

MULTI-TRACT Land Auction & Home

TREMPEALEAU COUNTY, WI

WEDNESDAY, MARCH 10, 2021 AT 1PM 2021

STRUM, WISCONSIN

Auction Location: From Strum, .8 miles east on Co Rd H/E Pine St toward 4th Ave S., 1.3 miles south on County Rd D, 1.6 miles south on County Rd OO. Tract 1 is on the south side of the road. W19865 County Rd OO, Strum, WI 54770.

Selling Free and Clear for 2021

Open House on Wednesday, February 24th, 11AM-2PM



232[±]
acres
sells in 3 tracts



AUCTIONEER'S NOTE: 232± acres offered in 3 tracts. Hobby farm/livestock facility, tillable farmland, pasture ground and prime hunting/recreation land.

For more information contact Steffes Group at 320.322.2425,
Ashley Huhn 701.238.1975 or Shelly Weinzettl 763.300.5055

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

TERMS: 10% 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, 938382-9 | Tim Meyer WI-3012-52, Ashley Huhn WI-2788-52, RE-WI-85831-94, Michelle (Shelly) Weinzettl, Broker 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.



TERMS & CONDITIONS

- All bidders must register their name, address, and telephone number in order to receive a bidding number.
- Auction staff will be at the sale site approximately one hour prior to sale time. The successful bidder will be required to sign an Offer to Purchase at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in the closing company Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited..
- Seller will provide an owner's policy at their expense and will convey property by **Limited Warranty Deed.**
- **Taxes to be prorated to close.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- **THIS IS A 5% BUYER'S FEE AUCTION.. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

- **See website for title insuredocumentation.**
- **Closing costs paid by buyer except for the prorated items identified, title insurance & survey of tract 1 and 2**

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, express or implied.

SUCCESSFUL BIDDER

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

CLOSING

- Balance of the purchase price is due in cash at closing on or before **Friday, April 23, 2021.** Closing will take place at a professional closing company mutually agreeable to both Buyer & Seller.

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.

7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

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

THE BIDDING STRATEGY

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

**Selling Choice
with
the Privilege**

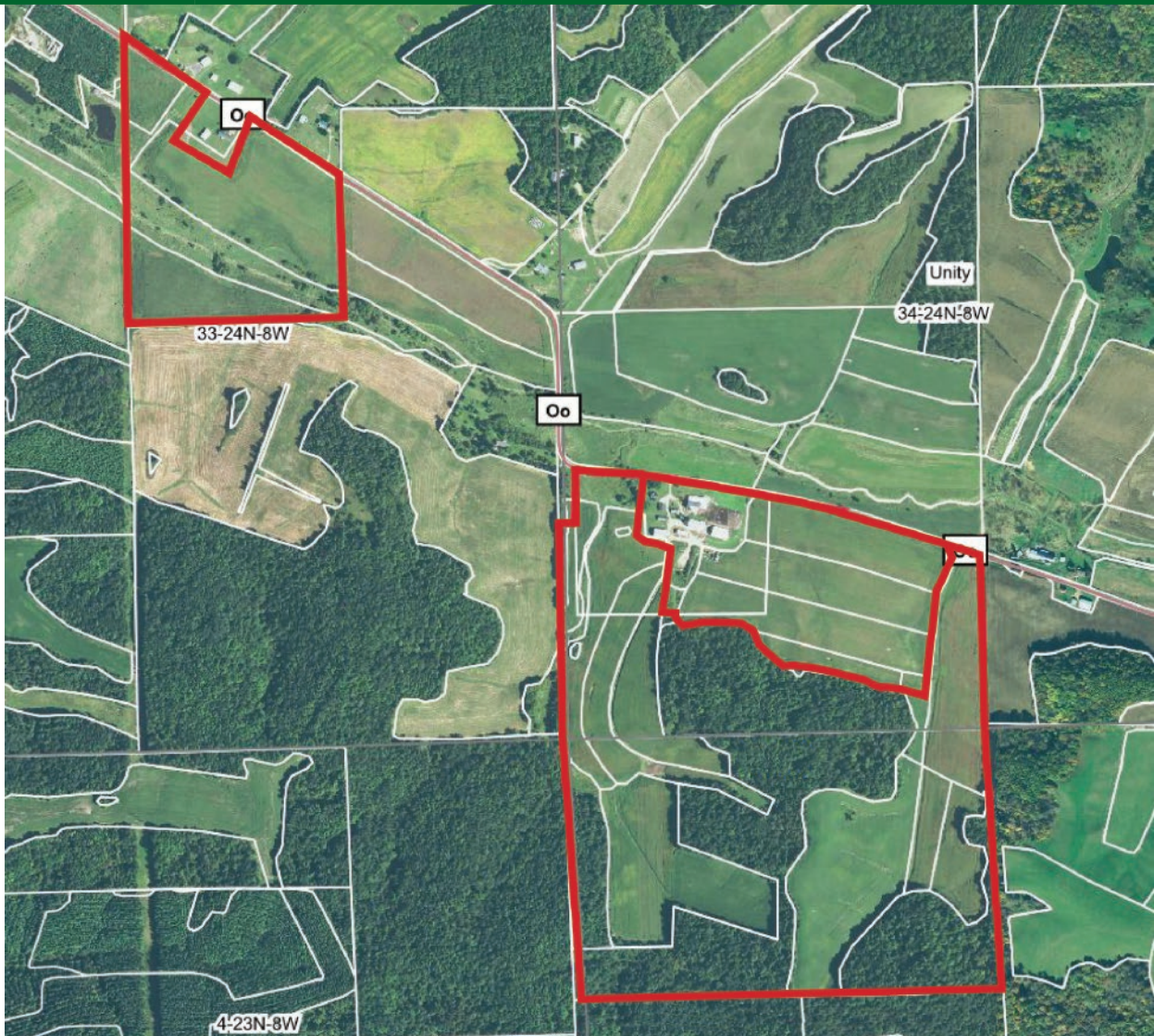
Tracts #1 (Trempealeau Co., WI) 39± acres will be sold as a Lump Sum.

Tract #2 (Trempealeau Co., WI) 156± acres will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

Tract #3 (Trempealeau Co., WI) 37.01± acres will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, in which the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

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

Trempealeau County	Multiplier (Deeded Acres)	Price/Multiplier	Bidder#
Tract #1	39±	Lump Sum	TBD
Tract #2	156±	TBD	TBD
Tract #3	37.01±	TBD	TBD



