

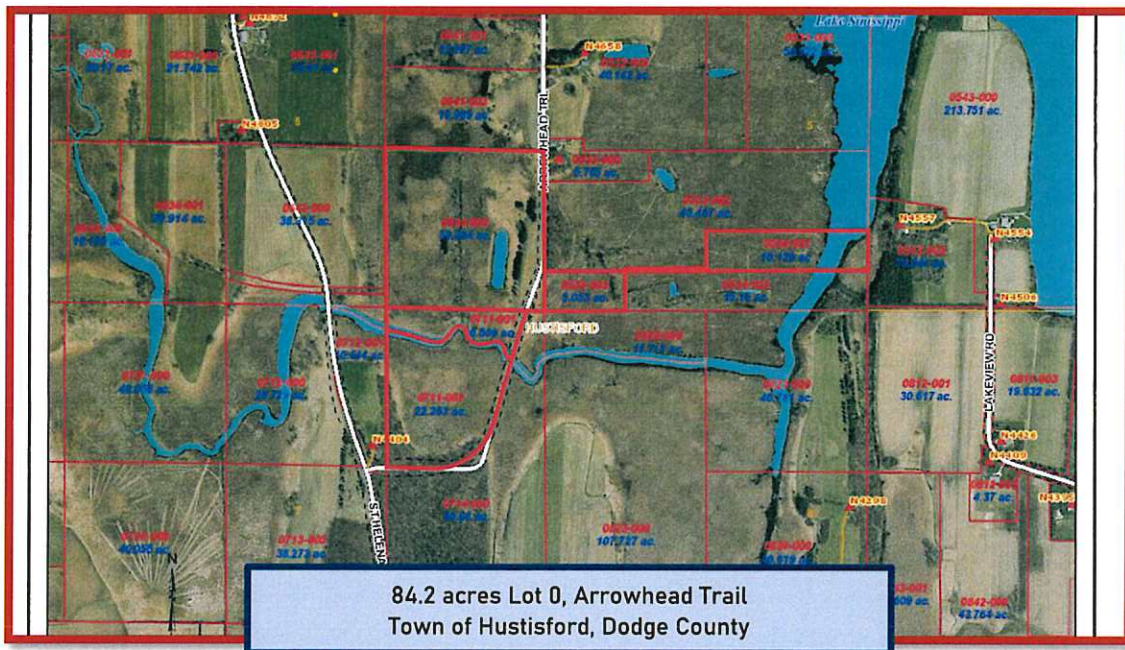
HUNTING & RECREATIONAL

84 +/- ACRES LAND

AT ONLINE BIDDING

Bidding Opens Nov. 1st to Tues, Nov. 29th, 2022 @ 2:00p

Visit: www.JonesAuctionService.Hibid.com



SPORTSMAN'S DELIGHT!

Hunt, Fish, Trap, Boat or just enjoy owning
Rural 84+/- Acres at Online Bidding

Includes: 7 Acres of Forest, 5 Acres of Agricultural Land
Has Waterfront on Property. Would Make Great Hunting Land.
Sells in its Entirety / Selling As Is, Where Is, No Contingencies/Exceptions
Bidding Requirements and Auction Terms & Conditions Apply

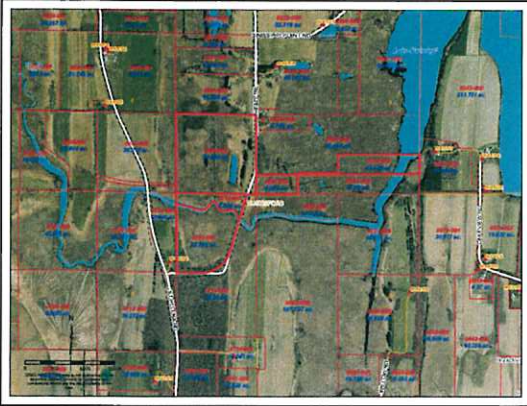
Visit: www.JonesAuctionService.Hibid.com

Online Auction bidding opens 11/01/2022 until 11/29/22 for 84+/- acres vacant land Town of Hustisford. Starting bid of \$75,000.00 w/8% buyer's fee sale-high bid price plus buyer's fee equals total purchase price offered. Earnest money of \$10,000.00 must accompany offer to purchase. Close 30/45 days from end of sale. Auction Terms & Conditions apply and become part of any offer. Seller retains right to accept, reject, counteroffers. Land sells in its entirety-As Is, Where Is, No Contingencies/Exceptions. Bidding requirements apply. Confirm Township & County Zoning that property fits buyer's needs but must be done prior to bidding & written offer as seller will not accept offer w/contingencies. Has waterfrontage. Multiple Parcels included.



Call # (920) 261-6820
Jones Auction & Realty Service, LLC
818 N Church Str., Watertown, WI 53098
Auctioneer: Stan Jones, CAI, WRA #993





1946028 Active Lots & Acreage Price: \$1 AUC

**Lot 0 Arrowhead Trail
Juneau WI 53039**

Town: Hustisford
County: Dodge
Subdivision: F17

Total Acreage: 84.00 *Plat Map/Survey* **Price/Acre:** \$0.01
Wooded Acres: 7.00 **Price/SqFt:**
Pasture Acres : 0.00 **Number of Lots:** 1
Tillable Acres: 5.00 **Lot Number(s):**
Wetland Acres: 71.00
Open

Hwy 60 to St Helena Road to Arrowhead Trail.

Lot Size:

Lake/River: Sinissippi
Feet WaterFront: 300 *Seller*

Specific Builder Required: No

School District: Hustisford
Elementary: John Hustis
Middle: Hustisford
High: Hustisford

Annual HOA

Click M for Map:
Documents (if any):
Calculate Payment:
USPS Zip Report:



Legal Description: That Pt NE1/4 NE1/4 Sec 7 Lyg S Of Dead

Net Taxes: \$ 692 / 2021

Parcel #: 02410160711002

Zoning: ag

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Agricultural	Terms	AUCTION
Utilities Avail. (To Lot)	None	Waterfront	Has actual water frontage, Channel
Water System	None presently		
Waste Disposal	None presently		
Road	Paved		
Improvements	None		

Lot Description Rural - not in subdivisn, In a flood plain, Subject shoreland zoning
Features Wooded, Stream/Spring, Wetland
Topography Level, Rolling

Online Auction bidding opens 11/01/2022 until 11/29/22 for 84+/- acres vacant land Town of Hustisford. Starting bid of \$75,000.00 w/8% buyer's fee sale-high bid price plus buyer's fee equals total purchase price offered. Earnest money of \$10,000.00 must accompany offer to purchase. Close 30/45 days from end of sale. Auction Terms & Conditions apply and become part of any offer. Seller retains right to accept, reject, counter offers. Land sells in its entirety-As Is, Where Is, No Contingencies/Exceptions. Bidding requirements apply. Confirm Township & County Zoning that property fits buyer's needs, but must be done prior to bidding & written offer as seller will not accept offer w/contingencies. Has waterfrontage. (6) parcels #02410160711002 /0644000 /0711001 /0533003 /0533001 /0534001

Sold Price: **Seller Concessions** **Closing Date:**

This information provided courtesy of: Unified Jones Auction & Realty

10/28/2022 12:04 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2022 SCWMLS



Stan Jones
Unified Jones Auction & Realty
Pref: 920-261-6820
jonesauc@gmail.com
www.jonesauctionservice.com



REAL ESTATE TERMS AND CONDITIONS

This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer. Earnest money of \$10,000.00 must accompany the Offer to Purchase.

