

**JONES
AUCTION
& REALTY**

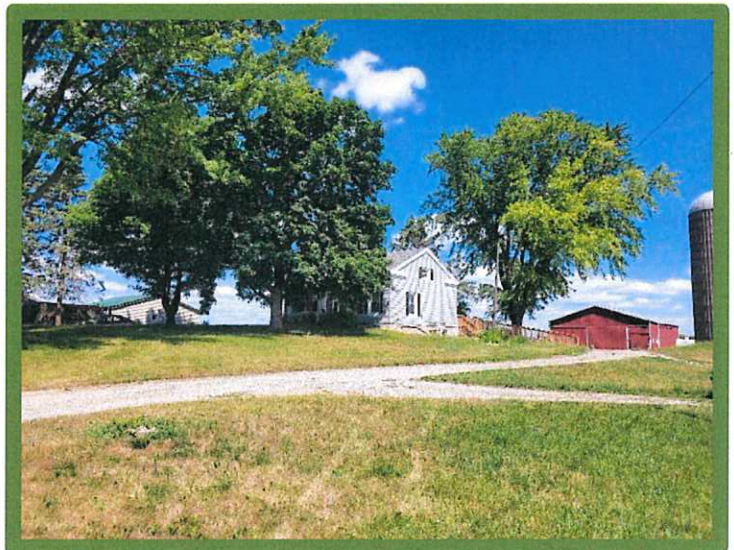
Call
(920) 261-6820

Real Estate Property At Online Bidding Sale

39+/- ACRE FARM FOR SALE

W7718 Provimi Rd, Watertown, WI 53098

Details at: www.JonesAuctionService.Hibid.com



39.295 Acre HOBBY FARM FOR SALE BY ONLINE BIDDING

Located at W7718 Provimi Road, Watertown, WI 53098 in the Town of Shields, Dodge County.

Nice hobby farm. Features 3-bedroom / 1-bath 2- story farmhouse
plus barn, pole building, granary, and chicken coop.

Land has 30+/- prime tillable acres, some woods and pasture ground.

Tax parcel: 010-0914-2514-000 / MLS #1963316

AT COMPETITIVE ONLINE BIDDING ONLY

OPENS WEDS. SEPT 6TH UNTIL BIDDING CLOSES ON WEDS. OCT. 4TH, 2023 @2:00 PM

Bidding Requirements and Terms apply. Visit: www.JonesAuctionService.com

Call Listing Broker, Stan Jones, Jones Auction & Realty Service at (920) 261-6820

SEE DETAILS AT: www.JonesAuctionService.com or Call (920) 261-6820

W7718 Provimi Rd, Watertown, WI 53098

Visit: www.JonesAuctionService.com

JONES AUCTION & REALTY SERVICE



818 N Church Street
Watertown
(920) 261-6820

Listing Broker:
Stan Jones, CAI, WRA #993

LEARN MORE



TERMS: Competitive online bidding sale w/\$100,000 starting bid; 8% buyers fee sale, high bid price plus buyers' fee equals total purchase price offered. \$10,000 Earnest money to accompany offer. Bidding requirements and Auction Terms & Conditions apply and become part of any offer. Sells As Is, No Contingencies, No Exceptions. Seller retains the right to accept, reject or counter any offers. Inspections welcome, but no contingency for any inspection given. Complete details on our website. Broker Participation Welcome.



[Video Tour](#)

1963316 Delayed Lots & Acreage Price: \$1 AUC

W7718 Provimi Road Town Shields F34
Watertown WI 53098-4238 County: Dodge
Subdivision:

Total Acreage: 39.30 *Assessor* **Price/Acre:** \$0.03
Wooded Acres: 2.00 **Price/SqFt:**
Pasture Acres : 7.30 **Number of Lots:** 1
Tillable Acres: 30.00 **Lot Number(s):**
Wetland Acres: 0.00
Open

STH 19 south of Watertown, to Cty Rd K north, to Provimi Rd east to property.