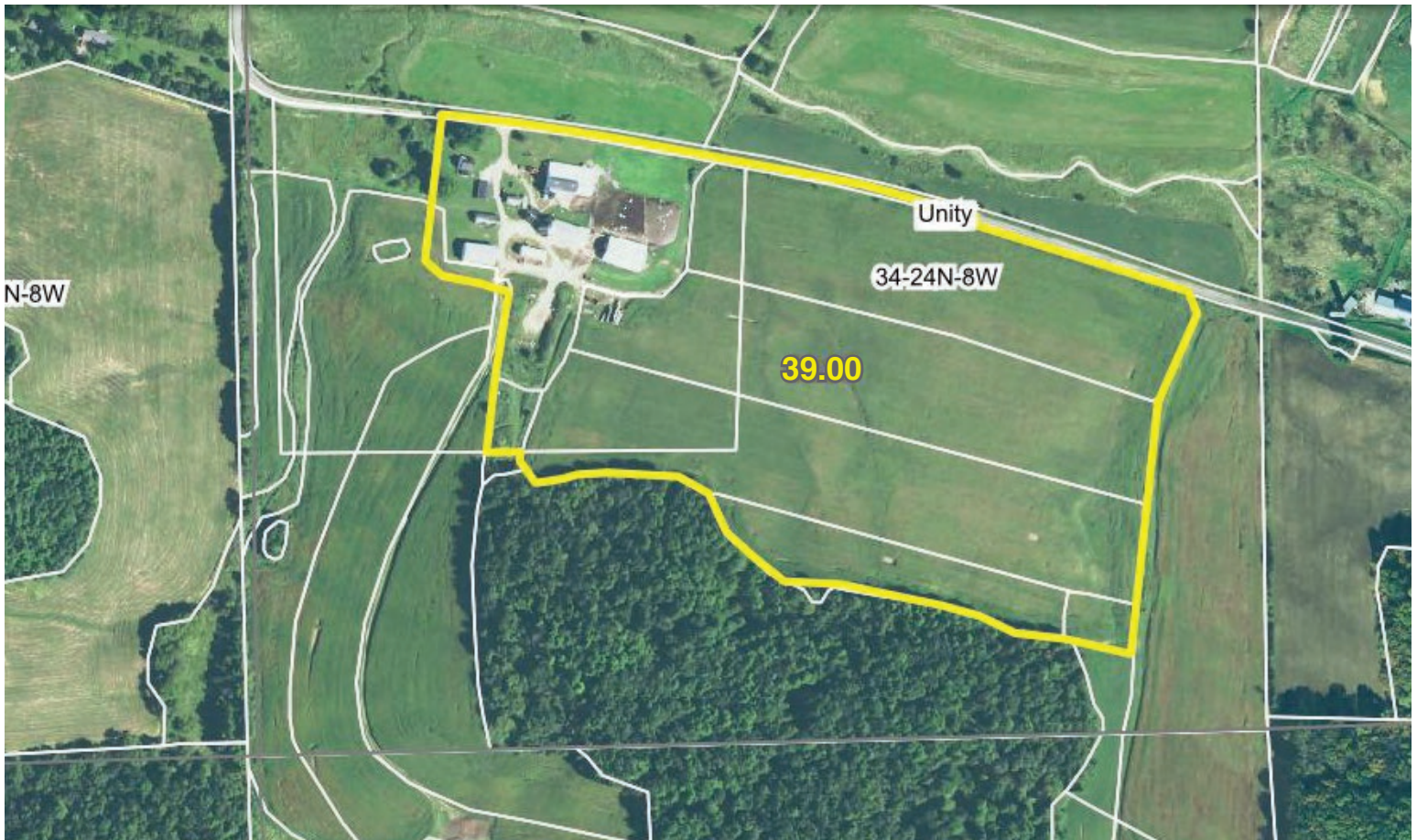
Tract 1 – 39± Acres – Home & Cattle Barns (Subject to Final Survey)

Location: From Strum, .8 miles east on Co Rd H/E Pine St toward 4th Ave S., 1.3 miles south on County Rd D, 1.6 miles south on County Rd OO. Home & cattle barns are on the south side of the road. W19865 County Rd OO, Strum, WI 54770.

Unity Township / PID #: 030-00713-0010 (That part of, new legal & PID# to be assigned) 030-00714-0005 (That part of, new legal & PID# to be assigned)

Description: Sect-34 Twp-24 Range-08 / **2020 Taxes:** \$4,008 (For entire land. New tax amount TBD) / Approximately 30± acres tillable

Majority soil types include: Elevasil & Orion / Any items present on the day of closing are included / All personal property not included



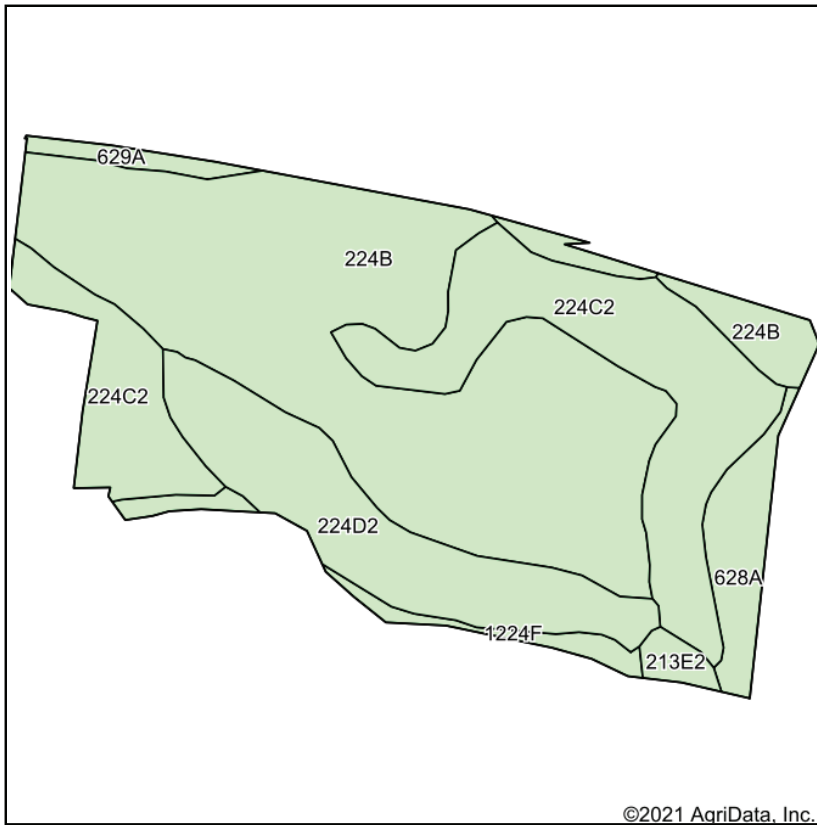
Home

- 1-1/2 Story home
- 2,776 sq. ft.
- 4 Bedrooms
- 3 Bathrooms
- Well
- Detached 30'x40' garage

Buildings

- 60'x100' Cattle barn, curtain sides, feed alley & (49) headlocks
- 44'x99' Cattle barn, curtain sides, exterior feed alley, (2) waterers
- 21'x64' Cattle shed, concrete lot & feed alley
- 34'x112' Barn
- 44'x80' Machine shed
- 3 Silos





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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Red clover hay	Soybeans	Timothy alsike
224B	Elevasil sandy loam, 2 to 6 percent slopes	19.16	49.9%	III s	3.6	2.2	90	14	70	3	3.2	2.6	30	2.8
224C2	Elevasil sandy loam, 6 to 12 percent slopes, moderately eroded	9.64	25.1%	III e	3.2	1.8	80	13	65	2.6	2.8	2.2	26	2.4
224D2	Elevasil sandy loam, 12 to 20 percent slopes, moderately eroded	5.55	14.5%	IV e	2.8	1.4	70	12	60	2.2	2.4	1.8	22	2
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	1.73	4.5%	II w										
1224F	Boone-Elevasil complex, 15 to 50 percent slopes	0.94	2.5%	V II s		1				1.6	1.8			1.4
629A	Ettrick silt loam, 0 to 2 percent slopes, frequently flooded	0.92	2.4%	V I w										
213E2	Hixton silt loam, 20 to 30 percent slopes, moderately eroded	0.42	1.1%	V I e										
Weighted Average					3	1.8	75.2	12	60	2.5	2.7	2.1	24.7	2.3

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

TOWN OF UNITY TREASURER
 VICKIE SHERMO
 P.O. BOX 194
 STRUM WI 54770

Please inform the treasurer of any address change.

