

253+/- Acre Farm with Two Homes in Richland & Sauk Counties, WI Online Auction

Online Auction June 20th 1:00M

County Road N
Hillpoint, WI 53937



**HAMELE
AUCTION
SERVICES**



**Midwest Lifestyle
Properties**



hameleauctions.com

608.697.3349



Auction Terms:

- Online-only auction ends June 20, 2025 at 1PM with soft close (2-minute extension rule)
- All lots linked during extended bidding
- No buyer's fee
- Price is per auction lot, not per acre
- High bid subject to seller confirmation within 48 hrs
- \$10,000 non-refundable down payment per lot
- Sold As-Is with no warranties
- Closing on or before August 1, 2025

Auction Previews:

- May 31 | 11AM-2PM
- June 7 | 11AM-2PM
- June 11 | 4PM-6PM



**HAMELE
AUCTION
SERVICES**

Don't miss your chance to own part or all of this incredible farm featuring income potential, prime hunting, and rural lifestyle appeal. Perfect for farmers, investors, or outdoor enthusiasts.

Call Travis Hamele 608-697-3349 or Tina Marshall 608-604-6675

**United
Country
Real Estate**

**Midwest Lifestyle
Properties**

**United
Country
Real Estate**

**Midwest Lifestyle
Auctions**

Table of Contents

1-4. Flyers

5. Map

6-7. Descriptions

8-11. Terms and Condition

12-14. Addenda to T&C

15-17. Exhibit A

18-25. Survey Info

26-36. Tax Info

37-38. Condition Report Refusal

39-41. Addendum S

ONLINE ONLY AUCTION

AUCTION PREVIEW DATES:

MAY 31 | 11AM-2PM

JUNE 7 | 11AM-2PM

JUNE 11 | 4PM-6PM

OR BY APPOINTMENT

TYPE

FARM

ACRES

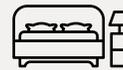
115 +/-



KITCHEN



HOUSE



4 Bedroom

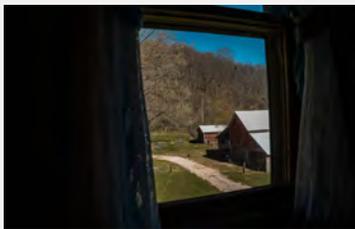


1 Bathroom



2028 Sq Ft

33940 County Rd N, Hillpoint, WI 53937



OUTBUILDINGS



APPROX BORDERS

115+/- Acres 25+/- Acres Tillable balance is approx. 75 Acres woods. 4 bed 1 bathroom 2 story farm house, 2 car attached garage. 2028+/- sq ft, vinyl siding, some newer window, newer metal roof, newer furnace, fiber optics at road. Property is in Sauk and Richland Counties with good access off Cty N and good trail system

608-604-6675

608-697-3349

TINAM@MWLSP.COM

TRAVIS@HAMELEAUCTIONS.COM

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ONLINE ONLY AUCTION

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MAY 31 | 11AM-2PM
 JUNE 7 | 11AM-2PM
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 OR BY APPOINTMENT

TYPE	LAND
ACRES	26 +/-



26 +/- ACRES



MAP



APPROX BORDERS

26 AC County Rd N, Hillpoint, WI 53937

26+/- Acres with 66ft owned access off of Cty Rd N. approx. 23 acres wooded balance is open area. Creek running through and will require a shallow water crossing to access other than by foot. Great hunting and recreational property. Located in Richland County

608-604-6675

608-697-3349

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OR BY APPOINTMENT

TYPE

LAND

ACRES

112 +/-



APPROX BORDERS



112 +/- ACRES

112 AC County Rd N, Hillpoint, WI 53937

112+/- Acres with approx. 45 acres of tillable 20 of pasture and balance mostly woods. Property has good access and trail system off Cty N. Property is in Sauk and Richand Counties.

 608-604-6675

 608-697-3349

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 TRAVIS@HAMELEAUCTIONS.COM

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OR BY APPOINTMENT

TYPE

FARM

ACRES

.85



KITCHEN



LIVINGROOM



DECK



MAP



3 Bedroom



1 Bathroom



1152 Sq Ft

33902 County Rd N, Hillpoint, WI 53937

33902 County Rd N Hillpoint Wi 53937 3 bed 1 bath Ranch home. Currently on .85 acre lot see Exhibit A. 1152 sq feet on main level.

< 608-604-6675

> 608-697-3349

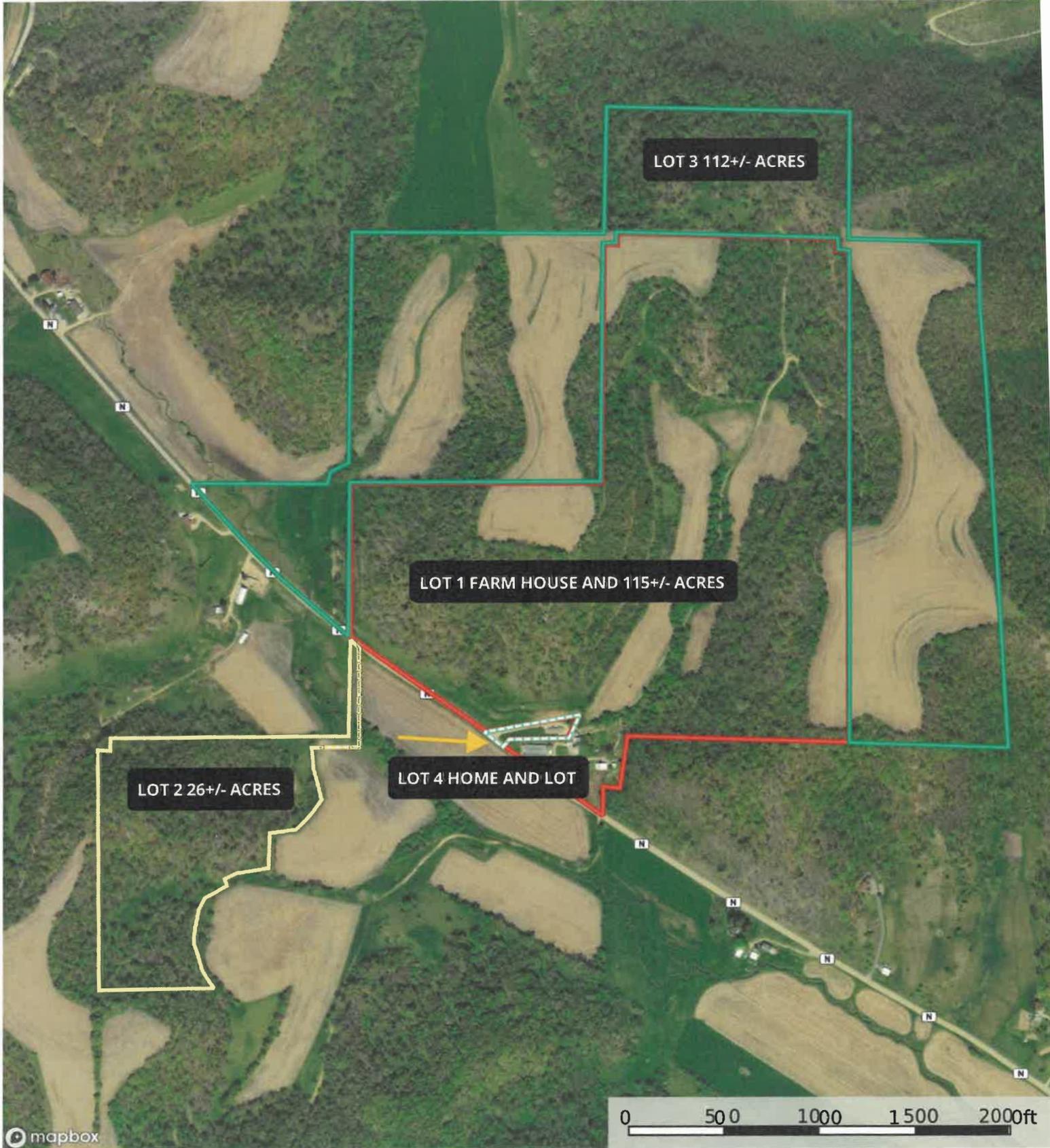
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Mueller Farm Auction Cty N Hillpoint
Richland County, Sauk County, Wisconsin, AC +/-