Property sells As Is, Where Is, No Contingencies, No Exceptions. All auction terms and conditions apply and become part of any offer. Closing within 30-45 days from the end of the sale.

Seller retains the right to accept, reject or counter any offer. We encourage inspections but please note the seller will not accept any offer with inspection contingency-all inspections must be done prior to bidding and prior to any written offers.

Bidding Requirements Apply:

A letter from your bank or financial institution confirming you have sufficient funds available to close the deal is required to be on file at our Jones Auction & Realty Service, LLC office, 818 North Church St, Watertown, WI, prior to being approved to bid. Your bank letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

Please be informed that bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.

Your letter may be faxed to (920) 261-6830; emailed to info@jonesauctionservice.com; or mailed or dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9-5, Monday-Friday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens Tuesday, November 01, 2022 and will end on Tuesday, November 29, 2022 at 2:00pm (CT).
 - a. Approval to bid at this real estate sale is subject to Jones Auction & Realty Service, LLC receiving a letter from your bank or financial institution confirming you have sufficient funds available to close the transaction per the Bidding Requirements listed above.
 - b. Confirmation may be faxed to (920) 261-6830 or emailed to info@jonesauctionservice.com
 - c. This property sells As Is, Where Is, No Contingencies or Exceptions.
 - d. All auction terms and conditions apply and become part of any offer.
2. This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer.
 - a. Earnest money of \$10,000.00 must accompany the Offer to Purchase.
 - b. Upon accepted offer, all earnest money becomes non-refundable.
 - c. Property sells As Is, Where Is, No Contingencies or Exceptions.
 - d. Closing 30-45 days from the end of the sale.
3. Winning bidder is contractually bound and will enter a Contract to Purchase immediately upon being declared the accepted bidder by the auctioneer.
 - a. Upon accepted bid the winning bidder will be forwarded via email a Contract to Purchase.
 - b. **All contracts will be prepared by the listing broker to be entered into the date of the sale.** Seller will deliver clear merchantable title at closing.
 - c. A signed copy of the contract along with earnest money due must be sent to Jones Auction & Realty Service, LLC by **end of business or 5:00 P.M. (CT), Tuesday, November 29, 2022.** Contract to Purchase may be hand delivered, faxed, or scanned and emailed.
 - d. In the event the buyer refuses to sign the Contract to Purchase and tender the earnest money deposit the auctioneer may resell the property. The original buyer shall be responsible for any damages and expenses for resale and collection, including reasonable attorney's fees.
 - e. The only condition under which the earnest money and prepaid closing shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refuses for any reason to close, the earnest money and prepaid fees will be forfeited. All earnest money, less incurred expenses, will be given to the seller. Upon acceptance of Contract to Purchase by both parties, earnest money becomes non-refundable.

4. Bidding is not contingent on financing. Qualification for financing must be approved prior to approval for bidding and prior to the sale. You are responsible for cash at closing within 30-45 days of the end of the sale. Possession shall be given at closing.
5. The sale will be subject to existing zoning, ordinances, roads, restrictions of record and easements of record. Real Estate taxes for the year of closing will be prorated to the date of closing. Seller will provide and arrange for all title evidence. Any zoning or use permits, if needed, will be at the buyer's expense.
6. Jones Auction & Realty Service, LLC has been contracted as an agent of the seller to offer this property As Is, Where Is with no warranties to buildings, wells or septic systems. Requirements to meet DILHRs energy code are the responsibility of the buyer.
7. This information is from sources deemed reliable, but no warranty or representation is made to its accuracy. Any information on this sale is subject to verification and no liability for errors, omissions or changes are assumed by Jones Auction & Realty Service, LLC as an agent of the seller or the seller.
8. Under no circumstances shall bidder have any kind of claim against Jones Auction & Realty Service, LLC as an agent of the seller, seller, the online bidding platform, or anyone else if the internet service fails to work correctly, any computer interruptions, or if bidder fails to refresh their browser or use the Live Catalog option as the lot closes.
9. This property sells As Is, Where Is condition without warranty of any kind, expressed or implied, **No Exceptions Whatsoever**. Buyers should verify all information to their satisfaction. Make all inspections and financing arrangements prior to the end of bidding. Buyer acknowledges and agrees that Seller has not made and is not making any representation statement, or warranty to Buyer about the Property, including, but not limited to, physical aspects and condition of any portion of the Property, including personal property included in this transaction, if any, condition of soil, feasibility, desirability, suitability, fitness or adaptability of any part of Property, including personal property included in this transaction, if any, for any particular use, availability of any utility service, assessments, fees or charges that may be assessed against the Property, value of Property or projected income and expenses, or any other matter. Buyer is purchasing Property in an As Is and Where Is condition and acknowledges that Buyer must rely solely on Buyer's own investigation of Property. All prior negotiations and discussions have been merged into this Offer to Purchase. Buyer acknowledges and agrees that Buyer has not and will not rely on any representation or statement made by Seller and waives any and all claims against Seller or its agents for any misrepresentation, negligence, fraudulent advertising under section 100.18 of the Wisconsin Statutes, or breach of warranty.
10. All buyers must acknowledge and accept the Terms and Conditions provided at the time of online registration. Bank Letter of Guarantee/Validation of Funds required for bidding approval.
11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
12. All information contained on any website description, or any published advertising is believed to be true and correct to the best of our knowledge and ability but IS NOT GUARANTEED. Please contact us at (920) 261-6820 prior to bidding with questions.
13. Broker Participation is welcome. Participating brokers/agents must complete and return the required Broker/Agent Participation form found at www.jonesauctionservice.hibid.com. Completed form may be faxed to (920) 261-6830 or emailed to: info@jonesauctionservice.com. Jones Auction & Realty Service, LLC must receive the completed form at least 48 hours prior to the close of the auction for the participating broker/agent to be eligible to receive a commission. No commission will be paid if the bidder fails to close. There can be no exceptions to this procedure.
14. Auctioneer is licensed by the Wisconsin Department of Licensing & Regulation.

