

WASHINGTON COUNTY
WISCONSIN

OPENS: WEDNESDAY, MARCH 22

CLOSES: THURSDAY, MARCH 30 | 1PM CDT 2023

LANDAUCTION

TIMED ONLINE

and Dairy

Online bidding assistance available at
Schauer Arts Center
147 N Rural St., Hartford, WI 53027



288± Acres

Town of Hartford, Washington County

Auctioneer's Note: Steffes Group is pleased to present an opportunity for farmers and investors alike. A 288± acres of highly productive farmland and a modern, turn-key dairy, being sold in multiple tracts, are now up for public auction. This property is a great investment opportunity and provides a fantastic opportunity for development. The turn-key dairy is modern and fully operational, making it a valuable addition to any farming operation. Don't miss this chance to add a piece of this magnificent property to your portfolio.

Scan for Details!



From Hartford, Wi, 1.3 miles west on W Sumner St., 2.3 miles south on Co Rd K/County Hwy K, 1.8 miles east on County Hwy E, .6 miles south on Co Rd CC. Dairy is on the west side of the road.

Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | SteffesGroup.com

Contact Randy Kath, 701.429.8894 at Steffes Group, 320.693.9371

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's fee auction. Ashley Huhn, WI-2788-52, RE-WI-85831-94 | Randy Kath, WI-2789-52

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 Wednesday, March 22 and will end at 1PM on Thursday, March 30. 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.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

The contract signing will take place at Steffes Group, 23579 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to DocuSign, 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.

CLOSING & BALANCE

Balance of the purchase price must be **paid in full at closing on or before: Monday, May 1, 2023**

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 a **Receivership Deed.**

- **2023 Taxes:** Prorated to close

• Closing Agent Fee will be shared equally between Buyer and Seller.

• The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

- **THIS IS A 5% BUYER'S FEE AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**

• Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

PROPERTY SOLD WITHOUT WARRANTY

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

SUCCESSFUL BIDDER

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

SELLER'S PERFORMANCE

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

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing.

MINERAL RIGHTS

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

ENVIRONMENTAL DISCLAIMER

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

EASEMENTS AND SURVEY

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

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

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

HOW IS THIS ACCOMPLISHED?

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

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding

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

THE BIDDING STRATEGY

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

TIMED ONLINE BIDDING PROCESS Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature 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. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

CATALOG ORDER

#1 Cavalier County, ND Land Auction - 153.24± Acres

Description: NW ¼ Section 5-163-57

Deeded Acres: 160.00+/-

Cropland Acres: 124+/-

Wooded Acres: 26+/-

Soil Productivity Index: 75

Taxes ('15): \$978.47

00:04:00

US \$3,500/X

[More Photos](#)

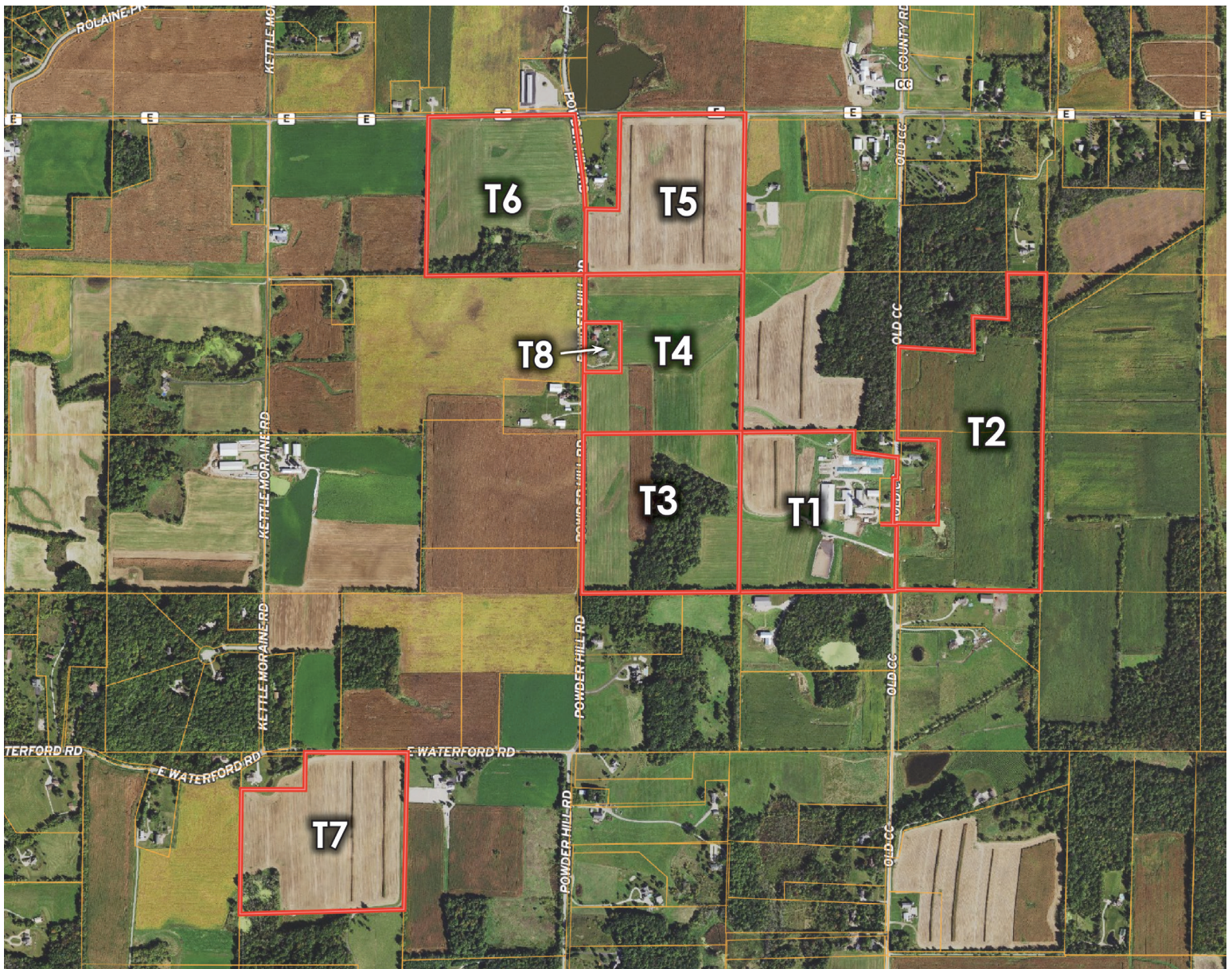
US \$560,000.00

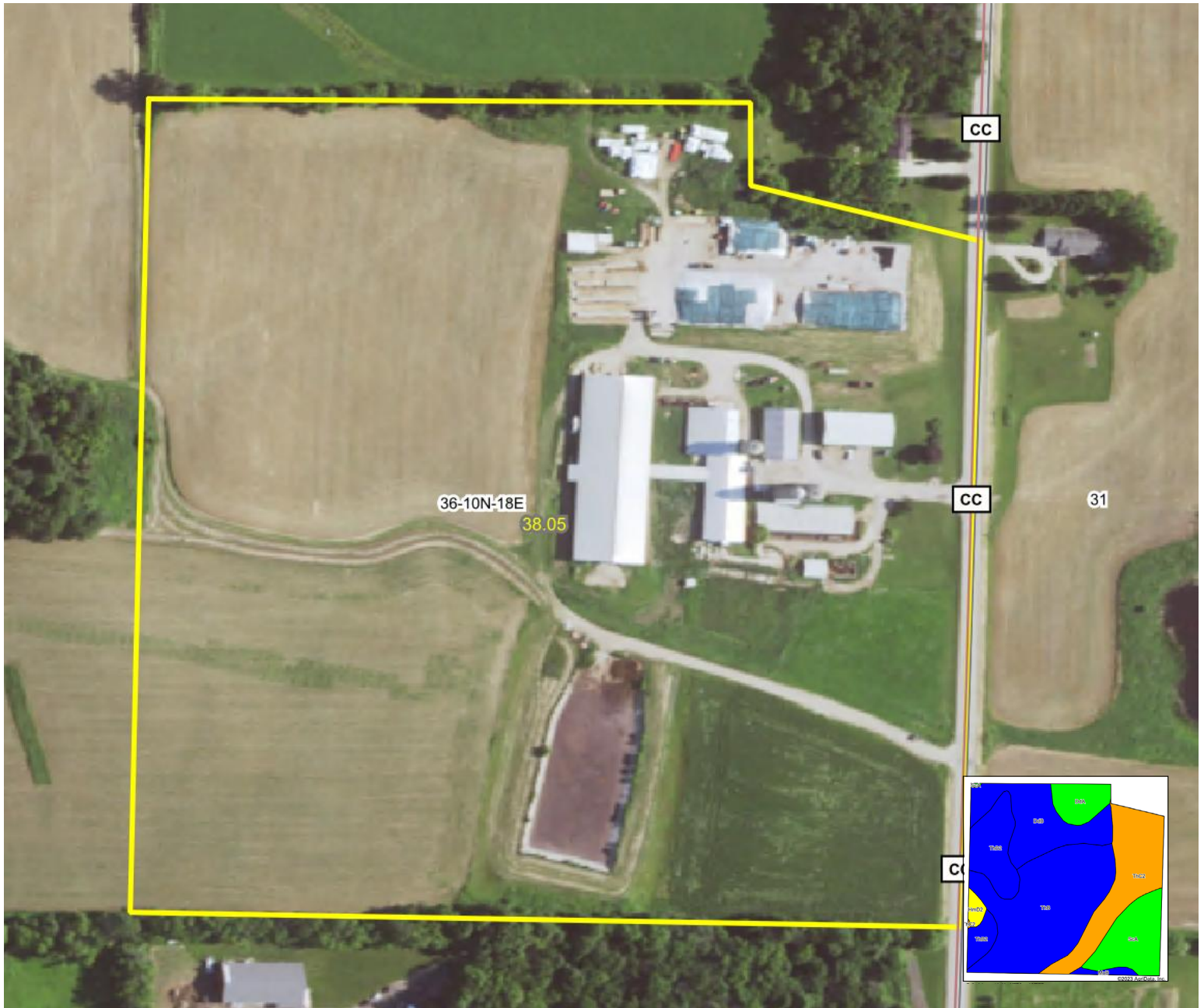
(160.00 X \$3,500.00)