DARREN L VAN BRUNT
 W19865 COUNTY RD OO
 STRUM WI 54770



Property Address
 W19865 COUNTY RD OO

**STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2020**
 TOWN OF UNITY
 TREMPEALEAU COUNTY

BILL NO. 501799
 Correspondence should refer to parcel number
PARCEL#: 030-00713-0010

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.	
12,400	88,000	100,400	0.9062	15,700	97,100	112,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change	Gross Property Tax
STATE OF WISCONSIN					0.00		2,196.46
TREMPEALEAU COUNTY		51,393	54,615	711.56	747.35	5.0%	-73.81
TOWN OF UNITY		141,155	141,138	352.85	416.78	18.1%	-180.89
EAU CLAIRE VTAE #2		42,370	47,108	84.36	100.29	18.9%	
ELEVA-STRUM SCHOOLS		835,353	1,006,299	950.52	932.04	-1.9%	1,941.76
Total		1,070,271	1,249,160	2,099.29	2,196.46	4.6%	
		First Dollar Credit		81.34	73.81	-9.3%	
		Lottery & Gaming Credit		225.68	180.89	-19.8%	
		Net Property Tax		1,792.27	1,941.76	8.3%	
School taxes reduced by school levy tax credit		\$ 219.69					

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 455610 393497 379161 ACRES: 4.730
 SEC 34, T 24 N, R 08 W, NW¼ of SW¼
 PLAT: N/A-NOT AVAILABLE

Net Assessed Value Rate
 (Does NOT reflect credits)
 0.021877008

TOTAL DUE FOR FULL PAYMENT
 PAY BY **January 31, 2021**
\$ 1,941.76
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 INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
EAU CLAIRE VTAE #2	5,443.10	12.70	2041
ELEVA-STRUM SCHOOLS	86,979.79	214.00	2023
ELEVA-STRUM SCHOOLS	197,428.99	485.74	2037
TOWN OF UNITY	24,124.59	56.28	2024
TOWN OF UNITY	28,926.25	67.48	2032

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

Installments may be paid as follows:
 880.44 DUE BY 01/31/2021
 1061.32 DUE BY 07/31/2021

PA-685/3 (R. 8-15)



TOWN OF UNITY TREASURER
 VICKIE SHERMO
 P.O. BOX 194
 STRUM WI 54770

Please inform the treasurer of any address change.

DARREN L VAN BRUNT
 W19865 COUNTY RD OO
 STRUM WI 54770



Property Address

**STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2020**
 TOWN OF UNITY
 TREMPEALEAU COUNTY

BILL NO. 501801
 Correspondence should refer to parcel number
PARCEL#: 030-00714-0005

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	
21,900	75,900	97,800	0.9062	22,100	83,800	105,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change	Gross Property Tax
STATE OF WISCONSIN					0.00		2,139.57
TREMPEALEAU COUNTY		51,393	54,615	693.13	727.99	5.0%	-73.81
TOWN OF UNITY		141,155	141,138	343.71	405.99	18.1%	
EAU CLAIRE VTAE #2		42,370	47,108	82.18	97.69	18.9%	
ELEVA-STRUM SCHOOLS		835,353	1,006,299	925.90	907.90	-1.9%	
Total		1,070,271	1,249,160	2,044.92	2,139.57	4.6%	
		First Dollar Credit		81.34	73.81	-9.3%	
		Lottery & Gaming Credit					
		Net Property Tax		1,963.58	2,065.76	5.2%	Net Property Tax 2,065.76
School taxes reduced by school levy tax credit		\$ 214.00					

TOTAL DUE FOR FULL PAYMENT
 PAY BY **January 31, 2021**

\$ 2,065.76
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 INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
EAU CLAIRE VTAE #2	5,443.10	12.37	2041
ELEVA-STRUM SCHOOLS	86,979.79	208.46	2023
ELEVA-STRUM SCHOOLS	197,428.99	473.16	2037
TOWN OF UNITY	24,124.59	54.82	2024
TOWN OF UNITY	28,926.25	65.73	2032

Net Assessed Value Rate (Does NOT reflect credits)
 0.021877008

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

Installments may be paid as follows:
 1032.88 DUE BY 01/31/2021
 1032.88 DUE BY 07/31/2021





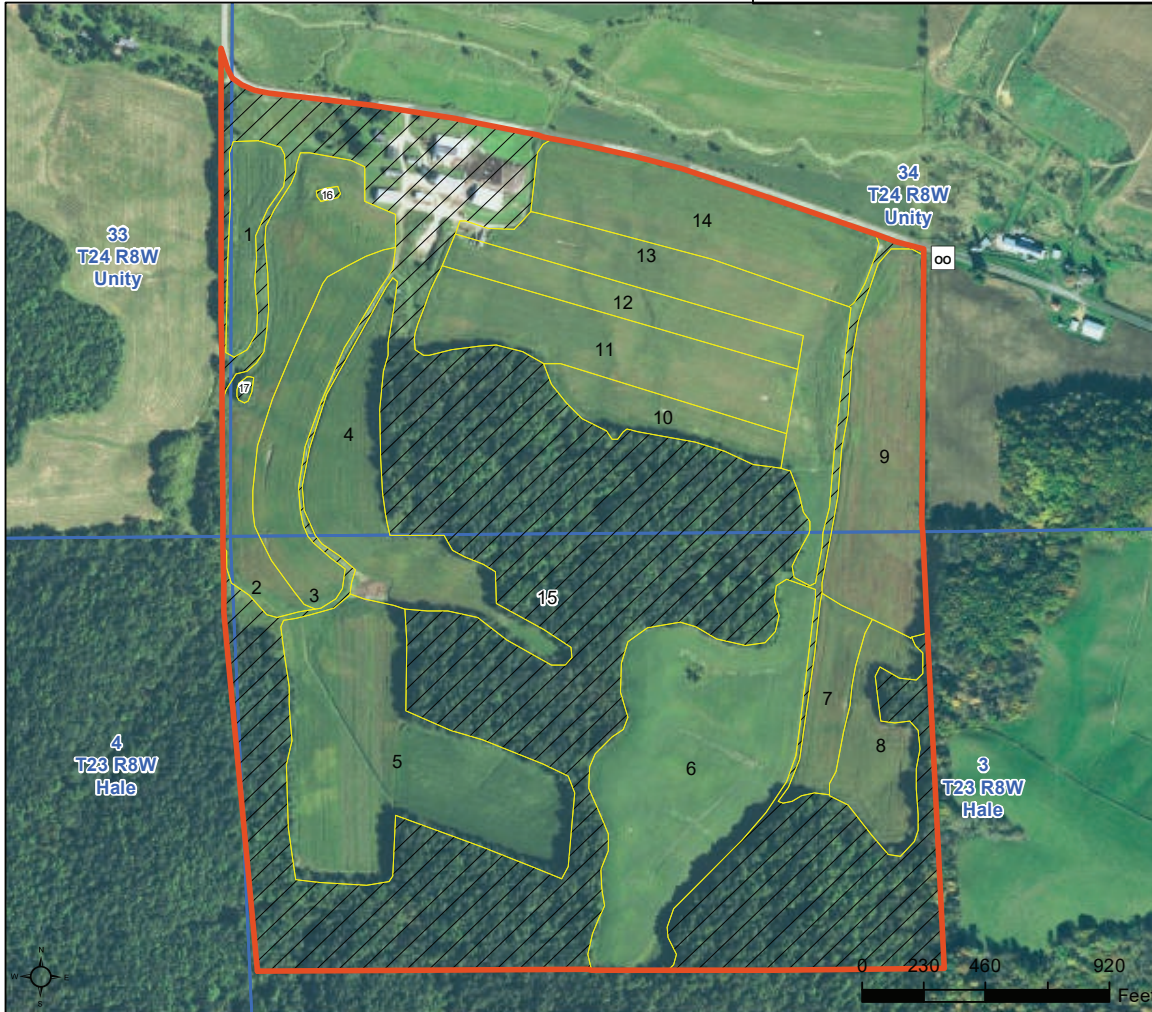
Trempealeau County, Wisconsin

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

Farm 9847

Tract 9514

2020 Program Year



CLU	Acres	HEL	Crop
1	2.41	HEL	
2	7.82	HEL	
3	5.7	HEL	
4	8.24	HEL	
5	15.7	HEL	
6	16.28	HEL	
7	2.66	HEL	
8	4.13	HEL	
9	9.18	HEL	
10	3.07	HEL	
11	7.9	HEL	
12	4.04	HEL	
13	8.05	HEL	
14	8.59	HEL	
15	78.31	UHEL	NC
16	0.08	UHEL	NC
17	0.1	UHEL	NC