15. This property is offered for sale to qualified purchasers without regard to perspective purchasers' race, color, sex, marital status, religion, or national origin.

Seller retains the right to accept, reject or counter any offer.
All Auction Terms & Conditions Apply and Become Part of Any Offer

PAYMENT INSTRUCTIONS

Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the earnest money of \$10,000.00 must be returned to Jones Auction & Realty Service, LLC before end of business or 5:00 P.M. (CT), Tuesday, November 29th, 2022.

The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money of \$10,000 must accompany the Offer to Purchase. Earnest money payment can be made by check if paying in person or by wire transfer for an additional \$25 processing fee.

Bidding is not contingent upon financing. All financing arrangements must be made prior to the end of the bidding. Upon accepted offer all earnest money becomes nonrefundable.

Seller: Mildred Bully P.O.A. Date: 10-27-22

Buyer: _____ Date: _____

Broker: [Signature] Date: 10-27-22

Jones Auction & Realty Service, LLC
Stan Jones, CAI, Wisconsin Registered Auctioneer #993
818 North Church St, Watertown, WI 53098
www.jonesauctionservice.com
info@jonesauctionservice.com
(920) 261-6820

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): Ron Schmeling/ Mildred Bully PoA

2 _____

3 Entity Name (if any): _____

4 Name & Title of Authorized Representative: _____

5 Property Address: Arrowhead Road, , Wisconsin

6 _____

7 Name of Report Furnished: (Real Estate Condition Report) (Vacant Land Disclosure Report)

8 (Seller Disclosure Report- Commercial) (Other: _____)

9 [STRIKE AND COMPLETE AS APPLICABLE].

10 LISTING AGENT: Stan Jones

11 LISTING FIRM: Jones Auction & Realty

12 Wis. Admin. Code Chapter REEB 24 requires Listing Agent to make inquiries of Seller on the condition of the Property
13 and to request Seller provide a written response to Agent's inquiry. Wis. Stat. § 709.02 indicates that a property
14 owner/seller shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling units and a
15 Vacant Land Disclosure Report (VLDR) when the property does not include any buildings. Listing Agent has provided
16 Seller with a RECR, VLDR or other property condition report and asked Seller to complete the report.

17 **CHECK LINE 18 OR LINE 24, AS APPLICABLE:**

18 ☐ **SELLER REFUSAL TO COMPLETE**

19 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or other
20 seller's disclosure report for the above Property. Seller understands this refusal may be disclosed to potential
21 purchasers. Seller acknowledges Seller has been advised that Seller's refusal to provide this report does not release
22 Seller of any disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal
23 counsel regarding Seller's disclosure obligations in an "as-is" sale.

24 ☒ **SELLER NOT REQUIRED TO COMPLETE REPORT**

25 Seller hereby asserts that Seller is not required under Wis. Stat. § 709.01 to complete a RECR or a VLDR for the
26 above Property because: [CHECK BELOW AS APPLICABLE]

27 ☒ Seller is a personal representative of an estate and has never occupied the Property.

28 ☐ Seller is a trustee and has never occupied the Property.

29 ☐ Seller is a conservator and has never occupied the Property.

30 ☐ Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.

31 ☐ The Property includes 1 to 4 dwelling units, but has not been inhabited.

32 ☐ The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

33 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting the
34 possibility of material adverse facts to all parties. Listing Firm/Agent shall accordingly disclose any condition Listing
35 Firm/Agent becomes aware of to prospective purchasers.

36 Seller's/Owner's Signature: Ron Schmeling/ Mildred Bully PoA Date: _____

37 Seller's/Owner's Signature: Mildred Bully P.O.A. Date: 10-26-22

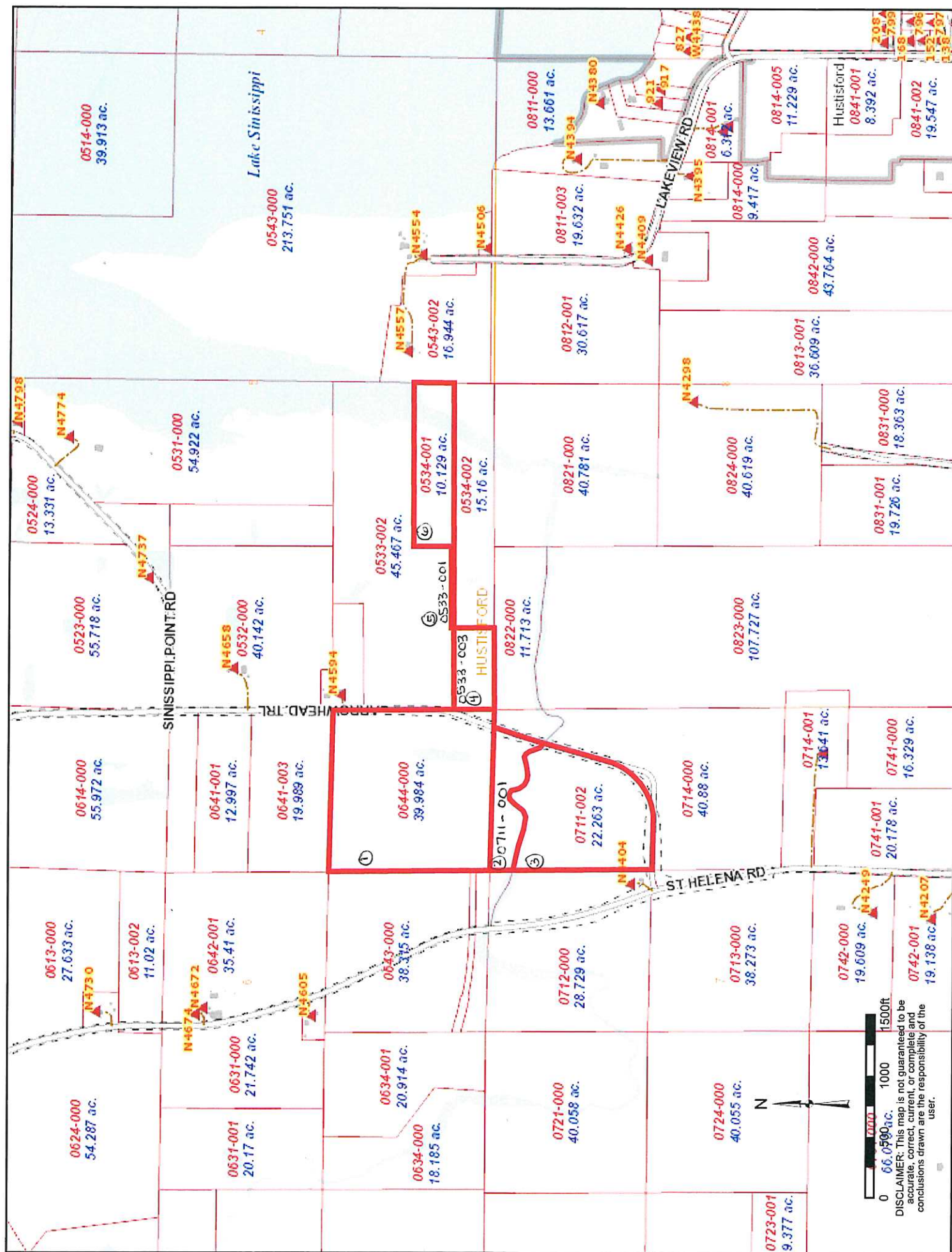
38 Seller's/Owner's Signature: _____ Date: _____