- Direction
- Lot 4 Home and Lot
- Lot 2 26 +/- Acres
- Lot 3 112 +/- Acres
- Lot 1 Farm House buildings

Lot 1: 33940 County Rd N Hillpoint WI 53937, 115+/- Acres 25+/- Acres Tillable balance is approx. 75 Acres woods. 4 bed 1 bathroom 2 story farm house, 2 car attached garage. 2028+/- sq ft, vinyl siding, some newer window, newer metal roof, newer furnace, fiber optics at road. Property is in Sauk and Richland Counties with good access off Cty N and good trail system

- LP Forced Air Furnace with outdoor wood burner
- Kitchen 15x18
- Living Room 17x18
- Bath with walk in shower 6x7
- Family Room 5x21
- Bedroom 6x10 main level
- Bedroom 9x10 main level
- Bedroom 16x18 upper
- Bedroom 9x10
- Gargage 19x24 with opener and 2 service doors
- Machine Shed 50x100 with 30x50 shop with electric
- Barn 34x62 w/water, electric drive up mow
- General Purpose Barn 22x30
- Poultry layer house 16x24
- 2 springs and small spring fed pond
- Great Turkey and Deer Hunting
- Currently rented for 2025 crop year

Lot 2: 26+/- Acres with 66ft owned access off of Cty Rd N. approx. 23 acres wooded balance is open area. Creek running through and will require a shallow water crossing to access other than by foot. Great hunting and recreational property. Located in Richland County

Lot 3: 112+/- Acres with approx. 45 acres of tillable 20 of pasture and balance mostly woods. Property has good access and trail system off Cty N. Property is in Sauk and Richand Counties.

Lot 4: 33902 County Rd N Hillpoint Wi 53937 3 bed 1 bath Ranch home. Currently on .85 acre lot see Exhibit A. 1152 sq feet on main level.

- LP Forced Air Furnace with an outdoor wood furnace and central air
- Kitchen 17x22 main level
- Master Bedroom 12x16 main level
- Bedroom 12x12 main level

- Bedroom 8x11 main level
- Full Bath with laundry 9x11
- Walkout to yard basement
- Lower level 12x12 bonus room
- 2 car attached garage
- Utility Shed 9x9

Property will be offered as follows: Property will be offered in the following in an online only auction bidding process with a soft close June 20th 1pm 2025 with 2 minutes added to all bids coming in after the soft closing starts, all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended bidding time. No Buyers Fee. Price will be per Auction Lot not per acre. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$10,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before August 1st 2025.

Auction Preview Dates: May 31st 11-2pm, June 7th 11-2pm and June 11th 4-6pm

**UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
HAMELE AUCTION SERVICE LLC
P.O. Box 257, Portage, WI 53901
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS
Without Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at

- **Auction Lot 1:** 33940 Cty Rd N Farm House and buildings including 115+/- acres Parcel #s 016-2414-1200 & 016-2411-1000 Richland County; 004-00693-00000, 004-0691-00000 and 004-0678-00000 Sauk County
- **Auction Lot 2:** 26+/- Acres Cty Rd N Richland County Tax Parcel 016-2413-1000
- **Auction Lot 3:** 112+/- Acres Cty Rd N Parcel #s 016-1334-0000 and 7+/- acres of 016-2412-1000 Richland County and 004-0690-10000, 004-0677-00000004-0679-10000 Sauk County
- **Auction Lot 4:** 33902 Cty Rd N Ranch Home on .85 acre Richland County Parcel #016-2414-1100

These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC ("Auctioneer") has been appointed by Dale Mueller, Diane Heiar, Julie Pine, Stephen Mueller, Marjorie Brock, Stanley Mueller and Michelle Mueller ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 10,000 per auction lot . This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before August 1st 2025 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the

subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 1 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment

for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: _____

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR

TITLE DEED

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s):

Buyers Signature

Buyers Signature

Bidder Number:

**Addenda to Terms & Conditions Relating to Online Only
Auction 33940 & 33902 Cty Rd N Town of Bear Creek Sauk
County and Town of Ithaca Richland County WI**

June 20th 2025 1pm central.

To Register: Bidders will register, and purchase property(s) as follows:

Bidders: Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

Terms of Purchase: High Bids per lot are subject so sellers' confirmation within 48hrs of auction ending. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. No Buyers fee. Buyer will be required to pay a \$10,000 nonrefundable down payment along per auction lot with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before August 1st 2025. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$10,000 nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Title Company of Sellers choice.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIROMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in an online only auction bidding process with a soft close with 2 minutes added to all bids coming in after the soft closing starts, all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended bidding time. No Buyers Fee. Price will be per Auction Lot not per acre. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$10,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before August 1st 2025.

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- **Auction Lot 3:** 112+/- Acres Cty Rd N Parcel #s 016-1334-0000 and 7+/- acres of 016-2412-1000 Richland County and 004-0690-10000, 004-0677-00000004-0679-10000 Sauk County
- **Auction Lot 4:** 33902 Cty Rd N Ranch Home on .85 acre Richland County Parcel #016-2414-1100

Septic for 33902: If Lot 1 and Lot 4 are sold to separate buyers or only one of the Auction lots #1 or #4 do not sell then Exhibit A Proposed Survey will be filed as shown. Exhibit A is made part of and attached to this Addenda and the Offer to Purchase.

Occupancy of Tenant:

- Tillable land tenant will have the rights to maintain and harvest the crops for 2025. Current Lease \$160 per acre per year, lease is year to year through 12-31-25 and all lease money will be retained by sellers.

Proration of Taxes: All parcels with a 2024 tax bills probation will be based off of last year's tax bill.

Auction Lot #2, Auction Lot #3 the approx. 7 acres of parcel 016-2412-1000 and Auction Lot #1 parcel 016-2411-1000 & 016-2414-1200 proration to be based off of \$157.50 per acre and \$158,200 on improvements times the 2024 Mill Rate of 0.017297615.

Bidders with No Internet: Bidders can register with Auction Company for bidding on the property and Auction Company on the direction of the registered bidder will enter the bids for those bidders. Communication of bids can be done either by phone or in person.

Broker Participation: Auction Company to pay 1% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than June 19th 2025 12:00pm. Fax 608-742-5004 or email travis@hameleauctions.com Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions. One registered buyer per agent.

All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated June 20th 2025.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

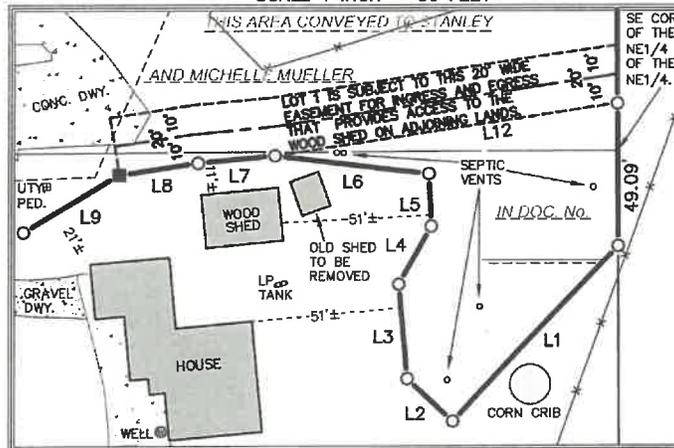
CERTIFIED SURVEY MAP No.

PART OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 10 NORTH, RANGE 2 EAST, TOWN OF ITHACA, RICHLAND COUNTY, WISCONSIN

DETAIL VIEW 1- FROM SHEET 1

SCALE 1 INCH = 50 FEET

NOTE: LEGEND AND LINE TABLE APPEAR ON SHEET 1.



