

The 128 Acres Thomas Kemp Trust Property Online Only Auction

W8840 County CS, Poynette, WI

Lot Starts Ending 6:00 PM 2/7/19

<https://hameleauctions.hibid.com/auctions/current>



Details: Online bidding starts ending 2/7/19 at 6:00 PM Central time. This is an online internet only auction.

Preview Dates: Preview Jan 13th, 20th & 27th 11-2pm

This 128+/- acre property that is located just outside of Poynette WI in Columbia County will be offered at Online Only Auction ending February 7th 2019. When touring the property, you will see all what this property has to offer the hunter, fisherman, trapper or recreational buyer. From its groomed trail system that will allow you to enjoy the property while riding around in your ATV/UTV or just a nice walk to the approx. mile of the Rowan Creek which winds throughout the property. The Rowan Creek is approx. 12 miles long and the Rowan Creek Fishery is 651 acres that borders this property on the east and west ends of the property along with the Jamieson Park which is owned by the Village of Poynette which consists of 45 acres with picnic shelter and trail system to the Rowan Creek. The Rowan Creek is usually stocked with Brown and Rainbow trout but trout fishermen have reported Brook trout also being caught over the years. While touring the property you will see that this property is a top-notch whitetail deer hunting parcel with deer trails, scrapes, rubs, funnels, pinch points and beds all throughout the property. The mature pine plantations and oak uplands also provide great habitat for turkeys to roost and roam throughout the property. This property has not been heavily hunted throughout the years of the owner owned the property. There is a cabin that is situated at the southern end of the property with easy access from County Highway CS which overlooks a pond and a mature pine plantation. Cabin has natural gas, forced air furnace, 6 inch cased well, septic and electricity. Property is approx. 5 minutes to Lake Wisconsin, 20 minutes to the east side of Madison, 1.5 hours to Milwaukee Airport and just outside the Village of Poynette. Don't miss this opportunity to have a great property in South Central Wisconsin. Call Land Specialist Travis Hamele 608-697-3349 travis@hameleauctions.com for more info or to set up a time to see the property.

Terms: 10% Buyer's Fee added to high bid to determine total contract price, Buyer to sign Offer to Purchase w/no contingencies & all auction documents, a \$10,000 nonrefundable down payment to be paid to within 24hrs after auction ending, buyer to close on property on or before March 11th 2019. High bid is subject to Trustee's approval within 48hrs of midnight of auction ending. Preview Jan 13th, 20th & 27th 11-2pm. List price is suggested starting bid which is non-contractual price.

UNITED COUNTRY HAMELE AUCTION & REALTY: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000 Registered Wisconsin Auctioneers: Travis Hamele #2224 Pardeeville, WI. 608-697-3349. Thinking of selling Real Estate or having an auction? Call us for a free auction evaluation.

We can help you with all of your real estate or auction needs! Visit us at www.HameleAuctions.com