39 Seller's/Owner's Signature: _____ Date: _____

40 Entity Authorized Signature (if any): _____ Date: _____

41 This form was delivered to Seller by Stan Jones on Date: _____

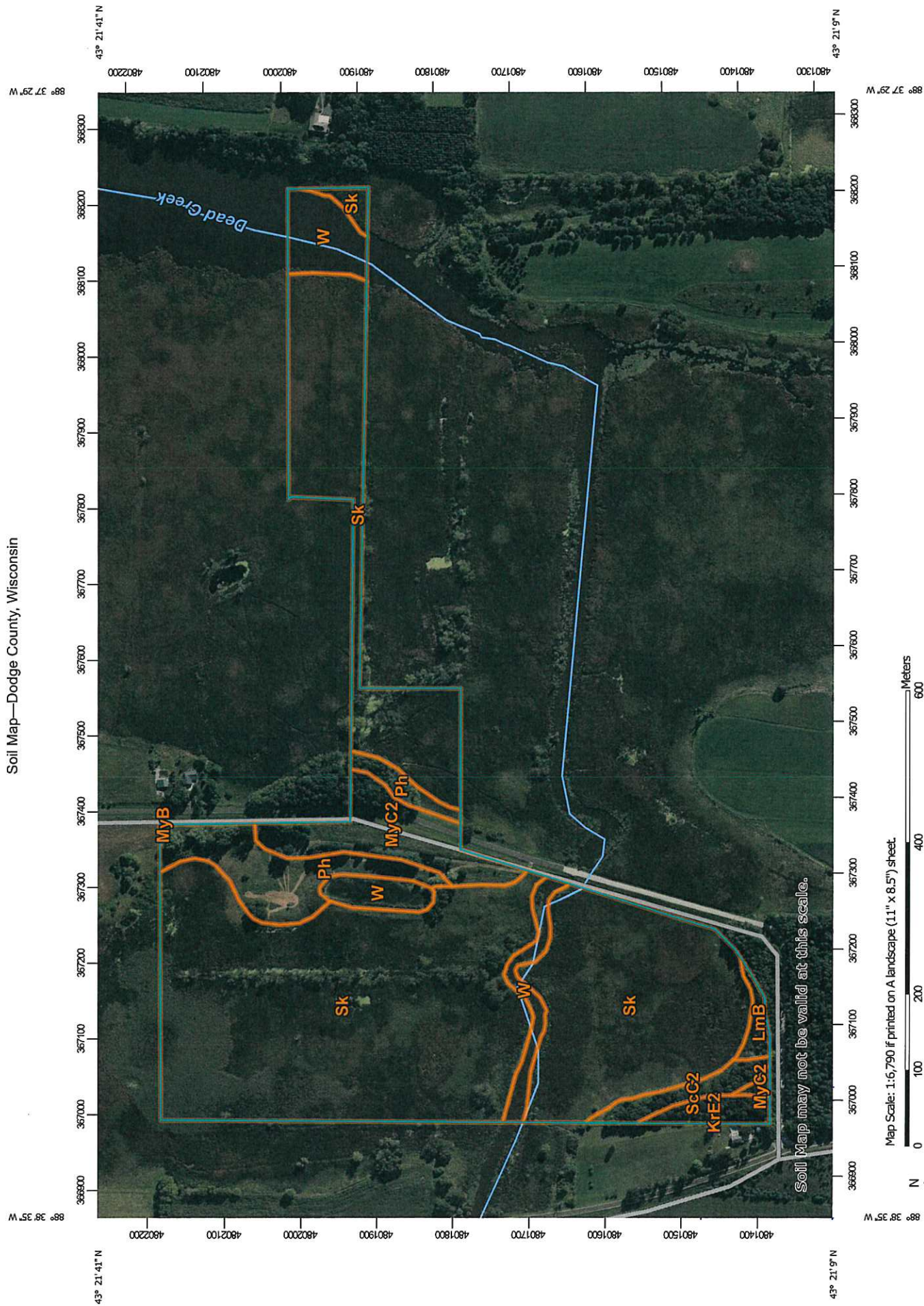
42 _____
Agent for Firm Print Name Here ▲



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



Soil Map—Dodge County, Wisconsin



Map Scale: 1:6,790 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

- Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dodge County, Wisconsin
Survey Area Data: Version 19, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