Page Cropland Total: 103.77 acres

Map Created April 22, 2020

- Common Land Unit**
- Cropland
 - Non-Cropland
 - Tract Boundary
 - PLSS
- NAIP Imagery 2018

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

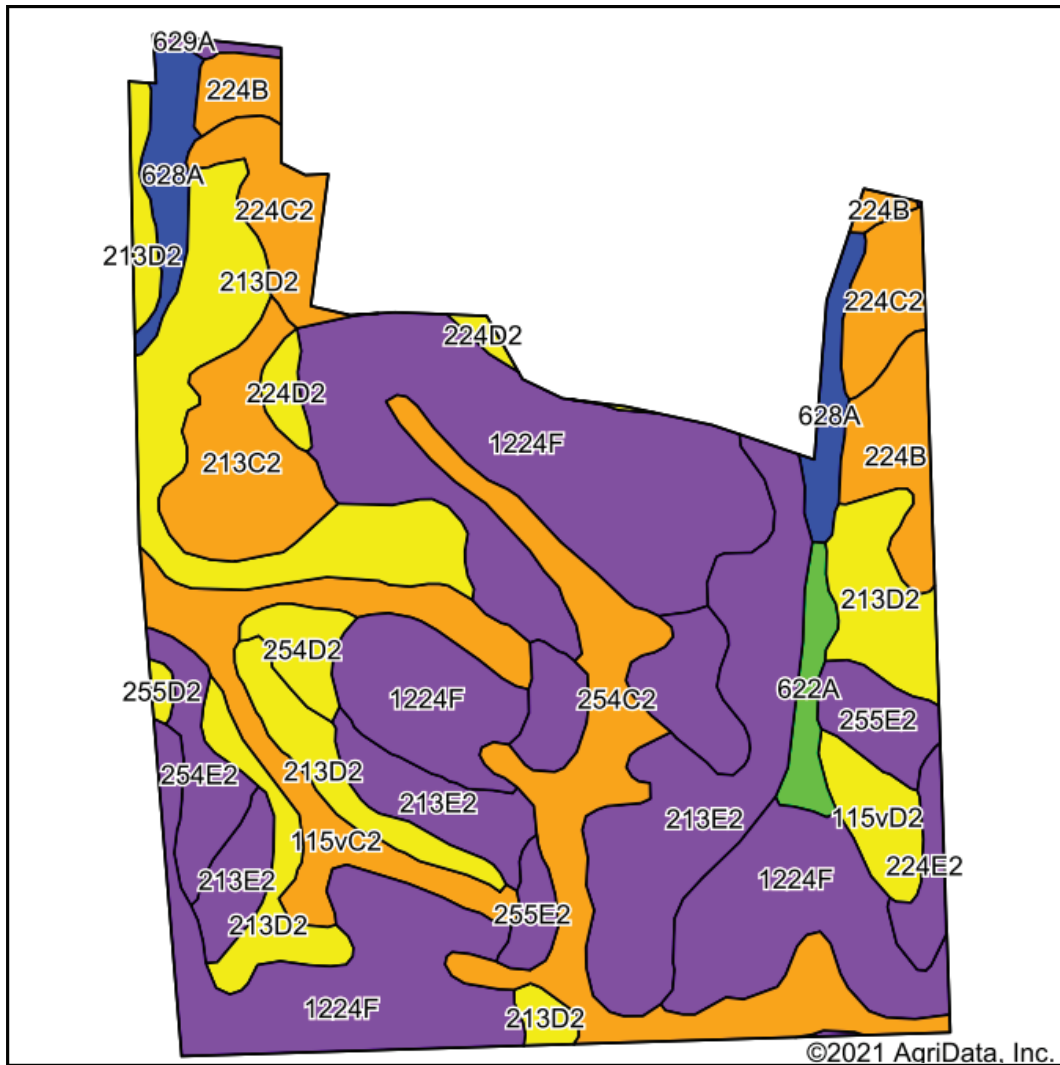
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its 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.



Tract 2 – 156± Acres (Subject to Final Survey)

Location: From Strum, .8 miles east on Co Rd H/E Pine St toward 4th Ave S., 1.3 miles south on County Rd D, 1.5 miles south on County Rd OO. Land is on the south side of the road. / **Hale & Unity Townships** / **PID #:** 030-00715-0005, 018-00746-0000, 030-00712-0000, 030-00714-0000, 030-00715-0000, 018-00747-0000 / **Description:** Sect-34 Twp-24 Range-08 / **2020 Taxes:** \$2,256 / Approximately 71± acres tillable / **Majority soil types include:** Hixton, Seaton, & Elevasil





Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1224F	Boone-Elevasil complex, 15 to 50 percent slopes	45.85	30.9%		Vlls
213D2	Hixton silt loam, 12 to 20 percent slopes, moderately eroded	21.84	14.7%		IVe
213E2	Hixton silt loam, 20 to 30 percent slopes, moderately eroded	17.58	11.8%		VIe
254C2	Norden silt loam, 6 to 12 percent slopes, moderately eroded	12.40	8.4%		IIIe
115vC2	Seaton silt loam, driftless valley, 6 to 12 percent slopes, moderately eroded	8.12	5.5%		IIIe
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	7.37	5.0%		VIe
213C2	Hixton silt loam, 6 to 12 percent slopes, moderately eroded	6.10	4.1%		IIIe
224C2	Elevasil sandy loam, 6 to 12 percent slopes, moderately eroded	6.03	4.1%		IIIe
224B	Elevasil sandy loam, 2 to 6 percent slopes	5.37	3.6%		IIIs
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	4.53	3.1%		IIw
255E2	Urne fine sandy loam, 20 to 30 percent slopes, moderately eroded	3.54	2.4%		VIe
115vD2	Seaton silt loam, driftless valley, 12 to 20 percent slopes, moderately eroded	2.49	1.7%		IVe
622A	Worthen silt loam, 0 to 2 percent slopes, occasionally flooded	1.93	1.3%		Ie
254D2	Norden silt loam, 12 to 20 percent slopes, moderately eroded	1.78	1.2%		IVe
224E2	Elevasil sandy loam, 20 to 30 percent slopes, moderately eroded	1.58	1.1%		VIe
224D2	Elevasil sandy loam, 12 to 20 percent slopes, moderately eroded	1.26	0.8%		IVe
629A	Eittrick silt loam, 0 to 2 percent slopes, frequently flooded	0.41	0.3%		VIw
255D2	Urne fine sandy loam, 12 to 20 percent slopes, moderately eroded	0.30	0.2%		IVe

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

Property Address

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020
TOWN OF UNITY
TREMPEALEAU COUNTY

BILL NO. 501803
Correspondence should refer to parcel number
PARCEL#: 030-00715-0005

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.	
400		400	0.9062				<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change	Gross Property Tax
STATE OF WISCONSIN					0.00		8.75
TREMPEALEAU COUNTY		51,393	54,615	2.83	2.98	5.3%	First Dollar Credit
TOWN OF UNITY		141,155	141,138	1.41	1.66	17.7%	Lottery Credit
EAU CLAIRE VTAE #2		42,370	47,108	0.34	0.40	17.6%	Net Property Tax
ELEVA-STRUM SCHOOLS		835,353	1,006,299	3.79	3.71	-2.1%	8.75
Total		1,070,271	1,249,160	8.37	8.75	4.5%	TOTAL DUE FOR FULL PAYMENT
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		8.37	8.75	4.5%	PAY BY January 31, 2021
School taxes reduced by school levy tax credit		\$0.88	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)		\$ 8.75
			455610 393644 366390 ACRES: 2.486		0.021877008		Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
			SEC 34, T 24 N, R 08 W, SE¼ of SW¼				Failure to pay on time. See reverse.
			PLAT: N/A-NOT AVAILABLE				