IMPORTANT NOTES REGARDING LOT 1

- 1.) NUMEROUS UTILITY STRUCTURES SUCH AS POLES, PEDESTALS, OVERHEAD AND UNDERGROUND CABLES, GUY ANCHORS, WARNING SIGNS, ETC. MAY EXIST WITHIN, OR IN PROXIMITY TO, THE LOT ON THIS CSM. THESE UTILITY STRUCTURES MAY INDICATE THE PRESENCE OF ASSOCIATED RECORDED AND/OR PRESCRIPTIVE EASEMENTS BOTH BENEFITING AND ENCUMBERING THE PROPERTY.
- 2.) THE RIGHT-OF-WAY OF COUNTY HIGHWAY N WAS DETERMINED FROM 2 RAILROAD SPIKES FOUND ON THE CENTERLINE OF COUNTY HIGHWAY N AS DESCRIBED IN DOCUMENT NUMBER 294495, AND FROM THE INFORMATION SHOWN ON CERTIFIED SURVEY MAP NUMBER 1280 BY NICK JENNINGS, S-2347 RECORDED JUNE 18, 2024 AS DOCUMENT NUMBER 339078. CSM 1280 RECORDS THE RIGHT-OF-WAY WIDTH OF COUNTY HIGHWAY N TO BE 66 FEET WIDE AND EXISTS BY EASEMENT. THE RIGHT-OF-WAY AND CENTERLINE MONUMENTS THAT ARE NOTED AS HAVING BEEN SET ON CSM 1280 WERE SEARCHED FOR BUT WERE NOT FOUND. APPARENTLY, MR. JENNINGS HAS NOT YET SET THESE MONUMENTS DESPITE THE FACT THAT THE CSM WAS RECORDED ALMOST 2 MONTHS AGO.
- 3.) THE FIELD WORK FOR THIS CSM WAS COMPLETED ON AUGUST 14, 2024.
- 4.) THE PURPOSE OF THIS CERTIFIED SURVEY MAP IS TO COMBINE THE ORIGINAL PARCEL OF LAND OWNED BY STANLEY AND MICHELLE MUELLER AND DESCRIBED IN DOCUMENT NUMBER 294495 WITH THE ADDITIONAL LAND CONVEYED TO STANLEY AND MICHELLE MUELLER DOCUMENT NO. _____

SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR - 2443, DO HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF RICHLAND COUNTY, AND AT THE DIRECTION OF STANLEY J. AND MICHELLE L. MUELLER, LANDOWNERS, I HAVE SURVEYED AND MAPPED THIS CERTIFIED SURVEY MAP, THAT SUCH PLAT CORRECTLY REPRESENTS ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS LAND IS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 10 NORTH, RANGE 2 EAST, TOWN OF ITHACA, RICHLAND COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, T10N, R2E; THENCE S 00°21'15" E ON THE EAST LINE OF THE NORTHEAST QUARTER, 1124.15' TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°21'15" E ON SAID EAST LINE, 232.50'; THENCE S 42°42'11" W, 83.00'; THENCE N 46°42'25" W, 21.60'; THENCE N 05°11'21" W, 33.00'; THENCE N 29°01'11" E, 23.00'; THENCE N 02°52'24" W, 18.00'; THENCE N 83°16'18" W, 53.00'; THENCE S 84°33'25" W, 26.13'; THENCE S 81°11'19" W, 26.75'; THENCE S 59°00'00" W, 38.00'; THENCE N 86°45'10" W, 194.00'; THENCE S 87°56'40" W, 91.88'; THENCE S 38°04'53" W, 50.83' TO THE CENTERLINE OF COUNTY HIGHWAY N; THENCE N 52°13'41" W ON THE CENTERLINE OF COUNTY HIGHWAY N, 124.09'; THENCE N 53°01'46" W, 60.56'; THENCE NORTHWESTERLY, 19.80' ON THE ARC OF A 3400.00' RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 0°20'01" AND A LONG CHORD OF 19.80' THAT BEARS N 53°11'46.5" W TO THE LAST POINT ON THE CENTERLINE OF HIGHWAY N; THENCE N 78°43'05" E, 693.55' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.35 ACRES (102,565 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD AND/OR USAGE

DATED: AUGUST 15, 2024

DRAFT

TODD T. RUMMLER
PROFESSIONAL LAND SURVEYOR - 2443

SHEET 2 OF 3

 <p>COMPLETE REAL ESTATE BROKERAGE INSURANCE & LAND SURVEYING FIRM</p>	27128 US Hwy 14
	Richland Center, WI 53581
	Phone: 608-647-9050
	Fax: 608-647-9080
	Visit www.driftlessareallc.com

CERTIFIED SURVEY MAP No.

PART OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 10 NORTH, RANGE 2 EAST, TOWN OF ITHACA, RICHLAND COUNTY, WISCONSIN
OWNERS' CERTIFICATE

AS THE OWNERS OF ORIGINAL PARCEL NUMBER 016-2414-1100, STANLEY J. & MICHELLE L. MUELLER DO HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND HEREON DESCRIBED TO BE SURVEYED, COMBINED, MAPPED, MONUMENTED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE DO ALSO HEREBY CAUSE LOT 1 TO BE SUBJECT TO THE 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, AS SHOWN AND DESCRIBED HEREON, TO PROVIDE A BENEFIT TO THE ADJOINING LANDS TO THE SOUTH AND WEST OF LOT 1, TO PROVIDE FOR THE CONTINUED ACCESS TO THE "WOOD SHED" SHOWN HEREON AND LOCATED ON THE ADJOINING LANDS SOUTH OF LOT 1.

STANLEY J. MUELLER – LANDOWNER DATE

MICHELLE L. MUELLER – LANDOWNER DATE

State of _____)

)ss.

County of _____)

Subscribed and sworn to (or affirmed) before me this _____

day of _____

My commission expires _____

TOWN OF ITHACA APPROVAL

RESOLVED, THAT THE ZONING FOR LOT 1 OF THIS CERTIFIED SURVEY MAP HAS BEEN APPROVED IN ACCORDANCE WITH THE TOWN OF ITHACA ZONING ORDINANCE.

STEVE MICHEL
TOWN OF ITHACA CHAIRPERSON

DATE

RICHLAND COUNTY APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF ITHACA, RICHLAND COUNTY, BE AND HEREBY IS APPROVED IN ACCORDANCE WITH THE RICHLAND COUNTY LAND DIVISION ORDINANCE.

KATRINA SALEWSKI
RICHLAND COUNTY ZONING ADMINISTRATOR

DATE

DRAFT



27128 US Hwy 14
Richland Center, WI 53581
Phone: 608-647-9050
Fax: 608-647-9080
Visit www.driftlessareareal.com

COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM

Relating to Auction Lot # 2
 VOL 12 PAGE 86

VOLUME: 12 PAGE: 86-93
 340665
 01/17/2025 10:11 AM
 DEBORAH J. MCCOY
 RICHLAND COUNTY WI
 PAGES: 8

RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1309

BEING A BOUNDARY LINE REVISION OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1290, DOCUMENT NUMBER 339677 AS RECORDED IN VOLUME 12, PAGES 34-36 OF CERTIFIED SURVEY MAPS LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL BEING IN SECTION 24, TOWN 10 NORTH, RANGE 2 EAST, TOWN OF ITHACA, RICHLAND COUNTY, WISCONSIN.

RESERVED SPACE FOR THE RICHLAND COUNTY REGISTER OF DEEDS

SURVEY BY:
 NJ SURVEYING, LLC
 NICHOLAS N. JENNINGS
 302 CHRISTINA STREET
 ARENA, WISCONSIN 53603



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24 WHICH BEARS S 00° 21' 09" E AS PER THE RICHLAND COUNTY COORDINATE SYSTEM.