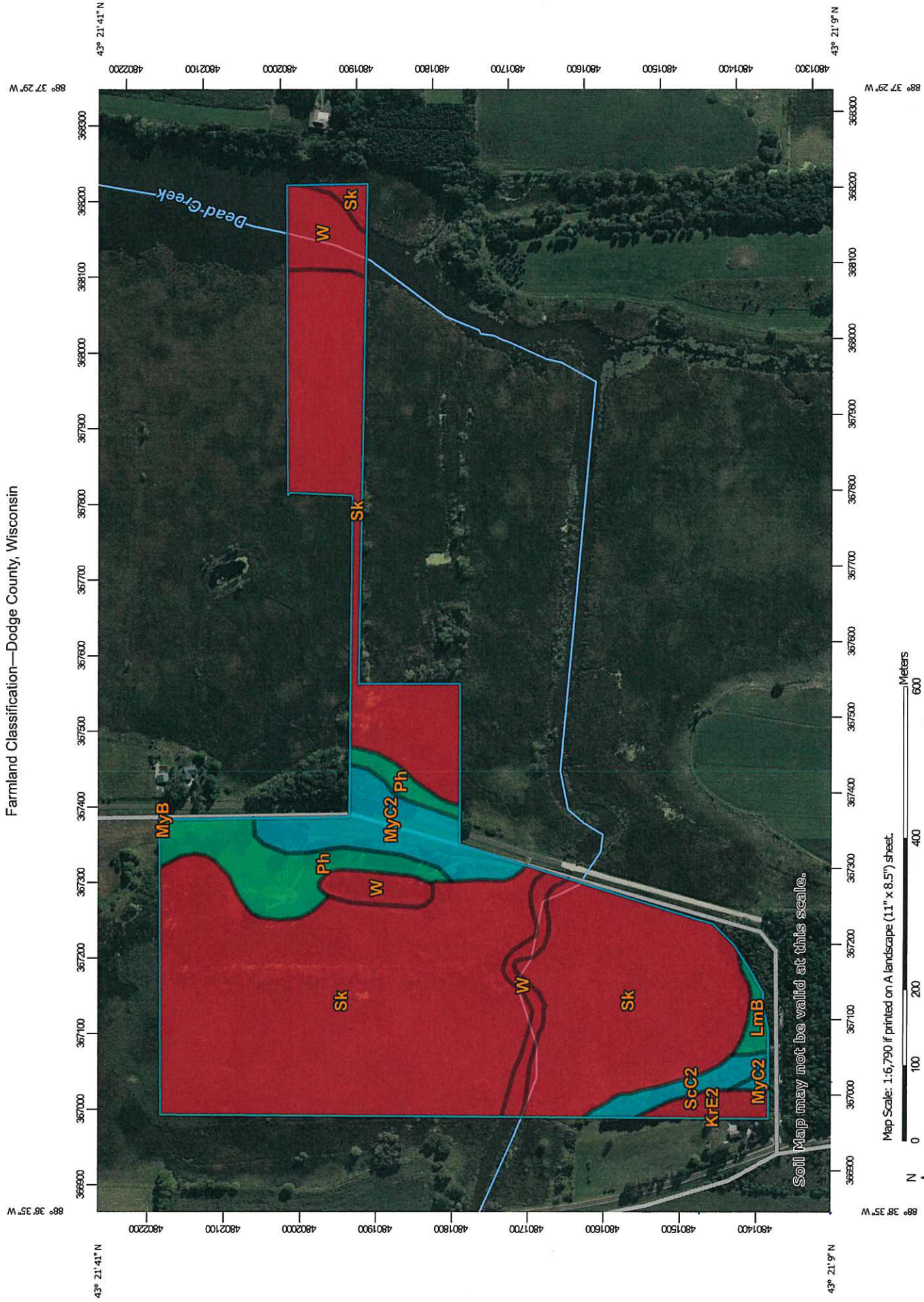
Date(s) aerial images were photographed: May 20, 2020—Sep 15, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

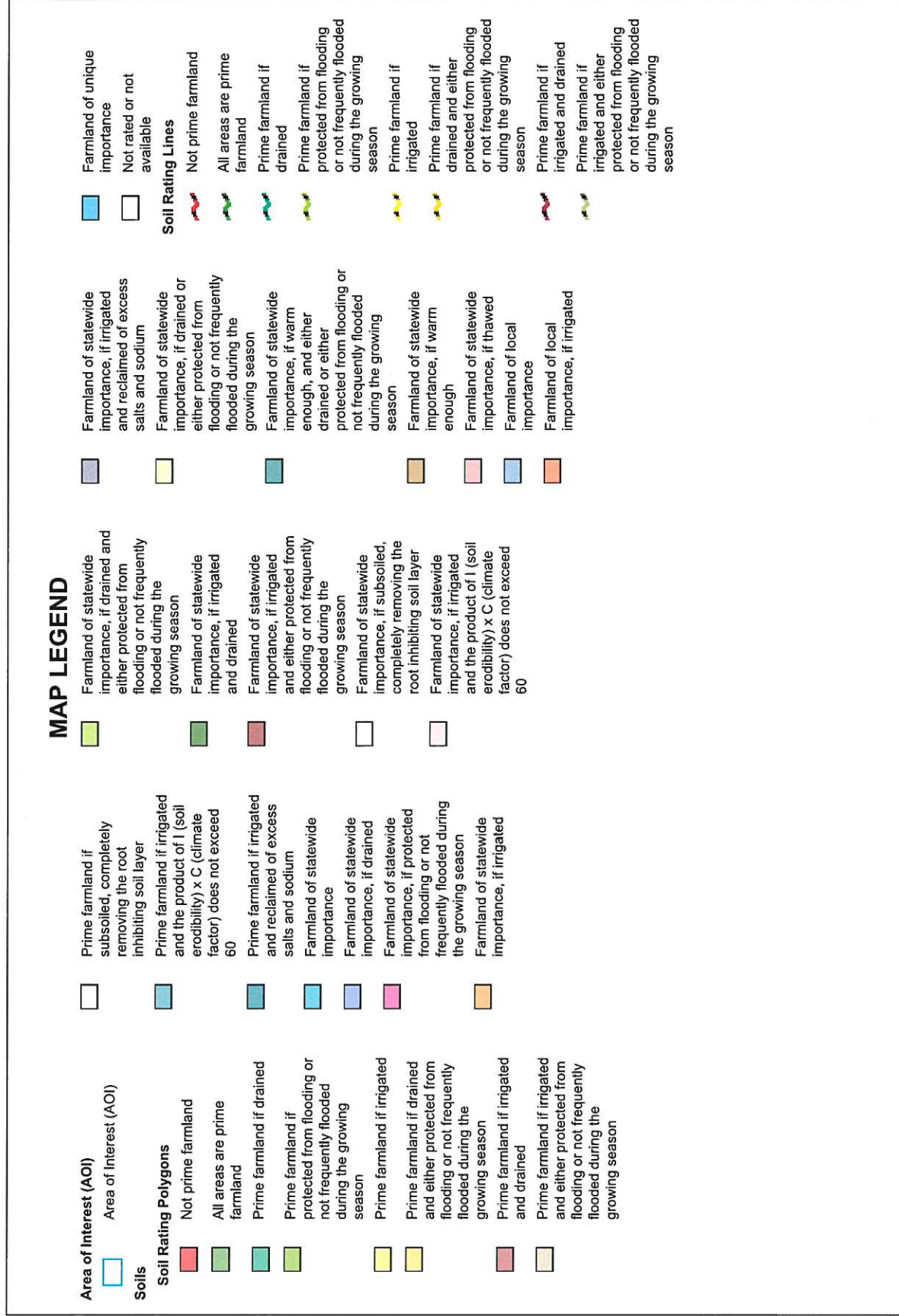
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KrE2	Kidder loam, 20 to 30 percent slopes, eroded	1.2	1.4%
LmB	Lamartine silt loam, 2 to 6 percent slopes	0.7	0.8%
MyB	Miami silt loam, 2 to 6 percent slopes	0.0	0.0%
MyC2	Miami silt loam, 6 to 12 percent slopes, eroded	5.3	6.2%
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	6.0	7.1%
ScC2	St. Charles silt loam, 6 to 12 percent slopes, eroded	1.6	1.9%
Sk	Saprist and Aquents	64.7	76.0%
W	Water	5.5	6.5%
Totals for Area of Interest		85.2	100.0%