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
EAU CLAIRE VTAE #2	5,443.10	0.05	2041
ELEVA-STRUM SCHOOLS	86,979.79	0.85	2023
ELEVA-STRUM SCHOOLS	197,428.99	1.94	2037
TOWN OF UNITY	24,124.59	0.22	2024
TOWN OF UNITY	28,926.25	0.27	2032

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

PAY 1ST INSTALLMENT OF:
\$8.75
By January 31, 2021

AND PAY 2ND INSTALLMENT OF:
\$0.00
By July 31, 2021

OR PAY FULL AMOUNT OF:
\$8.75
By January 31, 2021

PA-68503 (R. 8-15)

Property Address

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020
TOWN OF HALE
TREMPEALEAU COUNTY

BILL NO. 504671
Correspondence should refer to parcel number
PARCEL#: 018-00746-0000

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.	
78,700		78,700	0.9595	156,700		156,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change	Gross Property Tax
STATE OF WISCONSIN					0.00		1,467.83
TREMPEALEAU COUNTY		103,466	107,455	537.33	551.28	2.6%	First Dollar Credit
TOWN OF HALE		266,075	266,065	217.49	214.88	-1.2%	Lottery Credit
ELEVA-STRUM SCHOOLS		55,378	65,398	738.93	628.41	-15.0%	Net Property Tax
EAU CLAIRE VTAE #1		23,079	25,293	63.17	73.26	16.0%	1,467.83
Total		447,998	464,211	1,556.92	1,467.83	-5.7%	TOTAL DUE FOR FULL PAYMENT
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		1,556.92	1,467.83	-5.7%	PAY BY January 31, 2021
School taxes reduced by school levy tax credit		\$ 143.86	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)		\$ 1,467.83
			455610 393644 366390 ACRES: 78.684		0.018650877		Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
			SEC 03, T 23 N, R 08 W, NE¼ of NW¼				Failure to pay on time. See reverse.
			PLAT: N/A-NOT AVAILABLE				Installments may be paid as follows:
			FR NE NW *53.150A* PT FR NW NW				733.92 DUE BY 01/31/2021
			25.534A N/K/A VOL 6 CSM 157 LOT 1				733.91 DUE BY 07/31/2021

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
EAU CLAIRE VTAE #1	2,922.47	9.28	2041
ELEVA-STRUM SCHOOLS	5,652.78	143.49	2024
ELEVA-STRUM SCHOOLS	12,830.82	325.70	2038

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

PAY 1ST INSTALLMENT OF:
\$733.92
By January 31, 2021

AND PAY 2ND INSTALLMENT OF:
\$733.91
By July 31, 2021

OR PAY FULL AMOUNT OF:
\$1,467.83
By January 31, 2021

PA-68503 (R. 8-15)

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
TOWN OF UNITY
TREMPEALEAU COUNTY

BILL NO. 501795
Correspondence should refer to parcel number
PARCEL#: 030-00712-0000

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	
200		200	0.9062				<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change	Gross Property Tax
STATE OF WISCONSIN					0.00		4.37
TREMPEALEAU COUNTY		51,393	54,615	1.42	1.49	4.9%	First Dollar Credit
TOWN OF UNITY		141,155	141,138	0.70	0.83	18.6%	Lottery Credit
EAU CLAIRE VTAE #2		42,370	47,108	0.17	0.20	17.6%	Net Property Tax
ELEVA-STRUM SCHOOLS		835,353	1,006,299	1.89	1.85	-2.1%	4.37
Total		1,070,271	1,249,160	4.18	4.37	4.5%	
		First Dollar Credit					
		Lottery & Gaming Credit					
		Net Property Tax		4.18	4.37	4.5%	
School taxes reduced by school levy tax credit		\$0.44	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)		TOTAL DUE FOR FULL PAYMENT
			455610 393497 384436 ACRES: 1.675		0.021877008		PAY BY January 31, 2021
			SEC 34, T 24 N, R 08 W, NE¼ of SW¼				\$ 4.37
			PLAT: N/A-NOT AVAILABLE				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 INFORMATIONAL PURPOSES ONLY		Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	RETAIN THIS PORTION AS YOUR COPY		
- Voter Approved Temporary Tax Increases					SEE REVERSE SIDE FOR IMPORTANT INFORMATION		
Taxing Jurisdiction							
EAU CLAIRE VTAE #2		5,443.10	0.03	2041			
ELEVA-STRUM SCHOOLS		86,979.79	0.43	2023			
ELEVA-STRUM SCHOOLS		197,428.99	0.97	2037			
TOWN OF UNITY		24,124.59	0.11	2024			
TOWN OF UNITY		28,926.25	0.13	2032			

PAY 1ST INSTALLMENT OF:
\$4.37
By January 31, 2021

AND PAY 2ND INSTALLMENT OF:
\$0.00
By July 31, 2021

OR PAY FULL AMOUNT OF:
\$4.37
By January 31, 2021

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
TOWN OF UNITY
TREMPEALEAU COUNTY

BILL NO. 501800
Correspondence should refer to parcel number
PARCEL#: 030-00714-0000

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	
16,200		16,200	0.9062	30,500		30,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change	Gross Property Tax
STATE OF WISCONSIN					0.00		354.41
TREMPEALEAU COUNTY		51,393	54,615	114.81	120.59	5.0%	First Dollar Credit
TOWN OF UNITY		141,155	141,138	56.93	67.25	18.1%	Lottery Credit
EAU CLAIRE VTAE #2		42,370	47,108	13.61	16.18	18.9%	Net Property Tax
ELEVA-STRUM SCHOOLS		835,353	1,006,299	153.37	150.39	-1.9%	354.41
Total		1,070,271	1,249,160	338.72	354.41	4.6%	
		First Dollar Credit					
		Lottery & Gaming Credit					
		Net Property Tax		338.72	354.41	4.6%	
School taxes reduced by school levy tax credit		\$35.45	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)		TOTAL DUE FOR FULL PAYMENT
			455610 393497 384436 ACRES: 25.502		0.021877008		PAY BY January 31, 2021
			SEC 34, T 24 N, R 08 W, SW¼ of SW¼				\$ 354.41
			PLAT: N/A-NOT AVAILABLE				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 INFORMATIONAL PURPOSES ONLY		Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	RETAIN THIS PORTION AS YOUR COPY		
- Voter Approved Temporary Tax Increases					SEE REVERSE SIDE FOR IMPORTANT INFORMATION		
Taxing Jurisdiction							
EAU CLAIRE VTAE #2		5,443.10	2.05	2041			
ELEVA-STRUM SCHOOLS		86,979.79	34.53	2023			
ELEVA-STRUM SCHOOLS		197,428.99	78.38	2037			
TOWN OF UNITY		24,124.59	9.08	2024			
TOWN OF UNITY		28,926.25	10.89	2032			

PAY 1ST INSTALLMENT OF:
\$177.21
By January 31, 2021

AND PAY 2ND INSTALLMENT OF:
\$177.20
By July 31, 2021

OR PAY FULL AMOUNT OF:
\$354.41
By January 31, 2021

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
TOWN OF UNITY
TREMPEALEAU COUNTY

BILL NO. 501802
Correspondence should refer to parcel number
PARCEL#: 030-00715-0000

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	A star in this box means unpaid prior year taxes	
12,500		12,500	0.9062	16,800		16,800		
							Gross Property Tax	273.47
							First Dollar Credit	
							Lottery Credit	
							Net Property Tax	273.47
							TOTAL DUE FOR FULL PAYMENT	
							PAY BY January 31, 2021	
							\$ 273.47	
							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:	
							136.74 DUE BY 01/31/2021	
							136.73 DUE BY 07/31/2021	