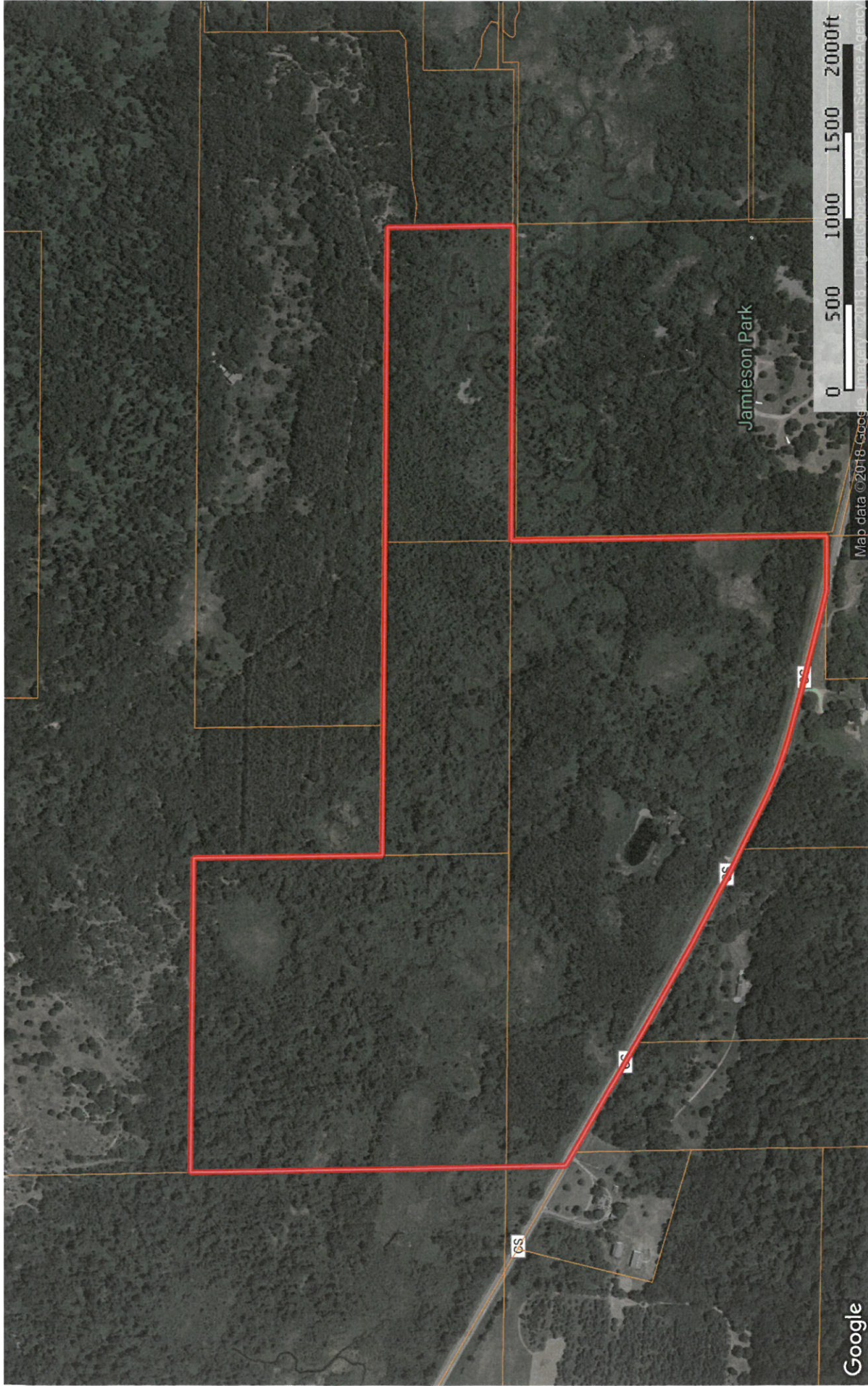


Hamele Auction
& Realty



Welcome to the 128 Acre Cty CS Kemp Trust

Columbia County, Wisconsin, 128 AC +/-



Google



Boundary

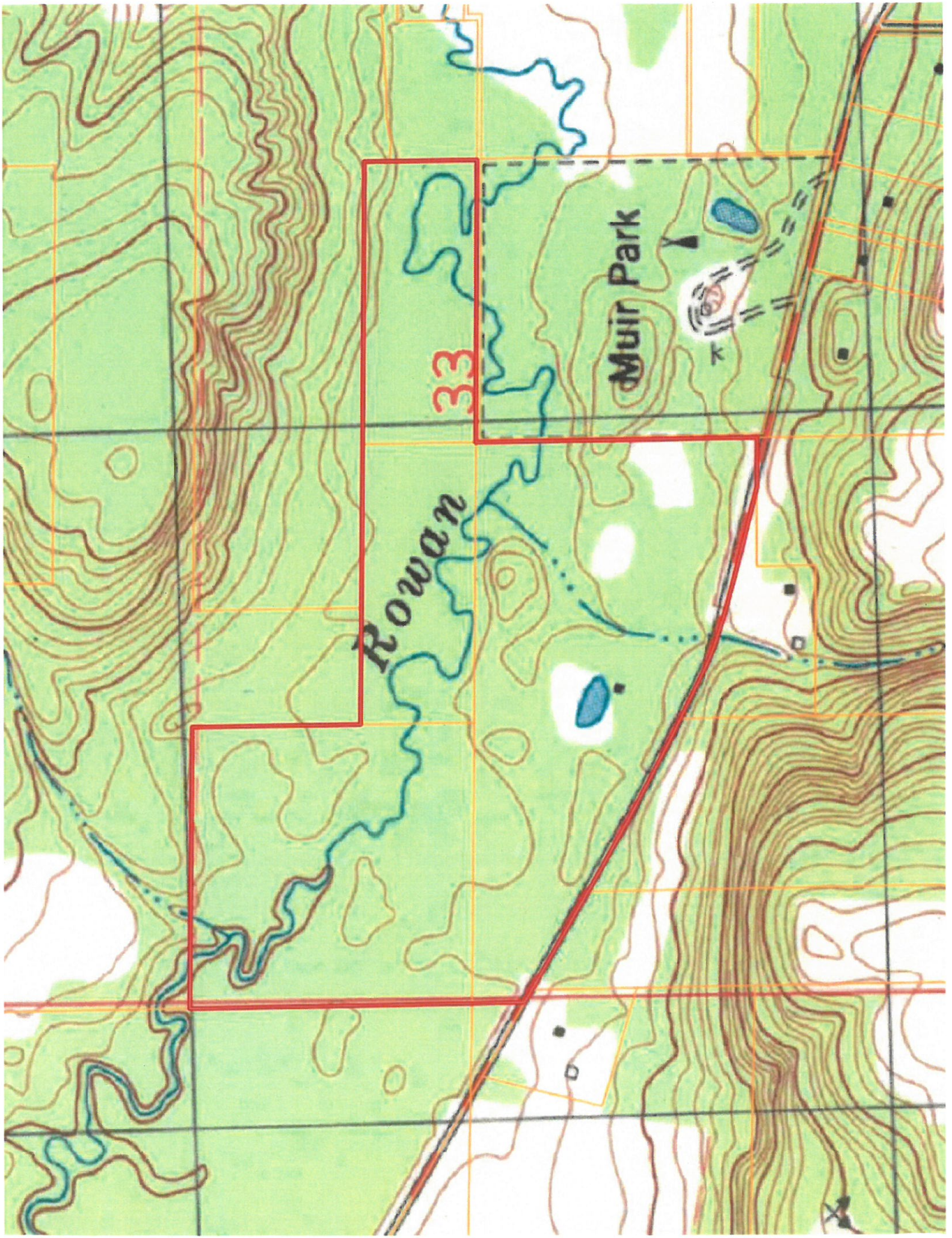
Travis Hamele
P: 6087425000

www.uchamele.com

1325 W. WISCONSIN ST.



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



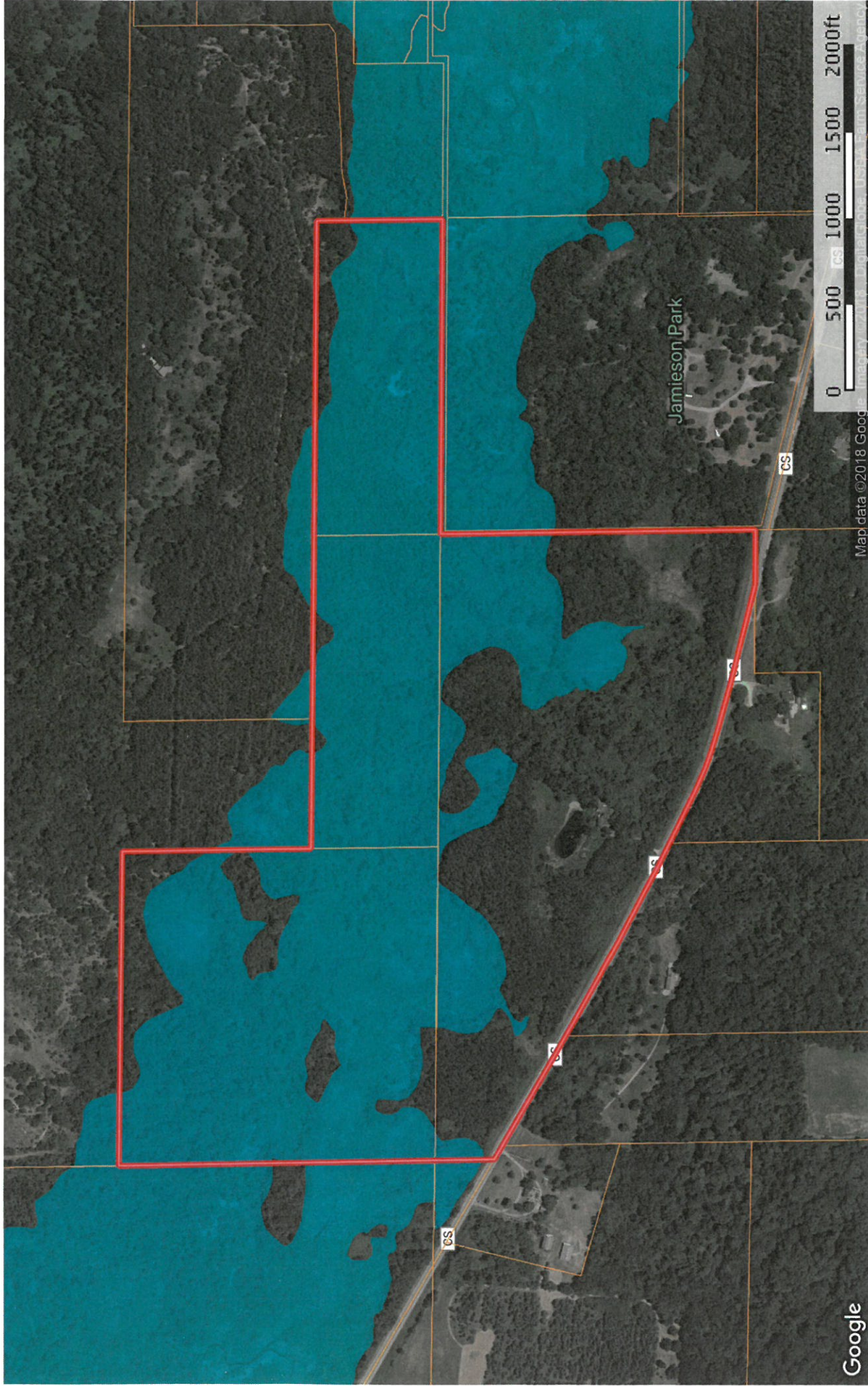
Rowan

Muir Park

33

Welcome to the 128 Acre Cty CS Kemp Trust

Columbia County, Wisconsin, 128 AC +/-



Google

Boundary

100 Year Floodplain

500 Year Floodplain

Travis Hamele
P: 6087425000

www.uchamele.com

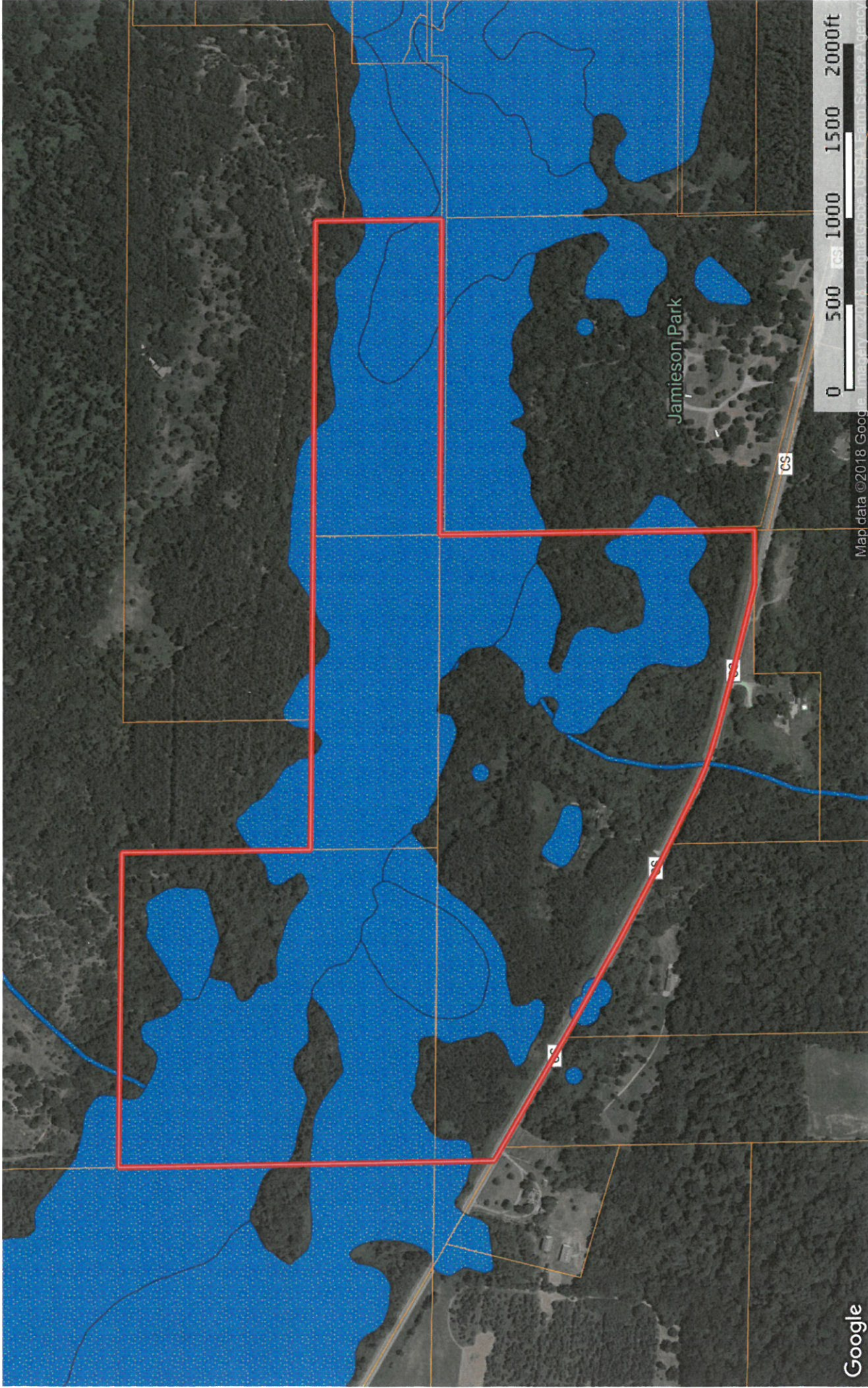
1325 W. WISCONSIN ST.



