

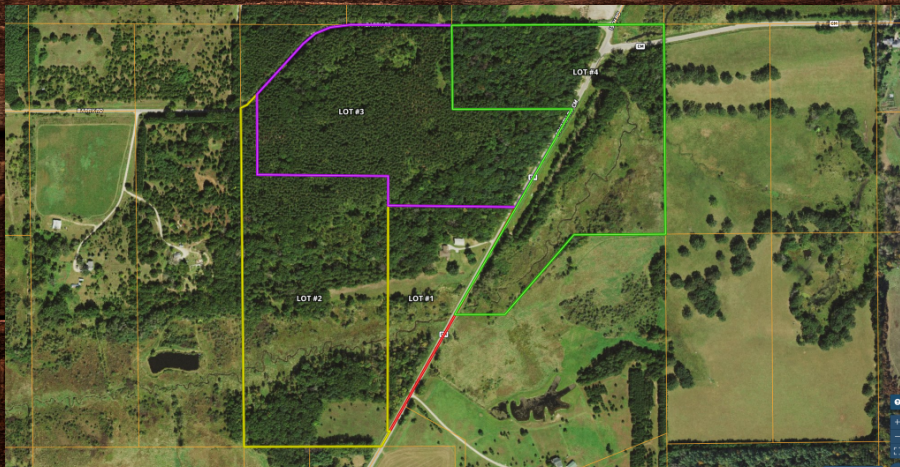
# Columbia County Multi Parcel Auction

July 24th 2021 1:00 PM Onsite

W6502 County Road CM  
Pardeeville, WI 53954

119 +/- Acres to be Auctioned in 4 Parcels

One parcel has a 3 bedroom home. Great hunting with tillable areas and wetland spots.



Midwest Lifestyle  
Properties

hameleauctions.com  
608.617.3349



HAMELE  
AUCTION  
SERVICES



# OFFERED IN 4 PARCELS



10% Buyer's Premium will be added to final bid on each parcel 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 per Auction Parcel. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on or before September 7th 2021. Seller will entertain offers prior to auction date under all auction terms on entire property.

Preview Dates are Sat June 26th & July 21st 11-2 & Wed July 8th from 4-6pm.



**HAMELE  
AUCTION  
SERVICES**



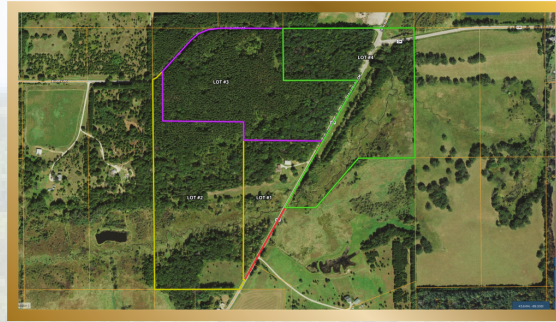
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- 1.Flyer with full description
- 2.Map
- 3.MLS sheet
- 4.Home & shed info
- 5.Tax/assessment info
- 6-10. Survey maps & info
- 11-12. Addenda to T&C
- 13-16. Terms & Conditions
- 17-20. Tax bills
- 21-40. MFL plan/maps
- 41-60. Inspection report



# Columbia County Multi Parcel Auction

W6502 County Road CM  
Pardeeville, WI 53954



Presenting this one of a kind property that has incredible hunting, multi building sites, a country home, creek, timber and more located in the Town of Marcellon, Columbia County, WI. This 119+ acre property is Thanksgiving and Christmas rolled into one! Four parcels to be auctioned off: Three- 35 acre parcels, and One- 14+ acre parcel that includes a 2001 beautifully built, 1850+/- sq. ft. home, along with a 30x54 Morton Building. This property has been a family legacy for over 70 years and now it is time to pass the conservational torch. Just a short 1 hour drive from Madison or under 2 hours from Milwaukee, this magnificent deer and turkey property will not fail you. The table is "set" with the veritable "buffet" of 30 + acres of plantation pines, 40+ acres of oak trees and 26+ acres of wetland; keeping creatures happy, fed and bedding on your hunting haven. Rolling terrain with opportunistic pinch points, and dotted open grass areas, combined with 4 acres of open tillable area for food plot development, ensure your trophy hunting success or your hobby farmer hay keeps all your critters fed. Enjoy 1 mile of the French Creek meandering peacefully through your property, with the French Creek State Wildlife Area practically a stone's throw away. A beautiful, timelessly classic country home, frames the 14 acre parcel, "gifting" peaceful moments and treasured time spent enjoying a blessed life.

The kitchen-a bright, plentiful space to cook and bake while having friends and family freely walk in and out, makes hosting the family gatherings a breeze. An inviting wood fireplace crackles to life, giving you a cozy feel as you relax and unwind at the end of your fall and winter days. Three bedrooms upstairs provide your family with a place to nest. The master bedroom with wooded view and on suite full bath make a great place to relax at the end of your workday. Ample closet space assists you with keeping everything at arms' reach. A sun catching, inviting three season room just off the kitchen makes having your morning coffee the best part of your day. An adjoining deck off the three season room makes

spring, summer and fall a delightful experience. A mudroom and laundry complete your upstairs living ease. Tile flooring throughout most of the house makes upkeep a snap. Downstairs awaits your construction direction to add further living space as well as office and bedrooms. The attached two car garage with epoxy floor gives you a feeling of another room to your house; graduation parties are welcomed. You've got hobbies and hobbies need homes. The 30x54 Morton Building has endless possibilities. Wood stove heated work shop inspires creativity and the half bath with shower and toilet will keep your boots on all day and off your wife's "list" and out of her hair! The indoor shed space is available to fit your camper, your tractor, ATV's and some collector cars, or keep your favorite critters quiet and sheltered during the winter months. With 14 acres there is plenty of room for children and grandchildren to run, play and explore the fun of a woods. All is well and life just doesn't get any better. A 10% Buyer's Premium will be added to final bid on each parcel 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 per Auction Parcel. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties.

Closing to be on or before September 7th 2021. Seller will entertain offers prior to auction date under all auction terms on entire property. Preview Dates are June 26th 11-2PM, July 7th 4-6PM, July 10th 11-2PM & July 21st 4-6PM.

HAMELE AUCTION: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000. 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](http://www.HameleAuctions.com)

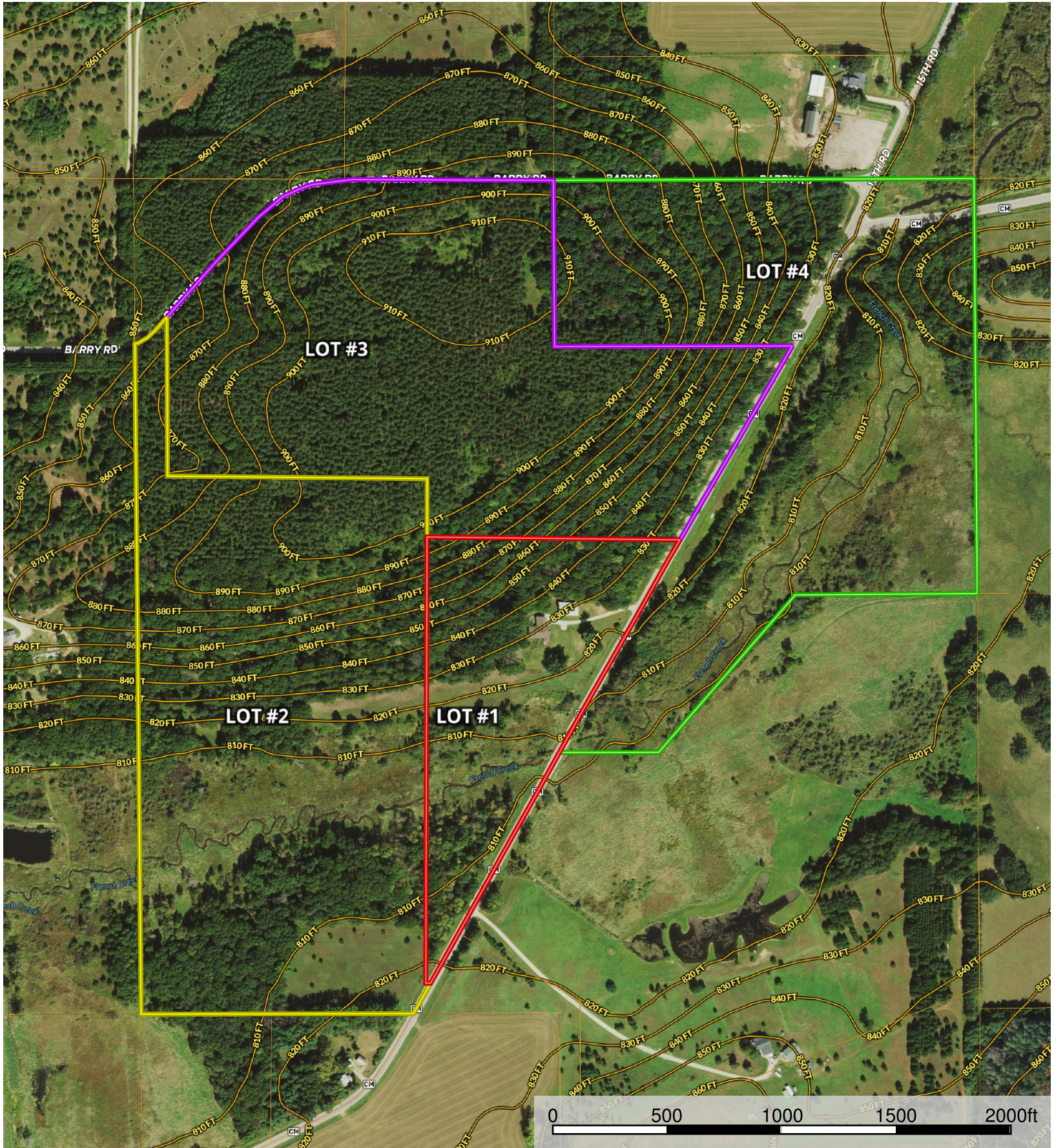


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Boundary 3    Boundary 2    Boundary 1    Boundary





<b>1910319</b>	<b>Active</b>	<b>Single Family</b>	
<b>W6502 Cty Rd CM</b>	<b>Town</b>	Marcellon	B20
<b>Pardeeville WI 53954</b>	<b>County:</b>	Columbia	
	<b>Subdivision:</b>		
<hr/>			
<b>Bedrooms:</b>	3	<b>Est Above Grade SqFt:</b>	1,859
<b>Full Baths:</b>	2	<b>Est Part/All Below Grd SqFt:</b>	0
<b>Half Baths:</b>	0	<b>Est Total Finished SqFt:</b>	1,859 <i>List</i>
<b>Year Built:</b>	2001 <i>Assessor</i>	<b>Full Garage</b>	2
		<b>Est. Acres:</b>	119.3 <i>Assessor</i>
<b>Open House Info</b>			
<b>6/26/2021 11:00-2:00</b>		<b>Click M for Map:</b>	
<b>7/7/2021 4:00-6:00</b>		<b>Documents (if any):</b>	
		<b>Calculate Payment:</b>	

Take Hwy 22 north to west on CM to property on right.