Taxing Jurisdiction	2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
TREMPEALEAU COUNTY	51,393	54,615	88.59	93.05	5.0%
TOWN OF UNITY	141,155	141,138	43.93	51.89	18.1%
EAU CLAIRE VTAE #2	42,370	47,108	10.50	12.49	19.0%
ELEVA-STRUM SCHOOLS	835,353	1,006,299	118.34	116.04	-1.9%
Total	1,070,271	1,249,160	261.36	273.47	4.6%

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
EAU CLAIRE VTAE #2	5,443.10	1.58	2041
ELEVA-STRUM SCHOOLS	86,979.79	26.64	2023
ELEVA-STRUM SCHOOLS	197,428.99	60.48	2037
TOWN OF UNITY	24,124.59	7.01	2024
TOWN OF UNITY	28,926.25	8.40	2032

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
455610 393497 384436 ACRES: 37.286
SEC 34, T 24 N, R 08 W, SE¼ of SW¼
PLAT: N/A-NOT AVAILABLE

Net Assessed Value Rate (Does NOT reflect credits)
0.021877008

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

PAY 1ST INSTALLMENT OF:
\$136.74
By January 31, 2021

AND PAY 2ND INSTALLMENT OF:
\$136.73
By July 31, 2021

OR PAY FULL AMOUNT OF:
\$273.47
By January 31, 2021

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
TOWN OF HALE
TREMPEALEAU COUNTY

BILL NO. 504672
Correspondence should refer to parcel number
PARCEL#: 018-00747-0000

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	A star in this box means unpaid prior year taxes	
7,900		7,900	0.9595	8,800		8,800		
							Gross Property Tax	147.34
							First Dollar Credit	
							Lottery Credit	
							Net Property Tax	147.34
							TOTAL DUE FOR FULL PAYMENT	
							PAY BY January 31, 2021	
							\$ 147.34	
							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:	
							73.67 DUE BY 01/31/2021	
							73.67 DUE BY 07/31/2021	

Taxing Jurisdiction	2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
TREMPEALEAU COUNTY	103,466	107,455	52.64	55.34	5.1%
TOWN OF HALE	266,075	266,065	21.31	21.57	1.2%
ELEVA-STRUM SCHOOLS	55,378	65,398	72.39	63.08	-12.9%
EAU CLAIRE VTAE #1	23,079	25,293	6.19	7.35	18.7%
Total	447,998	464,211	152.53	147.34	-3.4%

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
EAU CLAIRE VTAE #1	2,922.47	0.93	2041
ELEVA-STRUM SCHOOLS	5,652.78	14.40	2024
ELEVA-STRUM SCHOOLS	12,830.82	32.69	2038

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
455610 393497 384436 ACRES: 27.766
SEC 03, T 23 N, R 08 W, NW¼ of NW¼
PLAT: N/A-NOT AVAILABLE
PT FR NW NW LESS VOL 6 CSM 157

Net Assessed Value Rate (Does NOT reflect credits)
0.018650877

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

PAY 1ST INSTALLMENT OF:
\$73.67
By January 31, 2021

AND PAY 2ND INSTALLMENT OF:
\$73.67
By July 31, 2021

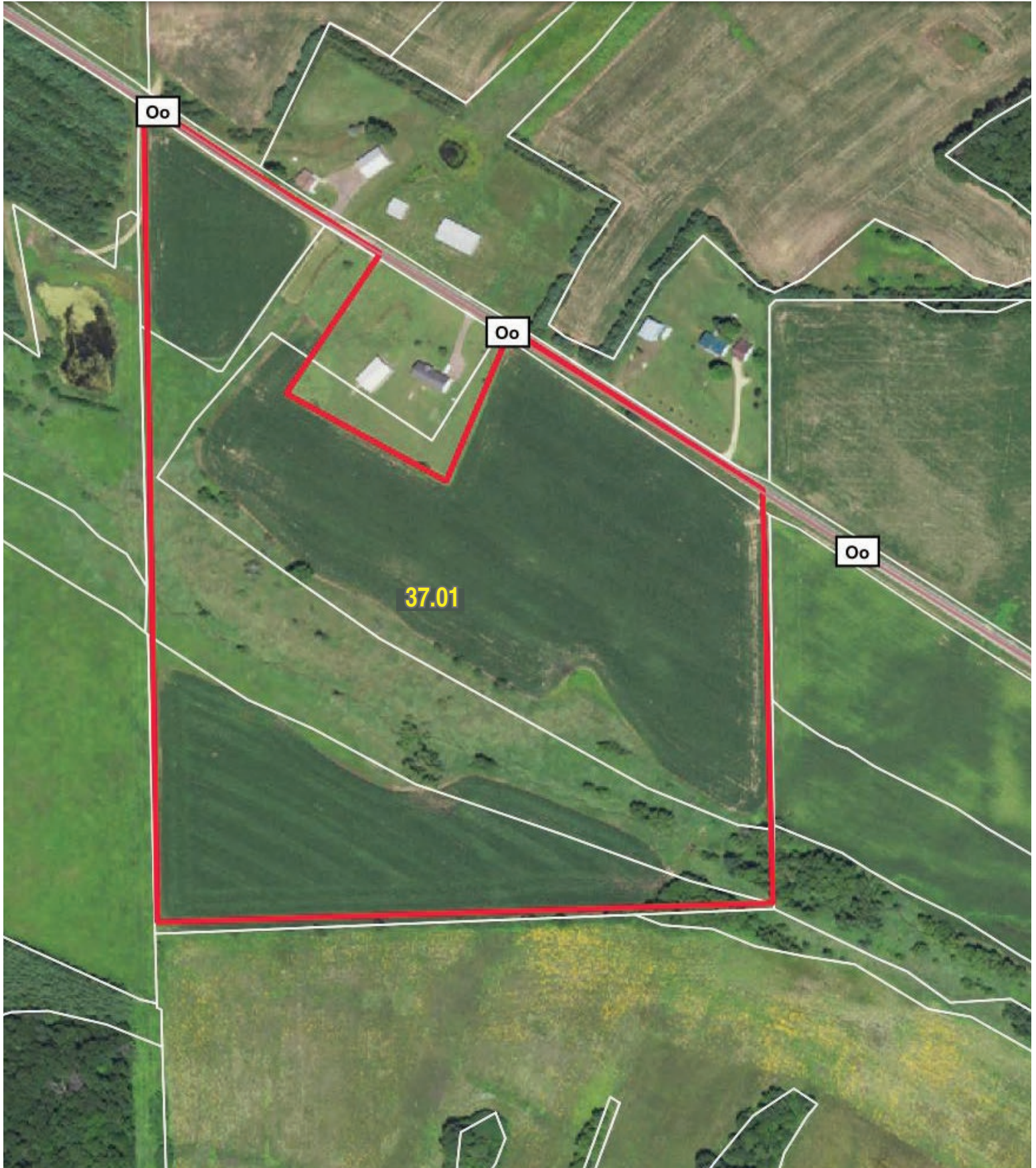
OR PAY FULL AMOUNT OF:
\$147.34
By January 31, 2021