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Welcome to the 128 Acre Cty CS Kemp Trust

Columbia County, Wisconsin, 128 AC +/-



Google

 Boundary

 Wetlands

 Riparian

Travis Hamele
P: 6087425000

www.uchamele.com

1325 W. WISCONSIN ST.



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UNITED COUNTRY HAMELE AUCTION AND REALTY
P.O. Box 257, Portage, WI 53901
608-742-5000

REAL ESTATE AUCTION TERMS AND CONDITIONS
With 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 W8840 County Highway CS Poynette WI. 128+/- acres are included.

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 Hamele Auction and Realty ("Auctioneer") has been appointed by The Thomas S Kemp Trust U/A/D 6/24/19 ("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. 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. checks should be made payable to yourself.

BUYER'S PREMIUM:

A buyer's premium of ten percent (10%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before March 11th 2019 which 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 County Hamele Auction and Realty 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 County Hamele Auction and Realty 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 3% 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, contaminates 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): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

Addenda to Terms & Conditions Relating to Online Auction at
W8840 Cty Hwy CS Town of Dekorra Columbia County WI.
Ending February 7th 2019 6:00pm

To Register: Online Bidders will register and bid online and purchase property(s) as follows:

Online Bidders: A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Online Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions with offer to purchase within 24 hrs of the auction ending.

Terms of Purchase: All properties are offered and/or sold in AS-IS condition, free and clear of any and all liens or judgments. Seller only warrants good title & deed as a Trustee Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$10,000 nonrefundable down payment along with a signed non-contingent offer to purchase, Seller's Addendum and all auction term documents. Closing to take place on or before March 11th 2019 at seller's choice of title companies.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make any and all independent inspections of the properties prior to bidding and executing the Real Estate Vacant Land Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidders responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Buyer has the opportunity to test paint prior to auction at own time and cost; also cannot be a contingency to purchase property. 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 ENVIRONMENTAL LAW.

Property will be offered as follows: Property will be offered in the following as one price and a 10% Buyer's Fee will be added to high bid to determine total contract price. \$10,000 nonrefundable down payment. High Bid Subject to Seller confirmation within 48 hrs of midnight the day the auction closes. Property is sold as is with no warranties. Closing to be on or before March 11th 2019. There will be no offers entertained prior to auction ending.

Buyer's Premium: A 10% Buyer's Premium for live bidders will be added to all property high bids to equal total contract price. See Example: High Bid Price \$100,000 plus 10% Buyer's Premium (Live Bidder) equals total contract price (\$100,000 + \$10,000=\$110,000).

Broker Participation: Auction Company to pay 3% 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 5:00pm February 6th 2019. Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

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 February 7th 2019.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

Seller's Addendum

This Seller's Addendum to the Purchase Agreement dated _____, 2019, pertaining to the purchase and sale of the Property at:

W8840 County Road CS, Poynette, Wisconsin (the "Property") is entered into between U.S. Bank National Association, as Trustee ("Seller") and _____ ("Buyer") on _____, 2019.

- 1. Addendum Controls.** The following provisions supplement the Purchase Agreement and, to the extent that any of the terms of the Purchase Agreement are inconsistent with the terms of this Addendum, the terms of this Addendum shall supersede and control.
- 2. Condition Of Property.** The Property, including the improvements, fixtures, appliances and personal property, if any, is not new, and is being purchased "as is" with all faults and any defects.
- 3. Environmental Laws.** Buyer acknowledges and represents that neither Seller nor any person or party on behalf of Seller has made any warranty or any representations with regard to the presence, potential presence, release, or threatened release of Hazardous Substances (defined below) in, on, under or about the Property or compliance with Environmental Laws (defined below). Hazardous Substances shall mean any substance, chemical, waste or material that is or becomes regulated under applicable law because of its toxicity, infectiousness, carcinogenic and/or mutagenic effect, radioactivity, explosiveness, ignitability, corrosiveness or reactivity, including asbestos, urea formaldehyde, polychlorinated biphenyls, nuclear fuel or materials, radioactive materials, explosives, known carcinogens, petroleum products and by-products; any substance, chemical, waste or material regulated by any Environmental Laws; and/or any substance that is otherwise hazardous to human health or the environment. For purposes of this Section, Environmental Laws means the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, the Superfund Amendments and Reauthorization Act of 1986, the Resource Conservation and Recovery Act, the Toxic Substances Control Act, as such acts may be amended from time to time, and any other Federal, state, county, municipal, local or other law, statute, code, ordinance, rule or regulation which relates to or deals with human health or the environment in the jurisdiction in which the property is located.
- 4. Inspection of Property.** Buyer shall have the right and duty to inspect the property or to have the property inspected by a person of Buyer's choice, at Buyer's expense. Seller makes no covenant, representations, or warranty as to the suitability of the property for any purpose whatsoever or as to the physical condition of the property. Buyer shall have the right to make a pre-closing inspection of the property, to determine that the property is in the same condition as of the date of this Agreement. Seller agrees to provide reasonable access to the property to buyer and inspectors representing buyer. Buyer agrees to indemnify and hold harmless Seller from any loss or liability resulting from the Buyer's inspections of the property. Buyer further agrees to restore the property to its condition as of the effective date of this contract as a result of Buyer's inspections and activities. All information and facts discovered or disclosed to Buyer from Buyer's inspections of the Property shall be confidential. Upon Seller's request Buyer shall, at Buyer's expense, release to Seller all reports and other written work generated as a result of the inspections. Buyer agrees not to disclose such information or facts to any governmental or quasi-governmental entity without Seller's prior written consent and such consent shall not be unreasonably withheld. The provisions of this paragraph shall survive the expiration of this Agreement.
- 5. Final Settlement.** It is understood the Buyer accepts the property "as is." Any warranties, express or implied, of the physical condition of the property contained in the Purchase Agreement are void. The Seller has no further responsibility or liability with respect to the condition of the

Seller's Addendum

property. Buyer hereby waives, releases, acquits, and forever discharges Seller, its employees, agent, or Trustee or any other person acting on behalf of Seller, of and from any and all claims, actions, causes of action, demands, rights, damages, costs, expenses, or compensation whatsoever, direct or indirect, known or unknown, foreseen or unforeseen which Buyer now has or which may arise in future on account of or in any way growing out of or in connection with any physical characteristics or existing conditions. This provision shall survive delivery of the deed.

6. Related Parties. The Buyer represents that neither he/she/it is an officer, director, employee or immediate family member (hereinafter referred to as "Related Party") of U.S. Bancorp, or any of its subsidiaries or affiliates nor is he/she/it acting on behalf of any such Related Party. Buyer represents that he/she/it shall not engage in any transactions involving a Related Party or any individuals or organizations affiliated with or related to a Related Party without specific prior approval of U.S. Bank.

7. Miscellaneous. The Property shall be conveyed by a Fiduciary Deed or by the instrument which best represents the capacity of the Seller.

8. U.S. Bank's Capacity. This Agreement is being executed by U.S. Bank in the capacity set forth in this Agreement and U.S. Bank shall have no liability in its individual capacity on any agreement, warranty or indemnity contained herein.

9. Third Parties. Buyer and Seller warrant that they have not dealt with any finder, broker or realtor in connection with the transaction provided in this Agreement other than those stated in the Purchase Agreement. If any other person shall assert a claim to a finder's fee or brokerage commission on account of alleged employment as a finder or broker in connection with the transaction provided in this Agreement, the party whom the finder or broker is the basis for such claim shall indemnify and hold the other party harmless from and against any such claim and all costs, expenses and liabilities incurred in connection with such claim or any proceeding brought on such claim, including, but not limited to, counsel and witness fees and court costs in defending against such claims.

By: _____ Date _____ Buyer _____ Date _____
Seller Thomas Kemp Irrevocable Trust
U.S. Bank National Association Trustee

(Secondary Signature) Date Buyer Date

TOWN OF DEKORRA
 PEGGY TOMLINSON, TREAS
 W8495 COUNTY RD J & V
 POYNETTE, WI 53955

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2018
 REAL ESTATE**

The Thomas S Kemp Trust u/a/d 6/24/1997



Parcel Number: 11010 510.A
Bill Number: 906635

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.