						<b>Baths</b>		<b>School Info</b>	
						<b>Full</b>		<b>Half</b>	
<b>Living/Great:</b>	M 14x17	<b>PrimaryBdrm:</b>	M 17x15	<b>Laundry:</b>	M 7x8	<b>Upper:</b>	0	0	<b>(D)</b> Pardeeville
<b>Formal Dining:</b>	M 17x12	<b>2nd Bedroom:</b>	M 10x12	<b>Foyer</b>	M 8x10	<b>Main:</b>	2	0	<b>(E)</b> Pardeeville
<b>Dining Area:</b>		<b>3rd Bedroom:</b>	M 12x13	<b>Theater</b>	M 11x11	<b>Lower:</b>	0	0	<b>(M)</b> Pardeeville
<b>Kitchen:</b>	M 10x21	<b>4th Bedroom:</b>							<b>(H)</b> Pardeeville
<b>Family Room:</b>		<b>5th Bedroom:</b>							

<b>Lake/River:</b>	French Creek	<b>Net Taxes:</b>	\$ 4,660 / 2020	<b>HOA Dues/Yr:</b>	
<b>Feet WaterFront:</b>	6500 <i>Other</i>	<b>Parcel #:</b>	11026-72.02	<b>Builder:</b>	
<b>Lot Dimensions:</b>		<b>Zoning:</b>	Res/MFL/AG		

<b>Type</b>	1 story	<b>Fuel</b>	Liquid propane
<b>Architecture</b>	Ranch	<b>Heating/Cooling</b>	Forced air, Central air
<b>Primary Bed Bath</b>	Full, Walk-in Shower, Separate Tub	<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispos
<b>Kitchen Features</b>	Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave	<b>Driveway</b>	Unpaved
<b>Fireplace</b>	Wood, 1 fireplace	<b>Barrier-free</b>	Open floor plan, First floor bedroom, First floor full bath, Level drive, Level lot
<b>Basement</b>	Full, Walkout to yard, Poured concrete foundation	<b>Terms/Misc.</b>	AUCTION
<b>Garage</b>	2 car, Attached, Opener, Additional Garage	<b>Waterfront</b>	Stream/Creek
<b>Exterior</b>	Vinyl		
<b>Lot Description</b>	Wooded, Rural-not in subdivision, Horses Allowed, Subject Shoreland Zoning		

**Interior Features** Washer, Dryer  
**Exterior Features** Deck, Storage building

**Included:** Stove, Fridge, Washer, Dryer, Microwave, Dishwasher

**Excluded:** Sellers Personal Property

Columbia County Multi Parcel Auction July 24th 1pm on site. List price is a suggested opening bid for property as a whole which is a on contractua price. A 10% Buyer's Premium will be added to final bid on each parcel 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 per Auction Parcel. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on or before September 7th 2021. Seller will entertain offers prior to auction date under all auction terms on entire property. Preview Dates are June 26th 11-2, July 7th 4-6, July 10th 11-2 & July 21st 4-6.

<b>Sold Price:</b>	<b>Seller Concessions:</b>	<b>Closing Date:</b>
<i>This information provided courtesy of: United Country Midwest Lifestyle Properties</i>		
		05/28/2021 10:11 AM

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

**Travis Hamele**  
**United Country Midwest Lifestyle Properties**  
**Pref: 608-697-3349**  
**travis@hameleauctions.com**  
**www.hameleauctions.com**







**Midwest  
Lifestyle  
Properties**

## **Home and Shed Info**

- 2001 Wausau Ranch Home
- 30x54 Morton Pole Shed w/18x28 heated shop with bathroom
  - 119.38 Acres in 4 Parcels
    - Wood Fireplace
    - Deck
  - Epoxy Finished Floor in 2 Car Attached Garage
    - 14x17 Living Room
    - 10x21 Kitchen
    - 11x11 Sun Room
    - 17x12 Dining Room
- 15x17 Primary Bedroom w/jetted tub and walk in shower
  - 10x12 Bedroom
  - 12x13 Bedroom
  - 7x8 Laundry
  - 8x10 Foyer
- Approx. 1 mile of French Creek runs through property



<u>Auction Lot #</u>	<u>Parcel</u>	<u>Acres</u>	<u>Land Assesment</u>	<u>Improvement</u>	<u>Taxes</u>
#1	11026-72.02	14.38	\$ 29,300.00	\$ 197,500.00	\$ 3,418.69
#2	11026-72.01	35	\$ 16,000.00	\$ -	\$ 485.31
#3	11026-72.03	35	\$ 133,000.00	\$ -	\$ 357.00
#4	11026-72.04	35	\$ 119,900.00	\$ -	\$ 398.45
		119.38	\$ 298,200.00	\$ 197,500.00	\$ 4,659.45



# CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this 17th day of Aug. 2002, at 8:00 o'clock A.M. & recorded in Volume 16 of Certified Survey Maps of Columbia County, Page 56

DOCUMENT NO. 663730

Columbia County Register of Deeds

## COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. 3818

### GENERAL LOCATION

BEING A PART OF THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4, SECTION 5, AND THE NW1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NW1/4, SECTION 4, ALL IN T.13 N. R.10 E. TOWN OF MARCELLON, COLUMBIA COUNTY, WISCONSIN.

CONTAINING: 5,200,479 SQ. FT.  
119.39 ACRES



SCALE: 1" = 300'

SEE DETAIL 'A'  
SHEET 3 OF 6

**LOT 3**  
1,524,650 SQ. FT.  
35.00 AC

[69]

**LOT 1**  
1,524,650 SQ. FT.  
35.00 AC

[72]

**LOT 2**  
626,546 SQ. FT.  
14.38 AC

[73]

### LEGEND

- 3/4" X 24" IRON ROD SET (WT=1.5 LBS/L.F.)
- 3/4" IRON ROD FND.
- △ P.K. NAIL SET
- ▲ P.K. NAIL FND.
- ⊙ COL. CO. MON. FND.
- ✕ EXISTING FENCE
- ( ) PREV. SURVEY OF REC. DATA
- R.R. SPIKE FND.
- XXX TAX PARCEL NO.

DETAIL  
NO SCALE

SEE DETAIL 'C'  
SHEET 3 OF 6

E/W 1/4 LINE  
LANDS BY OTHERS

As prepared by:

**GROTHMAN & ASSOCIATES, S.C.**  
LAND SURVEYORS

Phone (608) 742-7788  
Fax (608) 742-0434  
PO BOX 373 PORTAGE, WI 53901

OWNER

RICHARD J. & JANE L. STRACKE  
3850 S. 96TH STREET  
MILWAUKEE, WI. 53228

PROJ: 201-40 DWG: 20140

CLIENT

RICHARD J. & JANE L. STRACKE  
3850 S. 96TH STREET  
MILWAUKEE, WI. 53228

DRAFTED BY: M. MESSER  
CHECKED BY: J.R.G.

SHEET 1 OF 5  
FILE NO. 201-40

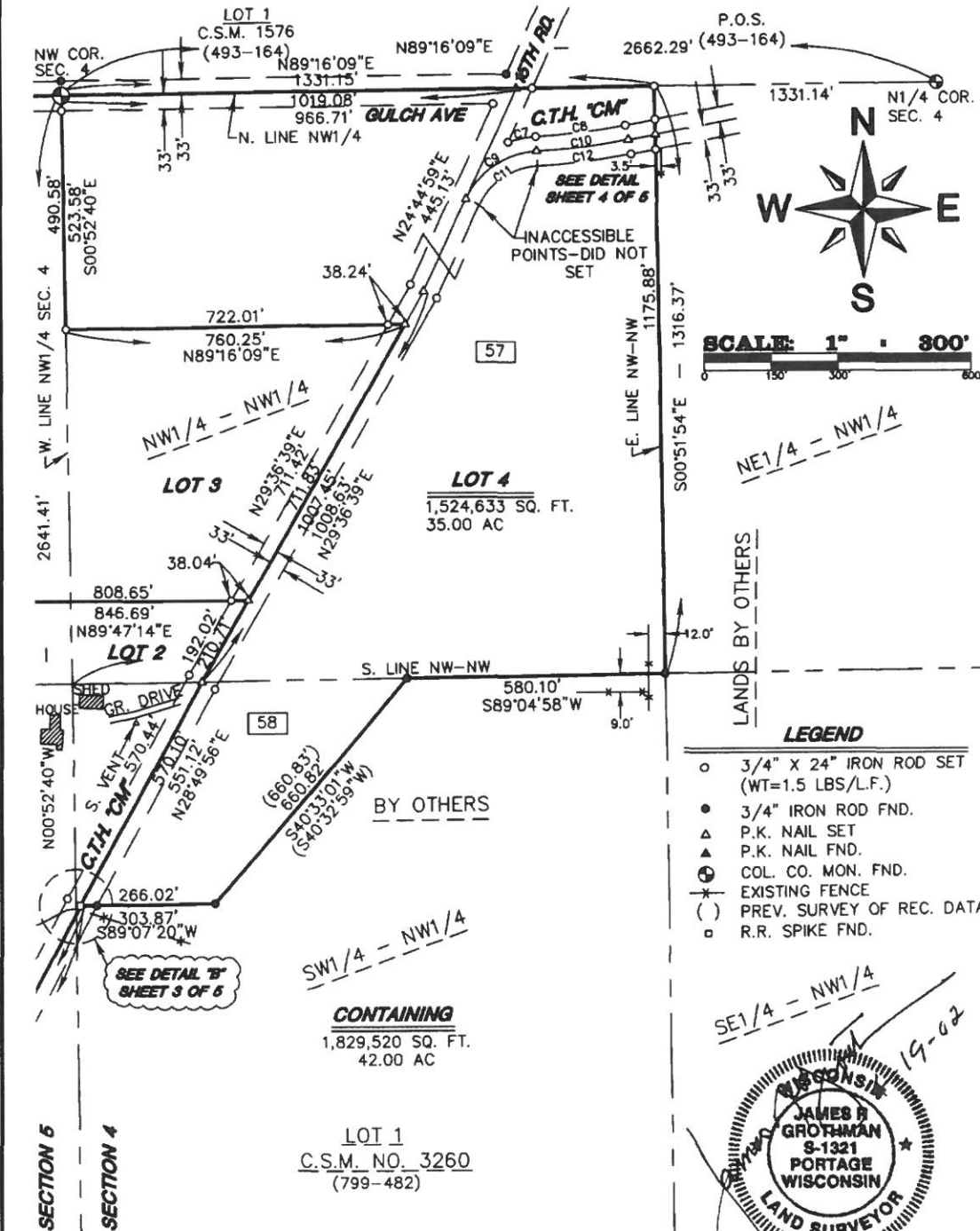


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DOCUMENT NO. \_\_\_\_\_

Columbia County Register of Deeds

**COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**GENERAL LOCATION  
SEE SHEET 1 OF 6



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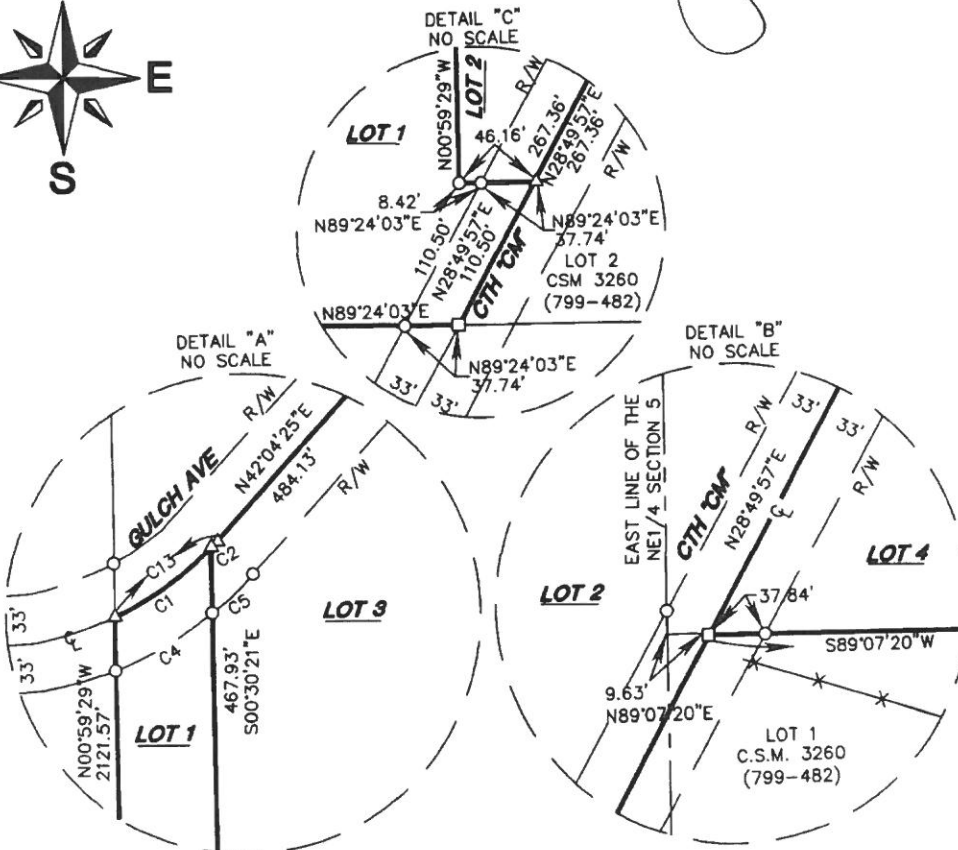
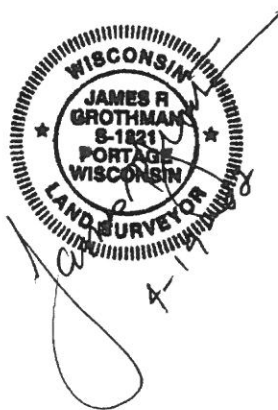
Columbia County Register of Deeds

**COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_****GENERAL LOCATION**

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**CURVE DATA TABLE**

CURVE	LOT #	DELTA	ARC	RADIUS	BEARING	DIST
C1	1	21°19'02"	80.80	217.16	N54°15'19"E	80.33
C2	3	01°31'29"	5.78	217.16	N42°50'09"E	5.78
C3	3	47°16'00"	288.74	350.00	N65°42'25"E	280.62
C4	1	17°25'50"	76.10	250.16	S59°32'13"W	75.81
C5	3	08°44'58"	38.20	250.16	S46°26'54"W	38.16
C6	3	47°16'00"	261.51	317.00	S65°42'25"W	254.16
C7	4	16°37'43"	63.42	218.52	N78°47'59"E	63.20
C8	4	08°01'48"	204.56	1459.62	N83°05'57"E	204.40
C9	4	62°21'51"	201.93	185.52	N55°55'55"E	192.11
C10	4	08°01'48"	209.19	1492.62	N83°05'57"E	209.02
C11	4	62°21'51"	166.01	152.52	S55°55'55"W	157.94
C12	4	08°01'48"	213.81	1525.62	S83°05'57"W	213.64
C13	1	22°50'30"	86.57	217.16	N53°29'35"E	86.00



As prepared by:

**GROTHMAN & ASSOCIATES, S.C.**  
**LAND SURVEYORS**

Phone (608) 742-7788  
 Fax (608) 742-0434  
 PO BOX 373 PORTAGE, WI 53901

OWNER

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 3850 S. 96TH STREET  
 MILWAUKEE, WI. 53228

PROJ: 201-40 DWG: 20140

CLIENT

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 MILWAUKEE, WI. 53228

DRAFTED BY: M. WESSER  
 CHECKED BY: J.R.G.