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 BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!





*Lines are Approximate

Area Symbol: WI131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
ThB	Theresa silt loam, 2 to 6 percent slopes	12.79	33.6%		Ile
ThC2	Theresa silt loam, 6 to 12 percent slopes, eroded	6.85	18.0%		IIIe
DdB	Dodge silt loam, 2 to 6 percent slopes	6.14	16.1%		Ile
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	4.81	12.6%		Ile
ScA	St. Charles silt loam, 0 to 2 percent slopes	4.43	11.6%		Iw
DdA	Dodge silt loam, 0 to 2 percent slopes	2.12	5.6%		Iw
HmD2	Hochheim loam, 12 to 20 percent slopes, eroded	0.51	1.3%		IVe
MoB	Mayville silt loam, 2 to 6 percent slopes	0.40	1.1%		Ile
				Weighted Average	2.03

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

Tract 1 - 38.05± Acres & Modern Dairy

Town of Hartford

Location: From Hartford, WI, 1.3 miles west on W Sumner St., 2.3 miles south on Co Rd K/County Hwy K, 1.8 miles east on County Hwy E, .6 miles south on Co Rd CC. Dairy is on the west side of the road.

PID #: 465537/T6 088600Z – 37.13± Acres, 465481/T6 088600B - .92± Acres **Description:** Sect-36 Twp-10 Range-18E

2022 Taxes: \$3434.83 Slinger School District

Dairy Info

- Modern turn-key dairy facility with Boumatic Double 8 rapid exit parallel and 220 sand bedded free stalls
- **Free Stall Barn**
 - 2012 steel frame construction with wood purlins
 - 292'x104'
 - 4-row layout with curtain sidewalls
 - Insulated ceiling
 - (220) sand bedded
 - 4' wide free stalls, (4) groups, each with (2) 12 Ritchie auto waterers
 - (1) Future cow rotary brush with motion sensors
 - Drive through center feed alley
 - Full headlocks
 - Misterters over feeding area
 - (26) Circulation fans, 54"
 - LED lighting
 - (5) Overhead doors, on each end with power openers for center, 16'x14' doors
- **Breezeway**
 - 100'x16' breezeway from free stall to holding pen
 - Concrete sub-wall
 - Curtain sidewall
 - Steel frame with wood purlins
 - Rubber flooring mats
- **Holding Area**
 - 32'x96' holding pen, pneumatic crowd gate with manure scraper attachment
 - (8) Schaefer ventilation fans
 - Grooved concrete
 - Floor drain
 - Twin return lanes with concrete hoof baths
 - Hospital pen with treatment/hoof trimming chute
 - In floor head in return lanes
- **Parlor**
 - Boumatic double 8 rapid exit parallel parlor
 - Boumatic Metrix auto take offs
 - 3" low line
 - Stainless steel receiver group
 - (2) Tunnel ventilation fans, 42"
 - In-floor heat in pit area
 - Rubber mats in pit and cow platform
 - Firehose washout
 - (5) Overhead doors between parlor and holding area
 - Crowd gate control panel



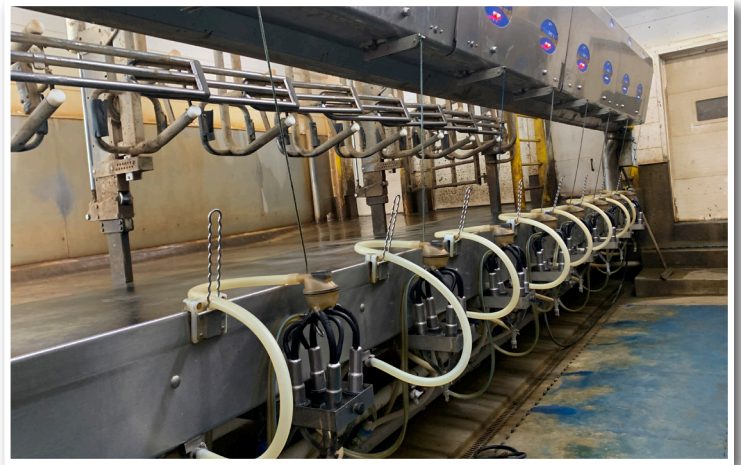
Dairy Info (cont.)