906635/11010 510.A
THE THOMAS S KEMP TRUST U/A/D 6/24/19
W8840 HIGHWAY CS
POYNETTE WI 53955

Location of Property/Legal Description

W8840 County Highway CS
 Sec. 33, T11N, R9E
 PARTS OF LYING N OF HWY CS-PART OF NW1/4 SW1/4 & NE
 1/4 SW1/4 LYING N OF HWYCS; EXC TO HWY V.284-P.148
 56.540 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
246,400	16,300	262,700	0.884069349	0.01774908 <small>(Does NOT reflect credits)</small>	4448.08
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	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	478.56
278,700	18,400	297,100			
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Columbia County	286,709	300,325	1,436.28	1,535.79	6.9%
Town of Dekorra	164,883	164,233	608.76	617.95	1.5%
Poynette School	2,822,749	3,018,233	2,002.87	2,233.17	11.5%
MATC	341,093	354,785	258.96	275.77	6.5%
TOTAL	3,615,434	3,837,576	4,306.87	4,662.68	8.3%
FIRST DOLLAR CREDIT			-61.60	-62.59	1.6%
LOTTERY AND GAMING CREDIT			-107.81	-152.01	41.0%
NET PROPERTY TAX			4,137.46	4,448.08	7.5%

TOTAL DUE: \$4,448.08
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2019
 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
Poynette School	93,845	83.24	2039				

PAY 1ST INSTALLMENT OF: \$2,148.04
BY JANUARY 31, 2019
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF DEKORRA
PEGGY TOMLINSON, TREAS
W8495 COUNTY RD J & V
POYNETTE, WI 53955
 PIN# 11010 510.A
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906635

PAY 2ND INSTALLMENT OF: \$2,300.04
BY JULY 31, 2019
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
COLUMBIA COUNTY TREASURER
PO BOX 198
PORTAGE, WI 53901
 PIN# 11010 510.A
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906635

PAY FULL AMOUNT OF: \$4,448.08
BY JANUARY 31, 2019
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF DEKORRA
PEGGY TOMLINSON, TREAS
W8495 COUNTY RD J & V
POYNETTE, WI 53955
 PIN# 11010 510.A
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906635



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEKORRA
 PEGGY TOMLINSON, TREAS
 W8495 COUNTY RD J & V
 POYNETTE, WI 53955

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2018
 REAL ESTATE**

The Thomas S Kemp Trust u/a/d 6/24/1997



**Parcel Number: 11010 509
 Bill Number: 906632**

906632/11010 509
THE THOMAS S KEMP TRUST U/A/D 6/24/19
W8840 HIGHWAY CS
POYNETTE WI 53955

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. 33, T11N, R9E
 SW1/4 OF NW1/4
 40.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
101,200	0	101,200	0.884069349	0.01774908 <small>(Does NOT reflect credits)</small>	1796.20
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	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	184.35
114,500	0	114,500			
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Columbia County	286,709	300,325	553.30	591.63	6.9%
Town of Dekorra	164,883	164,233	234.51	238.05	1.5%
Poynette School	2,822,749	3,018,233	771.56	860.29	11.5%
MATC	341,093	354,785	99.76	106.23	6.5%
TOTAL	3,615,434	3,837,576	1,659.13	1,796.20	8.3%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,659.13	1,796.20	8.3%

TOTAL DUE: \$1,796.20
 FOR FULL PAYMENT, PAY TO LOCAL
 TREASURER BY:
JANUARY 31, 2019
 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
Poynette School	93,845	32.07	2039				

PAY 1ST INSTALLMENT OF: \$898.10
 BY JANUARY 31, 2019
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF DEKORRA
 PEGGY TOMLINSON, TREAS
 W8495 COUNTY RD J & V
 POYNETTE, WI 53955
 PIN# 11010 509
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906632

PAY 2ND INSTALLMENT OF: \$898.10
 BY JULY 31, 2019
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 COLUMBIA COUNTY TREASURER
 PO BOX 198
 PORTAGE, WI 53901
 PIN# 11010 509
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906632

PAY FULL AMOUNT OF: \$1,796.20
 BY JANUARY 31, 2019
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF DEKORRA
 PEGGY TOMLINSON, TREAS
 W8495 COUNTY RD J & V
 POYNETTE, WI 53955
 PIN# 11010 509
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906632



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEKORRA
 PEGGY TOMLINSON, TREAS
 W8495 COUNTY RD J & V
 POYNETTE, WI 53955

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2018
 REAL ESTATE**

The Thomas S Kemp Trust u/a/d 6/24/1997



**Parcel Number: 11010 509.A1
 Bill Number: 906633**

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.

906633/11010 509.A1
THE THOMAS S KEMP TRUST U/A/D 6/24/19
W8840 HIGHWAY CS
POYNETTE WI 53955

Location of Property/Legal Description

Sec. 33, T11N, R9E
 SE1/4 NW1/4 LESS N 24 A; EXC MEASURES 792' N & S ALONG
 E & W LN.

16.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 43,400	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 43,400	AVERAGE ASSMT. RATIO 0.884069349	NET ASSESSED VALUE RATE 0.01774908 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 770.31	
ESTIMATED FAIR MARKET VALUE LAND 49,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 49,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 79.06		
TAXING JURISDICTION		2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
State of Wisconsin		0	0	0.00	0.00	
Columbia County		286,709	300,325	237.28	253.72	6.9%
Town of Dekorra		164,883	164,233	100.57	102.09	1.5%
Poynette School		2,822,749	3,018,233	330.88	368.94	11.5%
MATC		341,093	354,785	42.78	45.56	6.5%
TOTAL		3,615,434	3,837,576	711.51	770.31	8.3%
FIRST DOLLAR CREDIT				0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				711.51	770.31	8.3%

TOTAL DUE: \$770.31
 FOR FULL PAYMENT, PAY TO LOCAL
 TREASURER BY:
JANUARY 31, 2019

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
Poynette School	93,845	13.75	2039				

PAY 1ST INSTALLMENT OF: \$385.16
 BY JANUARY 31, 2019

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEKORRA
 PEGGY TOMLINSON, TREAS
 W8495 COUNTY RD J & V
 POYNETTE, WI 53955

PIN# 11010 509.A1
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906633

PAY 2ND INSTALLMENT OF: \$385.15
 BY JULY 31, 2019

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11010 509.A1
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906633

PAY FULL AMOUNT OF: \$770.31
 BY JANUARY 31, 2019

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEKORRA
 PEGGY TOMLINSON, TREAS
 W8495 COUNTY RD J & V
 POYNETTE, WI 53955

PIN# 11010 509.A1
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906633



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEKORRA
 PEGGY TOMLINSON, TREAS
 W8495 COUNTY RD J & V
 POYNETTE, WI 53955

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2018
 REAL ESTATE**

The Thomas S Kemp Trust u/a/d 6/24/1997



Parcel Number: 11010 502
Bill Number: 906629

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.

906629/11010 502
THE THOMAS S KEMP TRUST U/A/D 6/24/19
W8840 HIGHWAY CS
POYNETTE WI 53955

Location of Property/Legal Description
 Sec. 33, T11N, R9E
 SW1/4 NE1/4 LESS N 24 A;
 16.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
54,800	0	54,800	0.884069349	0.01774908 <small>(Does NOT reflect credits)</small>	972.65
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	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	99.83
62,000	0	62,000			
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Columbia County	286,709	300,325	299.61	320.37	6.9%
Town of Dekorra	164,883	164,233	126.99	128.91	1.5%
Poynette School	2,822,749	3,018,233	417.80	465.84	11.5%
MATC	341,093	354,785	54.02	57.53	6.5%
TOTAL	3,615,434	3,837,576	898.42	972.65	8.3%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			898.42	972.65	8.3%

TOTAL DUE: \$972.65
 FOR FULL PAYMENT, PAY TO LOCAL
 TREASURER BY:
JANUARY 31, 2019

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
Poynette School	93,845	17.36	2039				

PAY 1ST INSTALLMENT OF: \$486.33
 BY JANUARY 31, 2019
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF DEKORRA
PEGGY TOMLINSON, TREAS
W8495 COUNTY RD J & V
POYNETTE, WI 53955
 PIN# 11010 502
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906629

PAY 2ND INSTALLMENT OF: \$486.32
 BY JULY 31, 2019
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
COLUMBIA COUNTY TREASURER
PO BOX 198
PORTAGE, WI 53901
 PIN# 11010 502
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906629

PAY FULL AMOUNT OF: \$972.65
 BY JANUARY 31, 2019
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF DEKORRA
PEGGY TOMLINSON, TREAS
W8495 COUNTY RD J & V
POYNETTE, WI 53955
 PIN# 11010 502
 THE THOMAS S KEMP TRUST U/A/D 6/24/1997
 BILL NUMBER: 906629



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

There are many advantages to maintaining a natural shoreline. Trees and shrubs provide wildlife habitat, shade for fish and privacy for the landowner. They create a natural buffer that helps protect the water body from erosion and sedimentation when it rains. Manicured lawns, on the other hand, seldom provide this protection. If they are fertilized, heavy rains carry nutrients directly into the lake. The cumulative effect of many lawns along a lake shore will adversely affect water quality, fish, wildlife and esthetics.

