTY	128,745	135,907	4,401.64	4,475.67	1.7%
TOWN OF DOVER	144,818	153,897	2,342.30	2,350.63	0.4%
UNION GROVE UNION HS	327,306	320,583	4,075.51	4,252.06	4.3%
KANSASVILLE	602,861	642,782	7,207.66	6,663.17	-7.5%
GATEWAY TEC VTAE	346,143	354,331	967.01	1,009.96	4.4%
COUNTY HANDICAPPED	0	0	166.96	167.33	0.4%
TOTAL	1,639,874	1,607,500	19,161.16	18,921.84	-1.3%
FIRST DOLLAR CREDIT			-79.92	-74.32	-7.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			19,081.24	18,846.72	-1.2%
					<b>TOTAL DUE: \$19,428.97</b>
					FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
					JANUARY 31, 2020
					Warning: If not paid by due date, additional options fees and late fees will be assessed. If appropriate, penalty. Failure to pay on time - See reverse.

Taxing Jurisdiction	Total Assessed Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNION GROVE LEVON HS	14,449	214.95	2018				

DAY 1ST INSTALLMENT OF:	AMOUNT ENCLOSED	DAY 2ND INSTALLMENT OF:	AMOUNT ENCLOSED	PAY TOLL AMOUNT OF:	AMOUNT ENCLOSED
BY JANUARY 31, 2020	\$10,005.57	BY JULY 31, 2020	\$9,423.00	BY JANUARY 31, 2020	\$19,428.97
MAKE CHECK PAYABLE AND MAIL TO:		MAKE CHECK PAYABLE AND MAIL TO:		MAKE CHECK PAYABLE AND MAIL TO:	
TOWN OF DOVER 4110 S BEAUMONT AVE KANSASVILLE WI 53139		RACINE COUNTY TREASURER 730 WISCONSIN AVENUE RACINE, WI 53403-1274		TOWN OF DOVER 4110 S BEAUMONT AVE KANSASVILLE WI 53139	
PIN# 006 032013010000 WHITE DIAMOND DAIRY, LLC BILL NUMBER: 378017		PIN# 006 032013010000 WHITE DIAMOND DAIRY, LLC BILL NUMBER: 378017		PIN# 006 032013010000 WHITE DIAMOND DAIRY, LLC BILL NUMBER: 378017	

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT



Tax Statement

TOWN OF DOVER  
4110 S BEAUMONT AVE  
KANSASVILLE WI 53139

RACINE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2019  
REAL ESTATE

WHITE DIAMOND DAIRY, LLC



Parcel Number: 006 032013011000  
Bill Number: 378019

006 032013011000  
WHITE DIAMOND DAIRY, LLC  
N8783 BASSWOOD ROAD  
BEAVER DAM WI 53916

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property(ies) Description  
16720 PLANK RD  
Sec. 33, T34, R20E  
NE1/4 SW1/4 \*\*TOTAL ACRES\*\* 40.00  
40.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSESSMENT RATIO	NET ASSESSED VALUE RATE (Does NOT reflect credits)	NET PROPERTY TAX
33,100	0	33,100	0.883531738	0.01697716	561.94
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A parcel does not meet legal parcel requirements	School rate reduced by other levy tax credit	
See Reverse, Use Value Assessment				69.12	
TAXING JURISDICTIONS	2018 EST. STATE AIDE ALLOCATED TAX DIST	2019 EST. STATE AIDE ALLOCATED TAX DIST	2018 NET TAX	2019 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
RACINE COUNTY	128,745	135,907	130.83	132.02	1.6%
TOWN OF DOVER	144,818	153,897	69.62	69.81	0.3%
UNION GROVE UNION HS	327,306	320,583	121.13	126.28	4.3%
KANSASVILLE	692,864	642,782	214.23	197.95	-7.6%
GATEWAY TEC VTAE	346,143	354,331	28.74	30.00	4.4%
COUNTY HANDICAPPED	0	0	4.96	4.98	0.4%
<b>TOTAL</b>	<b>1,639,876</b>	<b>1,607,500</b>	<b>569.51</b>	<b>561.94</b>	<b>-1.3%</b>
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
<b>NET PROPERTY TAX</b>			<b>569.51</b>	<b>561.94</b>	<b>-1.3%</b>

**TOTAL DUE: \$561.94**  
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: **JANUARY 31, 2019**  
Warning: If not paid by this date, increased penalties and total due to delinquent collect is increased and, if applicable, penalty. Failure to pay on time. See reverse.

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ratio
UNION GROVE UNION HS	16.49	6.50	103%

PAY 1ST INSTALLMENT OF: \$281.94 BY JANUARY 31, 2019 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF DOVER 4110 S BEAUMONT AVE KANSASVILLE WI 53139 PIN# 006 032013011000 WHITE DIAMOND DAIRY, LLC BILL NUMBER: 378019	PAY 2ND INSTALLMENT OF: \$280.00 BY JULY 31, 2019 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: RACINE COUNTY TREASURER 730 WISCONSIN AVENUE RACINE, WI 53409-1274 PIN# 006 032013011000 WHITE DIAMOND DAIRY, LLC BILL NUMBER: 378019	PAY FULL AMOUNT OF: \$561.94 BY JANUARY 31, 2019 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF DOVER 4110 S BEAUMONT AVE KANSASVILLE WI 53139 PIN# 006 032013011000 WHITE DIAMOND DAIRY, LLC BILL NUMBER: 378019
---	--	---

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

**Tract 3 – Home on 5.01± Acres, Racine County, WI**

**Location:** 21747 Plank Road, Kansasville, WI 53139 (Beaver Dam)

**Town of Dover / PID #: 006-03-20-13-010-010 / Description:** Sect-13 Twp-03 Range-20 / **2019 Taxes:** \$5,140  
**Kansasville school district / Norway/Dover drainage distric / Tract 2 to grant driveway easement to Tract 3.**