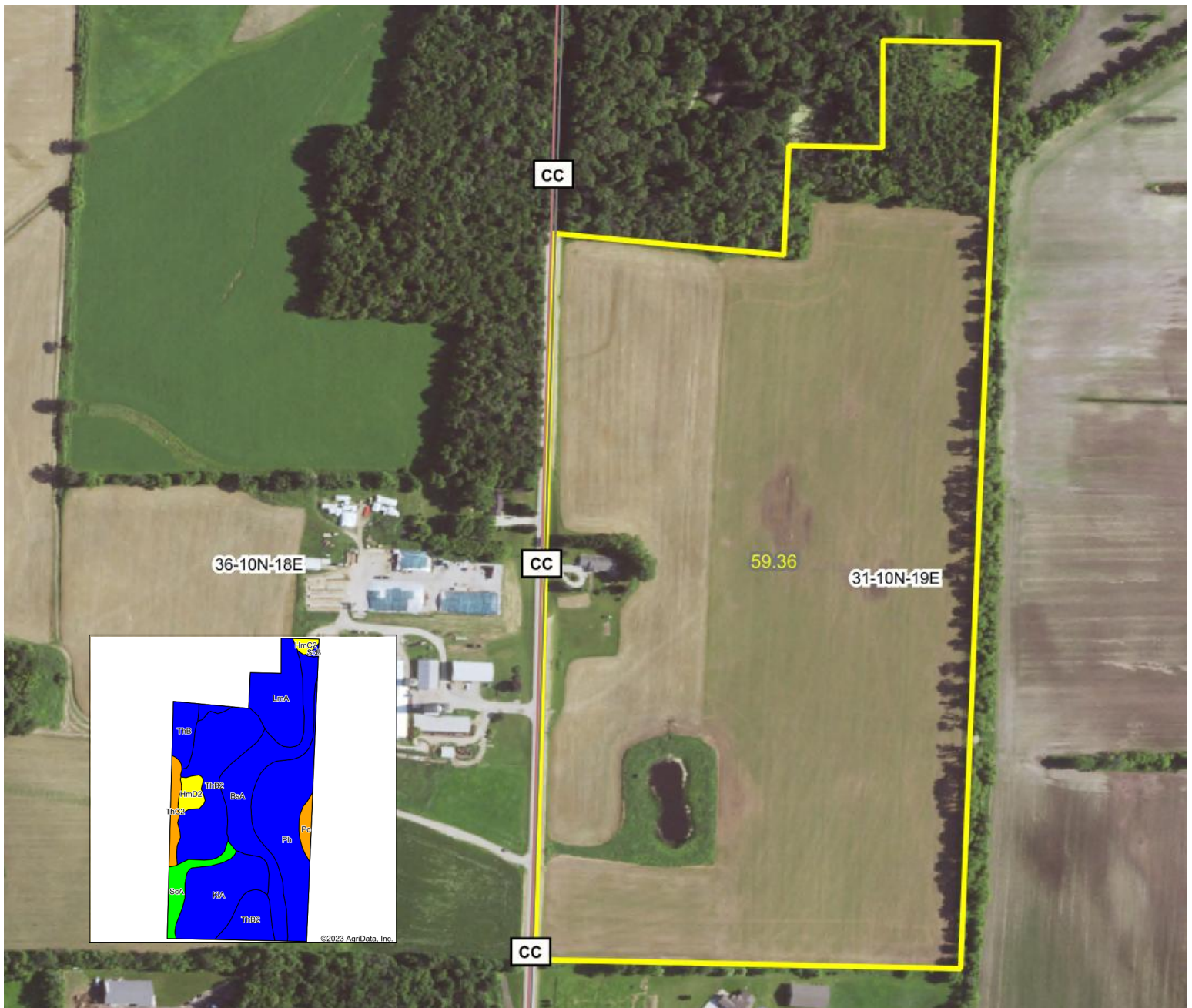
- **Utility Room**
 - 16'x30'
 - In-floor heat
 - Variable speed vacuum pump with back-up pump
 - Vertical air compressor
 - Boiler for in-floor heat
 - Boumatic pulsation control
 - Water heater
 - Washer/dryer
- **Breakroom**
 - 16'x16' with Kitchen Pinette
- **Shower**
 - 16'x7' with shower and plumbed for full bath
- **Main Office**
 - 16' x 17' office with A/C unit
- **Herdsman Office**
 - 7' x 8'
- **Milk Room**
 - 16' x 18'
 - Mueller 3,000 gal. bulk milk tank, S/N: 77697
 - Twin compressor
 - Plate cooler
 - Guardian II CIP system
 - Twin free heaters
 - Leeway tank control
- **Pump Room**
 - Located off free stall barn
 - Houle vertical manure pit pump for agitation
 - Houle hyd. unit with pump for transfer to lagoon
- **Lagoon**
 - 2,500,000 gal. concrete lagoon
 - 100' access ramp
 - 200'x130' total footprint
- **Generator Room**
 - 10' x 12' steel building
 - 100 kw generator power by John Deere 4045 diesel eng.
 - 300 gal. fuel barrel
 - 4' rollup steel door
- **Feed/Mixing Pad**
 - 150'x420' asphalt feed storage pad with 100' concrete mixing on/off pad
- **Shop**
 - 48'x48' heated/insulated shop
 - In-floor heat
 - Post frame construction
 - 18' sidewalls
 - Full concrete
 - 24'x15' Overhead door with opener
 - Water plumbed
 - Parts loft



Dairy Info (cont.)

- **Cold Storage**
 - 54'x48' machine shed
 - Post frame construction
 - 27'x17' sliding door
 - Attached to shop
- **Cold Storage II**
 - 52'x80' machine shed
 - Post frame construction
 - 20'x13' sliding door
- **Silo**
 - (3) Stave silos with unloaders
- **Bedding Shed**
 - 72'x42' partial concrete
 - Post frame construction
 - 17'x15' and 20'x15' sliding doors
- **Lean-To Heifer Housing**
 - 24'x72' yearling heifer housing
 - Free stalls
 - Full concrete connected to bedding shed to 70' drive-by slant bar feed alley
- **Dry Cow Barn**
 - 148'x32'
 - Full concrete
 - 56± sand bedded free stalls
 - Ritchie auto waterers
 - 130' of drive-by neck rail feeding
- **Calf Barn**
 - 34'x26'
 - Concrete walls
 - Wood roof
 - Outdoor bunk feeding
- **Calf Barn**
 - 42'x26'
 - Weaned calf housing
 - (2) Ritchie auto waterers
- **Calf Care Building**
 - 12'x21'
 - Water plumbed
 - Mixing room
 - 7' overhead door





*Lines are Approximate

Area Symbol: W1131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	13.97	23.5%		Ile
Ph	Pella silt loam, 0 to 2 percent slopes	11.38	19.2%		IIw
BsA	Brookston silt loam, 0 to 2 percent slopes	10.25	17.3%		IIw
KIA	Kendall silt loam, 1 to 3 percent slopes	8.07	13.6%		IIw
LmA	Lamartine silt loam, 0 to 3 percent slopes	6.76	11.4%		IIw
ScA	St. Charles silt loam, 0 to 2 percent slopes	2.38	4.0%		Iw
ThB	Theresa silt loam, 2 to 6 percent slopes	2.20	3.7%		Ile
ThC2	Theresa silt loam, 6 to 12 percent slopes, eroded	1.54	2.6%		IIIe
HmD2	Hochheim loam, 12 to 20 percent slopes, eroded	1.26	2.1%		IVe
Pc	Palms mucky peat, 0 to 2 percent slopes	0.94	1.6%		IIIw
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0.48	0.8%		IVe
ScB	St. Charles silt loam, 2 to 6 percent slopes	0.13	0.2%		Ile
Weighted Average					2.06

Tract 2 - 59.36± Acres

Town of Polk

Location: From Hartford, WI, 1.3 miles west on W Sumner St., 2.3 miles south on Co Rd K/County Hwy K, 1.8 miles east on County Hwy E, .6 miles south on Co Rd CC. Land is on the east side of the road.

PID #: 467499/T9 0930 –28.56± Acres, 467504/T9 0934 – 30.8± Acres **Description:** Sect-31 Twp-10 Range-19E **2022 Taxes:** \$188





*Lines are Approximate

Area Symbol: WI131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	11.20	28.0%		Ile
ThC2	Theresa silt loam, 6 to 12 percent slopes, eroded	11.12	27.8%		IIIe
DdB	Dodge silt loam, 2 to 6 percent slopes	8.57	21.4%		Ile
HmD2	Hochheim loam, 12 to 20 percent slopes, eroded	5.07	12.7%		IVe
JuA	Juneau silt loam, 1 to 3 percent slopes	1.81	4.5%		Ile
MoB	Mayville silt loam, 2 to 6 percent slopes	0.94	2.4%		Ile
ThB	Theresa silt loam, 2 to 6 percent slopes	0.53	1.3%		Ile
ScB	St. Charles silt loam, 2 to 6 percent slopes	0.36	0.9%		Ile
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0.26	0.6%		IVe
DdA	Dodge silt loam, 0 to 2 percent slopes	0.14	0.4%		Iw
Weighted Average					2.54