Lot Dimensions:

School District: Watertown

Click M for Map:



Elementary: Lincoln

Documents (if any):



Lake/River:

Middle: Riverside

Calculate Payment:



Feet WaterFront:

High: Watertown

USPS Zip Report:

Specific Builder Required: No

Annual HOA

Legal Description: SE1/4 NE1/4 Sec 25 Ex W 275 Ft of S 159

Net Taxes: \$ 2,161 / 2022

Parcel #: 010-0914-2514-000

Zoning: ag1

Type Rural, Farm
Present Zoning Single family, Agricultural
Utilities Avail. (To Lot) Electricity, Telephone
Water System Well on site
Waste Disposal Non-municipal/Private on
Road Paved
Improvements Driveway, Silo/feed storage, Barn, Shed

Purchase Options Sell entirely
Available Info Aerial photos, Topography map, Approved plat map, Soil survey, Fences Allowed
Terms AUCTION
Farm Features Tillable, Pasture, Crop Farm
Lot Description Rural - not in subdivisn, Horses Allowed
Topography Level

Items none

Items Owners Personal Property / Tenants Personal Property

ONLINE AUCTION-Bidding open 09/06/23 and closes Weds Oct 4th, 2023@2:00pm for 39+/- acre Hobby Farm. Online bidding only. Starting bid of \$100,000.00. 8% Buyer's Fee: High bid plus 8% equals the total purchase price offered. \$10,000.00 Earnest Money required with Offer to Purchase. Property Sells in its entirety, and As Is, Where Is, No Contingencies/Exceptions. Seller retains the right to accept, reject, or counter any offer. Bidding requirements and Terms and Conditions apply and become part of any offer to purchase. Close 30/45 days. Inspections welcome, but seller will not accept offer with inspection contingency. Nice little hobby farm, w/ 3-bdrm, 1-ba, home, plus metal pole barn, outbuildings & barn. Good location w/ prime tillable acreage. Rural location northwest of Watertown.

Sold Price:

Seller Concessions

Closing Date:

This information provided courtesy of: Unified Jones Auction & Realty

09/05/2023 11:41 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS



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



REAL ESTATE PROPERTY 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 note 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, September 5, 2023 and will close on Wednesday, October 4th, 2023 at 2:00pm
 - 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),** Wednesday, October 4th, 2023. 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 Buyers 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) Wednesday, October 4th, 2023.

The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money of \$10,000.00 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: David L. Happe Date: 9-6-2023

Buyer: _____ Date: _____

Broker:  Date: 9-6-23

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

Bank Letter / Verification of Funds Available Letter

PLEASE NOTE: PER THE REAL ESTATE PROPERTY 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 home 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-Thursday.

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 property located at W7718 Provimi Road, Watertown, WI 53098