Farmland Classification—Dodge County, Wisconsin



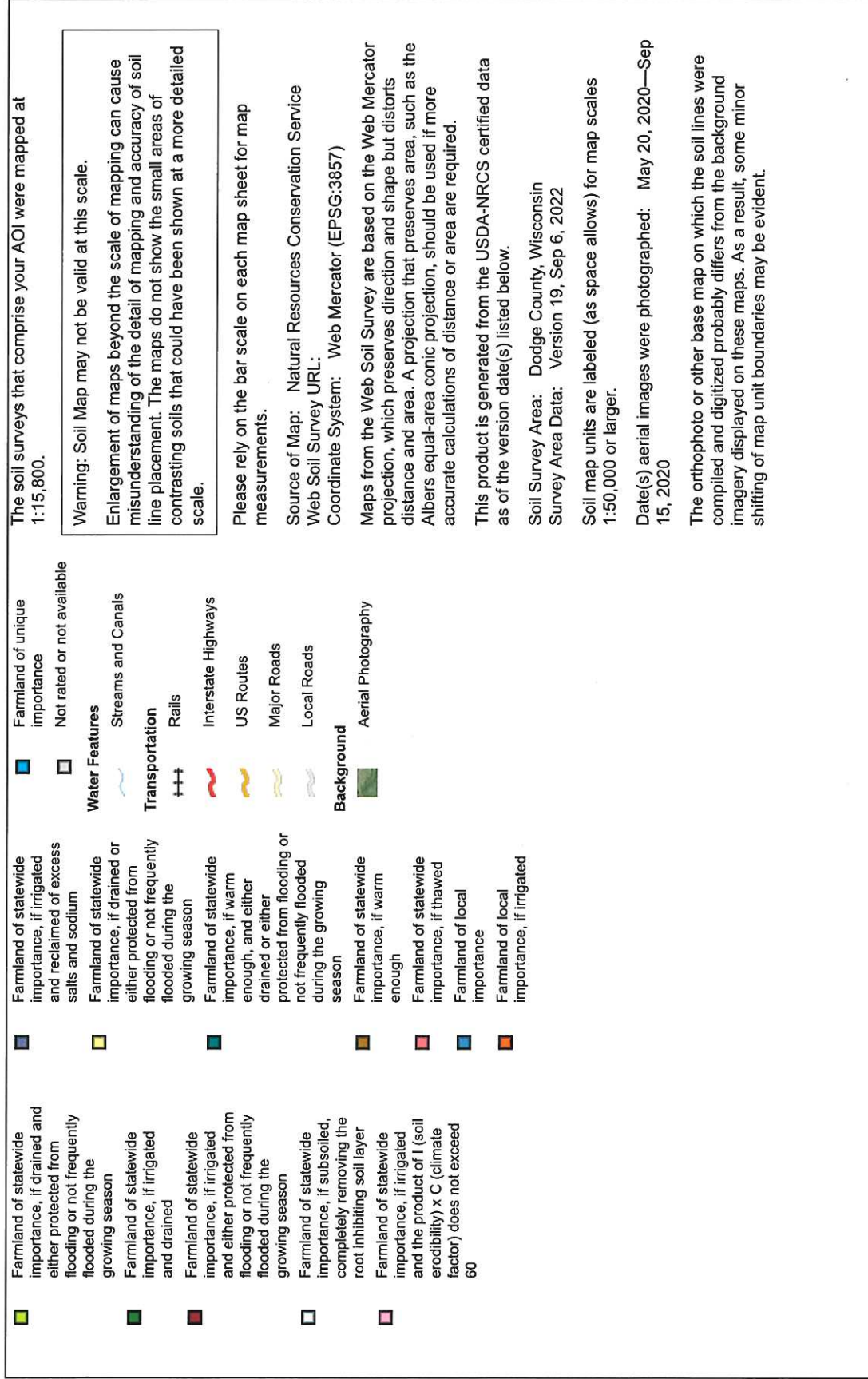
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey



Farmland Classification—Dodge County, Wisconsin

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Soil Rating Points		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		All areas are prime farmland		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
			Farmland of local importance, if irrigated		Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KrE2	Kidder loam, 20 to 30 percent slopes, eroded	Not prime farmland	1.2	1.4%
LmB	Lamartine silt loam, 2 to 6 percent slopes	Prime farmland if drained	0.7	0.8%
MyB	Miami silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
MyC2	Miami silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	5.3	6.2%
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	Prime farmland if drained	6.0	7.1%
ScC2	St. Charles silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.6	1.9%
Sk	Sapristis and Aquents	Not prime farmland	64.7	76.0%
W	Water	Not prime farmland	5.5	6.5%
Totals for Area of Interest			85.2	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



Full Report

Property Location : Not Available

Owner:

Schmeling Ronald N Trust
N3655 County Road E
Juneau, WI 53039

Owner Occupied:
Property Address:

County: Dodge
Taxed by: Town Of Hustisford
Taxkey # 02410160644000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	Undeveloped	\$ 10,500		\$ 10,500		32.984	
2021	Productive Forest Land	\$ 5,800		\$ 5,800		2.000	
2021	Agricultural Land	\$ 900		\$ 900		5.000	
- 2021	Total of Multiple Classes	\$ 17,200		\$ 17,200	0.000-	39.984	0.890633758
+ 2020	Total of Multiple Classes	\$ 17,200		\$ 17,200	0.000-	39.984	0.954594923
+ 2019	Total of Multiple Classes	\$ 17,200		\$ 17,200	6.173↑	39.984	0.917676313
+ 2018	Total of Multiple Classes	\$ 16,200		\$ 16,200	0.000-	39.984	0.905069353
+ 2017	Total of Multiple Classes	\$ 16,200		\$ 16,200	0.000-	39.984	0.941443967
+ 2016	Total of Multiple Classes	\$ 16,200		\$ 16,200	0.000-	39.984	0.993176096
+ 2015	Total of Multiple Classes	\$ 16,200		\$ 16,200	0.000-	39.984	0.988838281
+ 2014	Total of Multiple Classes	\$ 16,200		\$ 16,200	0.000-	39.984	0.985692430
+ 2013	Total of Multiple Classes	\$ 16,200		\$ 16,200	-11.475↓	39.984	0.975558370