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

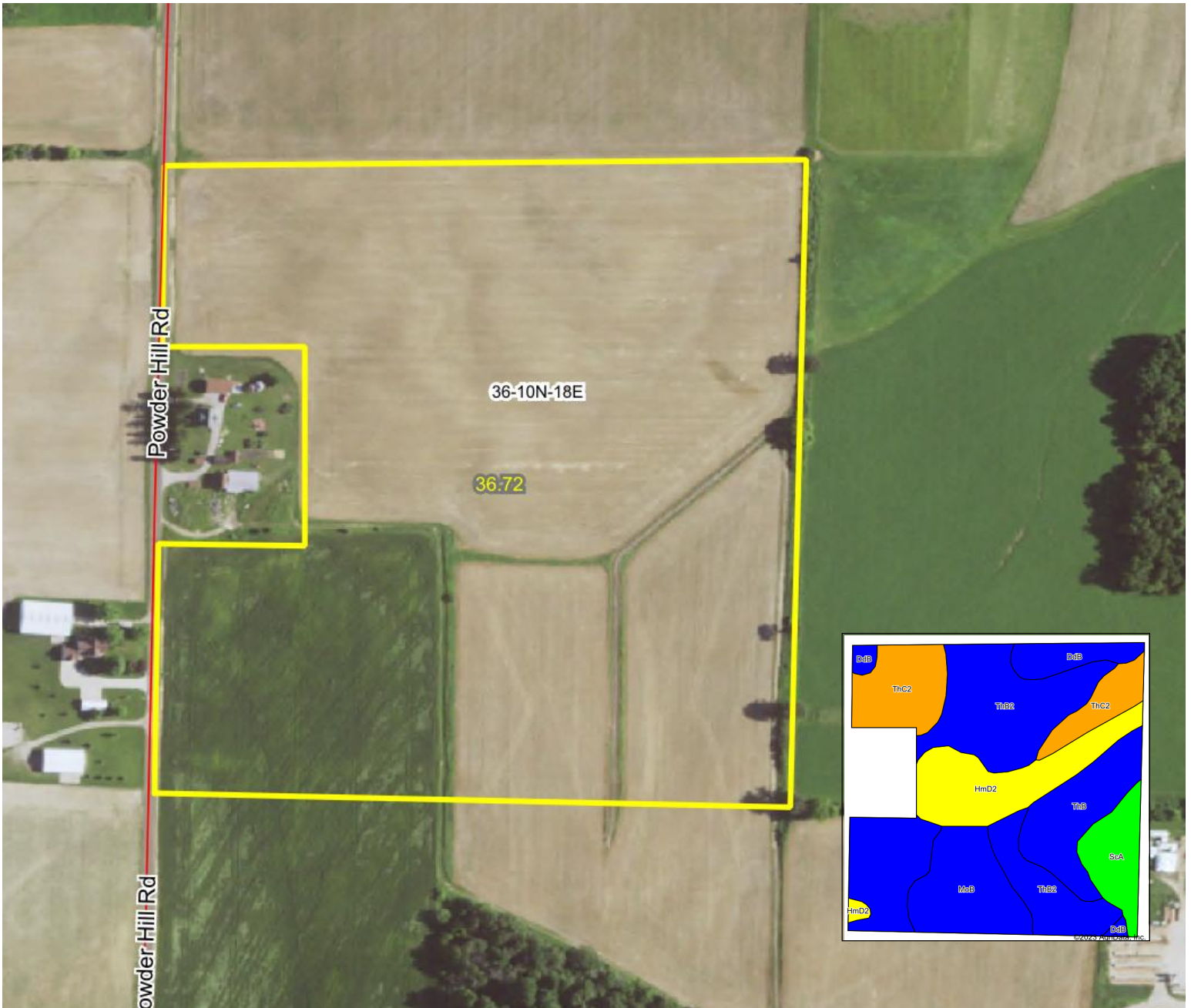
Tract 3 - 40± Acres

Town of Hartford

Location: From Hartford, WI, 1.3 miles west on W Sumner St., 2.3 miles south on Co Rd K/County Hwy K, 1.2 miles east on County Hwy E, .7 miles south on Powder Hill Rd. Land is on the east side of the road.

PID #: 465482/T6 0887 **Description:** Sect-36 Twp-10 Range-18E **2022 Taxes:** \$456





*Lines are Approximate

Area Symbol: W1131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	13.08	35.6%		Ile
HmD2	Hochheim loam, 12 to 20 percent slopes, eroded	5.20	14.2%		IVe
ThC2	Theresa silt loam, 6 to 12 percent slopes, eroded	5.09	13.9%		IIIe
MoB	Mayville silt loam, 2 to 6 percent slopes	4.47	12.2%		Ile
ThB	Theresa silt loam, 2 to 6 percent slopes	4.28	11.7%		Ile
ScA	St. Charles silt loam, 0 to 2 percent slopes	2.59	7.1%		Iw
DdB	Dodge silt loam, 2 to 6 percent slopes	2.01	5.5%		Ile
Weighted Average					2.35

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

Tract 4 - 36.727± Acres (See Survey Lot 2) Town of Hartford

Location: From Hartford, WI, 1.3 miles west on W Sumner St., 2.3 miles south on Co Rd K/County Hwy K, 1.2 miles east on County Hwy E, .4 miles south on Powder Hill Rd. Land is on the east side of the road.

PID #: 465467/T6 0874 (That part of, new legal & PID# to be assigned) **Description:** Sect-36 Twp-10 Range-18E

2022 Taxes: \$2,606 (For entire land. New tax amount TBD)





*Lines are Approximate

Area Symbol: W1131, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	14.81	42.3%		Ile
ThC2	Theresa silt loam, 6 to 12 percent slopes, eroded	13.06	37.3%		IIIe
DdB	Dodge silt loam, 2 to 6 percent slopes	4.69	13.4%		Ile
MoB	Mayville silt loam, 2 to 6 percent slopes	2.44	7.0%		Ile
Weighted Average					2.37

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

Tract 5 - 35± Acres

Town of Hartford

Location: From Hartford, WI, 1.3 miles west on W Sumner St., 2.3 miles south on Co Rd K/County Hwy K, 1.4 miles east on County Hwy E.
Land is on the south side of the road.

PID #: 465465/T6 0873 **Description:** Sect-36 Twp-10 Range-18E **2022 Taxes:** \$95





*Lines are Approximate

Area Symbol: W1131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	18.52	47.3%		Ile
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	6.77	17.3%		IVe
MoB	Mayville silt loam, 2 to 6 percent slopes	4.76	12.1%		Ile
Ph	Pella silt loam, 0 to 2 percent slopes	4.67	11.9%		IIw
DdB	Dodge silt loam, 2 to 6 percent slopes	2.05	5.2%		Ile
ThC2	Theresa silt loam, 6 to 12 percent slopes, eroded	2.02	5.2%		IIIe
HmD2	Hochheim loam, 12 to 20 percent slopes, eroded	0.39	1.0%		IVe
Weighted Average					2.42

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

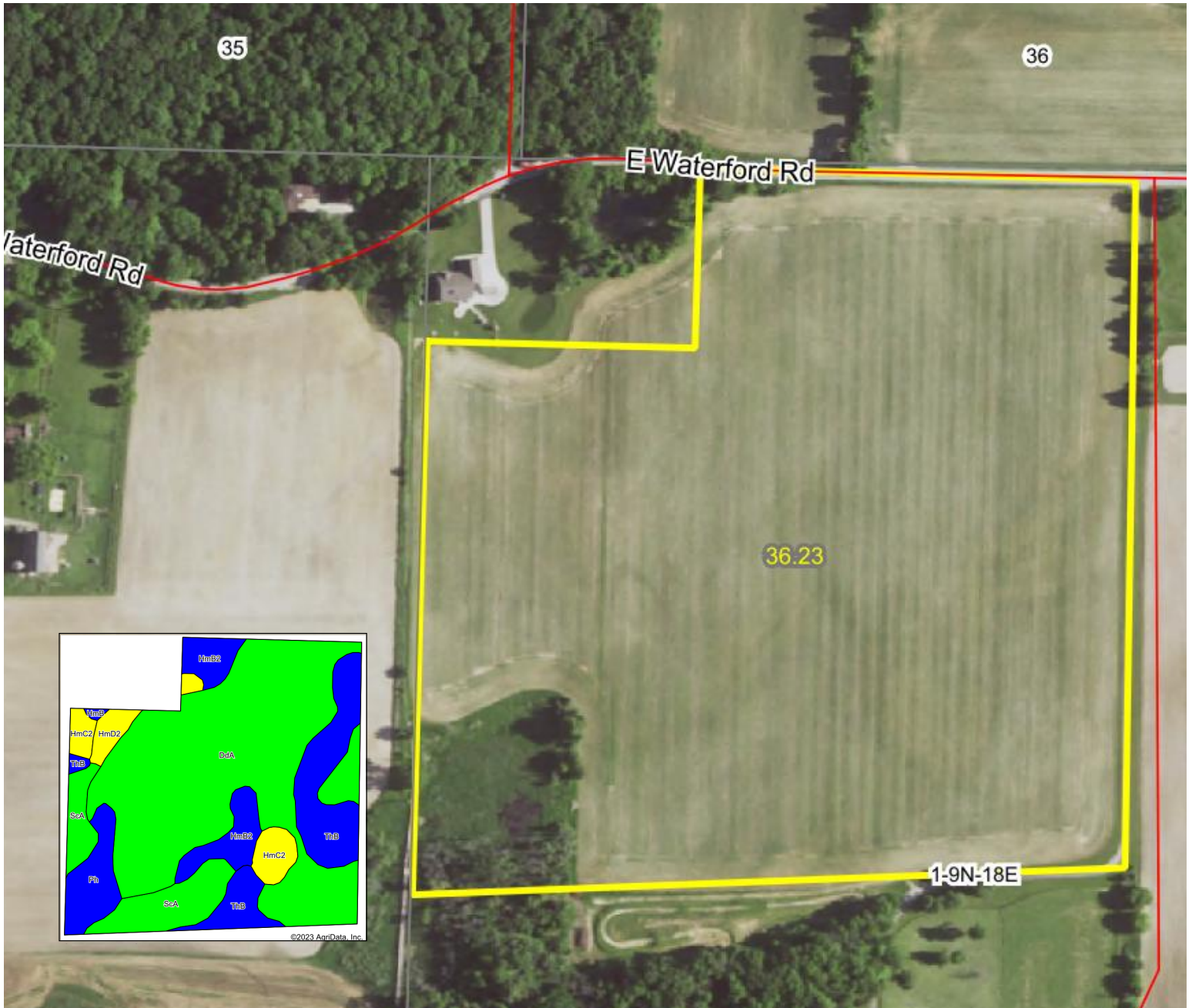
Tract 6 - 39.18± Acres

Town of Hartford

Location: From Hartford, WI, 1.3 miles west on W Sumner St., 2.3 miles south on Co Rd K/County Hwy K, 1.1 miles east on County Hwy E.
Land is on the south side of the road.