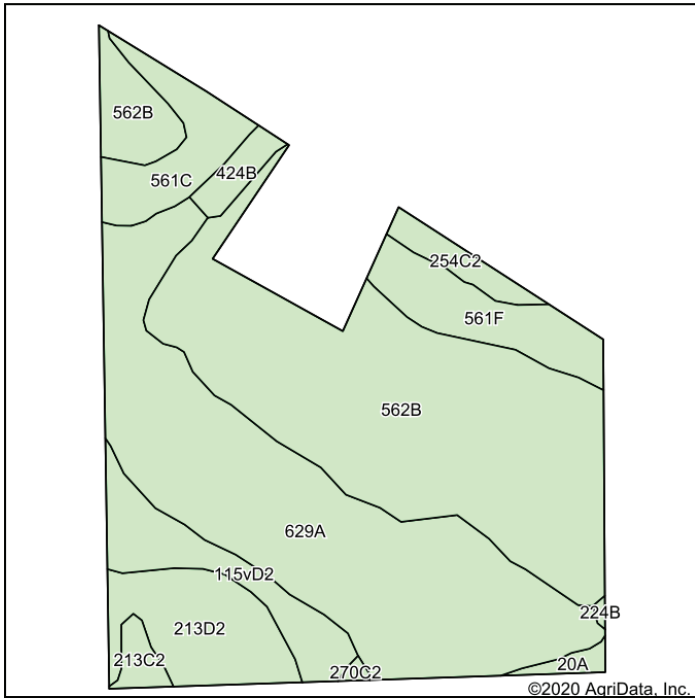
Tract 3 – 37.01± Taxable Acres

Location: From Strum, .8 miles east on Co Rd H/E Pine St toward 4th Ave S., 1.3 miles south on County Rd D, 0.7 miles south on County Rd OO. Land is on the south side of the road.

Unity Township / PID #: 030-00686-0000 / Description: Sect-33 Twp-24 Range-08 / **2020 Taxes:** \$602 / FSA indicates 26.5± acres tillable

Majority soil types include: Gosil, Ettrick, & Hixton





Soils data provided by USDA and NRCS.

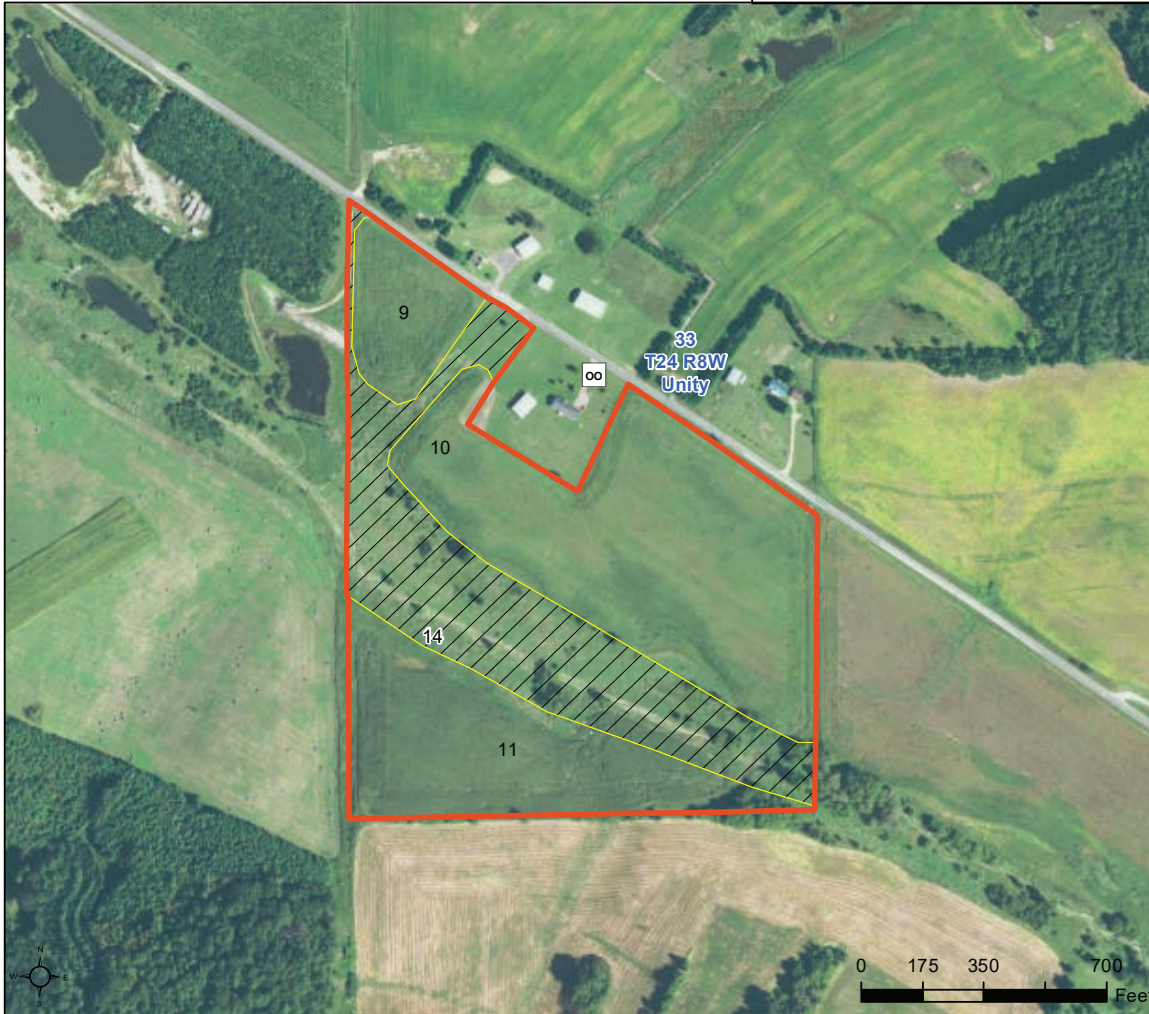
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Red clover hay	Soybeans	Timothy alsike
562B	Gosil loamy sand, 1 to 6 percent slopes	14.14	38.3%	IVs	2.4	1	60	11	55	1.8	2	1.4	18	1.6
629A	Ettrick silt loam, 0 to 2 percent slopes, frequently flooded	12.10	32.7%	Vlw										
213D2	Hixton silt loam, 12 to 20 percent slopes, moderately eroded	2.66	7.2%	IVe										
115vD2	Seaton silt loam, driftless valley, 12 to 20 percent slopes, moderately eroded	2.15	5.8%	IVe										
561F	Tarr sand, 15 to 60 percent slopes	2.12	5.7%	Vlls	2	1	35	9	30	1.6	1.8	1.4	14	1.4
561C	Tarr sand, 6 to 15 percent slopes	1.86	5.0%	Vls	2	1	40	9	35	1.6	1.8	1.4	14	1.4
254C2	Norden silt loam, 6 to 12 percent slopes, moderately eroded	0.68	1.8%	Ille										
424B	Merit silt loam, 1 to 6 percent slopes	0.53	1.4%	Ile										
213C2	Hixton silt loam, 6 to 12 percent slopes, moderately eroded	0.40	1.1%	Ille										
20A	Palms and Houghton mucks, 0 to 1 percent slopes	0.25	0.7%	Vlw	4.8	3.4	120	17	75	4.2	4.4	3.8	42	4
270C2	Port Byron silt loam, 6 to 12 percent slopes, moderately eroded	0.07	0.2%	Ille										
Weighted Average					1.2	0.5	27.8	5.3	25	0.9	1	0.7	8.7	0.8

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

USDA United States Department of Agriculture
Trempealeau County, Wisconsin

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

Farm 9847
Tract 5166
2020 Program Year



CLU	Acres	HEL	Crop
9	2.9	HEL	
10	15.0	NHEL	
11	8.6	HEL	
14	11.01	UHEL	NC

Page Cropland Total: 26.5 acres

Map Created April 22, 2020

- Common Land Unit**
- Cropland
 - Non-Cropland
 - Tract Boundary
 - PLSS
- 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.



