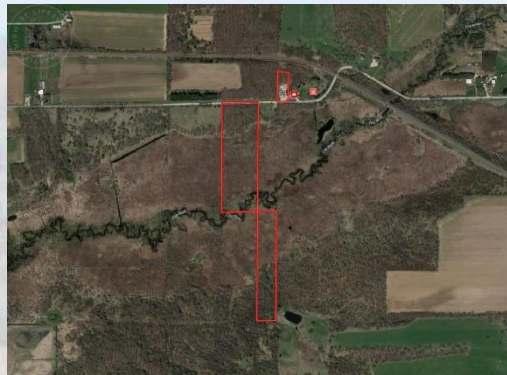


The Columbia County Land & Home Live Auction May 15th 2021 1pm

W2796 Kowald Road

Cambria, WI 53923



Hunting Property, Hobby Farm, Family Compound?? This canvas is yours to paint, Columbia County, Cambria, WI. Friends will be jealous of this 23+/- acre property that holds excellent hunting adventures with more instore. Beautiful marsh, with flowing stream running through the property and wooded areas all spell out to the local wildlife "Eat, Drink, and Sleep here!" Other hunting vices- turkey and duck are available as well. Enjoy the 66x40 pole shed/house with a 1-bedroom loft, 1 full bath, ½ bath, dining room, living room, mud room and kitchen! Opportunities abound as the shed portion was previously used as an auto repair shop. This workshop was a fully functioning auto repair shop and could be again, or it could just be YOUR shop. Properties like this are one-of-a-kind, don't miss out.

Columbia County Land & Home Auction May 15th 1pm on site. List price is a suggested opening bid for property as a whole which is a on contractual price. A 10% Buyer's Premium will be added to final bid to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions at time of registration & high bidders will sign an offer to purchase. \$5000 nonrefundable down payment due auction day. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on or before June 30th 2021. Seller will entertain offers prior to auction date under all auction terms. No land splits. Preview Dates are May 5th 4-7pm & 8th 11-1pm. Seller will entertain pre auction offers under auction terms

HAMELE AUCTION: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000. Wisconsin Realtors Jason Syens 608-697-0160 & Dave Prochnow 920-382-7570. Registered Wisconsin Auctioneer: Travis Hamele #2224 Wisconsin Dells, 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**



Midwest Lifestyle
Properties





1905629	Active	Single Family	Price: \$200,000 AU
W2796 Kowald Rd	Town	Scott	B30
Cambria WI 53923	County:	Columbia	
	Subdivision:		
<hr/>			
Bedrooms: 1	Est Above Grade SqFt:	1,123	
Full Baths: 1	Est Part/All Below Grd SqFt:	0	
Half Baths: 1	Est Total Finished SqFt:	1,123	<i>Seller</i>
Year Built: 1989	Assessor	Full Garage 2	
	Est. Acres: 23.52	Assessor	
<hr/>			
Open House Info			
5/5/2021 4:00-6:00		Click M for Map:	
5/8/2021 11:00-1:00		Documents (if any):	
		Calculate Payment:	

From Hwy 33 take County Rd H to the north and go approximately 4 miles north on H till you take a right on Kowald Rd. house is .75 miles

Living/Great: M 19x13	PrimaryBdrm: U 16x13	Laundry: M 12x12	Baths	School Info
Formal Dining: M 24x16	2nd Bedroom:		Full 0 Half 1	(D) Cambria-Friesland
Dining Area:	3rd Bedroom:		Upper: 0 1	(E) Cambria-Friesland
Kitchen: M 6x11	4th Bedroom:		Main: 1 0	(M) Cambria-Friesland
Family Room:	5th Bedroom:		Lower: 0 0	(H) Cambria-Friesland

Lake/River:	Net Taxes: \$ 1,252 / 2020	HOA Dues/Yr:
Feet WaterFront:	Parcel #: 11036-243	Builder:
Lot Dimensions:	Zoning: Ag	

Type	1 story, Under construction
Architecture	Other
Primary Bed Bath	Full
Fireplace	Pellet
Basement	None
Garage	2 car
Exterior	Aluminum/Steel
Lot Description	Wooded, Rural-not in subdivision, Horses Allowed

Fuel	Liquid propane
Heating/Cooling	Forced air, Central air
Water/Waste	Joint well, Non-Municipal/Prvt dispos
Driveway	Unpaved
Barrier-free	Open floor plan
Terms/Misc.	AUCTION
Waterfront	Stream/Creek

Interior Features Wood or sim. wood floor, Internet - DSL
Exterior Features Deck, Patio

Included: Negotiable

Excluded: Sellers personal property.