PID #: 465469/T6 0876 **Description:** Sect-36 Twp-10 Range-18E **2022 Taxes:** \$218





*Lines are Approximate

Area Symbol: W1131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
DdA	Dodge silt loam, 0 to 2 percent slopes	20.37	56.2%		Iw
ThB	Theresa silt loam, 2 to 6 percent slopes	5.23	14.4%		Ile
ScA	St. Charles silt loam, 0 to 2 percent slopes	3.63	10.0%		Iw
HmB2	Hochheim loam, 2 to 6 percent slopes, eroded	2.57	7.1%		Ile
Ph	Pella silt loam, 0 to 2 percent slopes	2.02	5.6%		IIw
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	1.45	4.0%		IVe
HmD2	Hochheim loam, 12 to 20 percent slopes, eroded	0.87	2.4%		IVe
HmB	Hochheim loam, 2 to 6 percent slopes	0.09	0.2%		Ile
Weighted Average					1.47

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

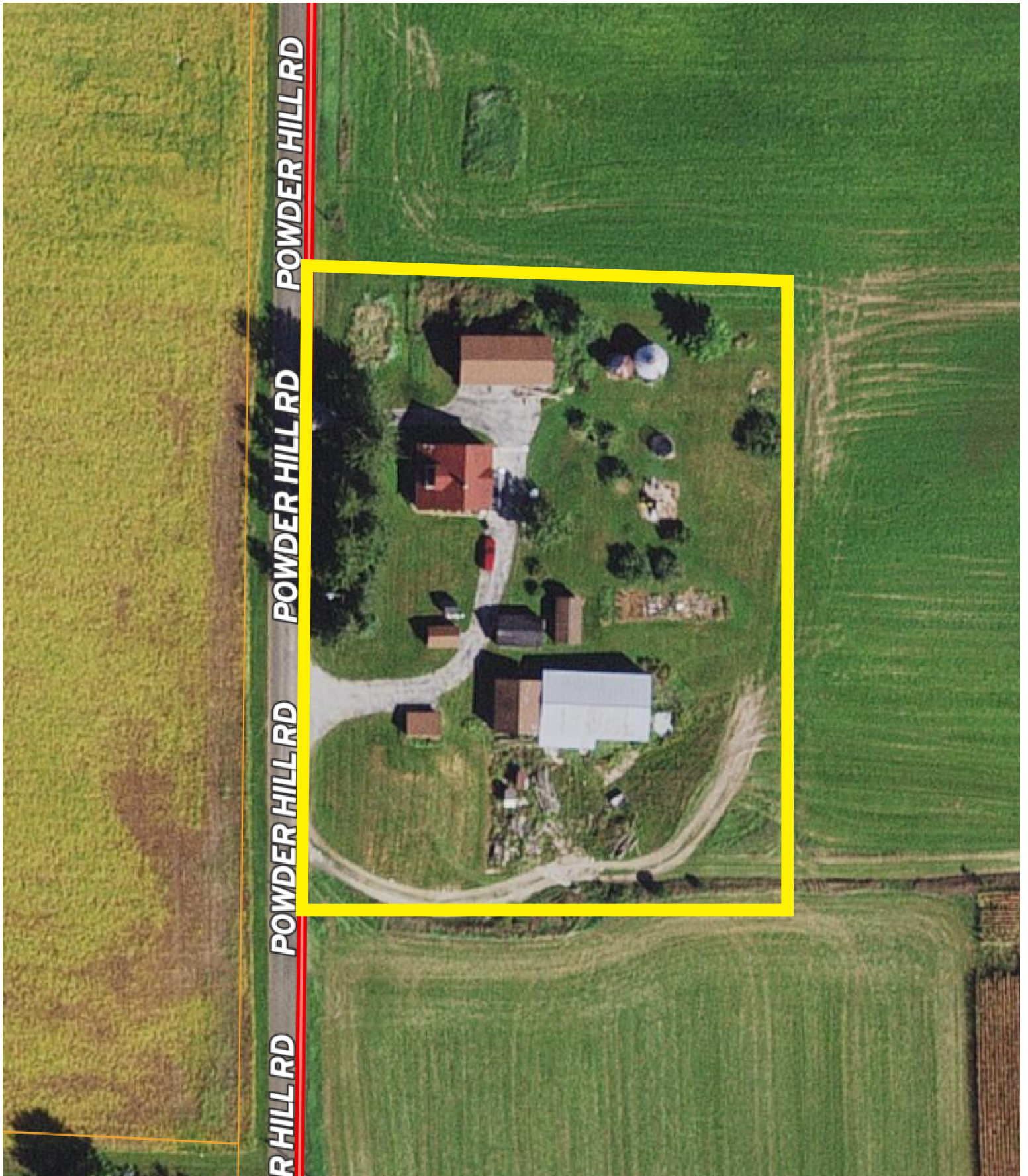
Tract 7 - 36.23± Acres

Town of Erin

Location: From Hartford, WI, 1.3 miles west on W Sumner St., 2.3 miles south on Co Rd K/County Hwy K, .8 miles east on County Hwy E. 1 mile south on Kettle Moraine Rd/Kettle Moraine Scenic Dr., .2 miles east on E Waterford Rd. Land is on the south side of the road.

PID #: 496864/T3 000800Y **Description:** Sect-1 Twp-9 Range-18E **2022 Taxes:** \$126





*Lines are Approximate

Tract 8 - Home on 2.308± Acres (See Survey Lot 1)

Town of Hartford

Location: From Hartford, WI, 1.3 miles west on W Sumner St., 2.3 miles south on Co Rd K/County Hwy K, 1.2 miles east on County Hwy E, .4 miles south on Powder Hill Rd. Home is on the east side of the road.

PID #: 465467/T6 0874 (That part of, new legal & PID# to be assigned) **Description:** Sect-36 Twp-10 Range-18E **2022 Taxes:** \$2,606
(For entire land. New tax amount TBD)

Home Details

- 4 bedroom
- 2 bathroom
- Main floor laundry
- Main floor kitchen less appliances
- Main floor dining area
- Main floor living area
- Unfinished basement, floor drain
- Empyre Elite XT 200 Hydronic wood burner
- Distribution fan for outdoor wood boiler
- Electric water heater
- Pour concrete foundation
- 3-car detached garage
- Well, 50'x26' cement block well
- Well house, 16'x12', with pressure tank
- Machine shed, 62'x37', 14' side walls, partial concrete
- Barn, 29'x24', hip roof
- Brick building, 16'x25'
- Chicken coop, 24'x12'



Certified Survey Map No. _____

Lands being the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 10 North, Range 18 East, Town of Hartford, Washington County, Wisconsin.