CAN I FILL IN A LOW, SWAMPY AREA ON MY SHORELAND PROPERTY?

Wetlands merit special protection under shoreland zoning. They provide wildlife habitat, fish spawning grounds, and serve as a filter to prevent water pollution and help control flooding problems. Wetlands are seldom suitable as building sites because they flood frequently and can't adequately support roads or building foundations. A permit is needed to fill any area that is a wetland. If there is a practicable alternative to filling the wetland, the permit can almost never be granted.

CAN I PROTECT MY SHORELINE FROM EROSION?

Yes, there are many options for reasonable shoreline protection. Since this usually involves placing materials on the bed of a waterway, a permit from the DNR is necessary. Check with both your zoning administrator and the DNR for recommendations and permits.

CAN I REMODEL OR ADD TO MY EXISTING COTTAGE?

County permits are required for any work above ordinary maintenance such as painting. To find out if your project needs a permit or meets the standards, contact the county zoning office.

HOW DO I OBTAIN APPROVALS FOR MY PROJECT?

Before planning the project know and understand your county's shoreland zoning rules. Contact the local zoning office.

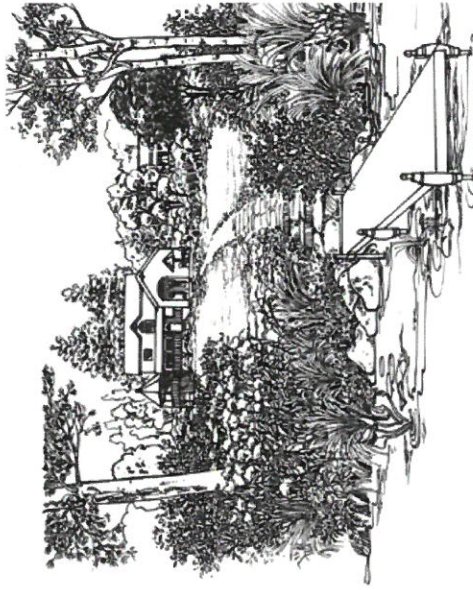
WHAT IF I SEE A PROJECT THAT MAY BE AFFECTING THE LAKE OR STREAM?

Promptly get the information to your local zoning administrator or DNR office so that the situation can be resolved before the project goes too far and damages property or the waterbody. When you call you will need to provide:

- An address, fire number, map or directions
- Description of the activity
- Name of the property owner

The zoning administrator can tell you if a violation has occurred, and if so, what steps will be taken. Correcting a violation can be a lengthy process, especially if the landowner is unwilling to correct the problem voluntarily.

What the LANDOWNER Needs to know



For more information
find your local contact at:

<http://dnr.wi.gov/water/wm/dsfm/shore/county.htm>



Wisconsin's lakes, streams and rivers are one of our state's greatest natural assets. As a waterfront property owner, a fisherman, a state park visitor, or even a walker along one of our renowned riverwalks, the impacts of development along these waterways can be seen. Wisconsin citizens value our clean water, our canoeable streams, and the natural scenic beauty of our wooded shoreline habitats. Every county in this state has a shoreline zoning ordinance that helps protect these valuable shoreline resources through a system of regulations that require permits for activities near the lakes and rivers.

Shoreland zoning regulations promote wise use of lands surrounding our lakes and streams. Protecting and enhancing our waters is so essential to our economy and way of life that Wisconsin was one of the first states to require shoreline zoning.

WHAT AREAS DOES THIS SHORELAND ZONING REGULATION APPLY?

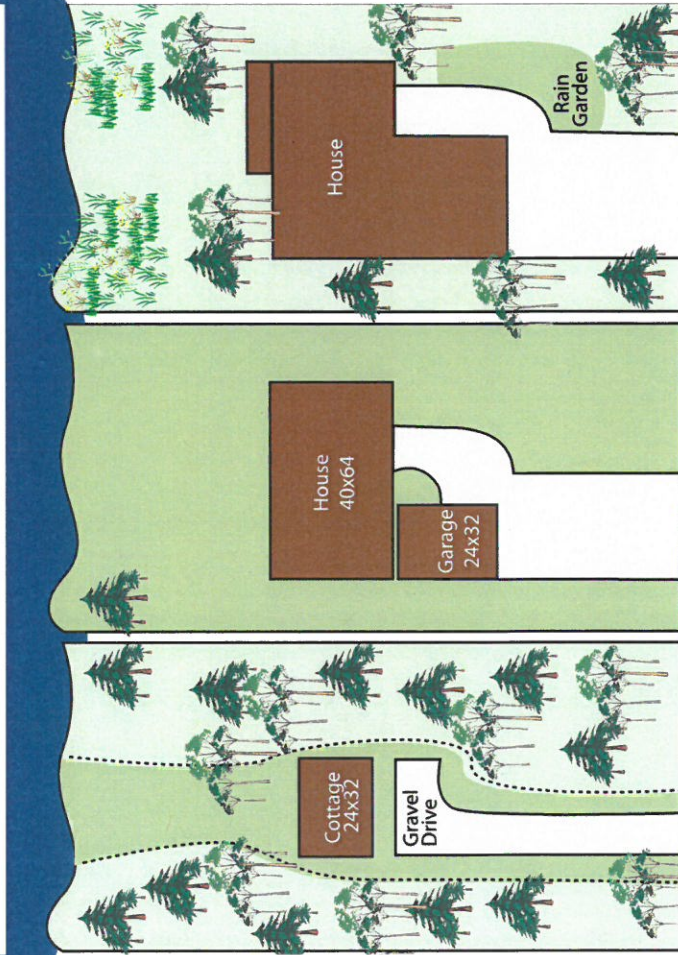
- All land within 1000' of lakes, ponds, or flowages
- All lands within 300' of river or streams or the extent of the floodplain, whichever is greater
- All shoreland areas in unincorporated areas
- Only shoreland wetlands in cities or villages

SHORELAND ZONING REGULATES LAND USE AND CONSTRUCTION

Each county has adopted regulations that meet or exceed minimum state standards to protect water quality, natural scenic beauty, recreation, navigation, and fish and wildlife. These regulations include:

- Setbacks for structures from property lines and waterways.
- Minimum lot sizes and land division review.
- Restrictions on cutting of shoreline vegetation.
- Standards for earth moving activities.
- Protection for shoreland-wetlands.
- Regulation of septic system and wells.
- Restrictions on improvements to older structures or uses that don't meet the shoreland standards.

Although many waterfront properties haven't changed ownership over time, the development on those family-owned parcels has changed. In the past, the small cottages seemed to blend right into the surrounding landscape. Today's families are spending more time at the lake, have more outdoor gear and have changed that surrounding landscape. For the future, waterfront property owners are learning that the benefits of natural vegetation include more and better wildlife viewing, better fishing, and better water quality in that lake or river.



CAN I INSTALL A WALKWAY OR STAIRS TO ACCESS THE WATER?

Yes, most counties have some type of permitting system to allow reasonable access to the water. The permit process helps assure that projects are designed to reduce erosion during and after excavation. Generally, you'll be required to:

- Avoid sensitive areas like wetlands and steep slopes.
- Replant quickly.
- Keep runoff away from exposed areas.
- Provide a stable slope.
- Implement any erosion control measures specifically prescribed for your site.

CAN I BUILD A BOATHOUSE NEAR THE SHORELINE?

Each county has some regulation concerning boathouses that may limit where they can be placed or how large they can be. Talk to your local county zoning administrator to find out what specific regulations are in place in your county.

DO I NEED A PERMIT TO CUT VEGETATION ALONG THE SHORELINE?

Each county regulates vegetation removal. Some counties will require permits for clearing trees and brush and some will require a vegetation management plan to exceed certain limits.

WHAT DOES IT MEAN TO YOU?

If you are a riparian the land above the OHWM is your private domain. When the water levels drop below the OHWM, the riparian property owner has exclusive use of the exposed lake or river bed. Everyone has the right to use the water to swim, boat or walk as long as they "keep their feet wet." A waterfront property owner may prevent a member of the public from walking on the exposed bed of the waterway through non-structural means (fences and walls are not allowed, however temporary signs and verbal warnings are acceptable). Trespassing complaints are handled through the local sheriff's department or police department.

As a member of the public you need not worry about the location of the OHWM as long as you stay in the water. If you are navigating a water body and come across an obstruction you are allowed a reasonable portage, using the shortest distance possible, to go above the OHWM around the obstruction.