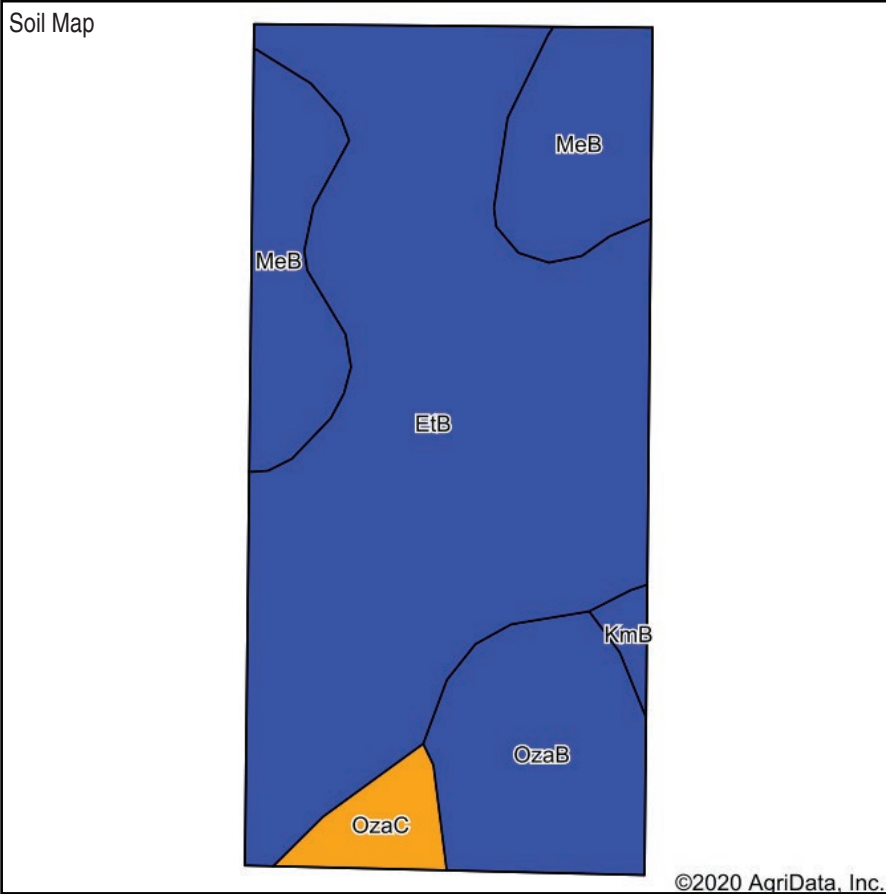
**Home Features**

- Built in 2007
- 2,560 finished sq. ft.
- Main Level
  - 19'x15' Kitchen
    - Center island
    - Granite countertops
    - Custom cabinets
    - Built in microwave
    - Electric stove
    - Refrigerator/Freezer
    - Dishwasher
    - Garbage disposal
    - All appliances are stainless steel
  - 5'x6' Pantry
  - 8'x15', Dining room
  - 20'x16' Living room
    - Corner propane fireplace
    - Ceiling fan
  - 5'x6' ½ Bathroom
  - 15'x12' Family room
  - Laundry room
    - Washer
    - Dryer
- Upper Level
  - 11'x14' Bedroom
    - Walk in closet
  - 11'x11' Bedroom
    - Walk in closet
  - 11'x11' Bedroom
    - Walk in closet
  - 20'x13' Master Suite
    - 13'x8' Full Bathroom with jacuzzi tub
    - Double door walk in closet
    - Linen closet
  - 8'x8' Full bathroom
    - Wrought iron bannister
- Lower Level, unfinished
  - Unfinished bathroom with toilet & shower
  - Poured concrete stamped walls
  - (2) Egress windows
- Open vaulted ceiling at entry with chandelier
- Walk out patio
  - 16'x24'
  - Concrete
- Front deck
  - Stamped concrete wrap around
- Fenced backyard
- Propane water heater
- Forced air propane furnace
- Central air
- Air exchanger
- Water softener
- Floor drain to sump pump
- Mound septic system
- Well behind house
- 2 car attached garage
- 28'x24'
- Full concrete
- Basement entry
- Well behind house
- 2 car attached garage
  - 28'x24'
  - Full concrete
  - Basement entry



**INSPECTION DATE:**  
Thursday, November 5, 2020 10AM-4PM





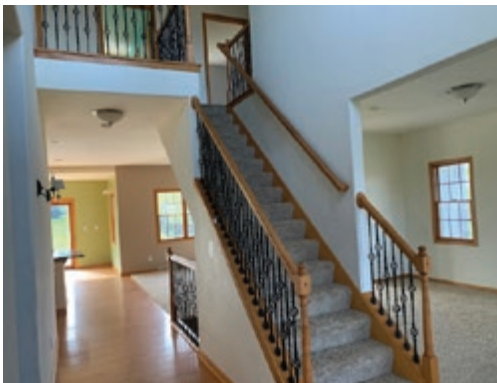
Soils data provided by USDA and NRCS.



Area Symbol: WI601, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
EtB	Elliott silty clay loam, 2 to 6 percent slopes	3.21	64.1%		Ile
MeB	Markham silt loam, 2 to 6 percent slopes	0.90	18.0%		Ile
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	0.72	14.4%		Ile
OzaC	Ozaukee silt loam, 6 to 12 percent slopes	0.18	3.6%		IIle

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.





TOWN OF DOVER  
4110 S BEAUMONT AVE  
KANSASVILLE WI 53139

**RACINE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2019  
REAL ESTATE**

WHITE DIAMOND DAIRY LLC



**Parcel Number: 006 032013010010  
Bill Number: 378018**

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

378018/006 032013010010  
**WHITE DIAMOND DAIRY LLC  
N8783 BASSWOOD ROAD  
BEAVER DAM WI 53916**

**Location of Property/Legal Description**  
**21747 PLANK RD**  
Sec. 13, T3N, R20E  
PT NW1/4 CSM #2859 V9 P185 LOT 1 FROM 006032013010000  
IN 07 FOR 08 ROLL **\*\*TOTAL ACRES\*\*** 5.01 **\*\*DEED IN ERROR\*\***  
5.010 ACRES

Please inform County of address changes.

Drainage District Notification: \$51.29

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
50,900	253,200	304,100	0.883531738	0.01697716 <small>(Does NOT reflect credits)</small>	5088.44
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	NORWAY/DOVER DRAINAGE 51.29
See Reverse, Use Value Assessment				635.03	
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	0	0.00	0.00	
RACINE COUNTY	128,745	135,907	1,198.73	1,221.22	1.9%
TOWN OF DOVER	144,818	153,897	637.92	641.39	0.5%
UNION GROVE UNION HS	327,306	320,583	1,109.91	1,160.21	4.5%
KANSASVILLE	692,864	642,782	1,962.90	1,818.64	-7.3%
GATEWAY TEC VTAE	346,143	354,331	263.35	275.58	4.6%
COUNTY HANDICAPPED	0	0	45.47	45.72	0.5%
<b>TOTAL</b>	<b>1,639,876</b>	<b>1,607,500</b>	<b>5,218.28</b>	<b>5,162.76</b>	<b>-1.1%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>-79.92</b>	<b>-74.32</b>	<b>-7.0%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>5,138.36</b>	<b>5,088.44</b>	<b>-1.0%</b>

**TOTAL DUE: \$5,139.73**  
**FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:**  
**JANUARY 31, 2020**  
**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 INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases**

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNION GROVE UNION HS	18,449	59.75	2038				

PAY 1ST INSTALLMENT OF: \$2,595.73 <b>BY JANUARY 31, 2020</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>TOWN OF DOVER</b> <b>4110 S BEAUMONT AVE</b> <b>KANSASVILLE WI 53139</b> PIN# 006 032013010010 WHITE DIAMOND DAIRY LLC BILL NUMBER: 378018	PAY 2ND INSTALLMENT OF: \$2,544.00 <b>BY JULY 31, 2020</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>RACINE COUNTY TREASURER</b> <b>730 WISCONSIN AVENUE</b> <b>RACINE, WI 53403-1274</b> PIN# 006 032013010010 WHITE DIAMOND DAIRY LLC BILL NUMBER: 378018	PAY FULL AMOUNT OF: \$5,139.73 <b>BY JANUARY 31, 2020</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>TOWN OF DOVER</b> <b>4110 S BEAUMONT AVE</b> <b>KANSASVILLE WI 53139</b> PIN# 006 032013010010 WHITE DIAMOND DAIRY LLC BILL NUMBER: 378018
---	--	---



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

**Tract 4 – Hobby Farm, Columbia County, WI - 100± Acres**

100± acre hobby farm, 1,380 sq. ft. rambler style home with attached 2 car garage, 3 bedrooms & 1 bathroom, 2 concrete pads & well house. Approximately 20± acres are tillable. Land also offers good recreational potential.