Bank Officer's Signature and Title

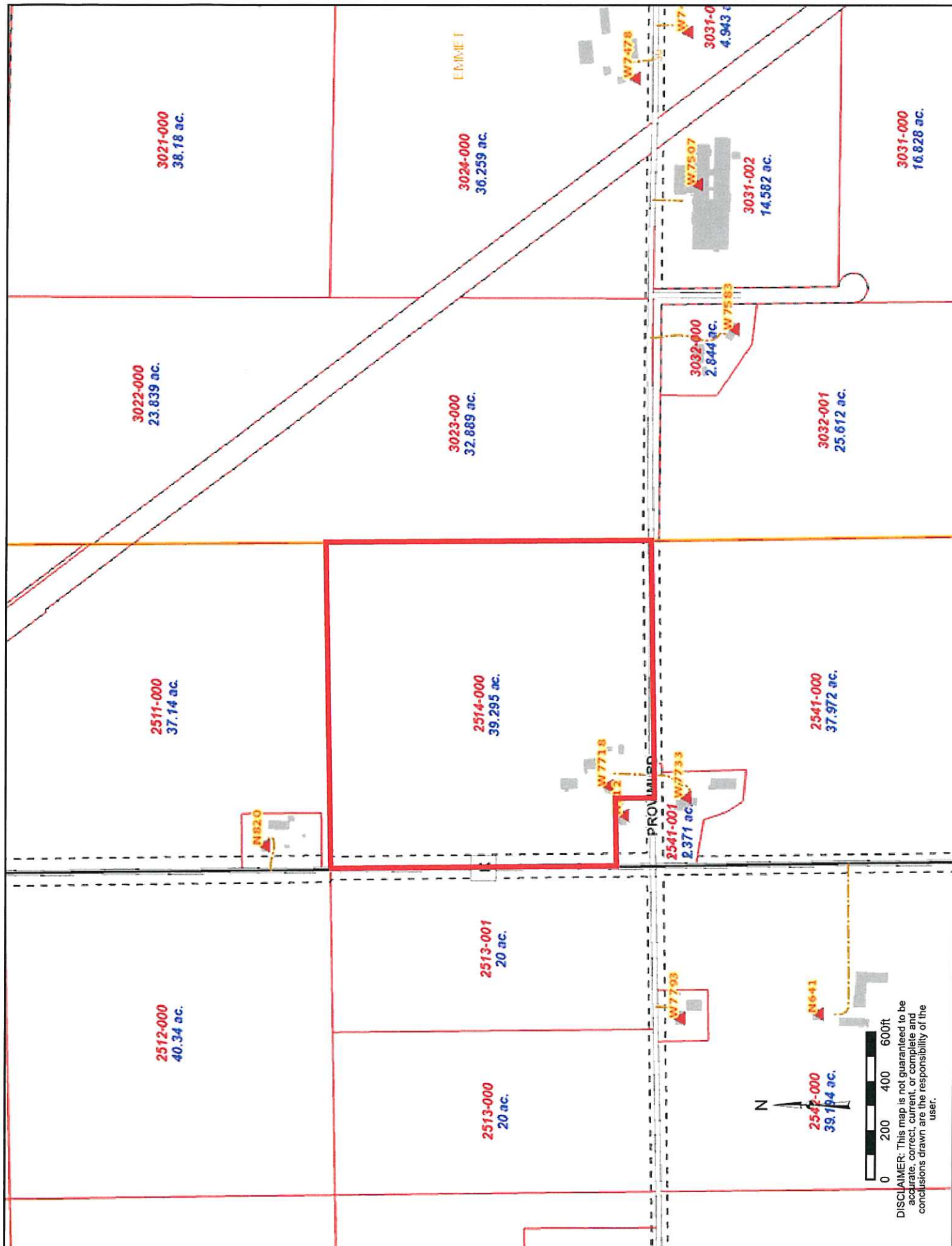
Please contact me at (Bank Contact) with questions.

Jones Auction & Realty, LLC
Stan Jones, CAI, Wisconsin Registered Auctioneer #993
818 North Church Street, Watertown, WI 53098 | Office: (920) 261-6820 OR Fax: (920) 261-6830
www.jonesauctionservice.com | email: info@jonesauctionservice.com