Columbia County Land & Home Auction May15th 1pm on site. List price is a suggested opening bid for property as a whole which is a on contractual price. A 10% Buyer's Premium will be added to final bid to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions at time of registration & high bidders will sign an offer to purchase. \$5000 nonrefundable down payment due auction dayl. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on or before June 30th 2021. Seller will entertain offers prior to auction date under all auction terms. No land splits. Preview Dates are May 5th 4-7pm & 8th 11-1pm. Seller will entertain pre auction offers under auction terms

Sold Price:

Closing Date:

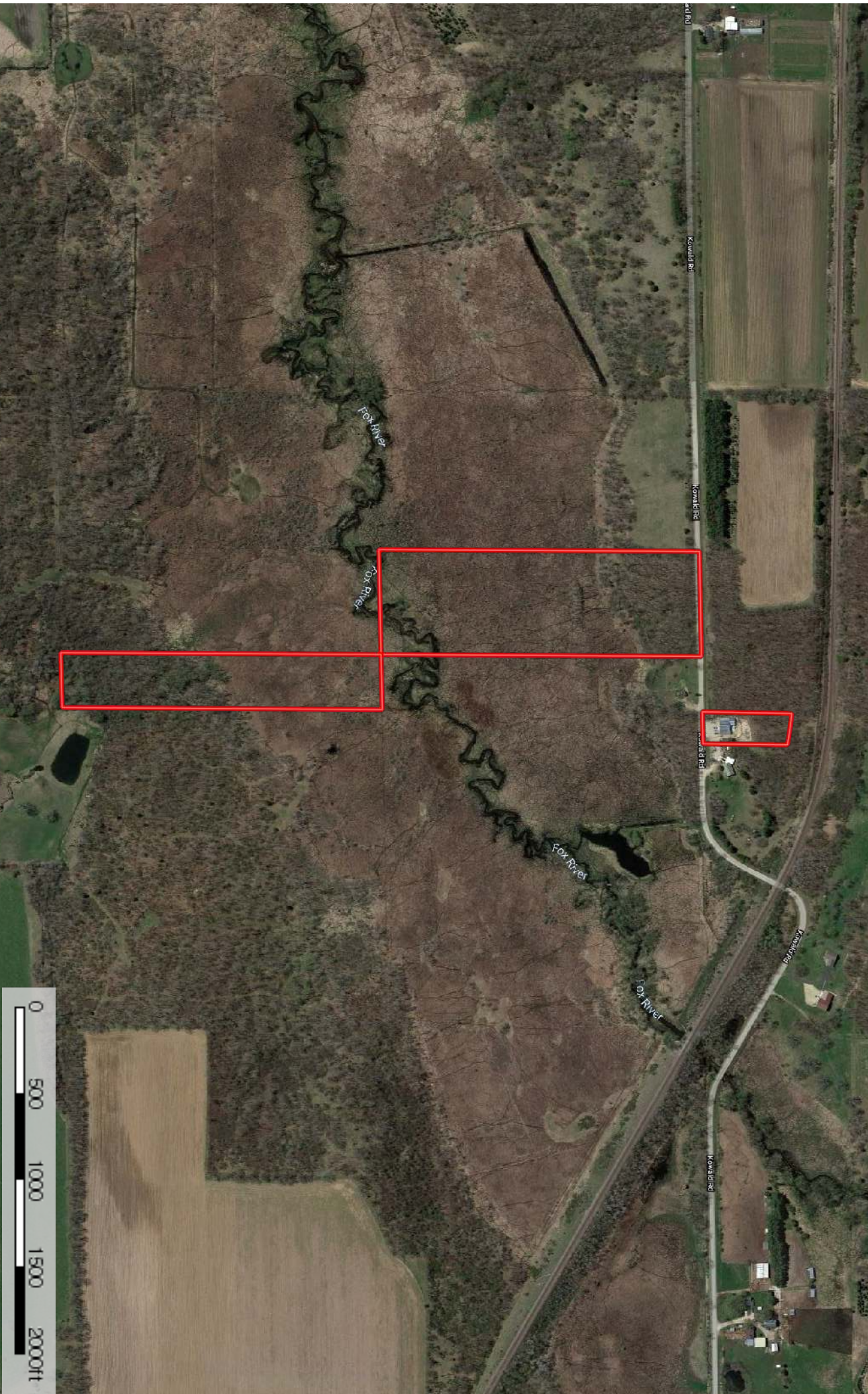
This information provided courtesy of:

United Country Midwest Lifestyle Properties

04/07/2021 11:50 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2021 SCWMLS





 Boundary

Travis Hamele
P: 608/7425000

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.

TOWN OF SCOTT
ANGIE SOMMERS, TREASURER
W4276 CROWN RD
PARDEEVILLE, WI 53954

COLUMBIA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

Terpstra, Bryan D



Parcel Number: 11036 243
Bill Number: 1009373

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. 12, T15N, R11E
W2/3 of E1/2 of NW1/4 of NW1/4
13.330 ACRES

1009373/11036 243

BRYAN D TERPSTRA
W2792 KOWALD ROAD
CAMBRIA WI 53923

Please inform treasurer of address changes.

ASSESSED VALUE LAND 13,700	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 13,700	AVERAGE ASSESSMENT RATIO 0.911076459	NET ASSESSED VALUE RATE 0.01924409 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 263.64
ESTIMATED FAIR MARKET VALUE LAND 30,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 30,100	<input type="checkbox"/> A star in this box means liquid prior year taxes	School taxes also reduced by school levy tax credit 29.42	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST	2020 EST. STATE AIDS ALLOCATED TAX DIST	2019 NET TAX	2020 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Columbia County	46,931	46,885	71.04	71.37	0.5%
Town of Scott	212,259	212,564	20.54	36.19	76.2%
Cambria-Friesland School	406,434	415,910	147.74	143.09	-3.1%
MATC	49,504	49,014	12.90	12.99	0.7%
TOTAL	715,128	724,373	252.22	263.64	4.5%
FIRST DOLLAR CREDIT LOTTERY AND GAMING CREDIT NET PROPERTY TAX			0.00 0.00 252.22	0.00 0.00 263.64	0.0% 0.0% 4.5%

TOTAL DUE: \$263.64
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2021

Warning: If not paid by due date,
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
Cambria-Friesland School	155,729	85.79	2021				
Town of Scott	70,000	15.59	2021				

PAY 1ST INSTALLMENT OF: \$131.82 BY JANUARY 31, 2021 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF SCOTT ANGIE SOMMERS, TREASURER W4276 CROWN RD PARDEEVILLE, WI 53954 PIN# 11036 243 TERPSTRA, BRYAN D BILL NUMBER: 1009373	PAY 2ND INSTALLMENT OF: \$131.82 BY JULY 31, 2021 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: PO BOX 198 PORTAGE, WI 53901 PIN# 11036 243 TERPSTRA, BRYAN D BILL NUMBER: 1009373	PAY FULL AMOUNT OF: \$263.64 BY JANUARY 31, 2021 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF SCOTT ANGIE SOMMERS, TREASURER W4276 CROWN RD PARDEEVILLE, WI 53954 PIN# 11036 243 TERPSTRA, BRYAN D BILL NUMBER: 1009373
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INCLUDE THIS STUB WITH YOUR PAYMENT



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TOWN OF SCOTT
ANGIE SOMMERS, TREASURER
W4276 CROWN RD
PARDEEVILLE, WI 53954

**COLUMBIA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE**

Terpstra, Bryan David



Parcel Number: 11036 248
Bill Number: 1009378

1009378/11036 248

BRYAN DAVID TERPSTRA
W2792 KOWALD ROAD
CAMBRIA WI 53923

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. 12, T13N, R11E
E 1/6 OF SW1/4 OF NW1/4
6.770 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSESSMENT RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
16,500	0	16,500	0.911076459	0.01924409 (Does NOT reflect credits)	317.52
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE		School taxes also reduced by school levy tax credit	
21,300	0	21,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	35.44	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Columbia County	46,931	46,885	85.56	85.96	0.5%
Town of Scott	212,259	212,564	24.74	43.58	76.2%
Cambria-Friesland School	406,434	415,910	177.94	172.33	-3.2%
MATC	49,504	49,014	15.53	15.65	0.8%
TOTAL	715,128	724,373	303.77	317.52	4.5%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			303.77	317.52	4.5%