Many development activities above the OHWM require county permits. Some development activities above the OHWM require DNR permits; most development projects below the OHWM require DNR permits.

If you need to know more about the OHWM, contact the DNR Water Management Specialist at www.wisconsin.gov.

Ordinary High Water Mark (OHWM)



PUBL-WZ004 08REV

SHORELAND
WETLAND
Zoning

THE OHWM FORMS SEVERAL IMPORTANT BOUNDARIES. IN WISCONSIN, THE CITIZENS "OWN" THE BEDS OF NATURAL LAKES, WHICH ARE HELD IN TRUST FOR THEM BY THE STATE. THE OHWM IS THE DIVIDING LINE BETWEEN PUBLIC AND PRIVATE OWNERSHIP ON NATURAL LAKES. ON STREAMS, THE RIPARIAN LANDOWNER USUALLY OWNS THE BED TO THE CENTER OF THE STREAM, BUT THE PUBLIC HAS THE RIGHT TO USE THE WATER FOR ACTIVITIES SUCH AS CANOEING AND FISHING.

In 1914, the Wisconsin Supreme Court heard a trespass case where a citizen had been cited for hunting in an area of flooded vegetation. The court determined that the hunter was exercising his public rights because his boat was below the OHWM and then defined the OHWM as:

The area where the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

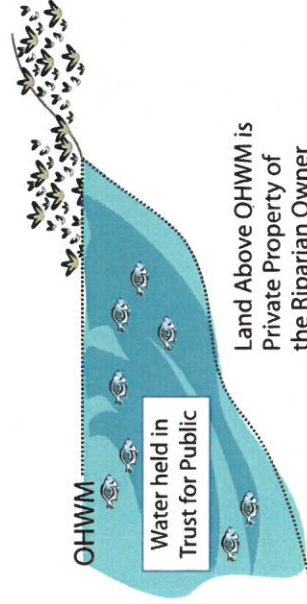
The OHWM is important to determine state and county jurisdictional areas, private vs public ownership, and where the public can navigate.

HOW TO FIND THE OHWM:

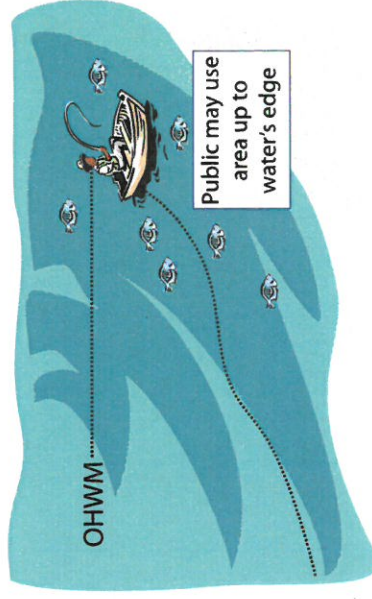
To locate the OHWM, go to your shoreline and look for obvious indicators of water. These indicators may include:

- stains on rocks or other shoreline structures
- bare dirt, marks on trees
- exposed roots running along the shore
- changes in vegetation from water plants to upland plants

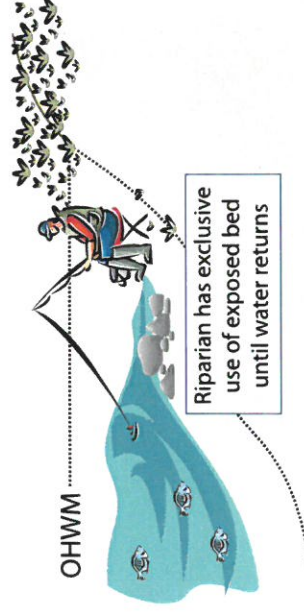
Ordinary High Water Mark (OHWM)
Public may use area up to water's edge



When the Water Level is High



When the Water Level is Low

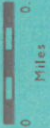


There are some water bodies where the OHWM can be more difficult to locate. These may include bogs, pothole lakes, fluctuating water levels due to natural or artificial impacts, rapidly urbanizing watersheds, altered shorelines, wetland fringes and the Great Lakes. In these cases contact the local DNR water management specialist. If your OHWM is for regulatory purposes, the final determination must be made by DNR staff.

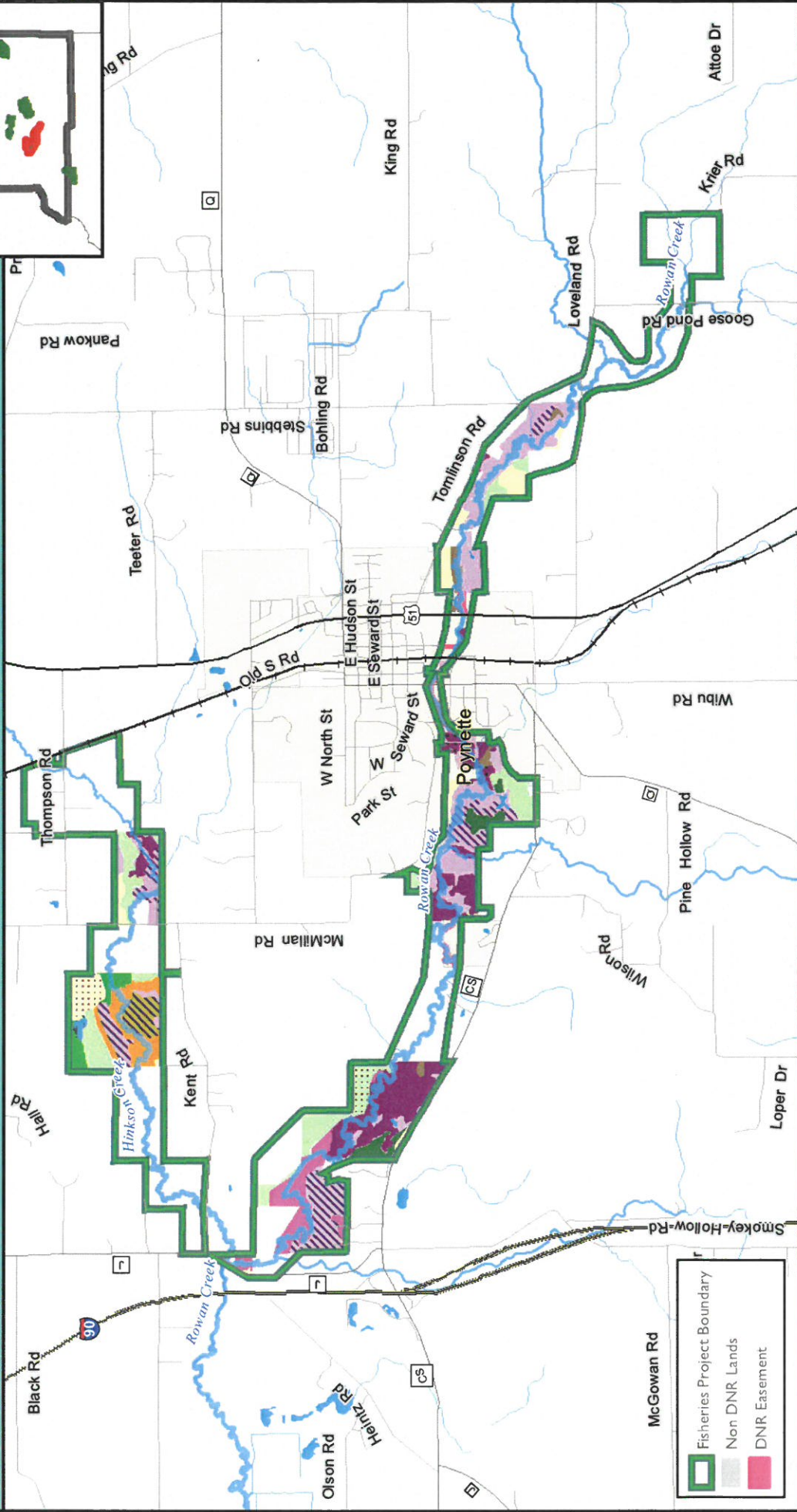
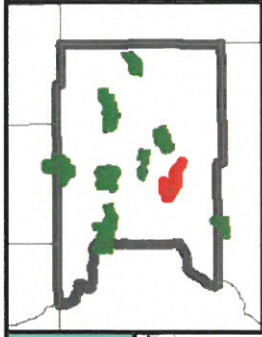
Rowan & Hinkson Creeks Fishery Areas Current Land Cover

Columbia County Planning Group

1:48,110



N



Fisheries Project Boundary

- Green outline: Fisheries Project Boundary
- Light blue: Non DNR Lands
- Light pink: DNR Easement