**Location:** N8501 Weyh Road, Portage, WI 53901

**Town of Lewistown / PID #:** 11020-219, 11020-631 (That part of, new legal and P.I.D. # to be assigned and new legal to be assigned for land.), 11020-632 (That part of, new legal and P.I.D. # to be assigned and new legal to be assigned for land.), 11020-633 / **Description:** Sect-24 Twp-13 Range-07, Sect-19 Twp-13 Range-08/ **2019 Taxes:** \$2,505 (For entire land. New tax amount

TBD) / **Portage Community school district**







**Home Features**

- Rambler style
- 46'x30', 1,380 sq. ft.
- 17'x13' Kitchen
  - Gas range
- 16'x20' Living room
- 12'x11' Bedroom
- 12'x11' Bedroom
- 12'x11' Bedroom
- 8'x6' Full bathroom
- Full unfinished basement
  - Poured concrete
  - Floor drain
- Washer/dryer main floor
- Steel exterior & roof
- Propane heat
- Well west of house
- Property is fenced
- 2 car attached garage



**Property Features**

- 2 Wells
- Septic system with house
- (3) Ritchie auto waterers with heat
- East concrete pad
  - 80'x88'
- West concrete pad
  - 75'x50'
- Well House
  - 10'x12'
  - Insulated
  - 100-amp service
- Mature trees

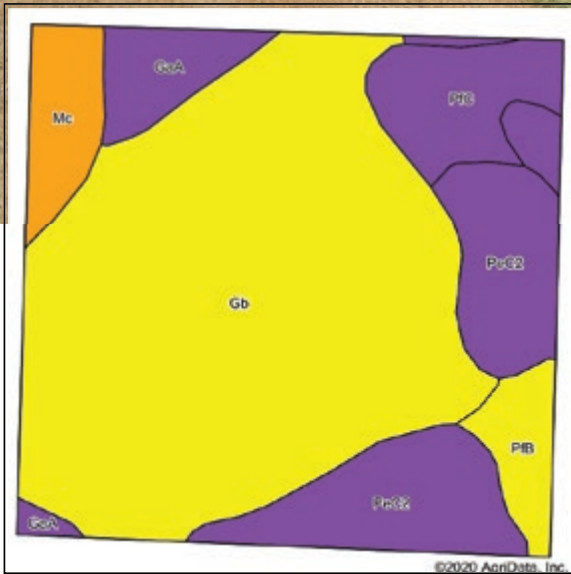
**INSPECTION DATE:**  
By Appointment Only







Soil Map



Soils data provided by USDA and NRCS.

Area Symbol: WI021. Soil Area Version: 17

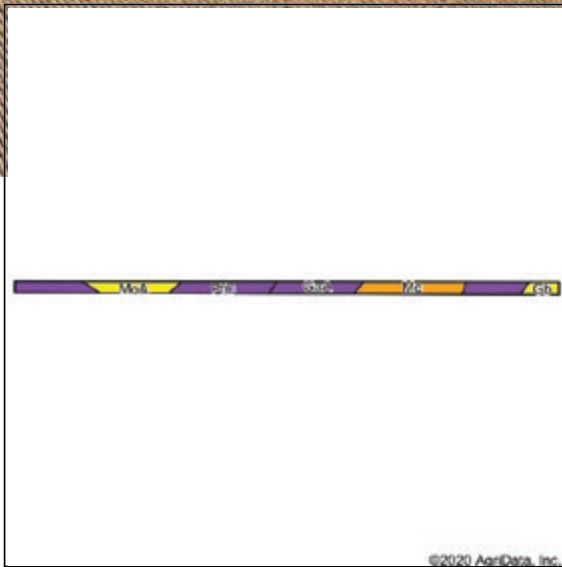
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
Gb	Granby loamy sand	24.16	61.2%		IVw	
PeC2	Plainfield sand, outwash plain, 0 to 12 percent slopes, eroded	6.61	16.7%		VIIs	
PfC	Plainfield loamy fine sand, 6 to 12 percent slopes	2.78	7.0%		VIIs	
GaA	Gilford fine sandy loam, stratified substratum, 0 to 3 percent slopes	2.53	6.4%		VIw	
Mc	Marshan loam	1.91	4.8%		IIIw	
PfB	Plainfield loamy fine sand, 2 to 6 percent slopes	1.51	3.8%		IVs	IIIs

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.





Soil Map



Soils data provided by USDA and NRCS.

Area Symbol: WI021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
PFC	Plainfield loamy fine sand, 6 to 12 percent slopes	0.34	30.9%		VIIs
GaA	Gilford fine sandy loam, stratified substratum, 0 to 3 percent slopes	0.30	27.3%		VIW
Mc	Marshan loam	0.22	20.0%		IIIW
MoA	Morocco loamy sand, 0 to 3 percent slopes	0.17	15.5%		IVW
Gb	Granby loamy sand	0.07	6.4%		IVW

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

TOWN OF LEWISTON  
STEPHANIE WARREN, TREAS  
PO BOX 555  
WISCONSIN DELLS, WI 53965

COLUMBIA COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2017  
REAL ESTATE

Lakeview Dairy LLC



Parcel Number: 11020 219  
Bill Number: 877368

877368/11020 219  
LAKEVIEW DAIRY LLC  
N8783 BASSWOOD ROAD  
BEAVER DAM WI 53916

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description  
Sec. 24, T13N, R8E  
N1/4 of SE 1/4, EXC 1/2 A on S side  
30.580 ACRES

Please inform treasurer of address changes.