SHEET 3 OF 3  
 FILE NO. 201-40



**CERTIFICATE OF COUNTY REGISTER OF DEEDS**

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Columbia County Register of Deeds

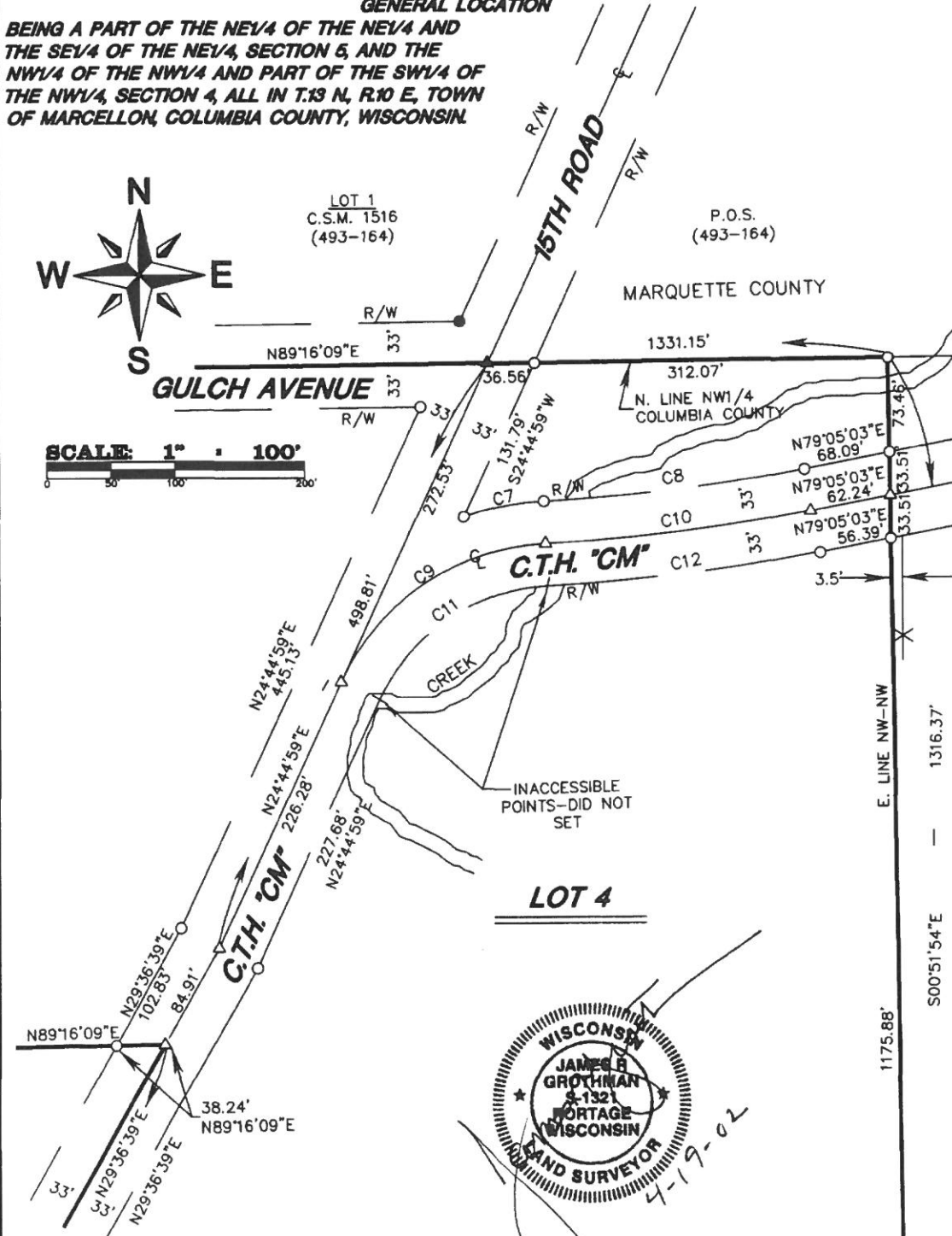
**COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_****GENERAL LOCATION**

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OF MARCELLON, COLUMBIA COUNTY, WISCONSIN.



SCALE: 1" = 100'

0 50 100 200



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DRAFTED BY: M. MESSER  
CHECKED BY: J.R.G.

SHEET 4 OF 5  
FILE NO. 201-40

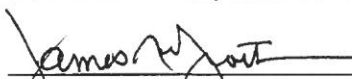


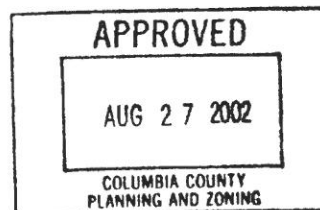
**SURVEYOR'S CERTIFICATE**

I, **JAMES R. GROTHMAN**, Registered Land Surveyor, do hereby certify that by the order of **Richard J. and Jane L. Stracke**, I have surveyed, monumented, mapped and divided part of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 5 and all of the Northwest Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 4 all located in Town 13 North, Range 10 East, Town of Marcellon, Columbia County, Wisconsin, described as follows:

Beginning at the northwest corner of said Section 4;  
 thence North 89°16'09" East along the north line of the Northwest Quarter of said Section 4, 1,331.15 feet;  
 thence South 00°51'54" East along the east line of the Northwest Quarter of the Northwest Quarter of said Section 4, 1,316.37 feet;  
 thence South 89°04'58" West along the south line of the Northwest Quarter of the Northwest Quarter of said Section 4, said line also being the north line of Lot 1, Certified Survey Map, No. 3260, 580.10 feet;  
 thence South 40°33'01" West along the north line of said Lot 1, Certified Survey Map, No. 3260, 660.82 feet;  
 thence South 89°07'20" West along the north line of said Lot 1, Certified Survey Map, No. 3260, 303.87 feet to a point in the center line of County Trunk Highway CM right-of-way;  
 thence South 28°25'49" West along said center line of County Trunk Highway CM right-of-way, said line also being the west line of Lot 1, Certified Survey Map, No. 3260, 944.43 feet to a point on the east - west quarter line of Section 5;  
 thence South 89°24'03" West along the east - west quarter line of said Section 5, 871.90 feet;  
 thence North 00°59'29" West along the west line of the Southeast Quarter of the Northeast Quarter and the west line of the Northeast Quarter of the Northeast Quarter of said Section 5, 2,121.57 feet to a point in the center line of Gulch Avenue;  
 thence Northeasterly along said center line of Gulch Avenue along a 217.16 foot radius curve to the left having a central angle of 22°50'30" and whose long chord bears North 53°29'35" East, 86.00 feet;  
 thence North 42°04'25" East along said center line of Gulch Avenue, 484.13 feet;  
 thence Northeasterly along said center line of Gulch Avenue along a 350.00 foot radius curve to the right having a central angle of 47°16'00" and whose long chord bears North 65°42'25" East, 280.62 feet to a point on the north line of the Northeast Quarter of said Section 5;  
 thence North 89°20'25" East along said north line of the Northeast Quarter of Section 5, 671.48 feet to the point of beginning.  
 Containing 5,200,479 square feet, (119.39 acres), more or less. And being subject to Gulch Avenue right-of-way, Fifteenth Road right-of-way and County Trunk Highway CM right-of-way and servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes, Title 16 - Chapter 2 of the Columbia County Subdivision Ordinances to the best of my knowledge and belief.

  
**JAMES R. GROTHMAN**  
 Registered Land Surveyor, No. 1321  
 Dated: April 19, 2002  
 File No.: 201-40

**AREA TABLE****Lot 1**

Southeast Quarter - Northeast Quarter, Section 5 = 26.78 acres  
 Northeast Quarter - Northeast Quarter, Section 5 = 8.22 acres

**Lot 2**

Southeast Quarter - Northeast Quarter, Section 5 = 0.80 acres  
 Southeast Quarter - Northeast Quarter, Section 5 = 8.48 acres  
 Northeast Quarter - Northeast Quarter, Section 5 = 1.92 acres  
 Northwest Quarter - Northwest Quarter, Section 4 = 1.46 acres  
 Southwest Quarter - Northwest Quarter, Section 4 = 1.72 acres

**Lot 3**

Northeast Quarter - Northeast Quarter, Section 5 = 26.84 acres  
 Northwest Quarter - Northwest Quarter, Section 4 = 8.16 acres

**Lot 4**

Northwest Quarter - Northwest Quarter, Section 4 = 30.67 acres  
 Southwest Quarter - Northwest Quarter, Section 4 = 4.33 acres



# **Addenda to Terms & Conditions Relating to Live Auction at N4429, N4431 & N4435 18<sup>th</sup> Rd Montello, WI.**

**Ending April 15<sup>th</sup> 2020 1:00pm**

**To Register:** Bidders will register and bid live and purchase property(s) as follows:

**Bidders:** A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Live Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions with offer to purchase after auction has ended.

**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 per auction parcel, Seller's Addendum and all auction term documents. Closing to take place on or before September 30<sup>th</sup> 2020 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 and a 10% Buyer's Fee will be added to high bid to determine total contract price. \$5,000 nonrefundable down payment per Auction Parcel. 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 September 30<sup>th</sup> 2020. Seller will entertain offers prior to auction ending under all auction terms.

Lot #1: Mobil with 8+/- Acre Lot; Lot #2: Log home on 18+/- Acres; Lot #3 Guest home, Pole Shed, buildings & 14.5+/- Acre Lot; Lot #4 37.5+/- acres recreational land. Survey to be done on property between auction date and closing. Advertised acres are approx. No adjustments to sales price will be made after new survey has been completed.

**Additional Info:** Lot 2: shares septic and well with Lot 3 prior to closing there will be a joint well & septic agreement drafted to be recorded with deed. Taxes will be prorated as follows: The amount of the contract purchase agreement multiplied by the municipality area wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate. (Current means date of Closing.

Lot #3 has the old home on it. Upon acceptance of the offer to purchase which includes Lot #3 the buyer will give Seller written notice within 10 days of the acceptance if the buyer would like the old home tore down and ground leveled prior to closing. If written notice is not given to seller within the 10 days of acceptance time line the old home will remain on the property and will not be torn down.

**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 August 14<sup>th</sup> 2020. 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 August 15<sup>th</sup> 2020.

This addendum is dated: \_\_\_\_\_

Bidders Signature(s)

\_\_\_\_\_ Name Printed \_\_\_\_\_

\_\_\_\_\_ Name Printed \_\_\_\_\_



**HAMELE AUCTION SERVICE LLC  
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 W6502 Cty Rd CM in the Town of Marcellon WI Columbia County. Tax Parcel #s included in auction are as follows: 11026-72.02, 11026-72.04, 11026-72.01, 11026-72.03.

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** ("Auctioneer") has been appointed by Richard J & Jane L Stracke Joint Rev. Trust ("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 \$ 5,000 per auction parcel. 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.