TOTAL DUE: \$317.52
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2021

Warning: If not paid by due date,
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
Town of Scott	70,000	18.77	2021			
Cambria-Friesland School	155,729	108.32	2021			

PAY 1ST INSTALLMENT OF: \$158.76
BY JANUARY 31, 2021

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF SCOTT
ANGIE SOMMERS, TREASURER
W4276 CROWN RD
PARDEEVILLE, WI 53954

PIN# 11036 248
TERPSTRA, BRYAN DAVID
BILL NUMBER: 1009378

PAY 2ND INSTALLMENT OF: \$158.76
BY JULY 31, 2021

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

PO BOX 198
PORTAGE, WI 53901

PIN# 11036 248
TERPSTRA, BRYAN DAVID
BILL NUMBER: 1009378

PAY FULL AMOUNT OF: \$317.52
BY JANUARY 31, 2021

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF SCOTT
ANGIE SOMMERS, TREASURER
W4276 CROWN RD
PARDEEVILLE, WI 53954

PIN# 11036 248
TERPSTRA, BRYAN DAVID
BILL NUMBER: 1009378



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TOWN OF SCOTT
ANGIE SOMMERS, TREASURER
W4276 CROWN RD
PARDEEVILLE, WI 53954

COLUMBIA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

Bachs Autoworks LLC



1009371/11036 242

BACHS AUTOWORKS LLC
W2792 KOWALD ROAD
CAMBRIA WI 53923

Parcel Number: 11036 242
Bill Number: 1009371

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

W2803 Kowald Rd
Sec. 12, T13N, R11E
NORTH 435' OF EAST 6 2/5 AC OF THE NW OF NW
2.270 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSESSMENT RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
24,000	100	24,100	0.911076459	0.01924409 <small>(Does NOT reflect credits)</small>	382.34
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	
26,300	100	26,400		51.76	
TAXING JURISDICTION	2019 EST. STATE AID ALLOCATED TAX DIST.	2020 EST. STATE AID ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Columbia County	46,931	46,885	124.96	125.56	0.5%
Town of Scott	212,259	212,564	36.13	63.66	76.2%
Cambria-Friesland School	406,434	415,910	259.89	251.71	-3.1%
MATC	49,504	49,014	22.69	22.86	0.7%
TOTAL	715,128	724,373	443.67	463.79	4.5%
FIRST DOLLAR CREDIT LOTTERY AND GAMING CREDIT NET PROPERTY TAX			-86.31 0.00 357.36	-81.45 0.00 382.34	-5.6% 0.0% 7.0%

TOTAL DUE: \$382.34
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2021

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
Town of Scott	70,000	27.42	2021				
Cambria-Friesland School	155,729	150.92	2021				

PAY 1ST INSTALLMENT OF: \$191.18
BY JANUARY 31, 2021

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF SCOTT
ANGIE SOMMERS, TREASURER
W4276 CROWN RD
PARDEEVILLE, WI 53954

PIN# 11036 242
BACHS AUTOWORKS LLC
BILL NUMBER: 1009371

PAY 2ND INSTALLMENT OF: \$191.16
BY JULY 31, 2021

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

PO BOX 198
PORTAGE, WI 53901

PIN# 11036 242
BACHS AUTOWORKS LLC
BILL NUMBER: 1009371

PAY FULL AMOUNT OF: \$382.34
BY JANUARY 31, 2021

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF SCOTT
ANGIE SOMMERS, TREASURER
W4276 CROWN RD
PARDEEVILLE, WI 53954

PIN# 11036 242
BACHS AUTOWORKS LLC
BILL NUMBER: 1009371



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INCLUDE THIS STUB WITH YOUR PAYMENT



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TOWN OF SCOTT
ANGIE SOMMERS, TREASURER
W4276 CROWN RD
PARDEEVILLE, WI 53954