Drainage District Notification: No Assessment

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX																																										
26,000	11,200	37,200	0.900016811	0.01594106 (Does NOT reflect credits)	530.16																																										
ESTIMATED FAIR MARKET VALUE LAND See Reverse, Use Value Assessment		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	EST. STATE AIDS ALLOCATED TAX DIST.																																												
<table border="1"> <thead> <tr> <th>TAXING JURISDICTION</th> <th>2016 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2017 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2016 NET TAX</th> <th>2017 NET TAX</th> <th>% TAX CHANGE</th> </tr> </thead> <tbody> <tr> <td>State of Wisconsin</td> <td>0</td> <td>0</td> <td>6.43</td> <td>0.00</td> <td>-100.0%</td> </tr> <tr> <td>Columbia County</td> <td>93,660</td> <td>96,530</td> <td>198.98</td> <td>202.32</td> <td>1.6%</td> </tr> <tr> <td>Town of Lewiston</td> <td>122,191</td> <td>131,417</td> <td>67.03</td> <td>67.73</td> <td>0.3%</td> </tr> <tr> <td>Portage Community School</td> <td>1,603,324</td> <td>1,579,340</td> <td>293.03</td> <td>286.60</td> <td>-2.2%</td> </tr> <tr> <td>MATC</td> <td>117,476</td> <td>114,840</td> <td>36.73</td> <td>36.46</td> <td>-0.7%</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>1,954,651</b></td> <td><b>1,922,227</b></td> <td><b>607.60</b></td> <td><b>593.41</b></td> <td><b>-1.6%</b></td> </tr> </tbody> </table>						TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2016 NET TAX	2017 NET TAX	% TAX CHANGE	State of Wisconsin	0	0	6.43	0.00	-100.0%	Columbia County	93,660	96,530	198.98	202.32	1.6%	Town of Lewiston	122,191	131,417	67.03	67.73	0.3%	Portage Community School	1,603,324	1,579,340	293.03	286.60	-2.2%	MATC	117,476	114,840	36.73	36.46	-0.7%	<b>TOTAL</b>	<b>1,954,651</b>	<b>1,922,227</b>	<b>607.60</b>	<b>593.41</b>	<b>-1.6%</b>
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FIRST DOLLAR CREDIT			-62.99	-62.95	-0.2%																																										
LOTTERY AND GAMING CREDIT			4.00	4.00	0.0%																																										
<b>NET PROPERTY TAX</b>			<b>539.76</b>	<b>538.16</b>	<b>-1.2%</b>																																										
FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases																																															
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends																																									
Portage Community School	251,918	13,001	2021																																												

**TOTAL DUE: \$530.16**  
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:  
JANUARY 31, 2018

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

TOWN OF LEWISTON  
STEPHANIE WARREN, TREAS  
PO BOX 555  
WISCONSIN DELLS, WI 53965

COLUMBIA COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2019  
REAL ESTATE

Lakeview Dairy LLC



Parcel Number: 11020 633  
Bill Number: 963347

963347/11020 633  
LAKEVIEW DAIRY LLC  
N8783 BASSWOOD ROAD  
BEAVER DAM WI 53916

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description  
Sec. 19, T13N, R8E  
PARCEL OF LAND, 2 RODS WIDE, ON N SIDE OF SW QUARTER.  
1.106 ACRES

Please inform treasurer of address changes.

Drainage District Notification: No Assessment

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX																																										
100	0	100	0.907266263	0.01612755 (Does NOT reflect credits)	1.62																																										
ESTIMATED FAIR MARKET VALUE LAND See Reverse, Use Value Assessment		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	EST. STATE AIDS ALLOCATED TAX DIST.																																												
<table border="1"> <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>0</td> <td>0</td> <td>0.00</td> <td>0.00</td> <td></td> </tr> <tr> <td>Columbia County</td> <td>93,592</td> <td>96,169</td> <td>0.53</td> <td>0.54</td> <td>1.9%</td> </tr> <tr> <td>Town of Lewiston</td> <td>131,265</td> <td>141,961</td> <td>0.18</td> <td>0.18</td> <td>0.0%</td> </tr> <tr> <td>Portage Community School</td> <td>1,529,641</td> <td>1,553,374</td> <td>0.78</td> <td>0.80</td> <td>2.6%</td> </tr> <tr> <td>MATC</td> <td>110,563</td> <td>110,905</td> <td>0.10</td> <td>0.10</td> <td>0.0%</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>1,865,061</b></td> <td><b>1,902,409</b></td> <td><b>1.59</b></td> <td><b>1.62</b></td> <td><b>1.9%</b></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	0	0.00	0.00		Columbia County	93,592	96,169	0.53	0.54	1.9%	Town of Lewiston	131,265	141,961	0.18	0.18	0.0%	Portage Community School	1,529,641	1,553,374	0.78	0.80	2.6%	MATC	110,563	110,905	0.10	0.10	0.0%	<b>TOTAL</b>	<b>1,865,061</b>	<b>1,902,409</b>	<b>1.59</b>	<b>1.62</b>	<b>1.9%</b>
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FIRST DOLLAR CREDIT			0.00	0.00	0.0%																																										
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Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends																																									
Portage Community School	250,566	0.21	2021																																												

**TOTAL DUE: \$1.62**  
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:  
JANUARY 31, 2020

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



TOWN OF LEWISTON  
STEPHANIE WARREN, TREAS  
PO BOX 555  
WISCONSIN DELLS, WI 53965

COLUMBIA COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2017  
REAL ESTATE  
Lakeview Dairy LLC



8768461 1026 631  
LAKEVIEW DAIRY LLC  
N8783 BASSWOOD ROAD  
BEAVER DAM WI 53916

Parcel Number: 11020 631  
BID Number: 876846

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description  
Sec. 19, T11N, R8E  
Eas SW1/4 of SW1/4 & NE1/4, Eas 1 rods wide on the North side of the SW Quarter  
41.506 ACRES

Please inform measure of address changes.

Drainage District Notification: No Assessment

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	APPLICABLE ASSESSMENT RATE	NET ASSESSED VALUE RATE	NET PROPERTY TAX
18,600	90,900	109,500	0.966616811	0.01594106	1,692.72
ESTIMATED FAIR MARKET VALUE LAND		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE		
See Reverse, Use Value Assessment				209.37	
TAXPAYER JURISDICTION	2016 EST. STATE AID ALLOCATED TAX CREDIT	2017 EST. STATE AID ALLOCATED TAX CREDIT	2016 NET TAX	2017 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	18.60	0.00	-100.0%
Columbia County	93,660	96,550	573.49	595.24	3.0%
Town of Lewiston	121,191	111,117	194.55	199.37	2.5%
Portage Community School	1,603,324	1,579,740	844.58	813.62	-0.1%
MATC	111,476	114,840	105.87	107.32	1.4%
<b>TOTAL</b>	<b>1,930,651</b>	<b>1,922,217</b>	<b>1,717.07</b>	<b>1,745.95</b>	<b>0.5%</b>
FIRST DOLLAR CREDIT			-62.59	-62.68	-0.2%
LOTTERY AND GAMING CREDIT			-118.45	-109.98	-7.2%
<b>NET PROPERTY TAX</b>			<b>1,555.63</b>	<b>1,572.72</b>	<b>1.1%</b>

TOTAL DUE: \$1,572.72  
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY  
JANUARY 31, 2018  
Warning: If you fail to pay on time, penalties and interest will be applied to your account. Failure to pay on time may result in a lien against your property.

Taxing Jurisdiction	Total Additional Tax	Total Additional Taxes Applied to Property	Year Income Ends	Taxing Jurisdiction	Total Additional Tax	Total Additional Taxes Applied to Property	Year Income Ends
Portage Community School	253.90	253.90	2021				

TOWN OF LEWISTON  
STEPHANIE WARREN, TREAS  
PO BOX 555  
WISCONSIN DELLS, WI 53965

COLUMBIA COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2017  
REAL ESTATE  
Lakeview Dairy LLC



87684721020 632  
LAKEVIEW DAIRY LLC  
N8783 BASSWOOD ROAD  
BEAVER DAM WI 53916

Parcel Number: 11020 632  
BID Number: 876847

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description  
N8998 Weys Rd  
Sec. 19, T11N, R8E  
Eas SW1/4 of SW1/4 & SE1/4  
43.030 ACRES

Please inform measure of address changes.