**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 no later than September 7<sup>th</sup> 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 County Midwest Lifestyle Properties 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 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 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: \_\_\_\_\_

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**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 WARRANTY 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:

TOWN OF MARCELLON  
JUDITH JEROME, TREAS  
W5570 MILITARY RD  
PARDEEVILLE, WI 53954

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

Richard J & Jane L Stracke Jt Rev Tr Agrmt dtd 4/6/2001



**Parcel Number: 11026 72.04**  
**Bill Number: 998057**

**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. 4, T13N, R10E  
LT 4 CS#3818-26-56

35.000 ACRES

998057/11026 72.04

**RICHARD J & JANE L STRACKE JT REV TR**  
**W6502 COUNTY ROAD CM**  
**PARDEEVILLE WI 53954-9754**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 5,900 Managed Frs	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 5,900 114,000	AVERAGE ASSMT. RATIO 0.940906520	NET ASSESSED VALUE RATE 0.01566955 (Does NOT reflect credits)	NET PROPERTY TAX 92.45 MFL Clsd, \$10.20/ac 306.00
ESTIMATED FAIR MARKET VALUE LAND 12,500 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 12,500 121,200	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 11.20	
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	68,972	69,231	124.79	29.76	-76.2%
Town of Marcellon	130,080	129,977	43.93	10.38	-76.4%
Pardeeville Area School	853,797	895,594	209.59	46.89	-77.6%
MATC	79,410	78,951	22.66	5.42	-76.1%
<b>TOTAL</b>	<b>1,132,259</b>	<b>1,173,753</b>	<b>400.97</b>	<b>92.45</b>	<b>-76.9%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>400.97</b>	<b>92.45</b>	<b>-76.9%</b>

**TOTAL DUE: \$398.45**

**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
Pardeeville Area School	147,535	9.40	2038				
Pardeeville Area School	138,003	8.79	2022				

PAY 1ST INSTALLMENT OF: \$398.45  
BY JANUARY 31, 2021

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF MARCELLON  
JUDITH JEROME, TREAS  
W5570 MILITARY RD  
PARDEEVILLE, WI 53954

PIN# 11026 72.04

RICHARD J & JANE L STRACKE JT REV TR AGRMT  
DTD 4/6/2001  
BILL NUMBER: 998057

PAY 2ND INSTALLMENT OF: \$0.00  
BY JULY 31, 2021

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

PO BOX 198  
PORTAGE, WI 53901

PIN# 11026 72.04

RICHARD J & JANE L STRACKE JT REV TR AGRMT  
DTD 4/6/2001  
BILL NUMBER: 998057

PAY FULL AMOUNT OF: \$398.45  
BY JANUARY 31, 2021

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF MARCELLON  
JUDITH JEROME, TREAS  
W5570 MILITARY RD  
PARDEEVILLE, WI 53954

PIN# 11026 72.04

RICHARD J & JANE L STRACKE JT REV TR AGRMT  
DTD 4/6/2001  
BILL NUMBER: 998057



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



TOWN OF MARCELLON  
JUDITH JEROME, TREAS  
W5570 MILITARY RD  
PARDEEVILLE, WI 53954

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

Richard J & Jane L Stracke Jt Rev Tr Agrmt dtd 4/6/2001



**Parcel Number: 11026 72.03**  
**Bill Number: 998056**

**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. 4, T13N, R10E; Sec. 5, T13N, R10E  
LT 3 CS#3818-26-56 S5

35.000 ACRES

998056/11026 72.03

**RICHARD J & JANE L STRACKE JT REV TR**  
**W6502 COUNTY ROAD CM**  
**PARDEEVILLE WI 53954-9754**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 0	AVERAGE ASSMT. RATIO 0.940906520	NET ASSESSED VALUE RATE 0.01566955	NET PROPERTY TAX 0.00
Managed Frs		133,000		(Does NOT reflect credits)	MFL Clsd, \$10.20/ac 357.00
ESTIMATED FAIR MARKET VALUE LAND 0	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 0	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.00	
Managed Frs		141,400			
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	68,972	69,231	10.10	0.00	-100.0%
Town of Marcellon	130,080	129,977	3.56	0.00	-100.0%
Pardeeville Area School	853,797	895,594	16.97	0.00	-100.0%
MATC	79,410	78,951	1.83	0.00	-100.0%
<b>TOTAL</b>	<b>1,132,259</b>	<b>1,173,753</b>	<b>32.46</b>	<b>0.00</b>	<b>-100.0%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>32.46</b>	<b>0.00</b>	<b>-100.0%</b>

**TOTAL DUE: \$357.00**  
**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
Pardeeville Area School	147,535	0.00	2038				
Pardeeville Area School	138,003	0.00	2022				

PAY 1ST INSTALLMENT OF: \$357.00

**BY JANUARY 31, 2021**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**TOWN OF MARCELLON**  
**JUDITH JEROME, TREAS**  
**W5570 MILITARY RD**  
**PARDEEVILLE, WI 53954**

**PIN# 11026 72.03**

**RICHARD J & JANE L STRACKE JT REV TR AGRMT**  
**DTD 4/6/2001**  
**BILL NUMBER: 998056**

PAY 2ND INSTALLMENT OF: \$0.00

**BY JULY 31, 2021**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**PO BOX 198**  
**PORTAGE, WI 53901**

**PIN# 11026 72.03**

**RICHARD J & JANE L STRACKE JT REV TR AGRMT**  
**DTD 4/6/2001**  
**BILL NUMBER: 998056**

PAY FULL AMOUNT OF: \$357.00

**BY JANUARY 31, 2021**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**TOWN OF MARCELLON**  
**JUDITH JEROME, TREAS**  
**W5570 MILITARY RD**  
**PARDEEVILLE, WI 53954**

**PIN# 11026 72.03**

**RICHARD J & JANE L STRACKE JT REV TR AGRMT**  
**DTD 4/6/2001**  
**BILL NUMBER: 998056**



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF MARCELLON  
JUDITH JEROME, TREAS  
W5570 MILITARY RD  
PARDEEVILLE, WI 53954

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

Richard J & Jane L Stracke Jt Rev Tr Agrmt dtd 4/6/2001



**Parcel Number: 11026 72.01**  
**Bill Number: 998054**

998054/11026 72.01

**RICHARD J & JANE L STRACKE JT REV TR**  
**W6502 COUNTY ROAD CM**  
**PARDEEVILLE WI 53954-9754**

**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. 5, T13N, R10E  
LT 1 CS#3818-26-56

35.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 16,000 Managed Frs	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 16,000 43,700	AVERAGE ASSMT. RATIO 0.940906520	NET ASSESSED VALUE RATE 0.01566955 (Does NOT reflect credits)	<b>NET PROPERTY TAX</b> 250.71 MFL Clsd, \$10.20/ac 234.60																																										
ESTIMATED FAIR MARKET VALUE LAND 34,000 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 34,000 46,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 30.36																																											
<table><thead><tr><th>TAXING JURISDICTION</th><th>2019 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2020 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2019 NET TAX</th><th>2020 NET TAX</th><th>% TAX CHANGE</th></tr></thead><tbody><tr><td>State of Wisconsin</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>Columbia County</td><td>68,972</td><td>69,231</td><td>62.65</td><td>80.71</td><td>28.8%</td></tr><tr><td>Town of Marcellon</td><td>130,080</td><td>129,977</td><td>22.05</td><td>28.14</td><td>27.6%</td></tr><tr><td>Pardeeville Area School</td><td>853,797</td><td>895,594</td><td>105.22</td><td>127.17</td><td>20.9%</td></tr><tr><td>MATC</td><td>79,410</td><td>78,951</td><td>11.37</td><td>14.69</td><td>29.2%</td></tr><tr><td><b>TOTAL</b></td><td><b>1,132,259</b></td><td><b>1,173,753</b></td><td><b>201.29</b></td><td><b>250.71</b></td><td><b>24.6%</b></td></tr></tbody></table>						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	68,972	69,231	62.65	80.71	28.8%	Town of Marcellon	130,080	129,977	22.05	28.14	27.6%	Pardeeville Area School	853,797	895,594	105.22	127.17	20.9%	MATC	79,410	78,951	11.37	14.69	29.2%	<b>TOTAL</b>	<b>1,132,259</b>	<b>1,173,753</b>	<b>201.29</b>	<b>250.71</b>	<b>24.6%</b>
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<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>																																										
<b>NET PROPERTY TAX</b>			<b>201.29</b>	<b>250.71</b>	<b>24.6%</b>																																										

**TOTAL DUE: \$485.31**  
**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
Pardeeville Area School	147,535	25.49	2038				
Pardeeville Area School	138,003	23.85	2022				

PAY 1ST INSTALLMENT OF: \$359.96

**BY JANUARY 31, 2021**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**TOWN OF MARCELLON  
JUDITH JEROME, TREAS  
W5570 MILITARY RD  
PARDEEVILLE, WI 53954**

**PIN# 11026 72.01**

**RICHARD J & JANE L STRACKE JT REV TR AGRMT  
DTD 4/6/2001  
BILL NUMBER: 998054**

PAY 2ND INSTALLMENT OF: \$125.35

**BY JULY 31, 2021**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**PO BOX 198  
PORTAGE, WI 53901**

**PIN# 11026 72.01**

**RICHARD J & JANE L STRACKE JT REV TR AGRMT  
DTD 4/6/2001  
BILL NUMBER: 998054**

PAY FULL AMOUNT OF: \$485.31

**BY JANUARY 31, 2021**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**TOWN OF MARCELLON  
JUDITH JEROME, TREAS  
W5570 MILITARY RD  
PARDEEVILLE, WI 53954**

**PIN# 11026 72.01**

**RICHARD J & JANE L STRACKE JT REV TR AGRMT  
DTD 4/6/2001  
BILL NUMBER: 998054**



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



TOWN OF MARCELLON  
JUDITH JEROME, TREAS  
W5570 MILITARY RD  
PARDEEVILLE, WI 53954

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

Richard J & Jane L Stracke Jt Rev Tr Agrmt dtd 4/6/2001



**Parcel Number: 11026 72.02**  
**Bill Number: 998055**

**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**  
**W6502 County Highway CM**  
Sec. 4, T13N, R10E; Sec. 5, T13N, R10E  
LT 2 CS#3818-26-56

14.380 ACRES

998055/11026 72.02

**RICHARD J & JANE L STRACKE JT REV TR**  
**W6502 COUNTY ROAD CM**  
**PARDEEVILLE WI 53954-9754**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 29,300 Managed Frs	ASSESSED VALUE IMPROVEMENTS 197,500	TOTAL ASSESSED VALUE 226,800 34,200	AVERAGE ASSMT. RATIO 0.940906520	NET ASSESSED VALUE RATE 0.01566955 (Does NOT reflect credits)	<b>NET PROPERTY TAX</b> 3326.89 MFL Clsd, \$10.20/ac 91.80																																										
ESTIMATED FAIR MARKET VALUE LAND 35,200 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 209,900	TOTAL ESTIMATED FAIR MARKET VALUE 245,100 36,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 430.36																																											
<table><tr><td>TAXING JURISDICTION</td><td>2019 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2020 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2019 NET TAX</td><td>2020 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>State of Wisconsin</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>Columbia County</td><td>68,972</td><td>69,231</td><td>1,132.16</td><td>1,144.12</td><td>1.1%</td></tr><tr><td>Town of Marcellon</td><td>130,080</td><td>129,977</td><td>398.53</td><td>398.88</td><td>0.1%</td></tr><tr><td>Pardeeville Area School</td><td>853,797</td><td>895,594</td><td>1,901.56</td><td>1,802.56</td><td>-5.2%</td></tr><tr><td>MATC</td><td>79,410</td><td>78,951</td><td>205.55</td><td>208.29</td><td>1.3%</td></tr><tr><td><b>TOTAL</b></td><td><b>1,132,259</b></td><td><b>1,173,753</b></td><td><b>3,637.80</b></td><td><b>3,553.85</b></td><td><b>-2.3%</b></td></tr></table>						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	68,972	69,231	1,132.16	1,144.12	1.1%	Town of Marcellon	130,080	129,977	398.53	398.88	0.1%	Pardeeville Area School	853,797	895,594	1,901.56	1,802.56	-5.2%	MATC	79,410	78,951	205.55	208.29	1.3%	<b>TOTAL</b>	<b>1,132,259</b>	<b>1,173,753</b>	<b>3,637.80</b>	<b>3,553.85</b>	<b>-2.3%</b>
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<b>FIRST DOLLAR CREDIT</b>			-71.02	-65.77	-7.4%																																										
<b>LOTTERY AND GAMING CREDIT</b>			-197.05	-161.19	-18.2%																																										
<b>NET PROPERTY TAX</b>			<b>3,369.73</b>	<b>3,326.89</b>	<b>-1.3%</b>																																										