SEE PAGE 20



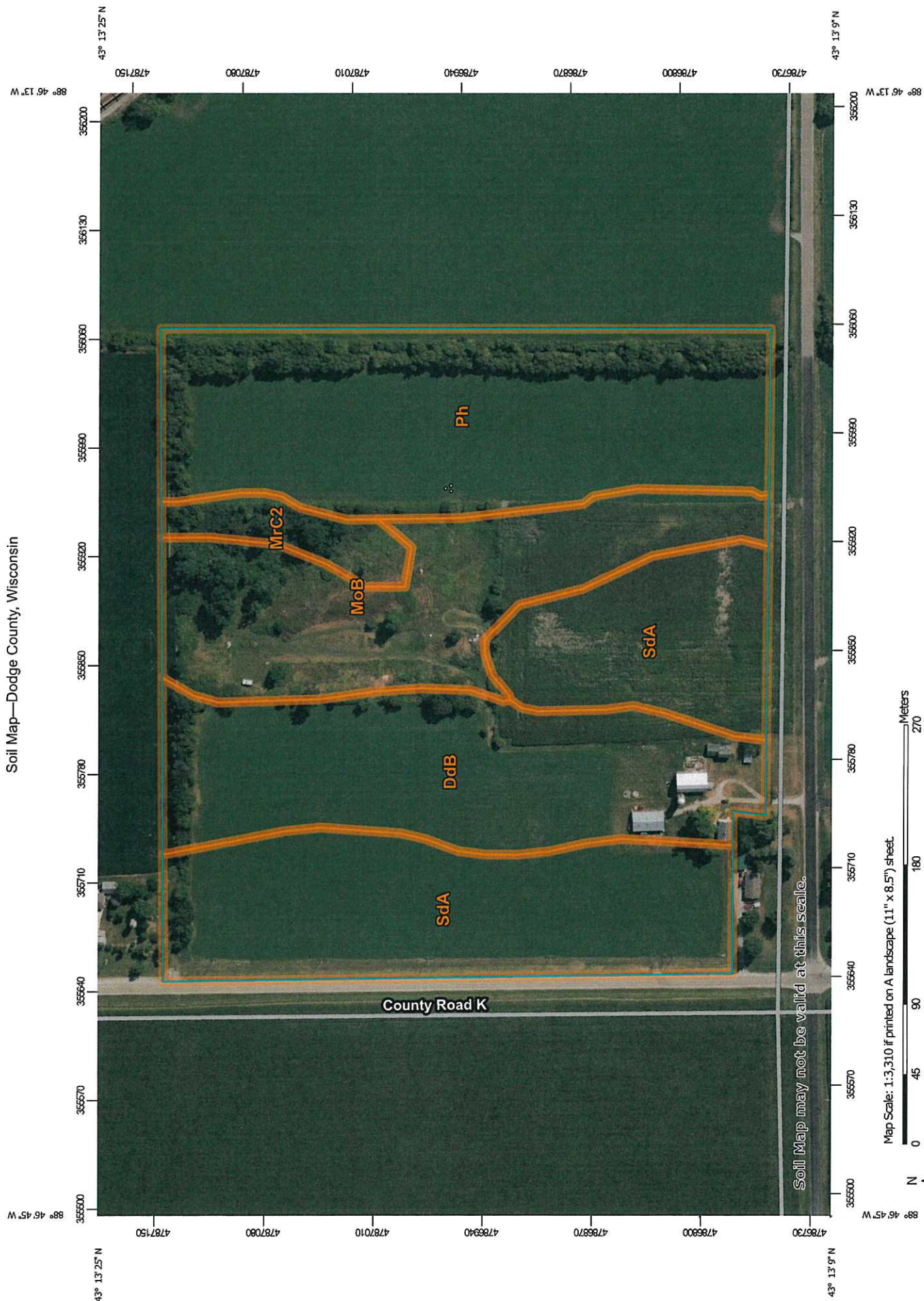
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0 200 400 600ft

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





**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

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 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

Other Features

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DdB	Dodge silt loam, 2 to 6 percent slopes	8.4	21.2%
MoB	Mayville silt loam, 2 to 6 percent slopes	7.1	18.0%
MrC2	McHenry silt loam, 6 to 12 percent slopes, eroded	1.2	3.1%
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	10.9	27.5%
SdA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	12.0	30.2%
Totals for Area of Interest		39.6	100.0%

Farmland Classification—Dodge County, Wisconsin



Soil Map may not be valid at this scale.

Map Scale: 1:3,310 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)		Soils		Soil Rating Polygons		Soil Rating Lines	
	Area of Interest (AOI)		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
	Not prime farmland		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
	All areas are prime farmland		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
	Prime farmland if drained		Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough
	Prime farmland if protected from flooding or not frequently flooded during the growing season		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 thawed
	Prime farmland if irrigated		Farmland of statewide importance, if irrigated		Farmland of local importance		Farmland of local importance
	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of local importance, if irrigated		Farmland of local importance, if irrigated
	Prime farmland if irrigated						
	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season						

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 Not rated or not available		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 Not prime farmland All areas are prime farmland		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		Prime farmland if drained		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		Prime farmland if protected from flooding or not frequently flooded during the growing season		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 warm enough		Prime farmland if drained 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 statewide importance, if thawed		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
					Farmland of local importance		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Dodge County, Wisconsin