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021	\$280.19			\$280.19				\$280.19
2020	\$297.17			\$297.17				\$297.17
2019	\$295.03			\$295.03				\$295.03
2018	\$281.42			\$281.42				\$281.42
2017	\$283.31			\$283.31				\$283.31
2016	\$290.59			\$290.59				\$290.59
2015	\$286.46			\$286.46				\$286.46
2014	\$290.60			\$290.60				\$290.60
2013	\$309.28			\$309.28				\$309.28

Assessor

Building Square Feet :	Year Built :	Township : 10N
Bedrooms :	Year Remodeled :	Range : 16E
Full Baths :	Effective Year Built :	Section : 6
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 2625 Hustisford	
Zoning :	Historic Designation :	

Legal Description

SE1/4 SE1/4 Sec 6

Sales

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : Not Available

Owner:

Schmeling Ronald N Trust
N3655 County Road E
Juneau, WI 53039

Owner Occupied:

Property Address:

County: Dodge

Taxed by: Town Of Hustisford

Taxkey # 02410160711001

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	Productive Forest Land	\$ 2,100		\$ 2,100		1.000	
2021	Undeveloped	\$ 1,700		\$ 1,700		5.509	
- 2021	Total of Multiple Classes	\$ 3,800		\$ 3,800	0.000-	6.509	0.890633758
+ 2020	Total of Multiple Classes	\$ 3,800		\$ 3,800	0.000-	6.509	0.954594923
+ 2019	Total of Multiple Classes	\$ 3,800		\$ 3,800	8.571↑	6.509	0.917676313
+ 2018	Total of Multiple Classes	\$ 3,500		\$ 3,500	0.000-	6.509	0.905069353
+ 2017	Total of Multiple Classes	\$ 3,500		\$ 3,500	0.000-	6.509	0.941443967
+ 2016	Total of Multiple Classes	\$ 3,500		\$ 3,500	0.000-	6.509	0.993176096
+ 2015	Total of Multiple Classes	\$ 3,500		\$ 3,500	0.000-	6.509	0.988838281
+ 2014	Total of Multiple Classes	\$ 3,500		\$ 3,500	0.000-	6.509	0.985692430
+ 2013	Total of Multiple Classes	\$ 3,500		\$ 3,500	16.667↑	6.509	0.975558370

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021	\$61.91			\$61.91				\$61.91
2020	\$65.66			\$65.66				\$65.66
2019	\$65.18			\$65.18				\$65.18
2018	\$60.80			\$60.80				\$60.80
2017	\$61.20			\$61.20				\$61.20
2016	\$62.78			\$62.78				\$62.78
2015	\$61.89			\$61.89				\$61.89
2014	\$62.78			\$62.78				\$62.78
2013	\$66.82			\$66.82				\$66.82

Assessor

Building Square Feet :	Year Built :	Township : 10N
Bedrooms :	Year Remodeled :	Range : 16E
Full Baths :	Effective Year Built :	Section : 7
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 2625 Hustisford	
Zoning :	Historic Designation :	

Legal Description

That Pt NE1/4 NE1/4 Sec 7 Lyg N Of Creek & W Of Hwy

Sales

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : Not Available

Owner:

Schmeling Ronald N
N3655 County Road E
Juneau, WI 53039

Owner Occupied:
Property Address:

County: Dodge

Taxed by: Town Of Hustisford

Taxkey # 02410160711002

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	Productive Forest Land	\$ 11,600		\$ 11,600		4.000	
2021	Undeveloped	\$ 5,500		\$ 5,500		18.263	
- 2021	Total of Multiple Classes	\$ 17,100		\$ 17,100	0.000-	22.263	0.890633758
+ 2020	Total of Multiple Classes	\$ 17,100		\$ 17,100	0.000-	22.263	0.954594923
+ 2019	Total of Multiple Classes	\$ 17,100		\$ 17,100	5.556↑	22.263	0.917676313
+ 2018	Total of Multiple Classes	\$ 16,200		\$ 16,200	0.000-	22.263	0.905069353
+ 2017	Total of Multiple Classes	\$ 16,200		\$ 16,200	0.000-	22.263	0.941443967
+ 2016	Total of Multiple Classes	\$ 16,200		\$ 16,200	0.000-	22.263	0.993176096
+ 2015	Total of Multiple Classes	\$ 16,200		\$ 16,200	0.000-	22.263	0.988838281
+ 2014	Total of Multiple Classes	\$ 16,200		\$ 16,200	0.000-	22.263	0.985692430
+ 2013	Total of Multiple Classes	\$ 16,200		\$ 16,200	18.248↑	22.263	0.975558370

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021	\$278.57			\$278.57				\$278.57
2020	\$295.45			\$295.45				\$295.45
2019	\$293.32			\$293.32				\$293.32
2018	\$281.42			\$281.42				\$281.42
2017	\$283.31			\$283.31				\$283.31
2016	\$290.59			\$290.59				\$290.59
2015	\$286.46			\$286.46				\$286.46
2014	\$290.60			\$290.60				\$290.60
2013	\$309.28			\$309.28				\$309.28

Assessor

Building Square Feet :	Year Built :	Township : 10N
Bedrooms :	Year Remodeled :	Range : 16E
Full Baths :	Effective Year Built :	Section : 7
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :		Basement :
Exterior Wall :		Heat :
Exterior Condition :		Garage :
Land Use :		School District : 2625 Hustisford
Zoning :		Historic Designation :

Legal Description

That Pt NE1/4 NE1/4 Sec 7 Lyg S Of Dead Creek & W Of Cl Arrowhead Trail

Sales

Conveyance Date : 7/6/2010	Date Recorded : 7/12/2010	Value/Sale Price : \$ 20,000.00
Grantor Name : Nehls Obed Jr		Transfer Fee : \$ 60.00
Grantee Name : Schmeling Ronald N		Document# : 1147404
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	
Conveyance Date : 6/30/2010	Date Recorded : 7/12/2010	Value/Sale Price : \$ 20,000.00
Grantor Name : Hookstead Christopher B		Transfer Fee :
Grantee Name : Nehls Obed Jr		Document# : 1147402
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Sale Or Land Contract	

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : Not Available

Owner:

Schmeling Ronald N Trust
N3655 County Road E
Juneau, WI 53039

Owner Occupied:
Property Address:

County: Dodge
Taxed by: Town Of Hustisford
Taxkey # 02410160533003

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	Undeveloped	\$ 1,500		\$ 1,500	0.000-	5.053	0.890633758
2020	Undeveloped	\$ 1,500		\$ 1,500	0.000-	5.053	0.954594923
2019	Undeveloped	\$ 1,500		\$ 1,500	7.143↑	5.053	0.917676313
2018	Undeveloped	\$ 1,400		\$ 1,400	0.000-	5.053	0.905069353
2017	Undeveloped	\$ 1,400		\$ 1,400	0.000-	5.053	0.941443967
2016	Undeveloped	\$ 1,400		\$ 1,400	0.000-	5.053	0.993176096
2015	Undeveloped	\$ 1,400		\$ 1,400	0.000-	5.053	0.988838281
2014	Undeveloped	\$ 1,400		\$ 1,400	0.000-	5.053	0.985692430
2013	Undeveloped	\$ 1,400		\$ 1,400	40.000↑	5.053	0.975558370