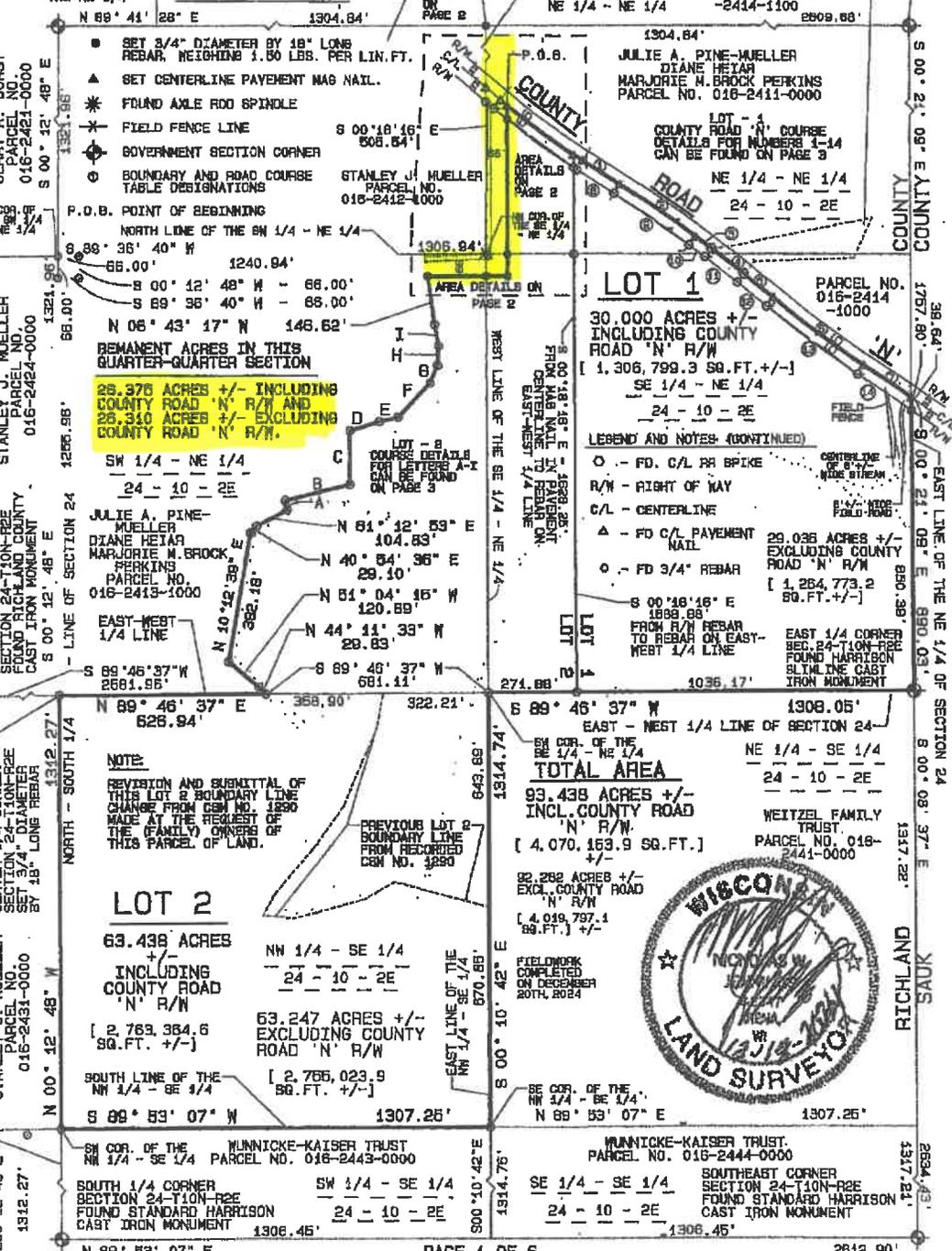
SURVEY FOR:

ROONEY J. MUELLER
 32920 COUNTY ROAD 'N'
 HILLPOINT, WISCONSIN 53937

NORTHEAST CORNER
 SECTION 24-T10N-R2E
 FOUND RICHLAND COUNTY
 CAST IRON MONUMENT

NORTH 1/4 CORNER
 SECTION 24-T10N-R2E
 FOUND RICHLAND COUNTY
 CAST IRON MONUMENT

NORTH LINE OF THE NE 1/4



RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1309

RESERVED SPACE FOR THE RICHLAND COUNTY REGISTER OF DEEDS

COURSE TABLE FOR WESTERLY LINE OF LOT 2

COURSE DESIGNATION	COURSE BEARING	COURSE DISTANCE
A	N 12° 14' 36" W	28.67'
B	N 78° 26' 53" E	202.84'
C	N 00° 14' 22" E	163.00'
D	N 72° 17' 55" E	94.02'
E	N 77° 10' 36" E	58.24'
F	N 43° 38' 32" E	141.47'
G	N 24° 08' 27" E	59.22'
H	N 02° 36' 32" E	58.90'
I	N 10° 28' 21" W	66.33'

COURSE NUMBERS AS REPRESENTED ON PAGE 1
CENTERLINE AND RIGHT OF WAY COURSE TABLE FOR COUNTY ROAD 'N'

COURSE DESIGNATION	COURSE BEARING	COURSE DISTANCE
1 - C/L	S 57° 43' 46" E	135.63'
8 - R/W	S 57° 43' 46" E	135.63'

COURSE DESIGNATION	DELTA	RADIUS	ARC LENGTH	LONG CHORD BEARING AND DISTANCE
2 - C/L	04° 42' 07"	3400.00'	279.02'	S 55° 22' 42" E 278.94'
9 - R/W	04° 42' 07"	3367.00'	276.31'	S 55° 22' 42" E 276.23'

COURSE DESIGNATION	COURSE BEARING	COURSE DISTANCE
3 - C/L	S 53° 01' 38" E	60.56'
10 - R/W	S 53° 01' 38" E	60.33'
4 - C/L	S 52° 13' 33" E	124.09'
11 - R/W	S 52° 13' 33" E	123.68'
5 - C/L	S 51° 36' 26" E	117.95'
12 - R/W	S 51° 36' 26" E	117.78'

COURSE DESIGNATION	DELTA	RADIUS	ARC LENGTH	LONG CHORD BEARING AND DISTANCE
6 - C/L	05° 08' 20"	3900.00'	347.52'	S 54° 09' 36" E 347.41'
13 - R/W	05° 06' 20"	3933.00'	350.48'	S 54° 09' 36" E 350.35'

COURSE DESIGNATION	COURSE BEARING	COURSE DISTANCE
7 - C/L	S 58° 42' 46" E	176.61'
14 - R/W	S 58° 42' 46" E	198.67'



RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1309

SURVEYOR'S CERTIFICATE:

SPACE RESERVED FOR RICHLAND COUNTY REGISTER OF DEEDS

I, Nicholas N. Jennings, Wisconsin Professional Land Surveyor WI-PLS-2347, at the request of Rodney J. Mueller, hereby certify that I have surveyed, divided, mapped and monumented a parcel of land located in part of the Southeast 1/4 of the Northeast 1/4, part of the Northeast 1/4 of the Northeast 1/4, part of the Southwest 1/4 of the Northeast 1/4 and all of the Northwest 1/4 of the Southeast 1/4, all being in Section 24, Town 10 North, Range 2 East, Town of Ithaca, Richland County, Wisconsin. Described as follows:

Commencing at a found Richland County Cast Iron Monument being the North 1/4 Corner of Section 24, Town 10 North, Range 2 East, thence N 88° 41' 25" E on the North line of the Northeast 1/4 of said Section 24 for a distance of 1304.84 feet to a 3/4" diameter rebar being the Northwest Corner of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence S 00° 18' 15" E on the West line of said Quarter-Quarter for a distance of 814.58 feet to a mag nail in the centerline pavement of County Road 'N'; thence S 80° 54' 17" E on said Centerline of said County Road 'N' for a distance of 38.09 feet to a centerline mag nail. Said point being a point of curvature of a curve to the left; thence Southeasterly, 26.27 feet on the arc of a curve to the left and centerline of said County Road 'N' having a radius of 2600.00 feet, subtended by a central angle of 00° 34' 44" and a long chord which bears S 81° 08' 33" E for a distance of 26.27 feet to a centerline pavement mag nail. Said point being the point of beginning.