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: Web Soil Survey 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.	
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 statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Farmland of unique importance
Farmland of statewide importance, if irrigated and drained	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 rated or not available
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	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 warm enough	Water Features
Farmland of statewide importance, if irrigated	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of local importance	Streams and Canals
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of local importance	Farmland of local importance, if irrigated	Transportation
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of local importance	Farmland of local importance, if irrigated	Rails
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of local importance	Farmland of local importance, if irrigated	Interstate Highways
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of local importance	Farmland of local importance, if irrigated	US Routes
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of local importance	Farmland of local importance, if irrigated	Major Roads
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of local importance	Farmland of local importance, if irrigated	Local Roads
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of local importance	Farmland of local importance, if irrigated	Background
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of local importance	Farmland of local importance, if irrigated	Aerial Photography

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DdB	Dodge silt loam, 2 to 6 percent slopes	All areas are prime farmland	8.4	21.2%
MoB	Mayville silt loam, 2 to 6 percent slopes	All areas are prime farmland	7.1	18.0%
MrC2	McHenry silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.2	3.1%
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	Prime farmland if drained	10.9	27.5%
SdA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	All areas are prime farmland	12.0	30.2%
Totals for Area of Interest			39.6	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 : W7718 Provimi Rd

View: Full Report View ▾

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

Hoppe David L.
1607 River Dr
Watertown, WI 53094

Taxed by: Town Of Shields
Taxkey # 04009142514000

Owner Occupied:
Property Address:
W7718 Provimi Rd
Shields, WI 53098-4238

ID Walk Down

ID Walk Up

Record 1 of 1 selected records
County: Dodge
Taxed by: Town Of Shields
Taxkey # 04009142514000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
+ 2022	Total of Multiple Classes	\$ 43,350	\$ 100,400	\$ 143,750	0.349 ↑	39.295	0.792733679
+ 2021	Total of Multiple Classes	\$ 42,850	\$ 100,400	\$ 143,250	0.280 ↑	39.295	0.880715289
+ 2020	Total of Multiple Classes	\$ 42,450	\$ 100,400	\$ 142,850	0.281 ↑	39.295	0.932024145
+ 2019	Total of Multiple Classes	\$ 42,050	\$ 100,400	\$ 142,450	0.141 ↑	39.295	0.936400402
+ 2018	Total of Multiple Classes	\$ 41,850	\$ 100,400	\$ 142,250	0.176 ↑	39.295	0.983476324
+ 2017	Total of Multiple Classes	\$ 41,600	\$ 100,400	\$ 142,000	10.981 ↑	39.295	0.987796886
+ 2016	Total of Multiple Classes	\$ 41,350	\$ 86,600	\$ 127,950	1.306 ↑	39.295	0.968004542
+ 2015	Total of Multiple Classes	\$ 41,300	\$ 85,000	\$ 126,300	0.119 ↑	39.295	0.949306030
+ 2014	Total of Multiple Classes	\$ 41,150	\$ 85,000	\$ 126,150	-0.119 ↓	39.295	0.948531066

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2022	\$2,426.74	\$62.13	\$203.93	\$2,160.68				\$2,160.68	0.792733679
2021	\$2,582.65	\$66.77	\$236.81	\$2,279.07				\$2,279.07	0.880715289
2020	\$2,534.86	\$63.79	\$156.32	\$2,314.75				\$2,314.75	0.932024145
2019	\$2,512.74	\$63.79	\$176.99	\$2,271.96				\$2,271.96	0.936400402
2018	\$2,430.31	\$62.89	\$152.72	\$2,214.70				\$2,214.70	0.983476324
2017	\$2,399.42	\$61.08	\$106.89	\$2,231.45				\$2,231.45	0.987796886
2016	\$2,273.48	\$60.85	\$114.43	\$2,098.20				\$2,098.20	0.968004542
2015	\$2,257.22	\$58.35	\$94.26	\$2,104.61				\$2,104.61	0.949306030
2014	\$2,340.40	\$60.87	\$103.00	\$2,176.53				\$2,176.53	0.948531066

Assessor

Building Square Feet :	Year Built :	Township : 9N
Bedrooms :	Year Remodeled :	Range : 14E
Full Baths :	Effective Year Built :	Section : 25
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 : 6125 Watertown	
Zoning :	Historic Designation :	

Legal Description

SE1/4 NE1/4 Sec 25 Ex W 275 Ft Of S 159 Ft

Information provided is deemed reliable but not guaranteed (2021)