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021	\$24.44			\$24.44				\$24.44
2020	\$25.91			\$25.91				\$25.91
2019	\$25.73			\$25.73				\$25.73
2018	\$24.31			\$24.31				\$24.31
2017	\$24.49			\$24.49				\$24.49
2016	\$25.10			\$25.10				\$25.10
2015	\$24.76			\$24.76				\$24.76
2014	\$25.11			\$25.11				\$25.11
2013	\$26.73			\$26.73				\$26.73

Assessor

Building Square Feet :	Year Built :	Township : 10N
Bedrooms :	Year Remodeled :	Range : 16E
Full Baths :	Effective Year Built :	Section : 5
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 2625 Hustisford	
Zoning :	Historic Designation :	

Legal Description

W1/2 Of S1/2 Of S1/2 Of SW1/4 SW1/4 Sec 5

Sales

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : Not Available

Owner:

Schmeling Ronald N Trust
N3655 County Road E
Juneau, WI 53039

Owner Occupied:

Property Address:

County: Dodge

Taxed by: Town Of Hustisford

Taxkey # 02410160533001

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	Undeveloped	\$ 100		\$ 100	0.000-	0.307	0.890633758
2020	Undeveloped	\$ 100		\$ 100	0.000-	0.307	0.954594923
2019	Undeveloped	\$ 100		\$ 100	0.000-	0.307	0.917676313
2018	Undeveloped	\$ 100		\$ 100	0.000-	0.307	0.905069353
2017	Undeveloped	\$ 100		\$ 100	0.000-	0.307	0.941443967
2016	Undeveloped	\$ 100		\$ 100	0.000-	0.307	0.993176096
2015	Undeveloped	\$ 100		\$ 100	0.000-	0.307	0.988838281
2014	Undeveloped	\$ 100		\$ 100	0.000-	0.307	0.985692430
2013	Undeveloped	\$ 100		\$ 100	0.000-	0.307	0.975558370

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021	\$1.63			\$1.63				\$1.63
2020	\$1.72			\$1.72				\$1.72
2019	\$1.72			\$1.72				\$1.72
2018	\$1.73			\$1.73				\$1.73
2017	\$1.75			\$1.75				\$1.75
2016	\$1.81			\$1.81				\$1.81
2015	\$1.76			\$1.76				\$1.76
2014	\$1.79			\$1.79				\$1.79
2013	\$1.91			\$1.91				\$1.91

Assessor

Building Square Feet :	Year Built :	Township : 10N
Bedrooms :	Year Remodeled :	Range : 16E
Full Baths :	Effective Year Built :	Section : 5
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 2625 Hustisford	
Zoning :	Historic Designation :	

Legal Description

S 20 Ft Of E1/2 Of N1/2 Of S1/2 Of SW1/4 SW1/4 Sec 5

Sales

Information provided is deemed reliable but not guaranteed (2021)

(Strip of land joining parcels)



Full Report

Property Location : Not Available

Owner:

Schmeling Ronald N Trust
N3655 County Road E
Juneau, WI 53039

Owner Occupied:
Property Address:

County: Dodge
Taxed by: Town Of Hustisford
Taxkey # 02410160534001

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	Undeveloped	\$ 2,800		\$ 2,800		9.129	
2021	Exempt - Other					1.000	
- 2021	Total of Multiple Classes	\$ 2,800		\$ 2,800	0.000-	10.129	0.890633758
+ 2020	Total of Multiple Classes	\$ 2,800		\$ 2,800	0.000-	10.129	0.954594923
+ 2019	Total of Multiple Classes	\$ 2,800		\$ 2,800	12.000↑	10.129	0.917676313
+ 2018	Total of Multiple Classes	\$ 2,500		\$ 2,500	0.000-	10.129	0.905069353
+ 2017	Total of Multiple Classes	\$ 2,500		\$ 2,500	0.000-	10.129	0.941443967
+ 2016	Total of Multiple Classes	\$ 2,500		\$ 2,500	0.000-	10.129	0.993176096
+ 2015	Total of Multiple Classes	\$ 2,500		\$ 2,500	0.000-	10.129	0.988838281
+ 2014	Total of Multiple Classes	\$ 2,500		\$ 2,500	0.000-	10.129	0.985692430
+ 2013	Total of Multiple Classes	\$ 2,500		\$ 2,500	38.889↑	10.129	0.975558370

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021	\$45.62			\$45.62				\$45.62
2020	\$48.39			\$48.39				\$48.39
2019	\$48.03			\$48.03				\$48.03
2018	\$43.42			\$43.42				\$43.42
2017	\$43.72			\$43.72				\$43.72
2016	\$44.85			\$44.85				\$44.85
2015	\$44.22			\$44.22				\$44.22
2014	\$44.85			\$44.85				\$44.85
2013	\$47.73			\$47.73				\$47.73

Assessor

Building Square Feet :	Year Built :	Township : 10N
Bedrooms :	Year Remodeled :	Range : 16E
Full Baths :	Effective Year Built :	Section : 5
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 2625 Hustisford	
Zoning :	Historic Designation :	

Legal Description

N1/2 Of S1/2 Of SE1/4 SW1/4 Sec 5

Sales

Information provided is deemed reliable but not guaranteed (2021)

Bank Letter / Verification of Funds Available Letter

PLEASE NOTE: PER THE REAL ESTATE TERMS & CONDITIONS FOR THIS SALE

A Bank Letter / Verification of Funds Available letter is needed for this sale. A sample is given below.
This letter from your bank or financial institution, *on bank stationary*, confirming you have funds sufficient and available to close on the land in 30/45 days, is to be on file at our office prior to being approved to bid in the auction or to submit an offer.

For Online Bidding: Your bank's letter must include the dollar amount of the amount of bid permission you are requesting.

Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

Please note: bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.

Your letter may be faxed to (920) 261-6830; emailed to info@jonesauctionservice.com; or mailed / dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9:30 to 4pm, Monday-Friday.

Date: _____

RE: Buyer's Name

Dear Jones Auction Service:

This letter will serve as your notification that (Buyer's Name) is a customer in good standing with funds available in the amount of \$ Bid Permission Amount for the purpose of bidding in an online real estate auction for the vacant land property located in the Lot 0 Arrowhead Trl., Town of Hustisford, Dodge County

Bank Officer's Signature and Title

Please contact me at (Bank Contact) with questions.