**TOTAL DUE: \$3,418.69**  
**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
Pardeeville Area School	138,003	338.04	2022				
Pardeeville Area School	147,535	361.39	2038				

PAY 1ST INSTALLMENT OF: \$1,674.66  
BY JANUARY 31, 2021

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF MARCELLON  
JUDITH JEROME, TREAS  
W5570 MILITARY RD  
PARDEEVILLE, WI 53954

PIN# 11026 72.02  
RICHARD J & JANE L STRACKE JT REV TR AGRMT  
DTD 4/6/2001  
BILL NUMBER: 998055

PAY 2ND INSTALLMENT OF: \$1,744.03  
BY JULY 31, 2021

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

PO BOX 198  
PORTAGE, WI 53901  
PIN# 11026 72.02  
RICHARD J & JANE L STRACKE JT REV TR AGRMT  
DTD 4/6/2001  
BILL NUMBER: 998055

PAY FULL AMOUNT OF: \$3,418.69  
BY JANUARY 31, 2021

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF MARCELLON  
JUDITH JEROME, TREAS  
W5570 MILITARY RD  
PARDEEVILLE, WI 53954

PIN# 11026 72.02  
RICHARD J & JANE L STRACKE JT REV TR AGRMT  
DTD 4/6/2001  
BILL NUMBER: 998055



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

11-014-2018

## MANAGED FOREST LANDS STEWARDSHIP FORESTRY PLAN

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### Landowner(s) as Shown on Deed:

RICHARD J & JANE L STRACKE JT REV TRUST

### Name and Address of Contact Person:

RICHARD J & JANE L STRACKE JT REV TRUST, ATTN: JANE L STRACKE

W6502 COUNTY ROAD CM  
PARDEEVILLE, WI 53954-9754

Entry Period: 25 years

Starting January 1, 2018 Ending December 31, 2042

Municipality(s): Town of Marcellon (Columbia County)

Total Acres: 97.000

Attached map(s) show the location of Managed Forest Lands and the areas open or closed to public access.

### Purpose and Expectations of the MFL Program

The purpose of the Managed Forest Land Law is to encourage the management of private forestlands for the production of future forest crops for commercial use through sound forestry practices, recognizing the objectives of individual property owners, compatible recreational uses, watershed protection, and development of wildlife habitat and accessibility of private property to the public for recreational purposes. Landowners who enroll in the MFL program pay a reduced property tax (acreage share tax). Landowners who close lands to public access pay an additional closed acreage fee. The Wisconsin Department of Natural Resources (WDNR) adjusts acreage share taxes and closed acreage fees every five years.

"Sound forestry practices" means timber cutting, transporting and forest cultural methods, recommended or approved by the department for the effective propagation and improvement of the various timber types common to Wisconsin.

"Sound Forestry Practices" also may include, where consistent with landowner objectives and approved by the department, the management of forest resources other than trees including wildlife habitat, watersheds, aesthetics and endangered and threatened plant and animal species. The law prohibits the use of Managed Forest Lands for commercial recreation, industry, human residence, grazing of domestic livestock, or other uses the WDNR deems incompatible with the practice of forestry.

### Management Plan

Your management plan identifies important program requirements and management practices prescribed for your property. The plan writer determines management practices based on stand conditions of your timber and site capability of your land. The plan writer prescribes a completion year for each mandatory practice. WDNR enters that year into their computer system and will remind you of mandatory practices one year prior to the completion date. The plan writer also recommends approved practices (non-mandatory), which you may complete at your discretion.

Your management plan is just one component of Wisconsin's strategy to promote, support and monitor sustainable forestry practices on privately owned lands. Other resources are available to provide you with the most current information available on natural resources management. You can access those resources on the WDNR public website using the addresses referenced in this plan. You are encouraged to consult this information regularly.



11-014-2018

**Contact your local Tax Law Forest Specialist for information about:**

- **Requirements of the Managed Forest Law.**
- **The sale or transfer of Managed Forest Law lands to other owners.**

### Management Plan Amendment

Your Tax Law Forestry Specialist will monitor your management plan throughout the MFL entry period to address concerns that are newly present or newly identified since the effective date of your plan. Management plan amendments may be recommended to maintain compliance with the provisions of subch. VI of ch. 77, Stats. and ch. NR 46 and in accordance with sound forestry. Amendments could be needed for a number of reasons, not limited to, changes in tree species, tree stocking, damage from weather (wind, ice, snow), insects and disease, forest fire, flooding, land management goals, new management information (silvicultural science), invasive species, fire management, riparian management zones, or presence of endangered, threatened or high conservation value species or communities. Amendments may include additional management activities or monitoring to ensure successful regeneration after a harvest. Amendments must be mutually agreed upon by you and the WDNR.

### Landowner Goals

Your management plan blends your goals with site capabilities and MFL program requirements to guide your land management. You identified the following as your goals:

- Family recreation, especially hunting.
- Source of revenue through timber harvests.

### Mandatory Practices

Mandatory practices must be completed or in progress by the end of the year listed below. You are encouraged to work with a cooperating forester to establish and administer timber sales. Use the [Forestry Assistance Locator](#) to find a cooperating forester; go to <http://dnr.wi.gov> and search 'Forest Landowner'.

#### Mandatory Practices Summary

YEAR	STAND(S)	ACRES	TIMBER TYPE	PRACTICE
2022	2	21	Oak	SEEDBED PREPARATION
2022	2	21	Oak	SHELTERWOOD REGENERATION HARVEST – Seeding Cut
2022	4	10	Oak	OVERSTORY REMOVAL HARVEST
2027	2	21	Oak	SHELTERWOOD REGENERATION HARVEST – Final Cut
2031	101	27	Red Pine	THINNING
2032	1	2	Red Pine	THINNING

### Cutting Notice

A Cutting Notice and Report (Form 2450-032) is required to be submitted to the Tax Law Forestry Specialist at least 30 days before a timber harvest occurs. This notice and report ensures that the harvesting of trees complies with the landowner's forest management plan and is consistent with sound forestry practices that are within the guidelines of the Department of Natural Resources Silviculture Handbook and the Forest Management Guidelines. To read these publications go to <http://dnr.wi.gov> and search "Forest Management".

Additionally, landowners must file a separate county cutting notice with the county clerk prior to any harvest.

### Cutting Report

A Cutting Notice and Report (Form 2450-032) is required to be submitted to the DNR within 30 days of completing a timber harvest.

11-014-2018

### Approved (Non-Mandatory) Practices

There are many optional management practices to enhance the growth rate and species composition of your forest; improve wildlife habitat and recreational activities; increase carbon sequestration; reduce fire hazards on your property; to improve access; and to help you meet other goals. Many of these practices may be eligible for cost-share assistance under the Wisconsin Forest Landowner Grant Program (WFLGP). Listed below are practices common to all timber stands:

- Seeding and mowing of trails and openings – Please contact your local WDNR Wildlife Biologist for information about seed mixtures
- Maintaining snags, den trees, and “wolf” trees – Retain trees during timber harvests and improvement cuts
- Controlling invasive species

Summarized in the table below are approved practices that are specific to individual timber stands. To learn more wildlife friendly ideas, go to <http://dnr.wi.gov> and search ‘Wildlife’.

**Approved (non-mandatory) Practices Summary for Individual Stands**

YEAR	STAND(S)	ACRES	PRIMARY TYPE	PRACTICE
2018	5	10	Oak	INVASIVE PLANT CONTROL
2022	4	10	Oak	INVASIVE PLANT CONTROL
2022	4	10	Oak	OAK RESERVES
2022	7	10	Central Hardwoods	INVASIVE PLANT CONTROL
2027	2	21	Oak	OAK RESERVES
ANY	1	2	Red Pine	INVASIVE PLANT CONTROL
ANY	2	21	Oak	INVASIVE PLANT CONTROL
ANY	3	7	Oak	INVASIVE PLANT CONTROL
ANY	6	10	Lowland Grass	DUCK NESTING STRUCTURES
ANY	101	27	Red Pine	INVASIVE PLANT CONTROL

### General Description of Areas Identified on Your MFL Property

Foresters combine areas of land with similar vegetative and non-vegetative characteristics for management purposes and call these areas “stands”. The plan describes these stands and you can view the stands on the MFL map(s). Listed below are the descriptions of forest and non-forest areas on your MFL property.

#### Central Hardwood Forest

Central Hardwood Forests consist of mixtures of upland hardwood species, predominantly oaks, hickory, elms, black cherry, red maple, ash, basswood, hackberry, or sugar maple. Depending upon site conditions and history, the relative abundance of these tree species can vary greatly, but oak or maple do not dominate these stands. Many central hardwood forests are in the process of succession from oak forests.

Central hardwoods grow best on well-drained loamy soils.

#### Lowland Grass

Lowland Grass areas predominantly consist of reed canary grass, bluejoint, redtop, cordgrass, and other grasses that grow in wet or periodically flooded conditions. Lowland grasses can grow in a variety of soils, but usually grow in wetter silt and clay soils that retain a lot of water.



11-014-2018

### Oak Forest

Oak Forests are composed of over 50% oak. In Wisconsin, red oak, black oak, pin oak, white oak, and bur oak are common types of oak trees. Aspen, red maple, hickory, white pine, white birch, basswood, black cherry, sugar maple, elm, and jack pine commonly grow in oak forests. Oak forests are abundant, occurring throughout the state and growing on most soil types. Composition of oak forests varies depending on their location within Wisconsin and on site quality. On nutrient-poor, dry sites, oak forests might include black oak, white oak, northern pin oak, and bur oak. On dry sites, hickories, black cherry, aspen, red maple, and paper birch commonly grow with oak. In northern Wisconsin, pines may also grow in dry oak forests. Sites with a better nutrient and moisture supply may support mixtures of red and white oak, or may be dominantly red oak. On sites with more nutrients, basswood, hickories, ironwood, black cherry, elms, red maple, or white pine may grow with oak. On the richest sites, sugar maple or white ash might also grow with oak. While oaks are still very common trees in Wisconsin, the abundance of high-quality red and white oaks on nutrient-rich sites has declined considerably due to forest succession and failed regeneration. In general, oaks grow best on well-drained loamy soils. All oaks require drastic disturbance of the forest, both overstory and understory, in order to regenerate. On richer sites, oak forests are particularly difficult to regenerate and competition control is essential. Fire is one tool that facilitates the regeneration and maintenance of oak forests. To regenerate oak, foresters commonly mimic the effects of fire using mechanical tools or chemical application.

### Red Pine Forest

Red Pine Forests are composed of more than 50% red pine. White and jack pine, aspen, oak and other native trees commonly grow with red pine. Red pine has been a common tree in plantations.

Red pine grows best in well-drained loamy sands and sandy loams within its range in northern and central Wisconsin. It can grow well on a wide range of other soil conditions if introduced by planting.

## Resource Protection and Management

Special records and inventories identify important natural, historical or archeological resources on or near your property. The plan writer designed your management practices to protect these resources from disturbance.

You can go to the WDNR website to find information used to evaluate stand conditions and determine management practices for your property. Go to <http://wi.dnr.gov> and search using the keywords shown.

- To learn about [Ecological Landscapes](#) of Wisconsin, search for 'Landscapes'.
- To learn about [Wildlife Management, Habitat](#) and [Natural Communities](#), search for 'Wildlife' and 'Biodiversity'.
- To see the Wisconsin [Wildlife Action Plan](#), and from there [Explore Species Profiles](#), search for 'ER' or 'Wildlife'.

Your lands lie within a landscape known as Central Sand Hills. You can find an overview of the landscape, species of greatest conservation need, management opportunities and much more. Go to: <http://dnr.wi.gov> and search [Landscapes](#).

## Endangered, Threatened and Special Concern Species and Plant Communities

Natural Heritage Inventory (NHI) searches determine if your plan may affect endangered, threatened, or special concern animals, plants or plant communities. To learn about rare plants, animals and natural plant communities in Wisconsin visit <http://dnr.wi.gov> and search for 'NHI'.

The Natural Heritage Inventory (NHI) review showed that there are known Endangered, Threatened or Special Concern Species or Natural Communities on or in the area surrounding your property but suitable habitat for them is not found on your property.