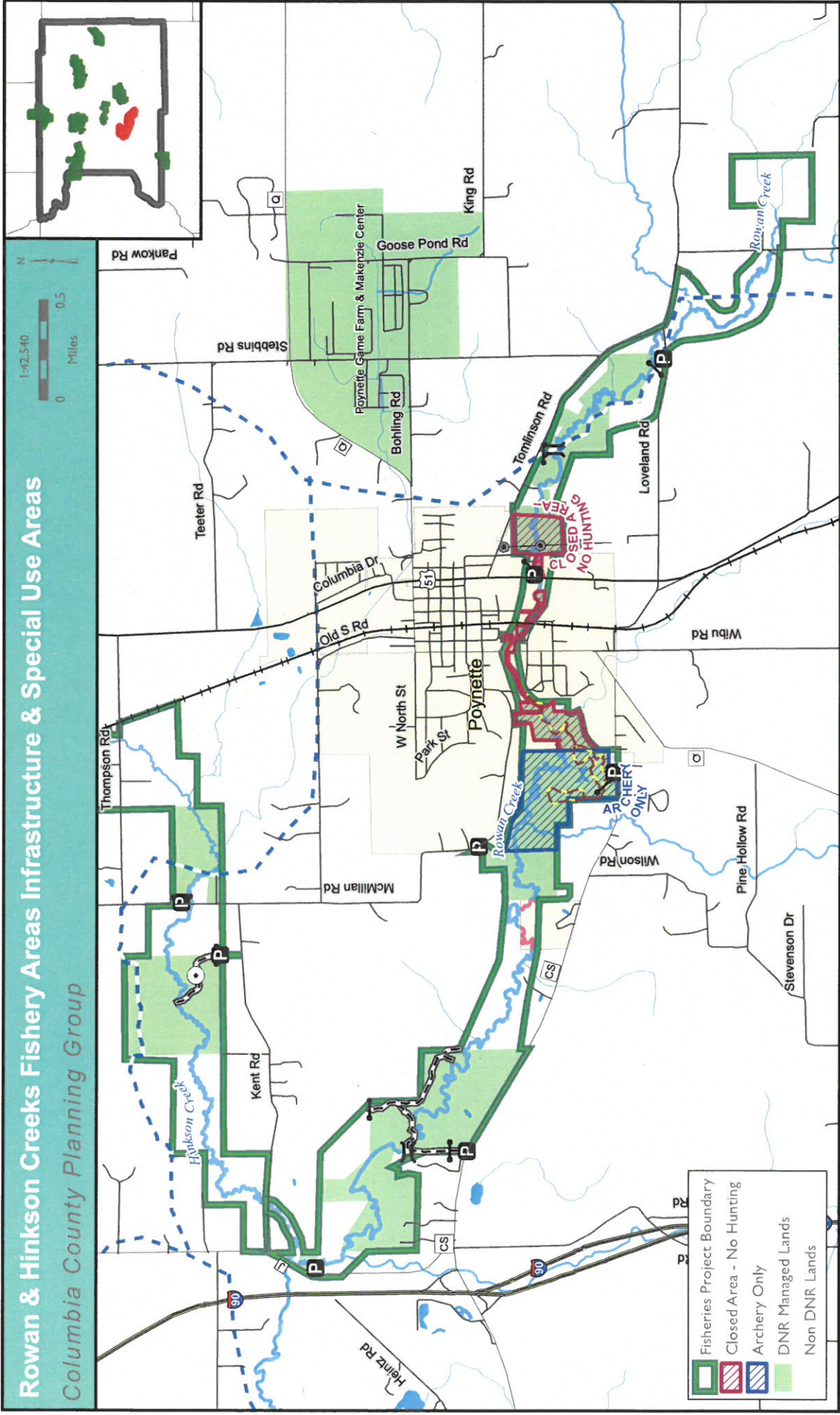
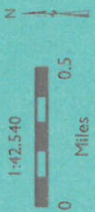
Land Cover of DNR Managed Lands

- Light green: Grassland
- Yellow: Agriculture
- Orange: Aspen
- Dark green: Central Hardwoods
- Light green: Oak
- Light green: Oak Savanna
- Dark green: Upland Conifer
- Light green: Upland Shrub
- Light green: Shrub Wetland
- Dark green: Forested Wetland
- Light green: Bottomland Hardwood
- Light green: Sedge Meadow
- Dark green: Swamp Hardwood
- Light green: Marsh
- Light blue: Water

Land cover information is extracted from WDNR Foresty reconnaissance data, as well as Wisconsin Wetland Inventory data. Land cover has been reclassified for the master plan process.

Rowan & Hinkson Creeks Fishery Areas Infrastructure & Special Use Areas

Columbia County Planning Group

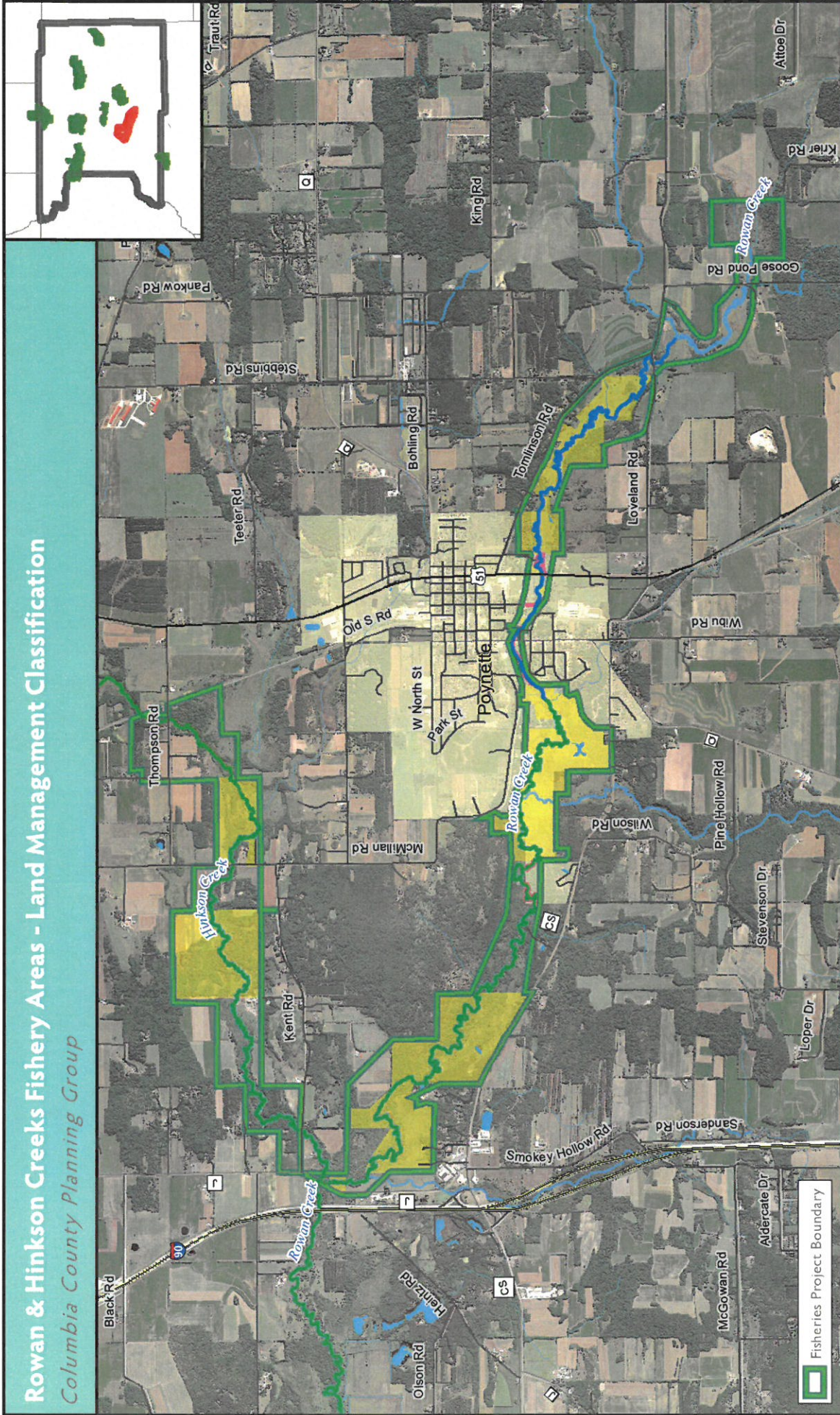


- Fishery Project Boundary
- Closed Area - No Hunting
- Archery Only
- DNR Managed Lands
- Non DNR Lands

- Parking
- Gate
- Culvert
- Bridge
- Hike/Ski
- Snowmobile
- DNR Service Road*
- Electric Transmission Line
- Railroad
- * Not Specifically Maintained for Public Use

Rowan & Hinkson Creeks Fishery Areas - Land Management Classification

Columbia County Planning Group



Legend

- Fisheries Project Boundary
- DNR Easement
- Habitat Management Area
- CLASS I
- CLASS II
- CLASS III
- Classified Trout Water