Surveyor:

Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
Cornerstone Land Surveying, Inc.
(262) 424-5630

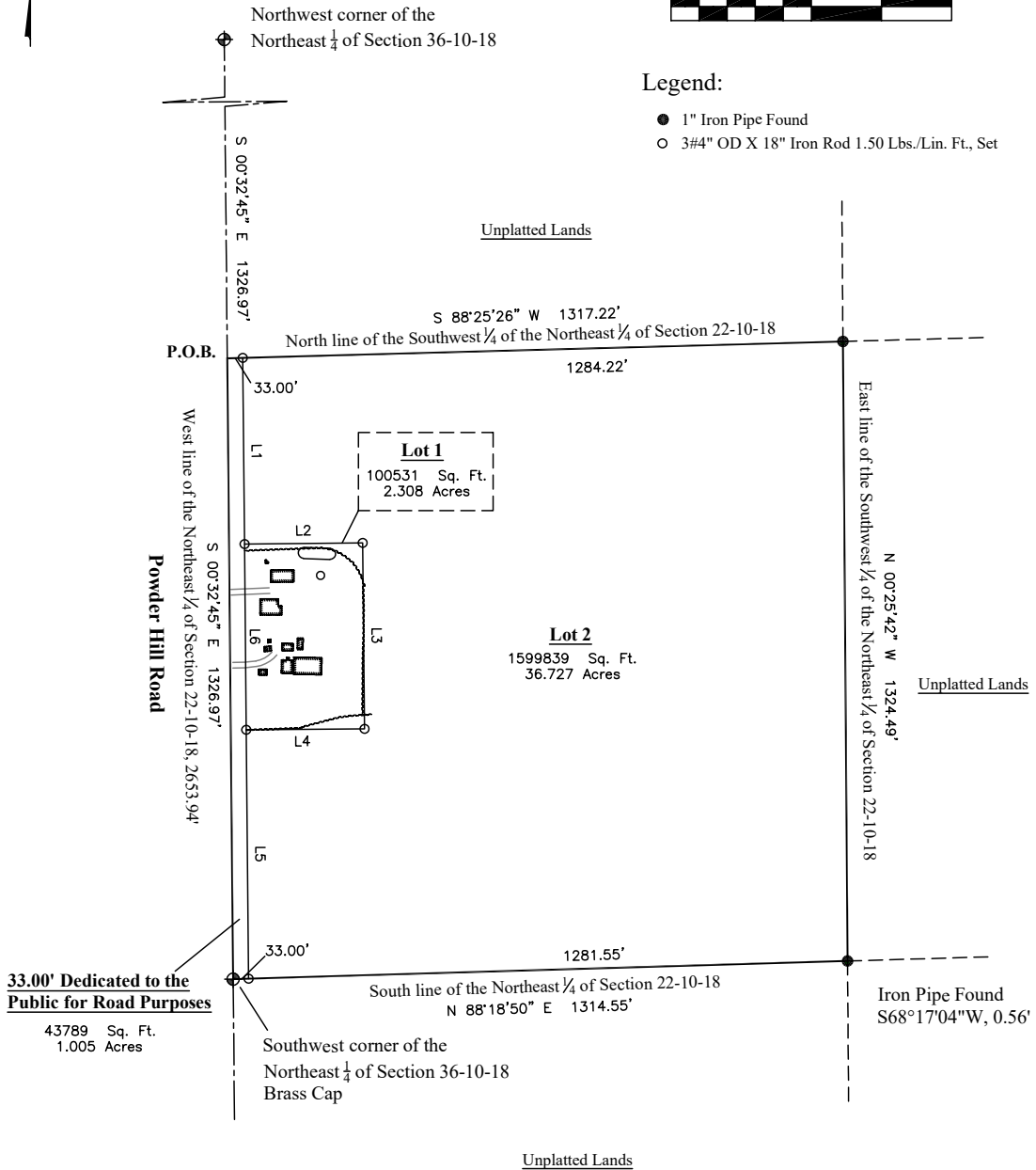
Scale 1" = 300'

0' 300' 600'



Legend:

- 1" Iron Pipe Found
- 3#4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set



Line Table

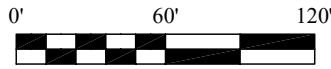
LINE	BEARING	DISTANCE
L1	N 00°32'45" W	397.77'
L2	N 89°27'15" E	252.99'
L3	N 00°32'45" W	397.37'
L4	N 89°27'15" E	252.99'
L5	S 00°32'45" E	531.76'
L6	S 00°32'45" E	397.37'

Certified Survey Map No. _____

Lands being the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 10 North, Range 18 East, Town of Hartford, Washington County, Wisconsin.

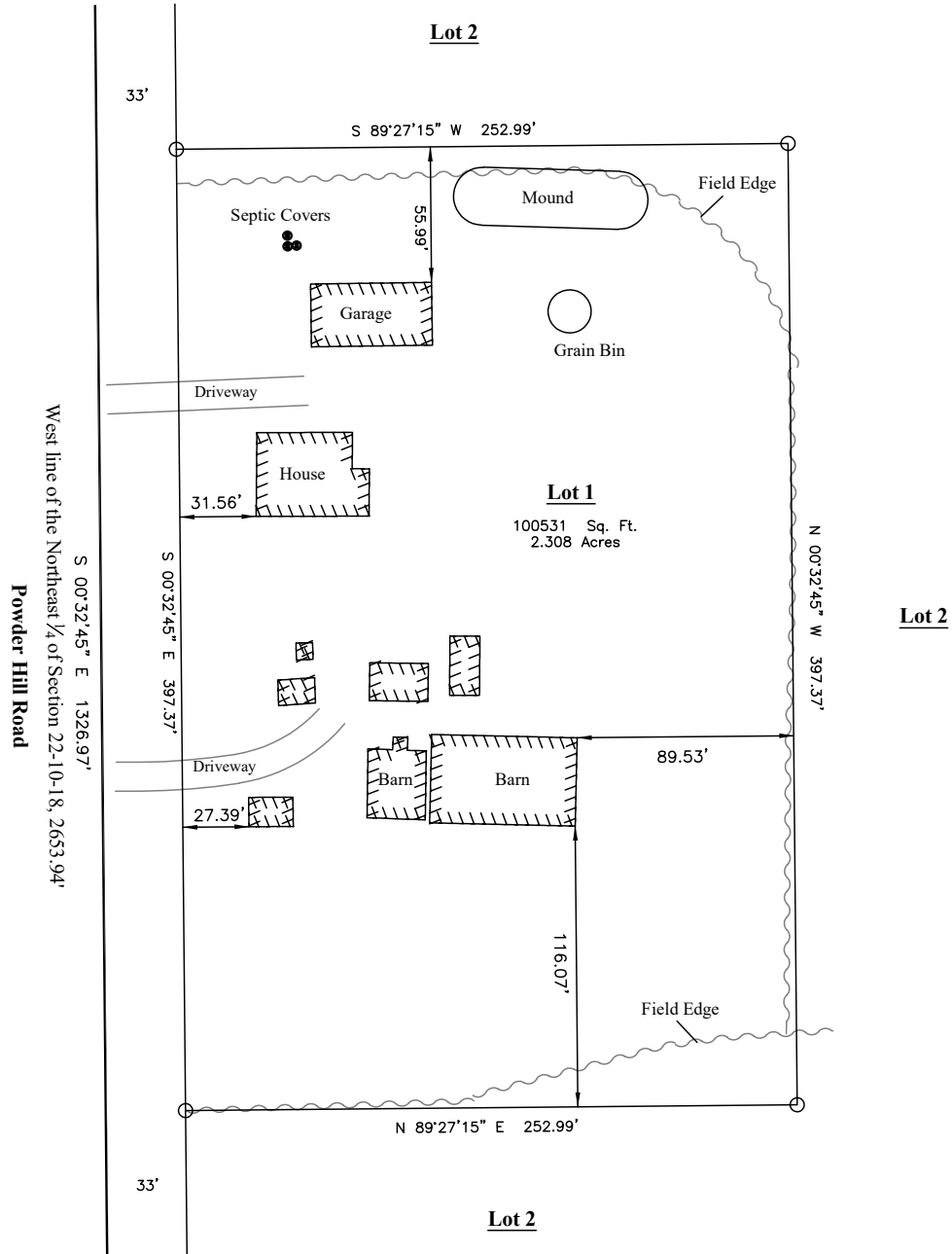


Scale 1"=60'



Legend:

- 1" Iron Pipe Found
- 3/4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set



TOWN OF HARTFORD
 ATTN TREASURER
 3360 CTY HWY K
 HARTFORD WI 53027

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2022
 REAL ESTATE



Parcel Number: T6 088600B
 Bill Number: 465481

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.

465481/T6 088600B

2653 OLD CC
 SLINGER WI 53086

Location of Property/Legal Description
 2653 OLD CC
 Sec. 36, T10N, R18E
 PT OF NE SE CSM 1610 V1502 P84+DOC 1421006
 0.920 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 40,000	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 40,000	AVERAGE ASSMT. RATIO 0.954632694	NET ASSESSED VALUE RATE 0.00921469 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 368.59
ESTIMATED FAIR MARKET VALUE LAND 41,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 41,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 49.26	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	87,797	90,875	91.99	82.53	-10.3%
TOWN OF HARTFORD	192,923	196,302	60.72	54.46	-10.3%
SLINGER SCHOOL	1,039,498	1,149,747	227.36	211.63	-6.9%
MOR PARK TECH COLL	417,804	439,123	21.85	19.97	-8.6%
TOTAL	1,738,022	1,876,047	401.92	368.59	-8.3%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			401.92	368.59	-8.3%

TOTAL DUE: \$368.59
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
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
SLINGER SCHOOL	72,612	18.26	2034				
SLINGER SCHOOL	243,091	61.12	2034				

PAY 1ST INSTALLMENT OF: \$184.59
BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027
PIN# T6 088600B
 BILL NUMBER: 465481

PAY 2ND INSTALLMENT OF: \$184.00
BY JULY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986
PIN# T6 088600B
 BILL NUMBER: 465481

PAY FULL AMOUNT OF: \$368.59
BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027
PIN# T6 088600B
 BILL NUMBER: 465481



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF HARTFORD
 ATTN TREASURER
 3360 CTY HWY K
 HARTFORD WI 53027

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2022
 REAL ESTATE



Parcel Number: T6 088600Z
 Bill Number: 465537

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.