When implementing management practices, mitigation is recommended to minimize potential legal liability arising out of the management practices, for example:

- Best management practices that protect water quality and habitat for rare or aquatic species
- Harvest limits or restrictions to avoid impacts to nesting birds or NHI Working List species
- Surveys for rare species prior to timber sale establishment

Members of the MFL certified group must follow NHI procedures.



11-014-2018

### Archeological and Historical Resources

State Historical Society records searches determine if your plan may affect archeological and historical sites. These sites require protection from disturbance, including road building, grading or graveling. Contact your local Tax Law Forestry Specialist for additional information on archaeological and historical sites.

The Archeological Resources Inventory lists no archeological resources within this MFL property.

The Historical Resources Inventory lists no historical resources within this MFL property.

### Invasive Plant Species

Invasive plants may decrease the productivity, regeneration, wildlife habitat, and recreational value of your property. It is essential to identify and control small populations of invasive plants to minimize their spread. The individual stand descriptions list any invasive plant species identified on your property. If you will be conducting a timber harvest on your MFL property, especially one focused on establishing or releasing small seedlings, you may be required to control the invasive plants or other competing vegetation to ensure that desired tree species have room to grow. For more information on invasive plant control, consult the Wisconsin Council on Forestry's website on [Invasive Species Best Management Practices for Forestry](#).

### Best Management Practices for Water Quality (BMPs)

To protect the water quality in Wisconsin's lakes, streams and wetlands and to prevent soil erosion, it is recommended that you implement *Wisconsin's Forestry Best Management Practices for Water Quality* during all forest management activities, such as road building or timber harvesting. However, you are required to implement soil erosion controls during all forest management activities. Specific BMPs will be included in detailed practice or harvest plans. You may require water regulations permits to cross wetlands and streams. Please go to <http://dnr.wi.gov> and search 'Forest Management' to review all [BMPs for water quality](#).

Members of the MFL certified group must follow best management practices for water quality.

### Forest Health

Over time, your forest may suffer from insects, disease, windstorm, fire, flooding or drought, etc. These problems may alter your management prescriptions. If you are concerned about forest health, please contact your local Tax Law Forestry Specialist or go to <http://dnr.wi.gov> and search 'Forest health'.

STAND NUMBER 1		2 Acres
Primary Type:	Red Pine Forest -- Small Sawtimber	
Secondary Type:		

#### Stand Information

The most abundant tree species in this stand is Red Pine (100%).

These trees make up an even aged stand that originated about 1957. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a sandy loam soil. Sandy loam soils are 50% to 70% sand particles with up to 50% silt and 20% clay. Sandy loam soils typically have good internal drainage and soil nutrients sufficient to support excellent growth for many tree species. Trees that are adapted to grow on sandy loam soils generally have a high rate of growth.



**11-014-2018**

Your plan writer found the following invasive plant species during the forest inventory process:

- Garlic Mustard
- Common Buckthorn

### **Stand Conditions, Special Features or Characteristics**

This stand consists of a small portion of a large red pine plantation that is part of two MFL plans. The plantation is currently marked for a selective thinning and should be cut in 2017. The basal area and volumes shown in this plan are post harvest. Hickory, oak and cherry are beginning to fill in the understory as lateral sunlight is adequate to sustain the seedlings. Invasive buckthorn is coming on strong and needs to be treated before it spreads further. Garlic mustard is also present throughout the stand and may not be practical to control at this point.

### **Management (Silvicultural) System**

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

**FORCED CONVERSION** -- Force a conversion of this stand to white pine after harvesting or completing your prescribed management treatments. Natural conversion is not expected because this tree species is not present as younger trees. Some action on your part, such as planting trees or developing the proper seedbed, light and crown conditions for self-seeding, is required in order for this tree species to become established. Periodically thin the stand throughout the life of the stand to improve quality and vigor. Cutting will remove the old stand to provide the necessary open conditions and sunlight to allow regeneration practices to occur.

#### **Year Scheduled**

#### **Mandatory Practice**

2032      **THINNING.** Remove trees to reduce stand density thereby improving tree growth and enhancing forest health, or to utilize trees that are at risk of mortality. Thin the stand to reduce stocking and concentrate growth on trees that are more desirable by following the order of removal and tree retention guidelines.

#### **Year Scheduled**

#### **Approved (Non-Mandatory) Practice**

ANY      **INVASIVE PLANT CONTROL.** Take specific measures to manage plant or tree species whose aggressive growth or reproductive patterns threaten the health or regeneration of the stand. Get the latest information on control measures from your local WDNR office or WDNR Website. Select the right herbicide and apply all chemical treatments according to the label instructions. Please contact your local Tax Law Forestry Specialist for help and instructions on selection, timing, application rate and proper weather conditions.

#### **STAND NUMBER 2**

**21 Acres**

**Primary Type:**                      **Oak Forest -- Small Sawtimber**  
**Secondary Type:**                **Oak Forest -- Poletimber**

### **Stand Information**

The most abundant tree species in this stand include White Oak (45%), Shagbark Hickory (26%), Black Oak (13%) and Black Cherry (8%).

These trees make up an even aged stand that originated about 1932. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

**11-014-2018**

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a sandy loam soil. Sandy loam soils are 50% to 70% sand particles with up to 50% silt and 20% clay. Sandy loam soils typically have good internal drainage and soil nutrients sufficient to support excellent growth for many tree species. Trees that are adapted to grow on sandy loam soils generally have a high rate of growth.

Your plan writer found the following invasive plant species during the forest inventory process:

- Garlic Mustard
- Common Buckthorn
- Bush Honeysuckle Spp.

#### **Stand Conditions, Special Features or Characteristics**

The topography is rolling with an east aspect. The stand was thinned in 2007 which removed the poor formed, high risk trees and salvaged oak wilt mortality. The stand is currently dominated by fair quality white oak and shagbark hickory. Natural regeneration of oak/hickory is scheduled using a shelterwood harvest regime. Treatment of the woody invasive buckthorn and honeysuckle will be necessary if the oak and hickory regeneration is to survive. Soil scarification and deer population control may also be needed.

#### **Management (Silvicultural) System**

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

**FORCED REGENERATION OF TIMBER TYPE** -- Manage and regenerate the tree species in your forest after harvesting or completing your prescribed management treatments through a combination of seeding, planting, site preparation, prescribed burning, etc. Natural conversion is not expected because desired tree seedlings are not present or will not become established without developing the proper seedbed, light and crown canopy conditions, or by planting trees.

Your management plan prescribes the best method to regenerate new trees. Forced maintenance of your timber type may take time or extra expense. The success of your practice will take diligence and monitoring on your part.



11-014-2018

**Year Scheduled**

**Mandatory Practice**

2022 SEEDBED PREPARATION. Prepare a seed bed to encourage natural or direct seeding of desired trees and shrubs. Prepare your site by plowing, disking, raking, chopping, scalping, trenching, or use another recommended method. Your local Tax Law Forestry Specialist can help you determine the best piece of equipment to prepare your seedbed successfully. Select the right herbicide and apply all chemical treatments according to the label instructions. Please contact your local Tax Law Forestry Specialist for help and instructions on selection, timing, application rate and proper weather conditions. To encourage quick establishment of seedlings, expose the soil in the seedbeds. Erosion control measures might be necessary on steep land.

2022 SHELTERWOOD REGENERATION HARVEST – Seeding Cut. Regenerate this stand by cutting trees in the overstory and understory. This seeding cut of the shelterwood regeneration method creates sunlight conditions favorable for natural regeneration and survival of desirable tree species. Cut trees that are less vigorous, of poorer quality, or are undesirable species. Retain desirable, well-spaced, vigorous overstory trees to produce seed to reforest the stand. If required, prepare the seedbed using scarification, herbicide application, prescribed burning, and/or non-commercial cutting. To improve regeneration results, time your regeneration and site preparation practices to take advantage of good seed years. After tree seedlings are established, harvest overstory trees except designated reserve trees. Variations of the seeding cut of the shelterwood regeneration method include uniform, strip, patch, and without reserve trees.

For most Wisconsin forest types, adequate tree reproduction will be established in 3-5 years following the regeneration practice or additional management practices may be required to ensure successful tree reproduction. Some forest stands may need a longer regeneration period, but these situations must be documented and closely monitored to ensure success. Examples of additional management may include hand planting, controlling competing vegetation, or providing tree protection. As the landowner, you should be aware of the need for these potential follow-up actions, and that they may be required in order to complete this mandatory practice.

2027 SHELTERWOOD REGENERATION HARVEST – Final Cut. Conduct a field survey to determine the success of regeneration in this stand. If adequate regeneration is not established, repeat the seeding cut treatment or plant trees to bring stocking up to minimum- medium stocking levels; additional follow-up treatments might be required. If adequate regeneration is established, conduct the final harvest to remove all overstory trees except for designated reserve trees. A variation of the final cut of the shelterwood regeneration method is without reserve trees.

For most Wisconsin forest types, adequate tree reproduction will be established in 3-5 years following the regeneration practice or additional management practices may be required to ensure successful tree reproduction. Some forest stands may need a longer regeneration period, but these situations must be documented and closely monitored to ensure success. Examples of additional management may include hand planting, controlling competing vegetation, or providing tree protection. As the landowner, you should be aware of the need for these potential follow-up actions, and that they may be required in order to complete this mandatory practice.

**Year Scheduled**

**Approved (Non-Mandatory) Practice**

2027 OAK RESERVES. Oak reserves (preferably white oak) with healthy crowns may be left at a density of not more than 1-2 trees per acre. The oak reserves will provide acorns, den sites and roosts for wildlife. The reserves may be left as individuals or in small groups of 3-5 trees.

ANY INVASIVE PLANT CONTROL. Take specific measures to manage plant or tree species whose aggressive growth or reproductive patterns threaten the health or regeneration of the stand. Get the latest information on control measures from your local WDNR office or WDNR Website. Select the right herbicide and apply all chemical treatments according to the label instructions. Please contact your local Tax Law Forestry Specialist for help and instructions on selection, timing, application rate and proper weather conditions.

**STAND NUMBER 3**

**7 Acres**

**Primary Type:** Oak Forest -- Large Sawtimber  
**Secondary Type:** Central Hardwood Forest -- Poletimber

**Stand Information**

**11-014-2018**

The most abundant tree species in this stand include Black Oak (78%), Black Cherry (11%) and Green Ash (7%). In addition to the poletimber and/or sawlog-sized trees, there is an understory of seedlings and/or saplings in the stand, including Aspen.

These trees make up an even aged stand that originated about 2007. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a loamy sand soil. Loamy sand soils are 70% to 85% sand with up to 30% silt plus clay. Loamy sand soils are well-drained and somewhat nutrient poor, but the finer soil particles provide a greater moisture and nutrient supply than pure sands. Trees that are adapted to grow on these soils must be able to tolerate periods of drought.

Your plan writer found the following invasive plant species during the forest inventory process:

- Common Buckthorn
- Black Locust
- Bush Honeysuckle Spp.

#### **Stand Conditions, Special Features or Characteristics**

This stand is located east of County Road CM. Management will be minimized for this stand due to the riparian zone that contains French's Creek and associated springs and wetlands. The aspen, black locust and low vigor, poor formed trees were harvested from the stand in 2007. Clones of aspen saplings are present, especially in the SW corner of the stand. East of the creek is a higher ridge that contains some locust saplings that should be treated along with all the woody invasive honeysuckle and buckthorn. The red pine adjacent to Hwy. CM will be cut in 2017 due to pocket decline mortality.

#### **Management (Silvicultural) System**

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

**NATURAL CONVERSION** -- This stand will convert to central hardwoods naturally after harvesting or completing your prescribed management treatments. Expect natural conversion because these tree species are already present as younger trees or will be able to seed in and become established once the proper seedbed, light and crown canopy conditions exist. Periodically thin the stand throughout the life of the stand to improve quality and vigor. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to convert your stand naturally.

#### **Year Scheduled**

#### **Mandatory Practice**

NONE. No Mandatory Practices expected on this stand for the remainder of the plan.

#### **Year Scheduled**

#### **Approved (Non-Mandatory) Practice**

ANY	INVASIVE PLANT CONTROL. Take specific measures to manage plant or tree species whose aggressive growth or reproductive patterns threaten the health or regeneration of the stand. Get the latest information on control measures from your local WDNR office or WDNR Website. Select the right herbicide and apply all chemical treatments according to the label instructions. Please contact your local Tax Law Forestry Specialist for help and instructions on selection, timing, application rate and proper weather conditions.
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11-014-2018

**STAND NUMBER 4**

**10 Acres**

**Primary Type:** Oak Forest -- Large Sawtimber  
**Secondary Type:** Central Hardwood Forest -- Poletimber

**Stand Information**

The most abundant tree species in this stand include Black Oak (38%), White Oak (22%), Shagbark Hickory (18%) and Black Cherry (11%).