Thence continuing Southeasterly, 285.68 feet on said arc of said curve to the left and centerline of said County Road 'N' having a radius of 2600.00 feet, subtended by a central angle of 06° 17' 44" and a long chord which bears S 64° 34' 53" E for a distance of 285.54 feet to a centerline pavement mag nail and being the point of tangency thereof;

Thence S 87° 43' 45" E on said Centerline of said County Road for a distance of 135.83 feet to a centerline mag nail. Said point being a point of curvature of a curve to the right;

Thence Southeasterly, 278.02 feet on the arc of a curve to the right and the centerline of said County Road 'N' having a radius of 3400.00 feet, subtended by a central angle of 04° 42' 07" and a long chord which bears S 55° 22' 42" E for a distance of 278.24 feet to a centerline mag nail and the point of tangency;

Thence S 53° 01' 38" E on said Centerline of said County Road 'N' for a distance of 50.58 feet to a found railroad spike;

Thence S 52° 13' 33" E on said Centerline of said County Road 'N' for a distance of 124.09 feet to a found railroad spike;

Thence S 51° 36' 28" E on said Centerline of said County Road for a distance of 117.96 feet to a centerline pavement mag nail. Said point being a point of curvature of a curve to the left;

Thence Southeasterly, 347.52 feet on the arc of a curve to the left and centerline of said County Road having a radius of 3900.00 feet, subtended by a central angle of 06° 08' 20" and a long chord which bears S 54° 09' 36" E for a distance of 347.41 feet to a centerline pavement mag nail and the point of tangency;

Thence S 55° 42' 48" E on said Centerline of said County Road for a distance of 176.61 feet to a centerline pavement mag nail; Said point being on the East line of the Northeast 1/4 of Section 24;

Thence S 00° 21' 09" E on said East line of the Northeast 1/4 of said Section 24 for a distance of 890.03 feet to a found Harrison Slimline Cast Iron Monument. Said point being the East 1/4 Corner of Section 24;

Thence S 89° 46' 37" W on the East-West 1/4 line of said Section 24 for a distance of 1508.06 feet to a 3/4" diameter rebar. Said point being the Southwest Corner of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence S 00° 10' 42" E on the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 24 for a distance of 1314.74 feet to a 3/4" diameter rebar. Said point being the Southeast Corner of the Northwest 1/4 of the Southeast 1/4 of said Section 24;

Thence S 89° 53' 07" W on the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 24 for a distance of 1307.25 feet to a 3/4" diameter rebar. Said point being the Southwest Corner of the Northwest 1/4 of the Southeast 1/4 of said Section 24;

Thence N 00° 12' 48" W on the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 24 for a distance of 1312.27 feet to a 3/4" diameter rebar. Said point being the Center 1/4 Corner of said Section 24;

Thence N 88° 45' 37" E on the East-West 1/4 line of said Section 24 for a distance of 626.84 feet to a 3/4" diameter rebar;

Thence N 44° 11' 33" W for a distance of 29.83 feet to a 3/4" diameter rebar;

Thence N 51° 04' 15" W for a distance of 120.88 feet to a 3/4" diameter rebar;

Thence N 10° 12' 59" W for a distance of 352.18 feet to a 3/4" diameter rebar;

Thence N 40° 54' 36" W for a distance of 28.10 feet to a 3/4" diameter rebar;

Thence N 61° 12' 53" W for a distance of 104.83 feet to a 3/4" diameter rebar;

Thence N 12° 14' 35" W for a distance of 28.57 feet to a 3/4" diameter rebar;

Thence N 78° 26' 53" W for a distance of 202.84 feet to a 3/4" diameter rebar;

Thence N 00° 14' 22" W for a distance of 163.00 feet to a 3/4" diameter rebar;

Thence N 72° 17' 55" W for a distance of 84.02 feet to a 3/4" diameter rebar;

Thence N 77° 40' 36" W for a distance of 58.24 feet to a 3/4" diameter rebar;

Thence N 43° 38' 32" W for a distance of 141.47 feet to a 3/4" diameter rebar;

Thence N 24° 08' 27" W for a distance of 59.22 feet to a 3/4" diameter rebar;

Thence N 02° 35' 32" W for a distance of 58.90 feet to a 3/4" diameter rebar;

Thence N 10° 25' 24" W for a distance of 68.33 feet to a 3/4" diameter rebar;

Thence N 08° 43' 17" W for a distance of 146.52 feet to a 3/4" diameter rebar;

Thence N 88° 38' 40" E for a distance of 181.33 feet to a 3/4" diameter rebar, being on the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 24;



CONTINUED ON NEXT PAGE

RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1309

CONTINUED FROM PAGE 4

SPACE RESERVED FOR RICHLAND COUNTY REGISTER OF DEEDS

Thence N 88° 51' 27" E for a distance of 86.00 feet to a 3/4" diameter rebar;
Thence N 00° 16' 42" W for a distance of 88.00 feet to a 3/4" diameter rebar, being on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 24;
Thence N 00° 18' 18" W on the West line of Lot 2 of this Certified Survey Map for a distance of 481.89 feet to the point of beginning.

This described parcel contains a total of 83.438 acres, more or less, or 4,070,183.9 square feet, more or less, of land including road right of way and 82,282 acres, more or less, or 4,019,797.1 square feet, more or less, of land excluding road right of way with Lot 1 consisting of 30,000 acres, more or less, or 1,306,799.3 square feet, more or less, of land including road right of way and 28,095 acres, more or less, or 1,254,773.2 square feet, more or less, of land excluding road right of way with Lot 2 consisting of 63.438 acres, more or less, or 2,783,384.6 square feet, more or less, of land including road right of way and 63.247 acres, more or less, or 2,788,023.9 square feet, more or less, excluding road right of way and is subject to any and all other conveyances of record.

That I have complied with the requirements of Chapter 236.34 of the Wisconsin State Statutes, the land division ordinances of the Richland County Zoning and Sanitation Department and any applicable requirements for the Township of Ithaca and that such map complies with the minimum standards of A.E.7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Nicholas W. Jennings
NJ Surveying, LLC
Nicholas W. Jennings
WI-PLS-2347
Arena, Wisconsin 53503

12-18-2024
Date



RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1309

OWNER'S CERTIFICATE:

SPACE RESERVED FOR RICHLAND COUNTY REGISTER OF DEEDS

As Owners, we hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Diana Heier
Rodney J. Mueller
Rodney J. Mueller

Date
12-12-2024
Date

Maigdie M. Brock
Maigdie M. Brock
Dale Mueller
Dale Mueller

12-21-2024
Date
12-21-2024
Date

Steph Mueller
Steph Mueller

12-21-24
Date

Stanley Mueller
Stanley Mueller

12-22-24
Date

Julie A. Pine
Julie A. Pine

12-21-2024
Date

Joyce Silvers

Date

TOWN BOARD OF ITHACA APPROVAL:

Resolved that this Certified Survey Map located in part of the Town of Ithaca, Richland County, be and hereby is approved in accordance with any and all Town of Ithaca land division regulations or requirements.

Steve Michel
Steve Michel
Town Chairman
Town of Ithaca

12-30-24
Date

ZONING AND SANITATION DEPARTMENT APPROVAL:

Resolved that this Certified Survey Map, be and hereby is approved in accordance with any and all applicable regulations or ordinances of this department.

Cathy Cooper
Zoning Administrator
Richland County

1-14-25
Date



VOL 12 PAGE 92

RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1309

SPACE RESERVED FOR RICHLAND COUNTY REGISTER OF DEEDS

OWNER'S CERTIFICATE:

As Owners, we hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map, we also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Diane Heier
Diane Heier

12-20-24
Date

Rodney J. Mueller
Rodney J. Mueller

Date

Majorie M. Brock
Majorie M. Brock

Date

Dale Mueller
Dale Mueller

Date

Stephen Mueller
Stephen Mueller

Date

Stanley Mueller
Stanley Mueller

Date

Julia A. Pina
Julia A. Pina

Date

Joyce Silvers
Joyce Silvers

Date

TOWN BOARD OF ITHACA APPROVAL:

Resolved that this Certified Survey Map located in part of the Town of Ithaca, Richland County, be and hereby is approved in accordance with any and all town of Ithaca land division regulations or requirements.

Steve Michel
Steve Michel
Town Chairman
Town of Ithaca

12-30-24
Date

ZONING AND SANITATION DEPARTMENT APPROVAL:

Resolved that this Certified Survey Map, be and hereby is approved in accordance with any and all applicable regulations or ordinances of this department.

Zoning Administrator
Richland County

Date



RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1309

SPACE RESERVED FOR RICHLAND COUNTY REGISTER OF DEEDS

OWNER'S CERTIFICATE:

As Owners, we hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map, we also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Diana Haier

Date

Rodney J. Mueller

Date

Majorie W. Brock

Date

Dale Mueller

Date

Stephen Mueller

Date

Stanley Mueller

Date

Julie A. Pine

Date

Joyce Silvers
Joyce Silvers

12/22/24
Date

TOWN BOARD OF ITHACA APPROVAL:

Resolved that this Certified Survey Map located in part of the Town of Ithaca, Richland County, be and hereby is approved in accordance with any and all Town of Ithaca land division regulations or requirements.