Drainage District Notification: No Assessment

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	APPLICABLE ASSESSMENT RATE	NET ASSESSED VALUE RATE	NET PROPERTY TAX
25,100	0	25,100	0.066616811	0.01594106	400.12
ESTIMATED FAIR MARKET VALUE LAND		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE		
See Reverse, Use Value Assessment				47.99	
TAXPAYER JURISDICTION	2016 EST. STATE AID ALLOCATED TAX CREDIT	2017 EST. STATE AID ALLOCATED TAX CREDIT	2016 NET TAX	2017 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	4.55	0.00	-100.0%
Columbia County	93,660	96,550	149.49	136.44	-8.7%
Town of Lewiston	121,191	111,117	50.21	45.70	-9.9%
Portage Community School	1,603,324	1,579,740	234.65	195.38	-12.2%
MATC	111,476	114,840	27.60	24.60	-10.9%
<b>TOTAL</b>	<b>1,930,651</b>	<b>1,922,217</b>	<b>452.80</b>	<b>400.12</b>	<b>-11.6%</b>
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
<b>NET PROPERTY TAX</b>			<b>452.80</b>	<b>400.12</b>	<b>-11.6%</b>

TOTAL DUE: \$400.12  
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY  
JANUARY 31, 2018  
Warning: If you fail to pay on time, penalties and interest will be applied to your account. Failure to pay on time may result in a lien against your property.

Taxing Jurisdiction	Total Additional Tax	Total Additional Taxes Applied to Property	Year Income Ends	Taxing Jurisdiction	Total Additional Tax	Total Additional Taxes Applied to Property	Year Income Ends
Portage Community School	253.92	253.92	2021				





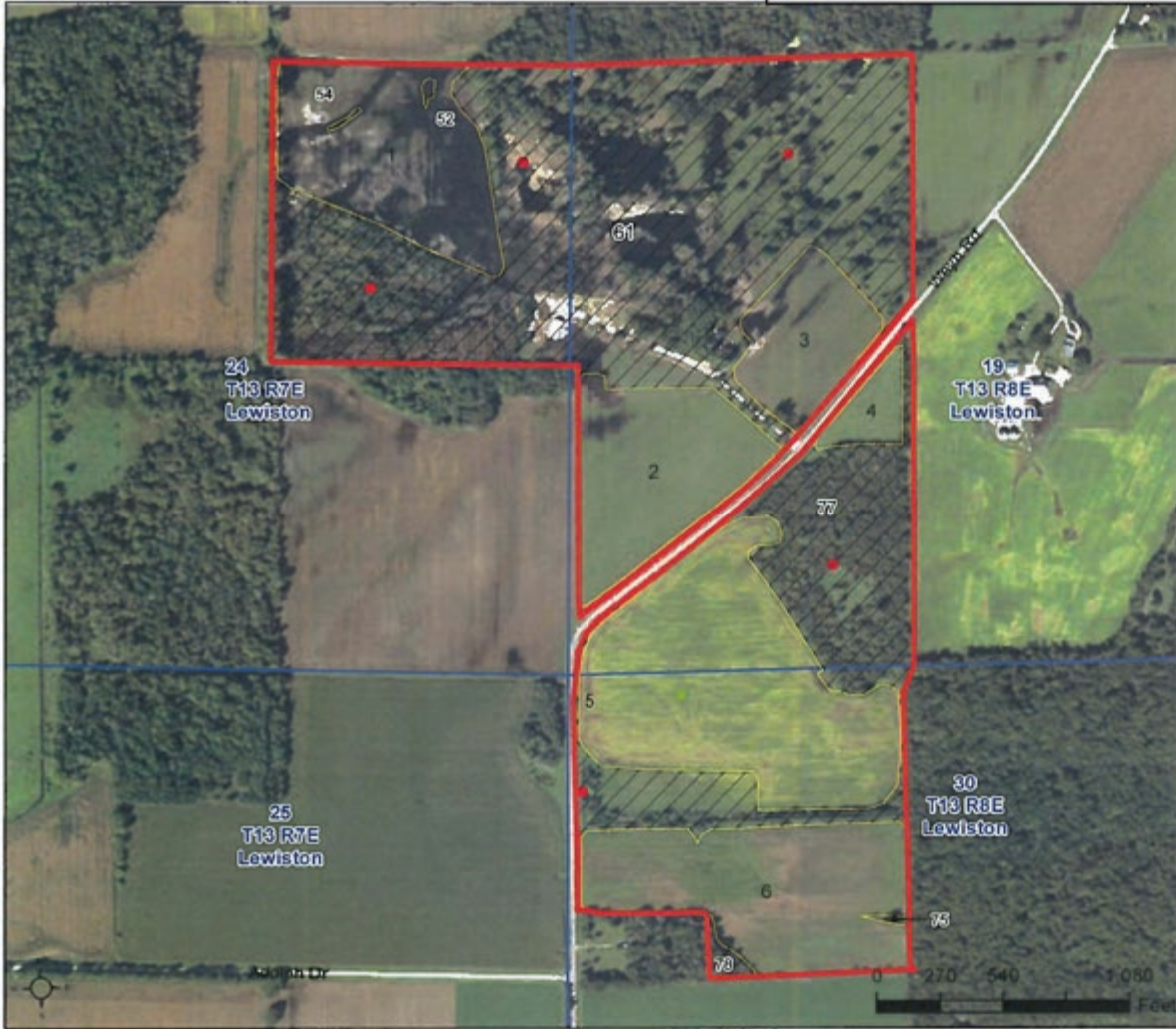
Columbia County, Wisconsin

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

Farm 13345

Tract 18311

2020 Program Year



CLU	Acres	HEL	Crop
1	14.09	NHEL	
2	11.95	NHEL	
3	6.8	NHEL	
4	2.06	NHEL	
5	24.1	NHEL	
6	16.39	NHEL	
52	0.1	UHFL	NC
54	0.07	UHFL	NC
61	64.92	UHFL	NC
75	0.12	UHFL	NC
77	21.35	UHFL	NC
78	0.58	UHFL	NC

Page Cropland Total: 75.39 acres

Map Created May 17, 2020

**Common Land Unit  
cropland\_indicator\_3CM**

- Non-Cropland
- Cropland
- Tract Boundary
- NAIP Imagery 2018
- Wetland Determination Identifiers**
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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





WISCONSIN  
COLUMBIA  
Form: FSA-156EZ



FARM : 13345  
Prepared : 10/6/20 3:39 PM  
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : LAKEVIEW DAIRY LLC  
Farms Associated with Operator : 55-021-13345  
CRP Contract Number(s) : None  
Recon ID : 55-021-2018-113  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
162.53	75.39	75.39	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	75.39	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	55.40	0.00	94	
Soybeans	2.00	0.00	27	
<b>TOTAL</b>	<b>57.40</b>	<b>0.00</b>		

**NOTES**

--

Tract Number : 18311  
Description : S19,24,30 LEWISTON  
FSA Physical Location : WISCONSIN/COLUMBIA  
ANSI Physical Location : WISCONSIN/COLUMBIA  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : LAKEVIEW DAIRY LLC  
Other Producers : None  
Recon ID : 55-021-2018-112

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
162.53	75.39	75.39	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	75.39	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



**Tract 5 – Farmland/Recreational Ground, Columbia County, WI - 60± Acres**

60± acres farmland/recreational ground, hunting potential with approximately 45± acres tillable.