465537/T6 088600Z

2663 CTY HWY CC
 SLINGER WI 53086

Location of Property/Legal Description
 CTY HWY CC
 Sec. 36, T10N, R18E
 PT OF NE SE DOC 838878+839522+1421006+1467671+1481911
 EXC SOLD+ CSM 6879
 37.130 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 65,400	ASSESSED VALUE IMPROVEMENTS 273,100	TOTAL ASSESSED VALUE 338,500	AVERAGE ASSMT. RATIO 0.954632694	NET ASSESSED VALUE RATE 0.00921469 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 3066.24	
ESTIMATED FAIR MARKET VALUE LAND 59,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 286,100	TOTAL ESTIMATED FAIR MARKET VALUE 345,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 416.83		
TAXING JURISDICTION		2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY		87,797	90,875	751.85	698.41	-7.1%
TOWN OF HARTFORD		192,923	196,302	496.29	460.83	-7.1%
SLINGER SCHOOL		1,039,498	1,149,747	1,858.41	1,790.95	-3.6%
MOR PARK TECH COLL		417,804	439,123	178.63	168.97	-5.4%
TOTAL		1,738,022	1,876,047	3,285.18	3,119.16	-5.1%
FIRST DOLLAR CREDIT				-52.19	-52.92	1.4%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				3,232.99	3,066.24	-5.2%

TOTAL DUE: \$3,066.24
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
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
SLINGER SCHOOL	72,612	154.50	2034				
SLINGER SCHOOL	243,091	517.23	2034				

PAY 1ST INSTALLMENT OF: \$1,533.24
BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027
PIN# T6 088600Z
 BILL NUMBER: 465537

PAY 2ND INSTALLMENT OF: \$1,533.00
BY JULY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986
PIN# T6 088600Z
 BILL NUMBER: 465537

PAY FULL AMOUNT OF: \$3,066.24
BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027
PIN# T6 088600Z
 BILL NUMBER: 465537



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF POLK
 LYNETTE BARTLETT, TREASURER
 PO BOX 19
 SLINGER WI 53086

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2022
 REAL ESTATE



Parcel Number: T9 0934
 Bill Number: 467504

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.

467504/T9 0934

2663 CTY HWY CC
 SLINGER WI 53086

Location of Property/Legal Description
 CTY HWY CC
 Sec. 31, T10N, R19E
 NW SW DOC 838875+839522 EXC CSM 2493
 30.800 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 7,800	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 7,800	AVERAGE ASSMT. RATIO 0.782988888	NET ASSESSED VALUE RATE 0.01055108 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 82.31
ESTIMATED FAIR MARKET VALUE LAND 2,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 2,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 10.98	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	149,518	154,578	20.30	19.62	-3.3%
TOWN OF POLK	219,375	223,166	7.02	6.89	-1.9%
SLINGER SCHOOL	4,661,166	5,077,635	51.24	51.05	-0.4%
MOR PARK TECH COLL	639,454	670,627	4.82	4.75	-1.5%
TOTAL	5,669,513	6,126,006	83.38	82.31	-1.3%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			83.38	82.31	-1.3%

TOTAL DUE: \$82.31
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

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
SLINGER SCHOOL	320,675	4.34	2034				
SLINGER SCHOOL	1,073,563	14.53	2034				

PAY 1ST INSTALLMENT OF: \$82.31
 BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF POLK
 LYNETTE BARTLETT, TREASURER
 PO BOX 19
 SLINGER WI 53086
 PIN# T9 0934
 BILL NUMBER: 467504

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2023
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 WASHINGTON COUNTY TREASURER
 432 E WASHINGTON ST, PO BOX 1986
 WEST BEND, WI 53095-7986
 PIN# T9 0934
 BILL NUMBER: 467504

PAY FULL AMOUNT OF: \$82.31
 BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF POLK
 LYNETTE BARTLETT, TREASURER
 PO BOX 19
 SLINGER WI 53086
 PIN# T9 0934
 BILL NUMBER: 467504



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF POLK
 LYNETTE BARTLETT, TREASURER
 PO BOX 19
 SLINGER WI 53086

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2022
 REAL ESTATE



Parcel Number: T9 0930
 Bill Number: 467499

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.

467499/T9 0930

Location of Property/Legal Description
 CTY HWY CC
 Sec. 31, T10N, R19E
 PT OF SW NW DOC 838875+839522+1421006
 28.560 ACRES

2663 CTY HWY CC
 SLINGER WI 53086

Please inform treasurer of address changes.

ASSESSED VALUE LAND 10,000	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 10,000	AVERAGE ASSMT. RATIO 0.782988888	NET ASSESSED VALUE RATE 0.01055108 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 105.52
ESTIMATED FAIR MARKET VALUE LAND 10,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 10,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 14.08	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	149,518	154,578	25.95	25.16	-3.0%
TOWN OF POLK	219,375	223,166	8.98	8.83	-1.7%
SLINGER SCHOOL	4,661,166	5,077,635	65.51	65.44	-0.1%
MOR PARK TECH COLL	639,454	670,627	6.17	6.09	-1.3%
TOTAL	5,669,513	6,126,006	106.61	105.52	-1.0%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			106.61	105.52	-1.0%

TOTAL DUE: \$105.52
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
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
SLINGER SCHOOL	320,675	5.56	2034				
SLINGER SCHOOL	1,073,563	18.63	2034				

PAY 1ST INSTALLMENT OF: \$53.52
 BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF POLK
 LYNETTE BARTLETT, TREASURER
 PO BOX 19
 SLINGER WI 53086
 PIN# T9 0930
 BILL NUMBER: 467499

PAY 2ND INSTALLMENT OF: \$52.00
 BY JULY 31, 2023
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 WASHINGTON COUNTY TREASURER
 432 E WASHINGTON ST, PO BOX 1986
 WEST BEND, WI 53095-7986
 PIN# T9 0930
 BILL NUMBER: 467499

PAY FULL AMOUNT OF: \$105.52
 BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF POLK
 LYNETTE BARTLETT, TREASURER
 PO BOX 19
 SLINGER WI 53086
 PIN# T9 0930
 BILL NUMBER: 467499



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF HARTFORD
 ATTN TREASURER
 3360 CTY HWY K
 HARTFORD WI 53027

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2022
 REAL ESTATE



Parcel Number: T6 0887
 Bill Number: 465482

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
POWDER HILL RD
 Sec. 36, T10N, R18E
 NW SE DOC 838875+839522
 40.000 ACRES

465482/T6 0887

2663 CTY HWY CC
 SLINGER WI 53086

Please inform treasurer of address changes.

ASSESSED VALUE LAND 49,500	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 49,500	AVERAGE ASSMT. RATIO 0.954632694	NET ASSESSED VALUE RATE 0.00921469 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 456.13	
ESTIMATED FAIR MARKET VALUE LAND 86,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 86,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 60.95		
TAXING JURISDICTION		2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY		87,797	90,875	118.85	102.13	-14.1%
TOWN OF HARTFORD		192,923	196,302	78.45	67.39	-14.1%
SLINGER SCHOOL		1,039,498	1,149,747	293.76	261.90	-10.8%
MOR PARK TECH COLL		417,804	439,123	28.24	24.71	-12.5%
TOTAL		1,738,022	1,876,047	519.30	456.13	-12.2%
FIRST DOLLAR CREDIT				0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				519.30	456.13	-12.2%

TOTAL DUE: \$456.13
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
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
SLINGER SCHOOL	72,612	22.59	2034				
SLINGER SCHOOL	243,091	75.64	2034				

PAY 1ST INSTALLMENT OF: \$228.13
BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027
PIN# T6 0887
 BILL NUMBER: 465482

PAY 2ND INSTALLMENT OF: \$228.00
BY JULY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986
PIN# T6 0887
 BILL NUMBER: 465482

PAY FULL AMOUNT OF: \$456.13
BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027
PIN# T6 0887
 BILL NUMBER: 465482



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF HARTFORD
 ATTN TREASURER
 3360 CTY HWY K
 HARTFORD WI 53027

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2022
 REAL ESTATE



Parcel Number: T6 0874
 Bill Number: 465467

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
 2734 POWDER HILL RD
 Sec. 36, T10N, R18E
 SW NE DOC 838875+839522
 40.000 ACRES

465467/T6 0874

2663 CTY HWY CC
 SLINGER WI 53086

Please inform treasurer of address changes.