Steve Michel
Town Chairman
Town of Ithaca

Date

ZONING AND SANITATION DEPARTMENT APPROVAL:

Resolved that this Certified Survey Map, be and hereby is approved in accordance with any and all applicable regulations or ordinances of this department.

Steve Michel
Zoning Administrator
Richland County

12-30-24
Date



TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2024
 REAL ESTATE

HEIAR, DIANE G
 MUELLER, RODNEY J

Parcel Number: 004 0691-00000
 Bill Number: 647309



Auction Lot #1

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.

647309/004 0691-00000
 DIANE G HEIAR, ET AL

2160 E PRESTON DR
 RICHLAND CENTER WI 53581

Location of Property/Legal Description

Sec. 19, T10N, R3E
 SEC. 19 T10N R3E NW1/4 FRAC NW1/4 38.78A
 38.780 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 5,300	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 5,300	AVERAGE ASSMT. RATIO 0.699692579	NET ASSESSED VALUE RATE 0.01776241 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 94.14
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 12.44	

TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
Sauk County	33,717	34,730	22.93	25.05	9.2%
Town of Bear Creek	167,900	169,006	19.25	21.03	9.2%
River Valley Schools	483,195	508,315	40.53	43.26	6.7%
MATC	52,921	53,673	4.27	4.80	12.4%
TOTAL	737,733	765,724	86.98	94.14	8.2%

TOTAL DUE: \$94.14
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2025

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.

FIRST DOLLAR CREDIT
LOTTERY AND GAMING CREDIT
NET PROPERTY TAX

0.00
0.00
86.98

0.00
0.00
94.14

0.0%
0.0%
8.2%

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
River Valley Schools	263,084	22.09	2025				

PAY 1ST INSTALLMENT OF: \$94.14
 BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

PIN# 004 0691-00000
 HEIAR, DIANE G
 BILL NUMBER: 647309

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

SAUK COUNTY TREASURER
 505 BROADWAY STREET, RM 148
 BARABOO, WI 53913

PIN# 004 0691-00000
 HEIAR, DIANE G
 BILL NUMBER: 647309

PAY FULL AMOUNT OF: \$94.14
 BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

PIN# 004 0691-00000
 HEIAR, DIANE G
 BILL NUMBER: 647309



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

**SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2024
 REAL ESTATE**

HEIAR, DIANE G
 MUELLER, RODNEY J

Parcel Number: 004 0693-00000
 Bill Number: 647311



Auction Lot #1

647311/004 0693-00000
 DIANE G HEIAR, ET AL

2160 E PRESTON DR
 RICHLAND CENTER WI 53581

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

Location of Property/Legal Description

Sec. 19, T10N, R3E
 BEG PT ON SEC/LI 889.5'N SW1/4COR OF NW1/4,N1DG1M2S E 33',N1DG1M2S E140.32', S 83DG40M53S E83.86', N9DG49M 47S E 276.92', S89DG30M19S W 133.7', S435.76' TO POB. .68 A M/L
 0.680 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 100	AVERAGE ASSMT. RATIO 0.699692579	NET ASSESSED VALUE RATE 0.01776241 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 1.78
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS <i>See Reverse, Use Value Assessment</i>	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.23	
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
Sauk County	33,717	34,730	0.48	0.47	-2.1%
Town of Bear Creek	167,900	169,006	0.40	0.40	0.0%
River Valley Schools	483,195	508,315	0.84	0.82	-2.4%
MATC	52,921	53,673	0.09	0.09	0.0%
TOTAL	737,733	765,724	1.81	1.78	-1.7%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1.81	1.78	-1.7%

TOTAL DUE: \$1.78

**FOR FULL PAYMENT
 PAY BY:
 JANUARY 31, 2025**

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
River Valley Schools	263,084	0.42	2025				

PAY 1ST INSTALLMENT OF: \$1.78 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF BEAR CREEK DONNA J LINS, TREASURER S11248 COUNTY RD G SPRING GREEN, WI 53588 PIN# 004 0693-00000 HEIAR, DIANE G BILL NUMBER: 647311	PAY 2ND INSTALLMENT OF: \$0.00 BY JULY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: SAUK COUNTY TREASURER 505 BROADWAY STREET, RM 148 BARABOO, WI 53913 PIN# 004 0693-00000 HEIAR, DIANE G BILL NUMBER: 647311	PAY FULL AMOUNT OF: \$1.78 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF BEAR CREEK DONNA J LINS, TREASURER S11248 COUNTY RD G SPRING GREEN, WI 53588 PIN# 004 0693-00000 HEIAR, DIANE G BILL NUMBER: 647311
--	---	--



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2024
 REAL ESTATE

HEIAR, DIANE G
 MUELLER, RODNEY J

Parcel Number: 004 0678-00000
 Bill Number: 647293

113.00
 7/2
 Acres



Auction Lot #1

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

Location of Property/Legal Description

Sec. 18, T10N, R3E
 S 18-10-3 SW1/4 FRAC SW1/4 EXC 0.1A SQ IN NW COR & EXC
 0.1A SQ IN NE COR 38.44A
 38.440 ACRES

647293/004 0678-00000
 DIANE G HEIAR, ET AL
 2160 E PRESTON DR
 RICHLAND CENTER WI 53581

Please inform treasurer of address changes.

ASSESSED VALUE LAND 6,600	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 6,600	AVERAGE ASSMT. RATIO 0.699692579	NET ASSESSED VALUE RATE 0.01776241 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 117.24
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 15.49	

TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
Sauk County	33,717	34,730	28.19	31.20	10.7%
Town of Bear Creek	167,900	169,006	23.67	26.19	10.6%
River Valley Schools	483,195	508,315	49.82	53.87	8.1%
MATC	52,921	53,673	5.25	5.98	13.9%
TOTAL	737,733	765,724	106.93	117.24	9.6%

TOTAL DUE: \$117.24
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2025

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.

FIRST DOLLAR CREDIT
 LOTTERY AND GAMING CREDIT
 NET PROPERTY TAX

0.00	0.00	0.0%
0.00	0.00	0.0%
106.93	117.24	9.6%

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
River Valley Schools	263,084	27.51	2025				

PAY 1ST INSTALLMENT OF: \$59.24 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF BEAR CREEK DONNA J LINS, TREASURER S11248 COUNTY RD G SPRING GREEN, WI 53588 PIN# 004 0678-00000 HEIAR, DIANE G BILL NUMBER: 647293	PAY 2ND INSTALLMENT OF: \$58.00 BY JULY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: SAUK COUNTY TREASURER 505 BROADWAY STREET, RM 148 BARABOO, WI 53913 PIN# 004 0678-00000 HEIAR, DIANE G BILL NUMBER: 647293	PAY FULL AMOUNT OF: \$117.24 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF BEAR CREEK DONNA J LINS, TREASURER S11248 COUNTY RD G SPRING GREEN, WI 53588 PIN# 004 0678-00000 HEIAR, DIANE G BILL NUMBER: 647293
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Source: Esri, Mapbox, Farnstar Geographics, and the GIS User Community

Auction Lot #1

01624 141 200



Auction Lot # 1

0162411000



Auction Lot # 2

01624131000

TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2024
 REAL ESTATE

MUELLER, STANLEY J

Parcel Number: 004 0679-10000
 Bill Number: 647294

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

Location of Property/Legal Description

Sec. 18, T10N, R3E
 S 18-10-3 SE FRAC SW EXC CSM #2472 20.96A
 20.960 ACRES

Auction Lot #3

647294/004 0679-10000
 STANLEY J MUELLER
 33902 COUNTY RD N
 HILLPOINT WI 53937

Please inform treasurer of address changes.

ASSESSED VALUE LAND 2,200	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 2,200	AVERAGE ASSMT. RATIO 0.699692579	NET ASSESSED VALUE RATE 0.01776241 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 39.08
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 5.16	

TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
Sauk County	33,717	34,730	9.56	10.40	8.8%
Town of Bear Creek	167,900	169,006	8.02	8.73	8.9%
River Valley Schools	483,195	508,315	16.89	17.96	6.3%
MATC	52,921	53,673	1.78	1.99	11.8%
TOTAL	737,733	765,724	36.25	39.08	7.8%

TOTAL DUE: \$39.08
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2025

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.