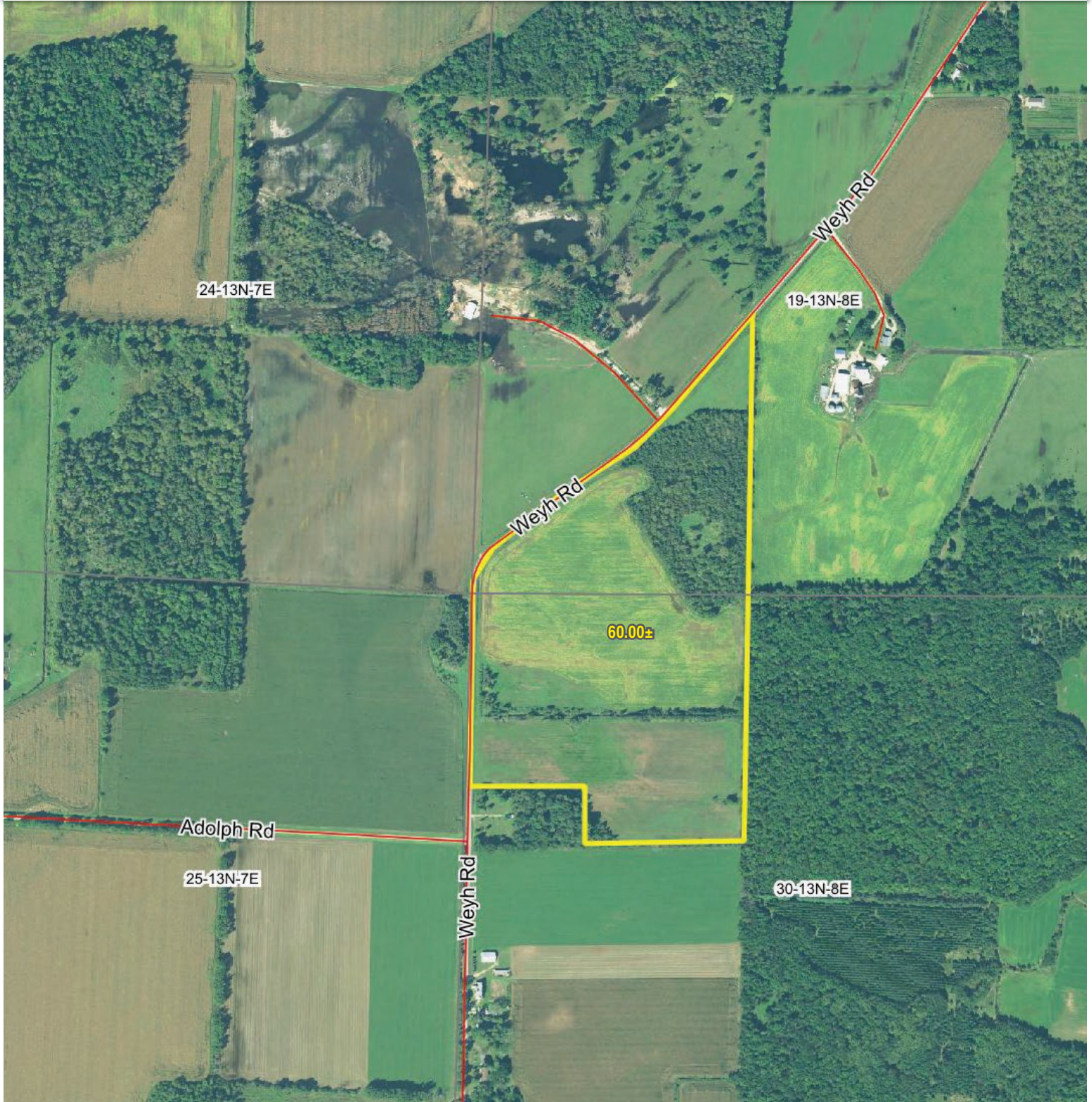
**Location:** N8501 Weyh Road, Portage, WI 53901

**Town of Lewistown / PID #: 11020-814**

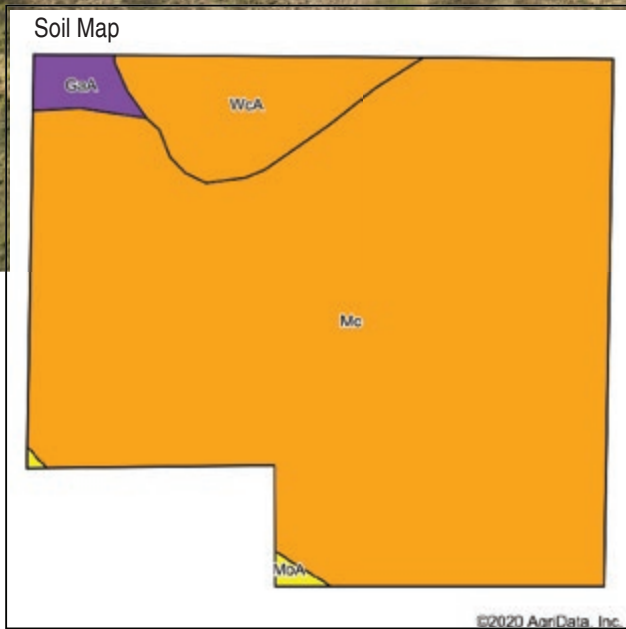
11020-631 (That part of, new legal and P.I.D. # to be assigned and new legal to be assigned for land. See survey)

11020-632 (That part of, new legal and P.I.D. # to be assigned and new legal to be assigned for land. See survey)

**Description:** Sect-30 Twp-13 Range-08, Sect-19 Twp-13 Range-08 / **2019 Taxes:** \$2,200 (For entire land. New tax amount TBD)







Soils data provided by USDA and NRCS.



Area Symbol: WI021, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
Mc	Marshan loam	35.30	89.3%		IIIw
WcA	Wasepi fine sandy loam, 0 to 3 percent slopes	3.31	8.4%		IIIs
GaA	Gilford fine sandy loam, stratified substratum, 0 to 3 percent slopes	0.74	1.9%		VIw
MoA	Morocco loamy sand, 0 to 3 percent slopes	0.17	0.4%		IVw

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

**TOWN OF LEWISTON  
STEPHANIE WARREN, TREAS  
PO BOX 555  
WISCONSIN DELLS, WI 53965**

**COLUMBIA COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2017  
REAL ESTATE**

Lakeview Dairy LLC

1.0012658 0.0012658 1.0012658 0.0012658 1.0012658 0.0012658

Parcel Number: 11020 814  
BRI Number: 876651

876651/11020 814  
**LAKEVIEW DAIRY LLC  
N8783 BASSWOOD ROAD  
BEAVER DAM WI 53916**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description  
Sec. 30, T13N, R8E  
N 1/2 of Frac NW 1/4, see exceptions  
39.520 ACRES

Please inform treasurer of address changes.