These trees make up a two-aged stand with two distinct age classes. The oldest age class of trees originated about 1933. Management practices must take into account that some trees will become mature earlier than other trees.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a sandy loam soil. Sandy loam soils are 50% to 70% sand particles with up to 50% silt and 20% clay. Sandy loam soils typically have good internal drainage and soil nutrients sufficient to support excellent growth for many tree species. Trees that are adapted to grow on sandy loam soils generally have a high rate of growth.

Your plan writer found the following invasive plant species during the forest inventory process:

- Garlic Mustard
- Bush Honeysuckle Spp.
- Common Buckthorn

**Stand Conditions, Special Features or Characteristics**

The topography is rolling with a south aspect. This stand has had a history of oak wilt mortality therefore, open gaps caused by oak wilt are present and have naturally seeded into oak, hickory and cherry. The oak wilt is still active with mortality in the black oak observed in patches throughout the stand. Salvage of the black oak overstory will release the existing seedlings to full sunlight and promote their growth. The white oak and pine could remain for wildlife. The woody invasive buckthorn and honeysuckle should be treated to provide space and sunlight for the tree seedlings to grow.

**Management (Silvicultural) System**

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

**NATURAL EVEN-AGED REGENERATION OF TIMBER TYPE WITHOUT FUTURE THINNING --**  
Manage the stand through its rotation (the period between initial regeneration and the stand's final cutting) as a single aged forest. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to regenerate the stand naturally.

**Year Scheduled**

**Mandatory Practice**

2022 OVERSTORY REMOVAL HARVEST. Harvest all overstory trees in this stand except designated reserve trees to allow full sunlight to reach established seedlings and saplings. Evaluation of the number and size of desirable seedlings and saplings present determines if there is adequate establishment of advanced regeneration. A variation of overstory removal is without reserve trees.

11-014-2018

**Year Scheduled**

**Approved (Non-Mandatory) Practice**

- |      |   |
|------|---|
| 2022 | INVASIVE PLANT CONTROL. Take specific measures to manage plant or tree species whose aggressive growth or reproductive patterns threaten the health or regeneration of the stand. Get the latest information on control measures from your local WDNR office or WDNR Website. Select the right herbicide and apply all chemical treatments according to the label instructions. Please contact your local Tax Law Forestry Specialist for help and instructions on selection, timing, application rate and proper weather conditions. |
| 2022 | OAK RESERVES. White oak and red pine reserves may be left to provide acorns, den sites, roosts and aesthetics for wildlife.   |

**STAND NUMBER 5**

**10 Acres**

<b>Primary Type:</b>	<b>Oak Forest -- Large Sawtimber</b>
<b>Secondary Type:</b>	<b>Central Hardwood Forest -- Poletimber</b>

**Stand Information**

The most abundant tree species in this stand include Black Oak (43%), Green Ash (21%), White Oak (19%) and Black Cherry (10%).

These trees make up an even aged stand that originated about 1965. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a loamy sand soil. Loamy sand soils are 70% to 85% sand with up to 30% silt plus clay. Loamy sand soils are well-drained and somewhat nutrient poor, but the finer soil particles provide a greater moisture and nutrient supply than pure sands. Trees that are adapted to grow on these soils must be able to tolerate periods of drought.

Your plan writer found the following invasive plant species during the forest inventory process:

- Bush Honeysuckle Spp.
- Garlic Mustard
- Common Buckthorn

**Stand Conditions, Special Features or Characteristics**

This stand lies south of French's Creek. The east end of the stand is moderately wet, therefore green ash is more prevalent. The remainder of the stand is a dry site and is dominated by black and white oak. The stand was thinned in 2007 to remove the poor form, low vigor trees. The oak are currently healthy, but it is recommended that the black oak be checked for signs of oak wilt during August and September. If a tree is infected it should be removed immediately to prevent the spread of the disease. The invasive plants are confined to the east end of the stand and should be treated now.

**Management (Silvicultural) System**

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

**NATURAL EVEN-AGED REGENERATION OF TIMBER TYPE WITHOUT FUTURE THINNING --**  
Manage the stand through its rotation (the period between initial regeneration and the stand's final cutting) as a single aged forest. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to regenerate the stand naturally.



11-014-2018

**Year Scheduled**

**Mandatory Practice**

NONE. No Mandatory Practices expected on this stand for the remainder of the plan.

**Year Scheduled**

**Approved (Non-Mandatory) Practice**

2018

INVASIVE PLANT CONTROL. Take specific measures to manage plant or tree species whose aggressive growth or reproductive patterns threaten the health or regeneration of the stand. Get the latest information on control measures from your local WDNR office or WDNR Website. Select the right herbicide and apply all chemical treatments according to the label instructions. Please contact your local Tax Law Forestry Specialist for help and instructions on selection, timing, application rate and proper weather conditions.

**STAND NUMBER 6**

**10 Acres**

**Primary Type:**

**Lowland Grass**

**Secondary Type:**

**Stand Information**

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a loamy sand soil. Loamy sand soils are 70% to 85% sand with up to 30% silt plus clay. Loamy sand soils are well-drained and somewhat nutrient poor, but the finer soil particles provide a greater moisture and nutrient supply than pure sands. Trees that are adapted to grow on these soils must be able to tolerate periods of drought.

This area does not grow at the minimum rate of 20 cubic feet of timber per acre per year. Under the Managed Forest Law Program, you can enter areas like this under the non-productive category. This area, as well as other non-productive areas, cannot exceed 20% of any enrolled parcel. If you harvest timber products from this area, you must file a cutting notice and report.

**Stand Conditions, Special Features or Characteristics**

This is an open wetland that contains French's Creek.

**Management (Silvicultural) System**

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

NO SILVICULTURAL SYSTEM APPLICABLE -- This stand has been designated as non-productive. If you choose to passively manage this stand, it will be subject to natural processes like forest succession, wildlife and insect activity, tree aging and decay, windstorms, fire, etc. If you choose to actively manage this stand, in the future a new silvicultural system and management practices must be prescribed.

**11-014-2018**

**Year Scheduled**

**Mandatory Practice**

NONE. No Mandatory Practices expected on this stand for the remainder of the plan.

**Year Scheduled**

**Approved (Non-Mandatory) Practice**

ANY

DUCK NESTING STRUCTURES. Construction and maintenance of woodduck and/or mallard nesting boxes would provide safe sites for these species of waterfowl to nest. Construction plans for duck nesting boxes can be obtained from the Columbia County UW-Extension office or local DNR Field Office.

**STAND NUMBER 7**

**10 Acres**

**Primary Type:** Central Hardwood Forest -- Poletimber  
**Secondary Type:** Oak Forest -- Seedlings and Saplings

**Stand Information**

The most abundant tree species in this stand include Black Cherry (39%), Black Oak (30%) and Red Cedar (15%). In addition to the poletimber and/or sawlog-sized trees, there is an understory of seedlings and/or saplings in the stand, including Shagbark Hickory.

These trees make up an even aged stand that originated about 2000. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a sandy loam soil. Sandy loam soils are 50% to 70% sand particles with up to 50% silt and 20% clay. Sandy loam soils typically have good internal drainage and soil nutrients sufficient to support excellent growth for many tree species. Trees that are adapted to grow on sandy loam soils generally have a high rate of growth.

Your plan writer found the following invasive plant species during the forest inventory process:

- Common Buckthorn
- Garlic Mustard
- Bush Honeysuckle Spp.

**Stand Conditions, Special Features or Characteristics**

FROM ADDITION: Included with this stand are areas that have been adversely effected by oak wilt mortality and areas with red pine pocket decline mortality. This stand is currently naturally filling in with a variety of hardwood tree species, including oak, hickory, cherry, hackberry and box elder. This natural conversion will continue over time until the stand is fully stocked with hardwood trees. The conversion process could be expedited with the treatment of the woody invasive brush.

**Management (Silvicultural) System**

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.



11-014-2018

**NATURAL EVEN-AGED REGENERATION OF TIMBER TYPE WITHOUT FUTURE THINNING --**

Manage the stand through its rotation (the period between initial regeneration and the stand's final cutting) as a single aged forest. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to regenerate the stand naturally.

**Year Scheduled**

**Mandatory Practice**

NONE. No Mandatory Practices expected on this stand for the remainder of the plan.

**Year Scheduled**

**Approved (Non-Mandatory) Practice**

2022

**INVASIVE PLANT CONTROL.** Take specific measures to manage plant or tree species whose aggressive growth or reproductive patterns threaten the health or regeneration of the stand. Get the latest information on control measures from your local WDNR office or WDNR Website. Prepare your site by pulling, cutting or girdling competing vegetation with chain saws, hand saws, weed whips, brush saws, etc. Your local Tax Law Forestry Specialist can help you determine the best tools and methods to prepare your site for natural or artificial regeneration. Select the right herbicide and apply all chemical treatments according to the label instructions. Please contact your local Tax Law Forestry Specialist for help and instructions on selection, timing, application rate and proper weather conditions.

**STAND NUMBER 101**

**27 Acres**

**Primary Type:**

**Red Pine Forest -- Small Sawtimber**

**Secondary Type:**

**Oak Forest -- Seedlings and Saplings**

**Stand Information**

The most abundant tree species in this stand is Red Pine (100%). In addition to the poletimber and/or sawlog-sized trees, there is an understory of seedlings and/or saplings in the stand, including Black Oak.

These trees make up an even aged stand that originated about 1957. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a sandy loam soil. Sandy loam soils are 50% to 70% sand particles with up to 50% silt and 20% clay. Sandy loam soils typically have good internal drainage and soil nutrients sufficient to support excellent growth for many tree species. Trees that are adapted to grow on sandy loam soils generally have a high rate of growth.

Your plan writer found the following invasive plant species during the forest inventory process:

- Common Buckthorn
- Bush Honeysuckle Spp.

**Stand Conditions, Special Features or Characteristics**

FROM ADDITION: This stand was thinned for the third time during the winter of 2017-18. Several pockets of "pocket decline" are present, therefore these pockets were clearcut to salvage the mortality caused by the disease. The remainder of the stand appears healthy at this time. Woody invasive buckthorn is present primarily around the perimeter where lateral sunlight is more abundant. A serious assessment will be needed in 10-15 years whether to thin the plantation one more time or to simply liquidate and start over or let the existing oak seedlings/saplings take over.

11-014-2018

### **Management (Silvicultural) System**

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

**NATURAL CONVERSION** -- This stand will convert to oak naturally after harvesting or completing your prescribed management treatments. Expect natural conversion because these tree species are already present as younger trees or will be able to seed in and become established once the proper seedbed, light and crown canopy conditions exist. Periodically thin the stand throughout the life of the stand to improve quality and vigor. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to convert your stand naturally.

#### **Year Scheduled**

#### **Mandatory Practice**

2031

**THINNING.** Remove trees to reduce stand density thereby improving tree growth and enhancing forest health, or to utilize trees that are at risk of mortality. Thin the stand to reduce stocking and concentrate growth on trees that are more desirable by following the order of removal and tree retention guidelines.

#### **Year Scheduled**

#### **Approved (Non-Mandatory) Practice**

ANY

**INVASIVE PLANT CONTROL.** Take specific measures to manage plant or tree species whose aggressive growth or reproductive patterns threaten the health or regeneration of the stand. Get the latest information on control measures from your local WDNR office or WDNR Website. Prepare your site by plowing, disking, raking, chopping, scalping, trenching, or use another recommended method. Your local Tax Law Forestry Specialist can help you determine the best piece of equipment to prepare your seedbed successfully. Select the right herbicide and apply all chemical treatments according to the label instructions. Please contact your local Tax Law Forestry Specialist for help and instructions on selection, timing, application rate and proper weather conditions.

## **ADDITIONAL INFORMATION FOR MANAGEMENT OF YOUR PROPERTY**

### **Cost Share on Forest Management or Tree Planting**

Lands enrolled in the MFL program must be maintained at 400 trees per acre for plantations and 800 trees per acre for natural stands.

Programs are available to help share the cost of implementing certain forest management or tree planting projects. You can find more information about [financial help and cost share programs](#); go to <http://dnr.wi.gov> and search 'Forest Landowner'.

You can purchase seedlings through the state nursery program. To learn more about tree availability or to create your own tree planting plan visit: <http://dnr.wi.gov> and search 'Tree planting'.