FIRST DOLLAR CREDIT
LOTTERY AND GAMING CREDIT
NET PROPERTY TAX

0.00
0.00
36.25

0.00
0.00
39.08

0.0%
0.0%
7.8%

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
River Valley Schools	263,084	9.17	2025				

PAY 1ST INSTALLMENT OF: \$39.08
 BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

PIN# 004 0679-10000
 MUELLER, STANLEY J
 BILL NUMBER: 647294

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

SAUK COUNTY TREASURER
 505 BROADWAY STREET, RM 148
 BARABOO, WI 53913

PIN# 004 0679-10000
 MUELLER, STANLEY J
 BILL NUMBER: 647294

PAY FULL AMOUNT OF: \$39.08
 BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

PIN# 004 0679-10000
 MUELLER, STANLEY J
 BILL NUMBER: 647294



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TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2024
 REAL ESTATE

MUELLER, STANLEY J

Parcel Number: 004 0677-00000
 Bill Number: 647292

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

Location of Property/Legal Description

Sec. 18, T10N, R3E
 S 18-10-3 S1/2 NW FRAC SW & 0.1A SQ IN NW COR SW SW &
 0.1A SQ IN NE COR SW SW 19.56A
 19.560 ACRES

Auction Lot #3

647292/004 0677-00000
 STANLEY J MUELLER
 33902 COUNTY RD N
 HILLPOINT WI 53937

Please inform treasurer of address changes.

ASSESSED VALUE LAND 2,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 2,100	AVERAGE ASSMT. RATIO 0.699692579	NET ASSESSED VALUE RATE 0.01776241 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 37.30
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 4.93	

TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
Sauk County	33,717	34,730	8.60	9.93	15.5%
Town of Bear Creek	167,900	169,006	7.22	8.33	15.4%
River Valley Schools	483,195	508,315	15.20	17.14	12.8%
MATC	52,921	53,673	1.60	1.90	18.8%
TOTAL	737,733	765,724	32.62	37.30	14.3%

TOTAL DUE: \$37.30
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2025

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.

FIRST DOLLAR CREDIT	0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT	0.00	0.00	0.0%
NET PROPERTY TAX	32.62	37.30	14.3%

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
River Valley Schools	263,084	8.75	2025				

PAY 1ST INSTALLMENT OF: \$37.30 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF BEAR CREEK DONNA J LINS, TREASURER S11248 COUNTY RD G SPRING GREEN, WI 53588 PIN# 004 0677-00000 MUELLER, STANLEY J BILL NUMBER: 647292	PAY 2ND INSTALLMENT OF: \$0.00 BY JULY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: SAUK COUNTY TREASURER 505 BROADWAY STREET, RM 148 BARABOO, WI 53913 PIN# 004 0677-00000 MUELLER, STANLEY J BILL NUMBER: 647292	PAY FULL AMOUNT OF: \$37.30 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF BEAR CREEK DONNA J LINS, TREASURER S11248 COUNTY RD G SPRING GREEN, WI 53588 PIN# 004 0677-00000 MUELLER, STANLEY J BILL NUMBER: 647292
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 INCLUDE THIS STUB WITH YOUR PAYMENT


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TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

**SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2024
 REAL ESTATE**

MUELLER, STANLEY J

**Parcel Number: 004 0690-10000
 Bill Number: 647308**

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

Location of Property/Legal Description
 Sec. 19, T10N, R3E
 S 19-10-3 NE NW EXC CSM #2454 23.46A M/L
 23.460 ACRES

Auction Lot #3

647308/004 0690-10000
 STANLEY J MUELLER
 33902 COUNTY RD N
 HILLPOINT WI 53937

Please inform treasurer of address changes.

ASSESSED VALUE LAND 5,300	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 5,300	AVERAGE ASSMT. RATIO 0.699692579	NET ASSESSED VALUE RATE 0.01776241 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 94.14
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 12.44	

TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
Sauk County	33,717	34,730	22.93	25.05	9.2%
Town of Bear Creek	167,900	169,006	19.25	21.03	9.2%
River Valley Schools	483,195	508,315	40.53	43.26	6.7%
MATC	52,921	53,673	4.27	4.80	12.4%
TOTAL	737,733	765,724	86.98	94.14	8.2%

TOTAL DUE: \$94.14
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2025

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.

**FIRST DOLLAR CREDIT
 LOTTERY AND GAMING CREDIT
 NET PROPERTY TAX**

0.00 0.00 0.0%
0.00 0.00 0.0%
86.98 94.14 8.2%

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
River Valley Schools	263,084	22.09	2025				

PAY 1ST INSTALLMENT OF: \$94.14
 BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

PIN# 004 0690-10000
 MUELLER, STANLEY J
 BILL NUMBER: 647308

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

SAUK COUNTY TREASURER
 505 BROADWAY STREET, RM 148
 BARABOO, WI 53913

PIN# 004 0690-10000
 MUELLER, STANLEY J
 BILL NUMBER: 647308

PAY FULL AMOUNT OF: \$94.14
 BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF BEAR CREEK
 DONNA J LINS, TREASURER
 S11248 COUNTY RD G
 SPRING GREEN, WI 53588

PIN# 004 0690-10000
 MUELLER, STANLEY J
 BILL NUMBER: 647308



INCLUDE THIS STUB WITH YOUR PAYMENT



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STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024

TOWN OF ITHACA
 RICHLAND COUNTY

STANLEY J & MICHELLE L MUELLER
 33902 COUNTY HWY N
 HILLPOINT WI 53937

Auction Lot #4

MUELLER, STANLEY J & MICHELLE L

BILL NUMBER: 643

SEQ# 578

IMPORTANT: · Correspondence should refer to parcel number.
 · See reverse side for important information.
 · Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

294495 ACRES: 0.850
 SEC 24, T 10 N, R 02 E
 PLAT: N/A-N/A
 SE 1/4 NE 1/4 PARCEL DESC IN VOL-PAGE

Property Address: 33902 COUNTY HWY N

Parcel #: 016-2414-1100
Alt. Parcel #: 5201624141100

Assessed Value Land 22,100	Ass'd. Value Improvements 191,200	Total Assessed Value 213,300	Ave. Assmt. Ratio 1.0052	Net Assessed Value Rate (Does NOT reflect credits)	0.017297615
Est. Fair Mkt. Land 22,000	Est. Fair Mkt. Improvements 190,200	Total Est. Fair Mkt. 212,200	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$ 345.77
Taxing Jurisdiction	2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change
RICHLAND COUNTY	119,996	129,374	946.15	1,123.27	18.7%
TOWN OF ITHACA	180,637	182,535	357.85	413.79	15.6%
ITHACA SCHOOL DISTRICT	1,105,958	1,168,029	1,280.31	1,972.23	54.0%
SOUTHWEST WIS TECH COLL	71,250	73,565	149.53	180.29	20.6%
Total	1,477,841	1,553,503	2,733.84	3,689.58	35.0%
	First Dollar Credit		86.17	99.20	15.1%
	Lottery & Gaming Credit		320.73	319.39	-0.4%
	Net Property Tax		2,326.94	3,270.99	40.6%

Make Check Payable to:
 TOWN OF ITHACA TREASURER
 JACKIE CARLEY
 29088 HELL HOLLOW RD
 RICHLAND CENTER WI 53581
 608-604-5609

Full Payment Due On or Before January 31, 2025
 \$3,270.99
Or First Installment Due On or Before January 31, 2025
 \$1,475.80

Net Property Tax 3,270.99

And Second Installment Payment Payable To
 RICHLAND CO TREASURER
 ASHLEY MOTT
 181 W SEMINARY ST
 RICHLAND CENTER WI 53581

And Second Installment Due On or Before July 31, 2025
 \$1,795.19

FOR TREASURERS USE ONLY
 PAYMENT _____
 BALANCE _____
 DATE _____

TOTAL DUE FOR FULL PAYMENT
 Pay By January 31, 2025
 ▶ \$ 3,270.99
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases
Taxing Jurisdiction
 ITHACA SCHOOL DISTRICT

Total Additional Taxes 507,605.13
Total Additional Taxes Applied to Property 1,229.47
Year Increase Ends 2028

PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

TOWN OF ITHACA TREASURER
 JACKIE CARLEY
 29088 HELL HOLLOW RD
 RICHLAND CENTER WI 53581

REAL ESTATE PROPERTY TAX BILL FOR 2024

Bill #: 643
Parcel #: 016-2414-1100
Alt. Parcel #: 5201624141100

Total Due For Full Payment \$3,270.99
 Pay to Local Treasurer By Jan 31, 2025

Check For Billing Address Change.