ASSESSED VALUE LAND 94,300	ASSESSED VALUE IMPROVEMENTS 194,300	TOTAL ASSESSED VALUE 288,600	AVERAGE ASSMT. RATIO 0.954632694	NET ASSESSED VALUE RATE 0.00921469 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 2606.44
ESTIMATED FAIR MARKET VALUE LAND 89,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 203,500	TOTAL ESTIMATED FAIR MARKET VALUE 292,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 355.38	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	87,797	90,875	644.66	595.46	-7.6%
TOWN OF HARTFORD	192,923	196,302	425.53	392.90	-7.7%
SLINGER SCHOOL	1,039,498	1,149,747	1,593.46	1,526.94	-4.2%
MOR PARK TECH COLL	417,804	439,123	153.16	144.06	-5.9%
TOTAL	1,738,022	1,876,047	2,816.81	2,659.36	-5.6%
FIRST DOLLAR CREDIT			-52.19	-52.92	1.4%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			2,764.62	2,606.44	-5.7%

TOTAL DUE: \$2,606.44
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
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
SLINGER SCHOOL	72,612	131.72	2034				
SLINGER SCHOOL	243,091	440.98	2034				

PAY 1ST INSTALLMENT OF: \$1,303.44
BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027
PIN# T6 0874
 BILL NUMBER: 465467

PAY 2ND INSTALLMENT OF: \$1,303.00
BY JULY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986
PIN# T6 0874
 BILL NUMBER: 465467

PAY FULL AMOUNT OF: \$2,606.44
BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027
PIN# T6 0874
 BILL NUMBER: 465467



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE



465465/T6 0873

2660 CTY HWY CC
SLINGER WI 53086

Parcel Number: T6 0873
Bill Number: 465465

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

CTY HWY E
Sec. 36, T10N, R18E
NW NE DOC 837937+1421006
35.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 10,300	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 10,300	AVERAGE ASSMT. RATIO 0.954632694	NET ASSESSED VALUE RATE 0.00921469 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 94.91
ESTIMATED FAIR MARKET VALUE LAND 600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 12.68	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	87,797	90,875	23.31	21.25	-8.8%
TOWN OF HARTFORD	192,923	196,302	15.39	14.02	-8.9%
SLINGER SCHOOL	1,039,498	1,149,747	57.63	54.50	-5.4%
MOR PARK TECH COLL	417,804	439,123	5.54	5.14	-7.2%
TOTAL	1,738,022	1,876,047	101.87	94.91	-6.8%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			101.87	94.91	-6.8%

TOTAL DUE: \$94.91
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

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
SLINGER SCHOOL	72,612	4.70	2034				
SLINGER SCHOOL	243,091	15.74	2034				

PAY 1ST INSTALLMENT OF: \$94.91
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027

PIN# T6 0873

BILL NUMBER: 465465

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986

PIN# T6 0873

BILL NUMBER: 465465

PAY FULL AMOUNT OF: \$94.91
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027

PIN# T6 0873

BILL NUMBER: 465465



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF HARTFORD
 ATTN TREASURER
 3360 CTY HWY K
 HARTFORD WI 53027

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2022
 REAL ESTATE



Parcel Number: T6 0876
 Bill Number: 465469

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
 CTY HWY E
 Sec. 36, T10N, R18E
 NE NW DOC 837937

39.180 ACRES

465469/T6 0876

2660 CTY HWY CC
 SLINGER WI 53086

Please inform treasurer of address changes.

ASSESSED VALUE LAND 23,700	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 23,700	AVERAGE ASSMT. RATIO 0.954632694	NET ASSESSED VALUE RATE 0.00921469 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 218.39
ESTIMATED FAIR MARKET VALUE LAND 31,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 31,200	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 29.18	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	87,797	90,875	56.00	48.90	-12.7%
TOWN OF HARTFORD	192,923	196,302	36.97	32.26	-12.7%
SLINGER SCHOOL	1,039,498	1,149,747	138.42	125.40	-9.4%
MOR PARK TECH COLL	417,804	439,123	13.31	11.83	-11.1%
TOTAL	1,738,022	1,876,047	244.70	218.39	-10.8%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			244.70	218.39	-10.8%

TOTAL DUE: \$218.39
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023
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
SLINGER SCHOOL	72,612	10.82	2034				
SLINGER SCHOOL	243,091	36.21	2034				

PAY 1ST INSTALLMENT OF: \$109.39
BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027
PIN# T6 0876
 BILL NUMBER: 465469

PAY 2ND INSTALLMENT OF: \$109.00
BY JULY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986
PIN# T6 0876
 BILL NUMBER: 465469

PAY FULL AMOUNT OF: \$218.39
BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF HARTFORD
ATTN TREASURER
3360 CTY HWY K
HARTFORD WI 53027
PIN# T6 0876
 BILL NUMBER: 465469



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF POLK
LYNETTE BARTLETT, TREASURER
PO BOX 19
SLINGER WI 53086

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE



Parcel Number: T9 0934
Bill Number: 467504

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.

467504/T9 0934

2663 CTY HWY CC
SLINGER WI 53086

Location of Property/Legal Description
CTY HWY CC
Sec. 31, T10N, R19E
NW SW DOC 838875+839522 EXC CSM 2493
30.800 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 7,800	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 7,800	AVERAGE ASSMT. RATIO 0.782988888	NET ASSESSED VALUE RATE 0.01055108 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 82.31																																				
ESTIMATED FAIR MARKET VALUE LAND 2,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 2,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 10.98																																					
<table border="1"> <thead> <tr> <th>TAXING JURISDICTION</th> <th>2021 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2022 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2021 NET TAX</th> <th>2022 NET TAX</th> <th>% TAX CHANGE</th> </tr> </thead> <tbody> <tr> <td>WASHINGTON COUNTY</td> <td>149,518</td> <td>154,578</td> <td>20.30</td> <td>19.62</td> <td>-3.3%</td> </tr> <tr> <td>TOWN OF POLK</td> <td>219,375</td> <td>223,166</td> <td>7.02</td> <td>6.89</td> <td>-1.9%</td> </tr> <tr> <td>SLINGER SCHOOL</td> <td>4,661,166</td> <td>5,077,635</td> <td>51.24</td> <td>51.05</td> <td>-0.4%</td> </tr> <tr> <td>MOR PARK TECH COLL</td> <td>639,454</td> <td>670,627</td> <td>4.82</td> <td>4.75</td> <td>-1.5%</td> </tr> <tr> <td>TOTAL</td> <td>5,669,513</td> <td>6,126,006</td> <td>83.38</td> <td>82.31</td> <td>-1.3%</td> </tr> </tbody> </table>						TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE	WASHINGTON COUNTY	149,518	154,578	20.30	19.62	-3.3%	TOWN OF POLK	219,375	223,166	7.02	6.89	-1.9%	SLINGER SCHOOL	4,661,166	5,077,635	51.24	51.05	-0.4%	MOR PARK TECH COLL	639,454	670,627	4.82	4.75	-1.5%	TOTAL	5,669,513	6,126,006	83.38	82.31	-1.3%
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TOTAL DUE: \$82.31
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2023

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
SLINGER SCHOOL	320,675	4.34	2034				
SLINGER SCHOOL	1,073,563	14.53	2034				

PAY 1ST INSTALLMENT OF: \$82.31
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF POLK
LYNETTE BARTLETT, TREASURER
PO BOX 19
SLINGER WI 53086

PIN# T9 0934

BILL NUMBER: 467504

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986

PIN# T9 0934

BILL NUMBER: 467504

PAY FULL AMOUNT OF: \$82.31
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF POLK
LYNETTE BARTLETT, TREASURER
PO BOX 19
SLINGER WI 53086

PIN# T9 0934

BILL NUMBER: 467504



INCLUDE THIS STUB WITH YOUR PAYMENT



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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 accepted 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 installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real estate taxes and installments and special assessments due and payable in _____ SELLER 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



Washington County, Wisconsin



SteffesGroup.com | 320.693.9371
23579 MN Hwy 22 South, Litchfield, MN 55355