Scale: 1:48,120

0 0.5 Miles

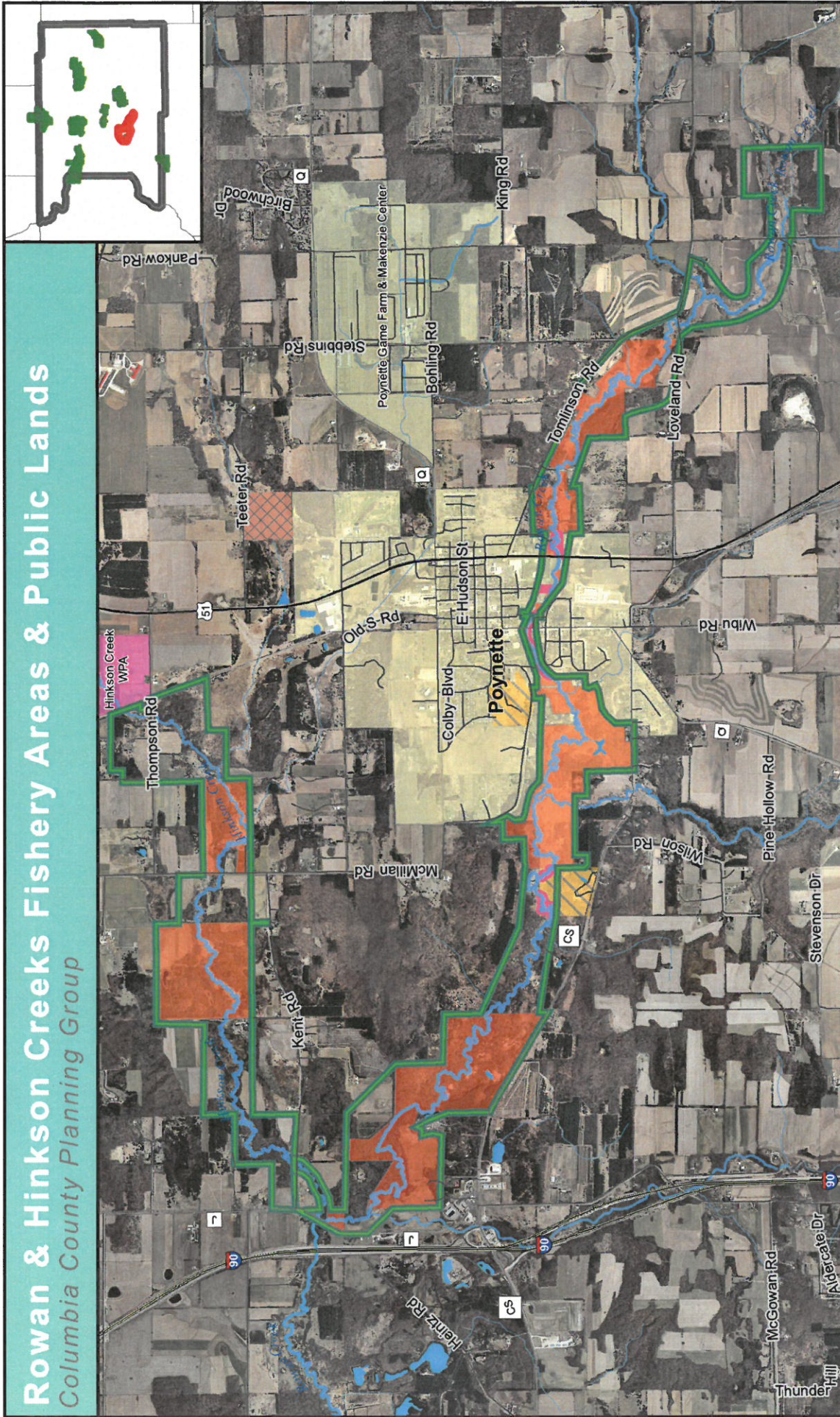
North Arrow

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities and Lands
FM-Columbia-MP-N-3 kmh Jan 13, 2013

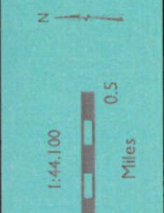
MAP N-3

Rowan & Hinkson Creeks Fishery Areas & Public Lands

Columbia County Planning Group

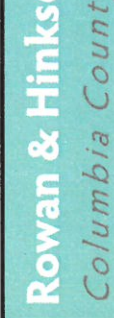
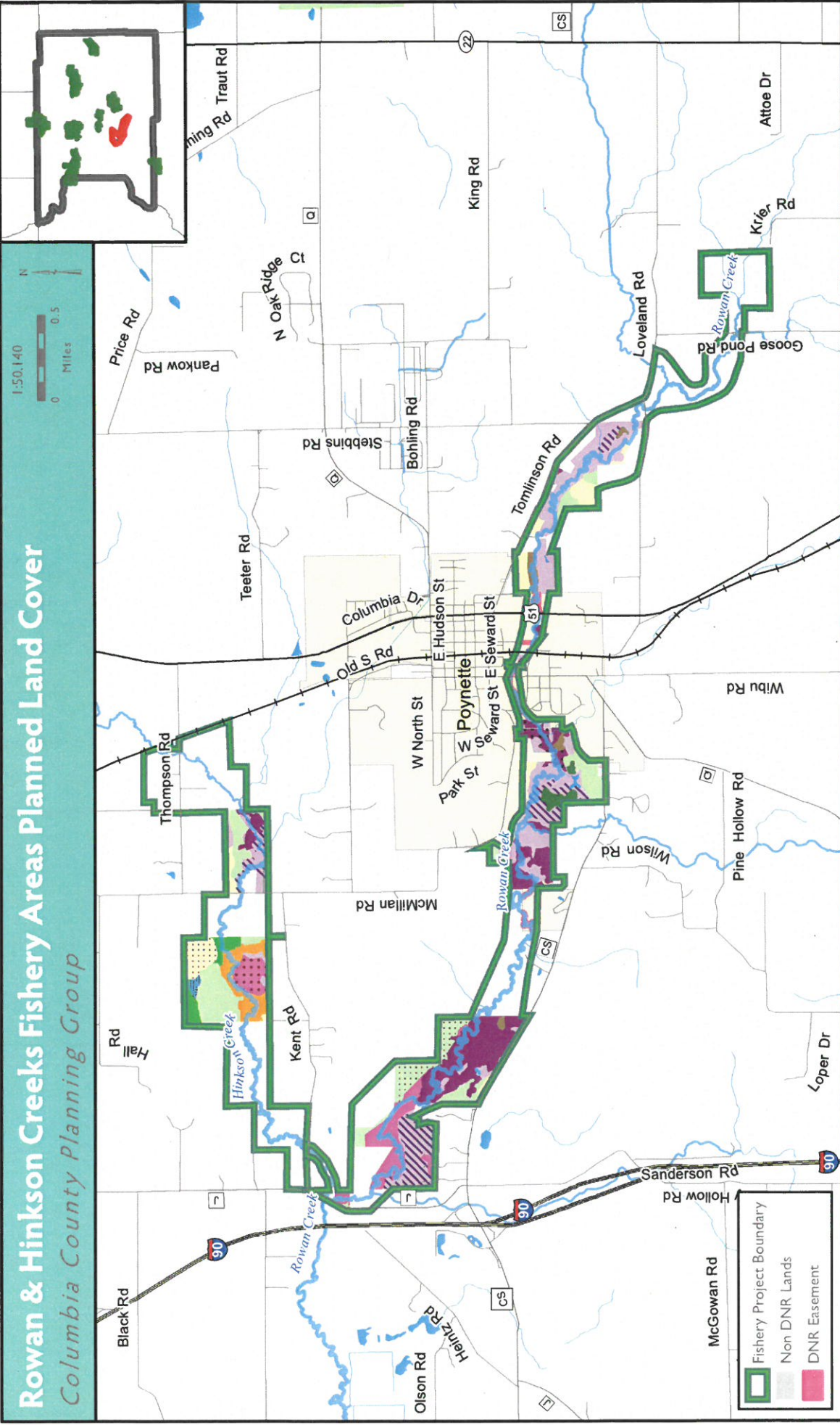
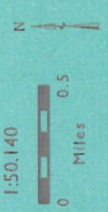


- Fishery Project Boundary
- Fishery Managed Lands
- Wildlife Managed Lands
- Fishery Managed Lands
- Voluntary Public Access Land
- DNR Easement
- Other Public Lands
- USFWS Lands



Rowan & Hinkson Creeks Fishery Areas Planned Land Cover

Columbia County Planning Group



Planned Land Cover of DNR Managed Lands

	Grassland		Oak
	Agriculture		Oak Savanna
	Aspen		Central Hardwood
	Sedge Meadow		Upland Shrub
	Forested Wetland		Shrub Wetland
	Bottomland Hardwood		Swamp Wetland
	Marsh		Swamp Conifer
	Water		Swamp Hardwood

Land cover information is extracted from WDNR Forestry reconnaissance data, as well as Wisconsin Wetland Inventory data. Land cover has been reclassified for the master plan process.