Drainage District Notification: No Assessment

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSESSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX		
14,200	0	14,200	0.966616811	0.01594106 <small>(Does NOT reflect credits)</small>	226.36		
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means liquid prior year taxes.	School taxes also reduced by school levy tax credit 27.15			
See Reverse, Use Value Assessment							
TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2016 NET TAX	2017 NET TAX	% TAX CHANGE		
State of Wisconsin	0	0	3.50	0.00	-100.0%		
Columbia County	93,660	96,530	77.09	77.19	0.1%		
Town of Lewiston	122,191	131,117	26.15	25.85	-1.1%		
Portage Community School	1,603,324	1,579,740	113.53	109.40	-3.6%		
MATC	111,476	114,840	14.23	13.92	-2.2%		
<b>TOTAL</b>	<b>1,930,651</b>	<b>1,922,227</b>	<b>233.50</b>	<b>226.36</b>	<b>-3.1%</b>		
<b>FIRST DOLLAR CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>		
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>		
<b>NET PROPERTY TAX</b>			<b>233.50</b>	<b>226.36</b>	<b>-3.1%</b>		
<b>TOTAL DUE: \$226.36</b>							
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: <b>JANUARY 31, 2018</b>							
<small>Warning: If not paid by due date, installment option in fact and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</small>							
FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Portage Community School	253,910	30.16	2021				

**Notes:**



Tract 6 – 2 Bedroom Home, Dodge County, WI

Location: 112 South College Ave, Fox Lake, WI 53933

City of Fox Lake / PID #: 226-1313-2641-068 / Description: Sect-26 Twp-13 Range-13 / 2019 Taxes: \$1,099  
 Waupun school district



Home Features

- 1,354 sq. ft.
- 1½ Story
- Kitchen
- Dining room
- Living room
- (4) Bedroom
- (1) Bathroom
- Family Room
- Unfinished basement
- City water & sewer
- Natural gas
- Forced air furnace

TREASURER
CITY OF FOX LAKE
PO BOX 105
FOX LAKE WI 53933-0105

Please inform the treasurer of any address change.

LAKEVIEW DAIRY LLC
N8783 BASSWOOD RD
BEAVER DAM WI 53916

Property Address
112 S COLLEGE AVE

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
CITY OF FOX LAKE
DODGE COUNTY

BILL NO. 663
Correspondence should refer to parcel number
PARCEL#: 226-1313-2641-068
ALT. PARCEL #: 226012900000

Table with columns: Assessed Value Land, Ass'd Value Improvements, Total Assessed Value, Ave. Assmt. Ratio, Est. Fair Mkt. Land, Est. Fair Mkt. Improvements, Total Est. Fair Mkt. Includes Taxing Jurisdiction and Total Due sections.

School taxes reduced by school levy tax credit \$84.05

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
1259929 1218604 ACRES: 0.078
SEC 26, T 13 N, R 13 E, NE 1/4 of SE 1/4
PLAT: MB-METES AND BOUNDS
S 44 FT OF N 58 FT LOT 11 BLK 9
PLAT OF WAUSHARA

Net Assessed Value Rate (Does NOT reflect credits)
0.025827411

TOTAL DUE FOR FULL PAYMENT
PAY BY January 31, 2020
\$ 1,098.60
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.
Installments may be paid as follows:
549.30 DUE BY 01/31/2020
549.30 DUE BY 07/31/2020

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

PAY 1ST INSTALLMENT OF: \$549.30 By January 31, 2020
AND PAY 2ND INSTALLMENT OF: \$549.30 By July 31, 2020
OR PAY FULL AMOUNT OF: \$1,098.60 By January 31, 2020

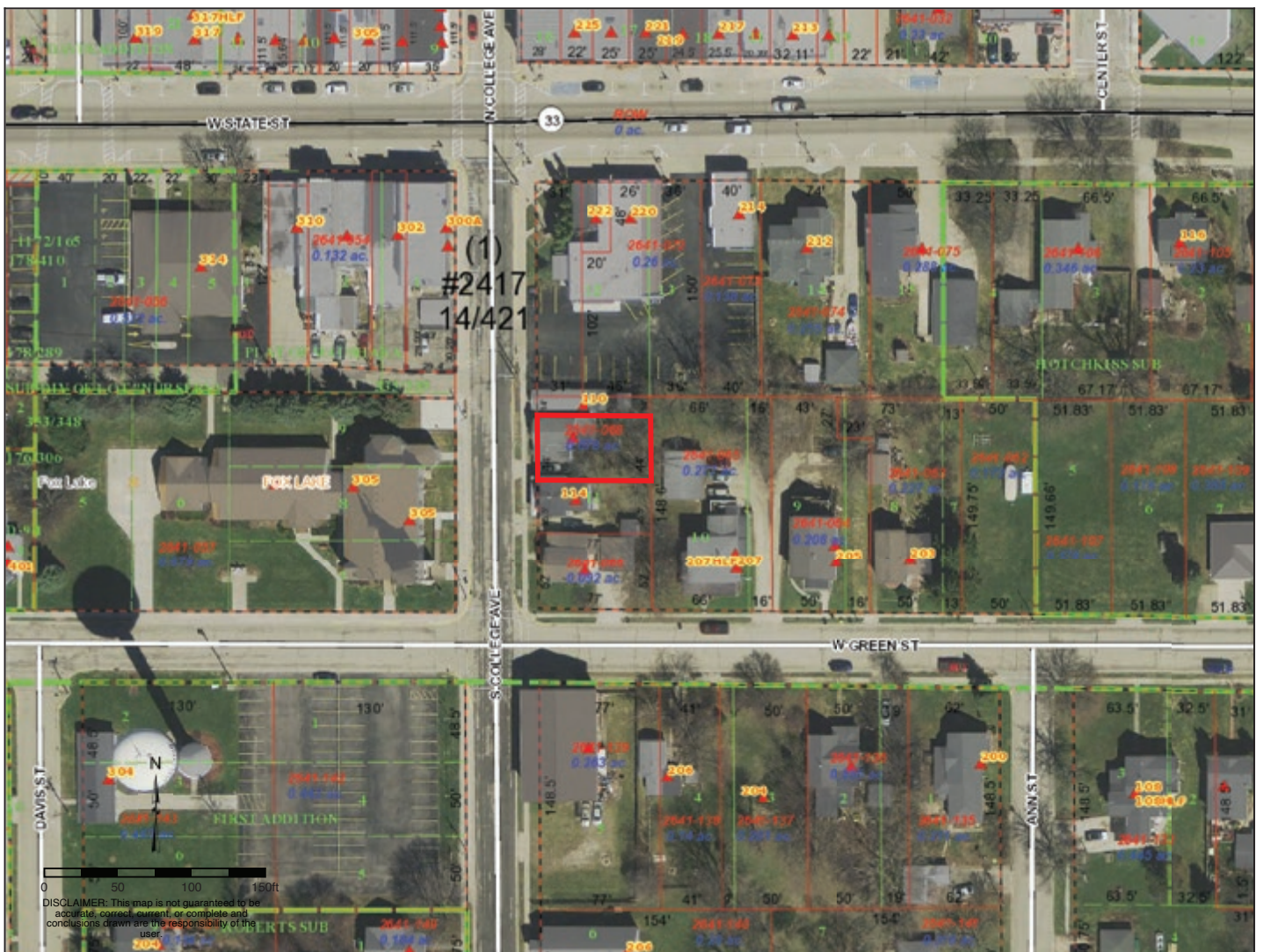
Notes:
[Blank lines for notes]