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$1,475.80 BY January 31, 2025	2ND INSTALLMENT Pay to County Treasurer \$1,795.19 BY July 31, 2025
---	---

STANLEY J & MICHELLE L MUELLER
 33902 COUNTY HWY N
 HILLPOINT WI 53937

FOR TREASURERS USE ONLY
 PAYMENT _____
 BALANCE _____
 DATE _____

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): Stanley Mueller, Stephanie Mueller, Mayumi Brock Julie Pine
2 Entity Name (if any): _____
3 Name & Title of Authorized Representative for Seller Entity: _____
4 Property Address: 33940 CTH N Hillpoint WI 53937
5 Listing Agent and Listing Firm: Tina Marshall UCMCP

6 Wis. Admin. Code § REEB 24.07(1) requires Listing Agent to make inquiries of Seller regarding the condition of
7 the Property and request that Seller provide a written response to the inquiry. Wis. Stat. § 709.02 indicates that a
8 property owner shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling
9 units and a Vacant Land Disclosure Report (VLDR) when the property does not include any buildings.

10 Listing Agent provided Seller with the following condition/disclosure report(s) and asked Seller to complete
11 it/them: (Real Estate Condition Report) (Vacant Land Disclosure Report) (~~Seller Disclosure Report - Commercial~~)
12 (Other: _____) **STRIKE AND COMPLETE AS APPLICABLE**

13 **CHECK LINE 14 OR LINE 20, AS APPLICABLE:**

14 **SELLER REFUSAL TO COMPLETE**

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

20 **SELLER NOT REQUIRED TO COMPLETE REPORT**

21 Seller hereby asserts that Seller is not required to complete a condition or disclosure report for the Property
22 because **CHECK BELOW AS APPLICABLE**.

- 23 Seller is a personal representative of an estate and has never occupied the Property.
- 24 Seller is a trustee and has never occupied the Property.
- 25 Seller is a conservator and has never occupied the Property.
- 26 Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.
- 27 The Property includes 1 to 4 dwelling units but has not been inhabited.
- 28 The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

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

32 This form was delivered to Seller by Tina Marshall UCMCP on _____
33 Agent for Firm Print Name ▲ Date ▲

34 Seller's/Owner's Signature: Stanley Mueller Date: 4-20-25
 35 Seller's/Owner's Signature: Stephanie Mueller Date: 4-23-25
 36 Seller's/Owner's Signature: Mayumi Brock Date: 4-22-25
 37 Seller's/Owner's Signature: Julie Pine Date: 4-22-25

38 This form was delivered to Buyer by _____ on _____
39 Agent for Firm Print Name ▲ Date ▲

40 Acknowledgment of Receipt by Buyers: _____
41 Initials ▲ Date ▲

42 Buyer's acknowledgment of receipt of this form does not constitute waiver of any right that Buyer may have based
43 on not receiving a completed condition or disclosure report from Seller.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): Stanley + Michelle Mueller
2 Entity Name (if any): _____
3 Name & Title of Authorized Representative for Seller Entity: _____
4 Property Address: 33940 CTH N, Hillpoint, WI 53940

5 Listing Agent and Listing Firm: Tina M Marshall UC Midwest Lifestyle Properties

6 Wis. Admin. Code § REEB 24.07(1) requires Listing Agent to make inquiries of Seller regarding the condition of
7 the Property and request that Seller provide a written response to the inquiry. Wis. Stat. § 709.02 indicates that a
8 property owner shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling
9 units and a Vacant Land Disclosure Report (VLDR) when the property does not include any buildings.

10 Listing Agent provided Seller with the following condition/disclosure report(s) and asked Seller to complete
11 it/them: (Real Estate Condition Report) (Vacant Land Disclosure Report) (Seller Disclosure Report – Commercial)
12 (Other: _____) **STRIKE AND COMPLETE AS APPLICABLE**

13 **CHECK LINE 14 OR LINE 20, AS APPLICABLE:**

14 **SELLER REFUSAL TO COMPLETE**

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

20 **SELLER NOT REQUIRED TO COMPLETE REPORT**

21 Seller hereby asserts that Seller is not required to complete a condition or disclosure report for the Property
22 because **CHECK BELOW AS APPLICABLE:**

- 23 Seller is a personal representative of an estate and has never occupied the Property.
- 24 Seller is a trustee and has never occupied the Property.
- 25 Seller is a conservator and has never occupied the Property.
- 26 Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.
- 27 The Property includes 1 to 4 dwelling units but has not been inhabited.
- 28 The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

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

32 This form was delivered to Seller by Tina M Marshall on 4-29-25
33 Agent for Firm Print Name ▲ Date ▲

34 Seller's/Owner's Signature: X Stanley Mueller Date: 4-29-25
 35 Seller's/Owner's Signature: X Michelle Mueller Date: 4-29-25
 36 Seller's/Owner's Signature: _____ Date: _____
 37 Seller's/Owner's Signature: _____ Date: _____

38 This form was delivered to Buyer by _____ on _____
39 Agent for Firm Print Name ▲ Date ▲

40 Acknowledgment of Receipt by Buyers: _____
41 Initials ▲ Date ▲

42 Buyer's acknowledgment of receipt of this form does not constitute waiver of any right that Buyer may have based
43 on not receiving a completed condition or disclosure report from Seller.

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

Farm

1 ■ **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
4 young children may produce permanent neurological damage, including learning disabilities, reduced
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or
9 inspection for possible lead-based paint hazards is recommended prior to purchase.

10 Disclosures and Acknowledgments made with respect to the Property at 33940 CTH N
11 Hill Point WI 53937, Wisconsin.

12 ■ **SELLER DISCLOSURE AND CERTIFICATION.** Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: _____

15 _____
16 (Explain the information known to Seller, including any additional information available about the basis for the determination
17 that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all
19 of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

20 _____
21 _____
22 (Identify the LBP record(s) and report(s) (e.g. LBP abatements,
23 inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")

24 (2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their
knowledge, that the information provided by them is true and accurate.

25 ✗ Stanley Mueller 4-20-25, Diane Heear 4-20-25
26 (ALL Sellers' signatures) ▲ Print Names Here ▲ (Date) ▲

Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

28 (Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A,
29 Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)

30 **DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated
31 under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this
32 section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

33 (1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information
34 pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA
35 #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

36 (2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based
37 paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional
38 information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the
39 determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based
40 paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

41 (3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any
42 known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available
43 records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any
44 additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis
45 for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or
46 lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

47 (4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports
48 available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold.
49 This requirement includes records or reports regarding common areas. This requirement also includes records or reports
50 regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or
51 inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

52 (b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer
53 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting
54 the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known
65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred
93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
102 abatement, etc.

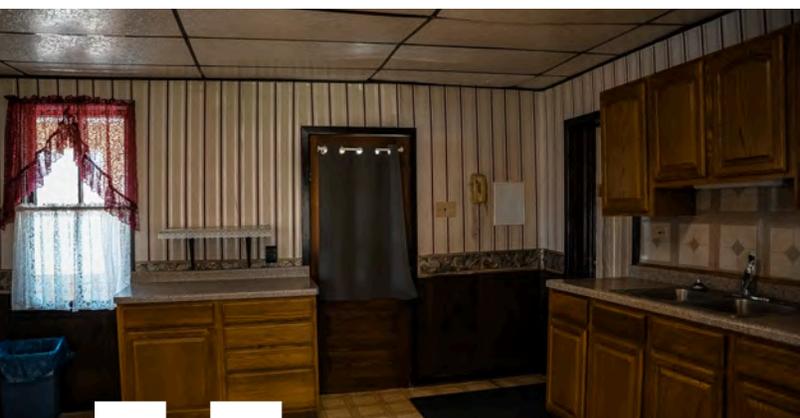
103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
107 provision of a report explaining the results of the investigation.

108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular
110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.



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