**COLUMBIA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE**

Terpstra, Bryan D



1009808/11036 18.04

BRYAN D TERPSTRA
W2792 KOWALD ROAD
CAMBRIA WI 53923

Parcel Number: 11036 18.04
Bill Number: 1009808

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

W2796 Kowald Rd
Sec. 1, T13N, R11E
Lot 1, CSM 5485-38-152

1.150 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSESSMENT RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
10,300	9,000	19,300	0.911076459	0.01924409 (Does NOT reflect credits)	289.96
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in the box means inpaid prior year taxes	School taxes also reduced by school levy tax credit	
11,300	9,900	21,200		41.45	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Columbia County	46,931	46,885	100.07	100.55	0.5%
Town of Scott	212,259	212,564	28.93	50.98	76.2%
Cambria-Friesland School	406,434	415,910	208.13	201.58	-3.1%
MATC	49,504	49,014	18.17	18.30	0.7%
TOTAL	715,128	724,373	355.30	371.41	4.5%
FIRST DOLLAR CREDIT			-86.31	-81.45	-5.6%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			268.99	289.96	7.8%

TOTAL DUE: \$289.96
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2021

Warning: If not paid by due dates,
retirement 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
Town of Scott	70,000	21.96	2021				
Cambria-Friesland School	155,729	120.86	2021				

PAY 1ST INSTALLMENT OF: \$144.99
BY JANUARY 31, 2021

AMOUNT ENCLOSED: _____

MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF SCOTT
ANGIE SOMMERS, TREASURER
W4276 CROWN RD
PARDEEVILLE, WI 53954

PIN# 11036 18.04
TERPSTRA, BRYAN D
BILL NUMBER: 1009808

PAY 2ND INSTALLMENT OF: \$144.97
BY JULY 31, 2021

AMOUNT ENCLOSED: _____

MAKE CHECK PAYABLE AND MAIL TO:
PO BOX 198
PORTAGE, WI 53901

PIN# 11036 18.04
TERPSTRA, BRYAN D
BILL NUMBER: 1009808

PAY FULL AMOUNT OF: \$289.96
BY JANUARY 31, 2021

AMOUNT ENCLOSED: _____

MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF SCOTT
ANGIE SOMMERS, TREASURER
W4276 CROWN RD
PARDEEVILLE, WI 53954

PIN# 11036 18.04
TERPSTRA, BRYAN D
BILL NUMBER: 1009808



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**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 W2796 Kowald Rd Cambria WI Town of Scott Parcels 11036-18.04, 11036-242, 11036.248 and 11036-243. 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:

Hamele Auction Service LLC ("Auctioneer") has been appointed by Bryan Terpstra ("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 \$ 5000. 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 June 30th 2021 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 and Hamele Auction Service 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 and Hamele Auction Service 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, 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): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

Addenda to Terms & Conditions Relating to Auction at W2796

Kowald Rd Cambria WI Ending June 26th 2021 1:00pm

To Register: Bidders will register before day of auction or day of auction to purchase property(s) as follows:

Online Bidders: High Bidders will be required to sign Terms & Conditions Addendum, auction terms and conditions with offer to purchase within 48 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 Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$5,000 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 June 30th 2021 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 an 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 \$5,000 nonrefundable down payment with signed documents on auction day. 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 June 30th 2021.

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 May 14th 2021. 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 May 15th 2021.

This addenda is dated:_____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

Buyer's Registration Form for Co-Broking Agents

Auction Starts at 1:00pm May 15th 2021

W2796 Kowald Rd Cambria WI

Terms: \$5,000 non-refundable down payment w/signed offer to purchase w/no contingencies from registered high bidder. Property Sold Subject to Seller's approval within 48hrs of midnight of the auction ending. As Is No Warranties. Closing to be on or before May 30th 2021. For more info please email Travis Hamele at travis@hameleauctions.com, Hamele Auction Service LLC. Agent will receive a 3% Co-Broke commission of high bid for a successful closing for pre- registered bidders.

Name of Prospective buyer(s)_____

Agent's Name_____

Broker's Name_____

Type of Agency: Seller Buyer

Date(s) Buyer(s) viewed property_____

Buyer_____

Date_____

Buyer_____

Date_____

Agent_____

Date_____

Form must be completed and delivered/mailed to Hamele Auction Service LLC P.O. Box 257 Portage, WI 53901, email travis@hameleauctions.com or faxed to 608-742-5004 by noon on May 14th 2021 by noon to receive your co-broke commission.