Tract 7 – 4 Bedroom Home, Dodge County, WI

Location: 114 South College Ave, Fox Lake, WI 53933

City of Fox Lake / PID #:226-1313-2641-067 / Description: Sect-26 Twp-13 Range-13 / 2019 Taxes: \$1,935  
 Waupun school district



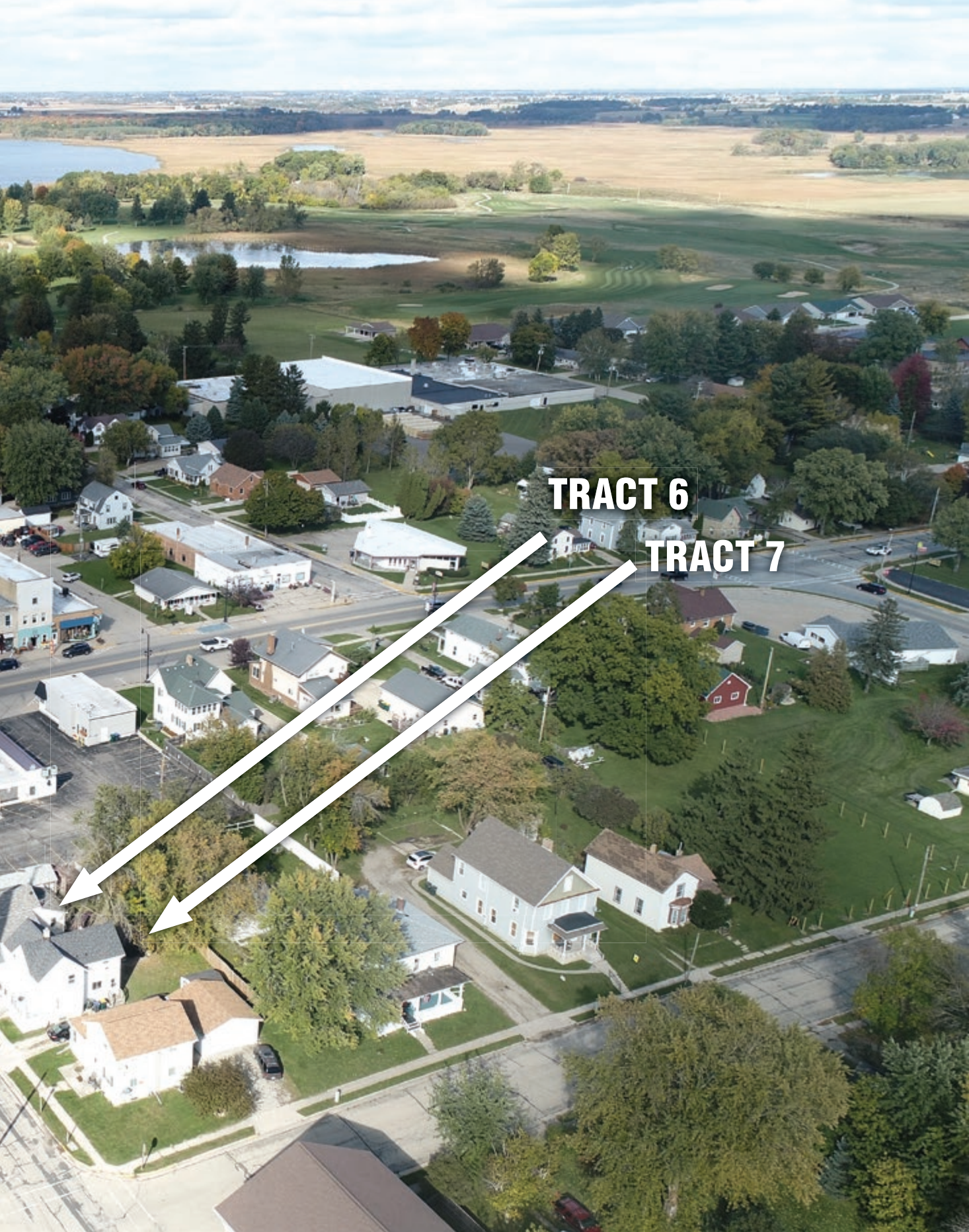
Home Features

- 1,312 sq. ft.
- 2 Story
- (4) Bedroom
- (1) Full bathroom
- (1) ½ Bathroom
- Kitchen
- Living room
- Family room
- Unfinished basement
- Detached storage shed
- City water & sewer
- Natural gas
- Boiler heat











TREASURER
CITY OF FOX LAKE
PO BOX 105
FOX LAKE WI 53933-0105

Please inform the treasurer of any address change.



LAKEVIEW DAIRY LLC
N8783 BASSWOOD RD
BEAVER DAM WI 53916

Property Address
114 S COLLEGE AVE

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
CITY OF FOX LAKE
DODGE COUNTY

BILL NO. 662
Correspondence should refer to parcel number
PARCEL#: 226-1313-2641-067
ALT. PARCEL #: 226013100000

Table with columns: Assessed Value Land, Ass'd Value Improvements, Total Assessed Value, Ave. Assmt. Ratio, Est. Fair Mkt. Land, Est. Fair Mkt. Improvements, Total Est. Fair Mkt., Taxing Jurisdiction, 2018 Est. State Aids, 2019 Est. State Aids, 2018 Net Tax, 2019 Net Tax, % Tax Change, Gross Property Tax, First Dollar Credit, Lottery Credit, Net Property Tax.

TOTAL DUE FOR FULL PAYMENT
PAY BY January 31, 2020
\$ 1,935.41
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

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

PAY 1ST INSTALLMENT OF:
\$967.71
By January 31, 2020

AND PAY 2ND INSTALLMENT OF:
\$967.70
By July 31, 2020

OR PAY FULL AMOUNT OF:
\$1,935.41
By January 31, 2020

Notes:

Horizontal lines for handwritten notes



# Earnest Money Receipt & Purchase Agreement Sample

## 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 of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
5. 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





# TIMED ONLINE COURT ORDERED AUCTION

**Tract 1** Lakeview Dairy Operation, Dodge County, WI **39.47± Acres**



White Diamond Dairy Operation  
Racine County, WI



Home on 5.01± Acres  
Racine County, WI



Tracts 4 & 5: Farmland, Hunting/  
Recreational Land  
Columbia County, WI



2 Residential Homes  
Dodge County, WI



Dodge, Racine, Columbia Counties  
**WISCONSIN**

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