Tract 3 Tax Statement

Trempealeau Co., WI

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
TOWN OF UNITY
TREMPEALEAU COUNTY

BILL NO. 501757
Correspondence should refer to parcel number
PARCEL#: 030-00686-0000

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	A star in this box means unpaid prior year taxes	
27,500		27,500	0.9062	55,600		55,600		
Taxing Jurisdiction		2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change	Gross Property Tax	
STATE OF WISCONSIN					0.00		601.62	
TREMPEALEAU COUNTY		51,393	54,615	194.90	204.70	5.0%	First Dollar Credit	
TOWN OF UNITY		141,155	141,138	96.65	114.16	18.1%	Lottery Credit	
EAU CLAIRE VTAE #2		42,370	47,108	23.11	27.47	18.9%	Net Property Tax	
ELEVA-STRUM SCHOOLS		835,353	1,006,299	260.35	255.29	-1.9%	601.62	
Total		1,070,271	1,249,160	575.01	601.62	4.6%		
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		575.01	601.62	4.6%	TOTAL DUE FOR FULL PAYMENT	
							PAY BY January 31, 2021	

School taxes reduced by school levy tax credit \$60.17

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
455610 422424 194121 ACRES: 37.010
SEC 33, T 24 N, R 08 W, NW³/₄ of NE¹/₄
PLAT: N/A-NOT AVAILABLE

Net Assessed Value Rate (Does NOT reflect credits)
0.021877008

Net Assessed Value Rate (Does NOT reflect credits)
0.021877008
▶ \$ 601.62
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
EAU CLAIRE VTAE #2	5,443.10	3.48	2041
ELEVA-STRUM SCHOOLS	86,979.79	58.62	2023
ELEVA-STRUM SCHOOLS	197,428.99	133.05	2037
TOWN OF UNITY	24,124.59	15.41	2024
TOWN OF UNITY	28,926.25	18.48	2032

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

Installments may be paid as follows:
300.81 DUE BY 01/31/2021
300.81 DUE BY 07/31/2021

PA-885G (R-8-15)



OFFER TO PURCHASE

BUYER: _____ (the "Buyer")

Buyer offers to purchase the following property (the "Property"): _____

as identified in the attached auction advertisement and attached legal description on the following terms:

1. **PURCHASE PRICE.** \$ _____
 - A. EARNEST MONEY OF \$ _____ accompanies this Offer
 - B. BALANCE OF PURCHASE PRICE shall be paid in cash at Closing.
 - C. INCLUDED IN PURCHASE PRICE. Seller is including in the purchase price the Property, and all Fixtures on the Property.
 - D. NOT INCLUDED IN PURCHASE PRICE: All personal property.
 - E. 5% BUYER'S FEE. The Purchase Price includes a 5% Buyer's fee that has been added to the Buyer's bid amount to arrive at the Purchase Price. Buyer is responsible for paying the entire Purchase Price, including the Buyer's fee.
2. **CLOSING.** This transaction is to be closed no later than April 23, 2021 at the place selected by Seller, unless otherwise agreed by the parties in writing.
3. **CLOSING PRORATIONS.** The following items, if applicable, shall be prorated at closing: real estate taxes, private and municipal charges, and fuel. Real estate taxes shall be prorated at closing based on the net general real estate taxes for the preceding year, or the current year if available.
4. **TIME IS OF THE ESSENCE.** Time is of the essence as to the closing date and all other dates and deadlines in this Offer.
5. **CONVEYANCE OF TITLE.** Upon payment of the purchase price to Seller, Seller shall convey the Property by limited warranty deed in which Seller shall warrant the Property against all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under Seller and none other, subject to, and excepting from the limited warranty, all covenants, restrictions, encroachments, easements, rights of way, municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal

service, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing and general taxes levied in the year of closing

6. **TITLE INSURANCE.** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's lender.

7. **MERCHANTABLE TITLE.**

A. The title evidence shall show that the Property is free and clear of all liens and encumbrances, except: covenants, restrictions, encroachments, easements, rights of way, municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal service, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing and general taxes levied in the year of closing, which constitutes merchantable title for purposes of this transaction.

B. Seller shall deliver the required title insurance commitment to Buyer not more than 15 days after acceptance.

C. If the title is not acceptable for closing, Buyer shall notify Seller in writing of any objections to title within 5 days from delivery of the title commitment to the Buyer. In such event, Seller shall have 15 days from Buyer's delivery of the notice stating title objections to deliver notice to Buyer stating Seller's election to remove the objections on or before the date scheduled for closing.

D. In the event that Seller is unable to remove the objections, Buyer may deliver to Seller written notice waiving the objections. If Buyer does not waive the objections, this Offer shall be null and void.

8. **SPECIAL ASSESSMENTS.** All special assessments shall be paid by Buyer regardless of whether the work was done before or after the date of this Offer. Seller shall have no responsibility for paying any special assessments.

9. **NO REPRESENTATIONS OR WARRANTIES BY SELLER.** The Property is sold in its as-is, where-is condition with no representations or warranties, express or implied, made by Seller.

10. **SURVEY.**

A. Seller shall pay the costs for a survey of Tract 1 and Tract 2, as identified in the attached auction advertisement.

B. Seller shall not pay the costs for a survey of Tract 3, as identified in the attached auction advertisement. Seller shall have no obligation to provide a survey of Tract 3.

11. NO OTHER COSTS PAID BY SELLER. Except for the pro-rated items identified above, title insurance, and survey of Tract 1 and Tract 2, Seller shall not pay for any other closing costs.

12. DELIVERY OF DOCUMENTS AND NOTICES. Delivery of documents and notices to Buyer and Seller shall be effective when accomplished by one of the following methods:

A. PERSONAL DELIVERY to a party. Seller's recipient for delivery shall be either Tim Markham, Steffes Group, or Rick Kjolsing; or

B. SENT to the parties via email to their email addresses below.

13. MISCELLANEOUS.

A. ENTIRE AGREEMENT. All previous negotiations and agreements between the parties hereto, with respect to the transaction set forth herein, are merged in this instrument which alone fully and completely expresses the parties' rights and obligations. This Agreement is the entire agreement between the parties hereto with respect to the Property and supersedes any and all other prior agreements and understandings, whether written or oral, formal or informal.

B. GOVERNING LAW. This Agreement shall be governed by the internal laws of the State of Wisconsin.

C. SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns.

D. AMENDMENTS. This Agreement may be amended, modified, or terminated only by a written instrument executed by Seller and Buyer.

E. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same instrument. Each party may rely upon any facsimile, electronic, or counterpart copy as if it were one original document.

F. DRAFTED BY SELLER'S COUNSEL. This Agreement has been drafted by Seller's counsel, Ruder Ware, L.L.S.C. Seller's counsel does not represent Buyer. Buyer is advised to retain its own counsel to review this Agreement.

G. AUCTION ADVERTISEMENT. The terms of the attached auction advertisement are incorporated herein by reference.

H. EXHIBITS. The following exhibits are attached hereto and incorporated herein by reference:

- i. Auction Advertisement
- ii. Legal Description

14. WELL AND SEPTIC SYSTEM LOCATED ON TRACT 1.

A. There is a well and septic system located on Tract 1.

B. The well and septic system is sold in its as-is, where-is condition with no representations or warranties, express or implied, made by Seller.

BUYER

_____ (SIGNATURE)

_____ (PRINT NAME)

_____ (EMAIL ADDRESS)

_____ (PHONE NUMBER)

SELLER hereby accepts this Offer.

SELLER: Compeer Financial, PCA



MULTI-TRACT Land Auction & Home

TREMPEALEAU COUNTY, WI

WEDNESDAY, MARCH 10, 2021 AT 1PM ²⁰²¹

STRUM, WISCONSIN

Auction Location: From Strum, .8 miles east on Co Rd H/E Pine St toward 4th Ave S., 1.3 miles south on County Rd D, 1.6 miles south on County Rd OO. Tract 1 is on the south side of the road. W19865 County Rd OO, Strum, WI 54770.

Selling Free and Clear for 2021

Open House on Wednesday, February 24th, 11AM-2PM



232⁺
acres
sells in 3 tracts



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

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