### **Timber Harvest Contracts**

It is very important that you and your logging contractor have a written and signed contract to guide the harvesting process before starting any harvesting. For more information on [writing contracts](#) for timber sales please visit <http://dnr.wi.gov> and search 'Forest Landowner'.



11-014-2018

## Non-Timber Forest Products

You may harvest non-timber products, including but not limited to mushrooms, berries, ferns, evergreen boughs, cones, nuts, seeds, maple sap, bark, twigs, moss, and edible and/or medicinal plants. Wisconsin statutes may regulate some of these non-timber products, such as ginseng. Others might be threatened or endangered species, and protected by law. Follow all applicable laws when harvesting non-timber products. You must take care to prevent over-harvesting and reducing biological diversity and ecosystem functions. For additional information on how harvesting of non-timber forest products will affect management of your forestland please contact your local Tax Law Forestry Specialist using the [Forestry Assistance Locator](#); go to <http://dnr.wi.gov> and search 'Forest Landowner'.

## Forest Certification

Lands entered into the MFL program may be included in the MFL Certified Group. The MFL program is certified under the American Tree Farm System® (ATFS®) and the Forest Stewardship Council® (FSC®). Regardless of whether lands are included in the MFL Certified Group, all rules and regulations of the MFL program must be followed.

This certification is voluntary and at no additional cost. You can choose to be included in the MFL Certified Group when enrolling your land in MFL, if you purchase MFL lands, or at any time during your enrollment. If you wish to apply or depart from the MFL Certified Group, you must file the Managed Forest Law Certified Group Application/Departure Request (form [2450-192](#)). Departure from the MFL Certified Group does not affect your MFL designation.

Third party certification is beneficial in many ways, some of which are the ability to sell to the certified marketplace; future ability to participate in carbon markets; and an opportunity to educate the public about the importance of well managed private forests.

Specific group member duties include:

1. Petitioning for MFL designation
2. Agreeing to follow a WDNR-approved forest management plan
3. Conforming to MFL statutes and regulations
4. Conforming to ATFS® and FSC® certification standards, including any measures that might go beyond those stipulated in MFL statutes or administrative rules or other state, federal or local laws – Some features that are emphasized in the ATFS® or FSC® standards include:
  - a. Allowing access for MFL Group forest certification field audits
  - b. When needed, using pesticides not prohibited by FSC®. You can find a list of FSC® prohibited pesticides on the [MFL Certification](#) page; go to <http://dnr.wi.gov> and search 'Forest Certification'. Landowners should self-report pesticide use on their lands using the [online form](#) on the same webpage.
  - c. Not planting Genetically Modified Organisms (GMO) in the forest
  - d. Keeping forest products harvested from MFL Group land separate from products harvested from non-MFL Group land during commercial harvest operations
  - e. Endeavoring to adhere to Wisconsin Forestry Best Management Practices
  - f. Striving to consider appropriate liability insurance and safety requirements in timber sales and other contracts
  - g. Using the ATFS® and FSC® logos in conformance with their trademark policies
  - h. Resolving disputes with easement holders, lien holders and holders of management rights in an expeditious manner.

For more information about forest certification, please contact your Tax Law Forestry Specialist or visit <http://dnr.wi.gov> and search for '[Forest Certification](#)'

11-014-2018

## Wildfire Prevention and Planning

Every year in Wisconsin, thousands of wildfires occur, destroying dozens of structures and threatening to burn hundreds more. An increasing number of people living and recreating in Wisconsin's wildland-urban interface is creating a growing need for fire prevention and planning for fires that will inevitably occur.

Because of their proximity to forested lands, there is the potential for homes and property to be at significant risk of damage or destruction in the event of a wildfire. As part of the landscape planning process, it is important to determine the level of danger to properties and learn how to mitigate those dangers.

You can take action to reduce the exposure of your home or property to fire. Use fire resistant building materials, incorporate fuel breaks into the landscape, and know the local burning restrictions.

For more information on [fire danger and burning permit restrictions](http://dnr.wi.gov), go to <http://dnr.wi.gov> and search 'Fire'. For more information on making your home and property more survivable in the event of a wildfire, go to <http://dnr.wi.gov> and search 'Firewise'.

## Forest Carbon

Forests are a significant piece of the global carbon cycle because of their ability to absorb and sequester carbon dioxide. Learn how your forest adds to the global carbon balance and be aware of the rules affecting your participation in forest carbon markets. For information, visit the US Forest Service website:  
<http://www.na.fs.fed.us/ecosystemservices/carbon/>.

## Lands Enrolled in the MFL Program

In conjunction with your MFL maps and air photos, this land information helps you to identify your lands enrolled in the MFL program.

Town/Range/Section	Legal Description	Tax Parcel ID No.	Certified Survey Map Information	Enrolled Acreage	
				Open to Public Access	Closed to Public Access
County: Columbia		Municipality: Town of Marcellon			
13N-10E-04	NWNW, PART OF	11026 72.02	Lot 2 CSM 3818 Vol 26 Pg 56 Doc 663730, Columbia Co.	0.000	1.000
13N-10E-04	NWNW, PART OF	11026 72.03	Lot 3 CSM 3818 Vol 26 Pg 56 Doc 663730, Columbia Co.	0.000	8.000
13N-10E-04	NWNW, PART OF	11026 72.04	Lot 4 CSM 3818 Vol 26 Pg 56 Doc 663730, Columbia Co.	0.000	21.000
13N-10E-05	NENE, PART OF	11026 72.01	Lot Lot 1 CSM 3818 Vol 26 Pg 56 Doc 663730, Columbia Co.	0.000	9.000
13N-10E-05	NENE, PART OF	11026 72.02	Lot 2 CSM 3818 Vol 26 Pg 56 Doc 663730, Columbia Co.	0.000	1.000
13N-10E-05	NENE, PART OF	11026 72.03	Lot 3 CSM 3818 Vol 26 Pg 56 Doc 663730, Columbia Co.	0.000	27.000
13N-10E-05	SENE, PART OF	11026 72.01	Lot 1 CSM 3818 Vol 26 Pg 56 Doc 663730, Columbia Co.	0.000	23.000



**11-014-2018**

13N-10E-05	SENE, PART OF	11026 72.02	Lot 2 CSM 3818 Vol 26 Pg 56 Doc 663730, Columbia Co.	0.000	7.000
			Total Acreage:	0.000	97.000

### Forester Contact Information

**Contact your local Tax Law Forestry Specialist for information about:**

- **Requirements of the Managed Forest Law.**
- **The sale or transfer of Managed Forest Law lands to other owners.**

#### Plan Preparer Contact Information

BUCKLEY, WILLIAM  
GENESIS FORESTRY CONSULTING, LLC  
N2699 WILSON RD.  
POYNETTE, WI 53955  
(608) 235-2313  
GENESISFORESTRY@CENTURYTEL.NET

#### Tax Law Forestry Specialist Contact Information

SINGER, MATTHEW  
DEPARTMENT OF NATURAL RESOURCES  
1900 ERVIN JOHNSON DR  
DARLINGTON, WI 53530-9271  
(608) 482-0227  
MATTHEW.SINGER@WISCONSIN.GOV

### Owners Acceptance and Agreement to the Management Plan

**All owners must read and complete the following**

*Note: These certifications do not supersede or in any way affect certifications on any application or transfer form associated with this order and signed by the landowner.*

I/We have read and understand the management plan I/we are agreeing to follow.

I/We understand and agree that I/we are responsible for and intend to comply with the management plan and all other requirements of the MFL program including: (i) Subchapter VI of Chapter 77, Wis. Stats., (ii) Subchapter III of Chapter NR 46, Wis. Adm. Code.

**All Owners must sign, including life estate holders if applicable.**


Name (please print)	Signature	Date Signed	Initial and Date for Changes
RICHARD J & JANE L STRACKE JT REV TRUST			

<b>ORDER NUMBER</b>
Co. Code/Seq. No./Yr. of Entry
11-014-2018

State of Wisconsin Dept. of Natural Resources  
**MANAGED FOREST LAW MAP**  
 Form 2450-133 R(1/14)

Acreage Entered
30.000

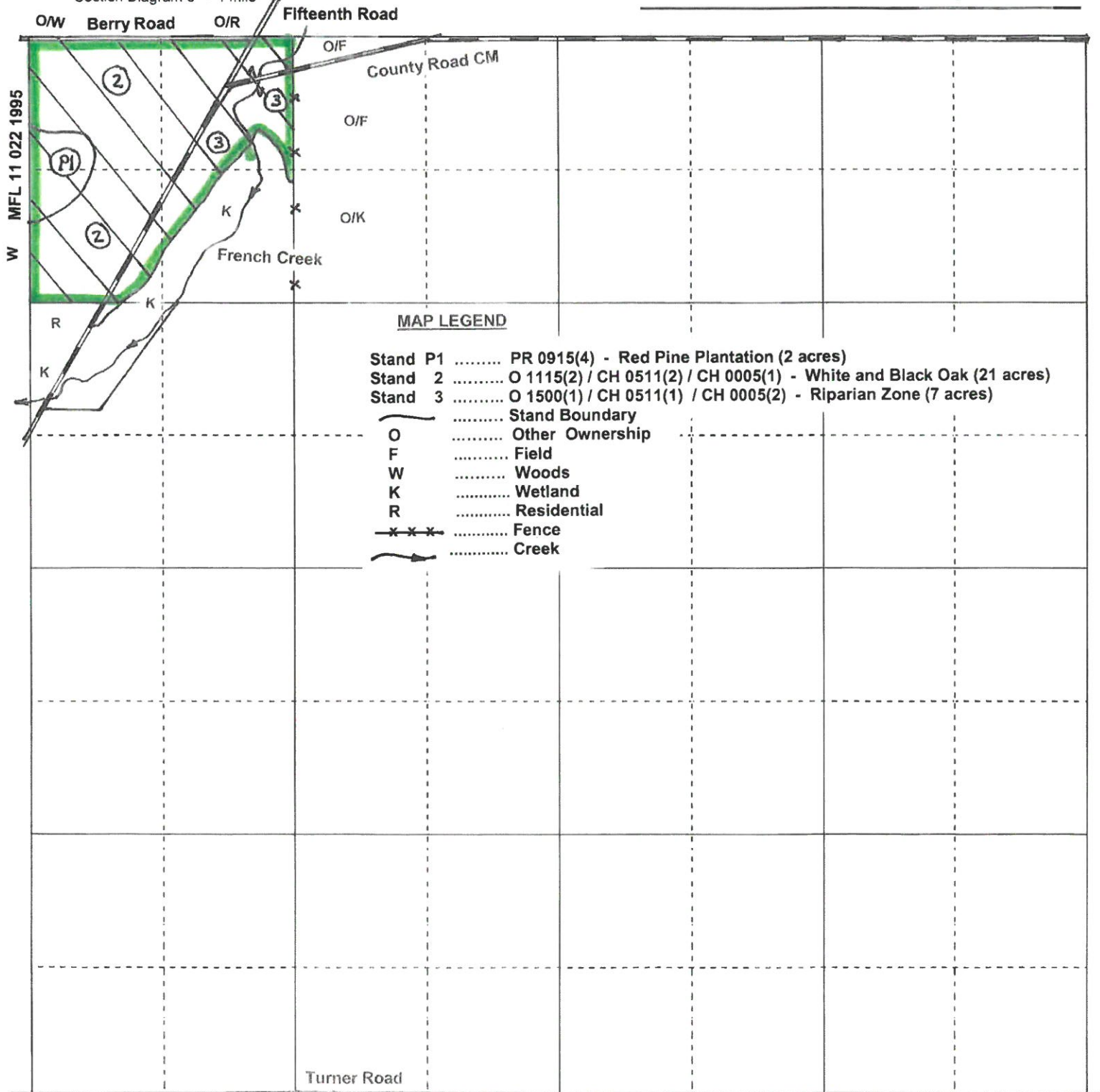
Owner's Name		<input type="checkbox"/> Multiple Owners	Municipality Name		County
RICHARD J & JANE L STRACKE JT REV TRUST			Town of Marcellon		Columbia
Township #	Range #	Section	Open Acres	Closed Acres	
13	10	04	0.000	30.000	

Closed Area  Open Area   
 Section Diagram 8" = 1 mile



Prepared By:  
 WILLIAM BUCKLEY

Date:  
 May 24, 2017







<b>ORDER NUMBER</b>
Co. Code/Seq. No./Yr. of Entry
11-014-2018

State of Wisconsin Dept. of Natural Resources  
**MANAGED FOREST LAW MAP**  
 Form 2450-133 R(1/14)

Acreage Entered
67.000

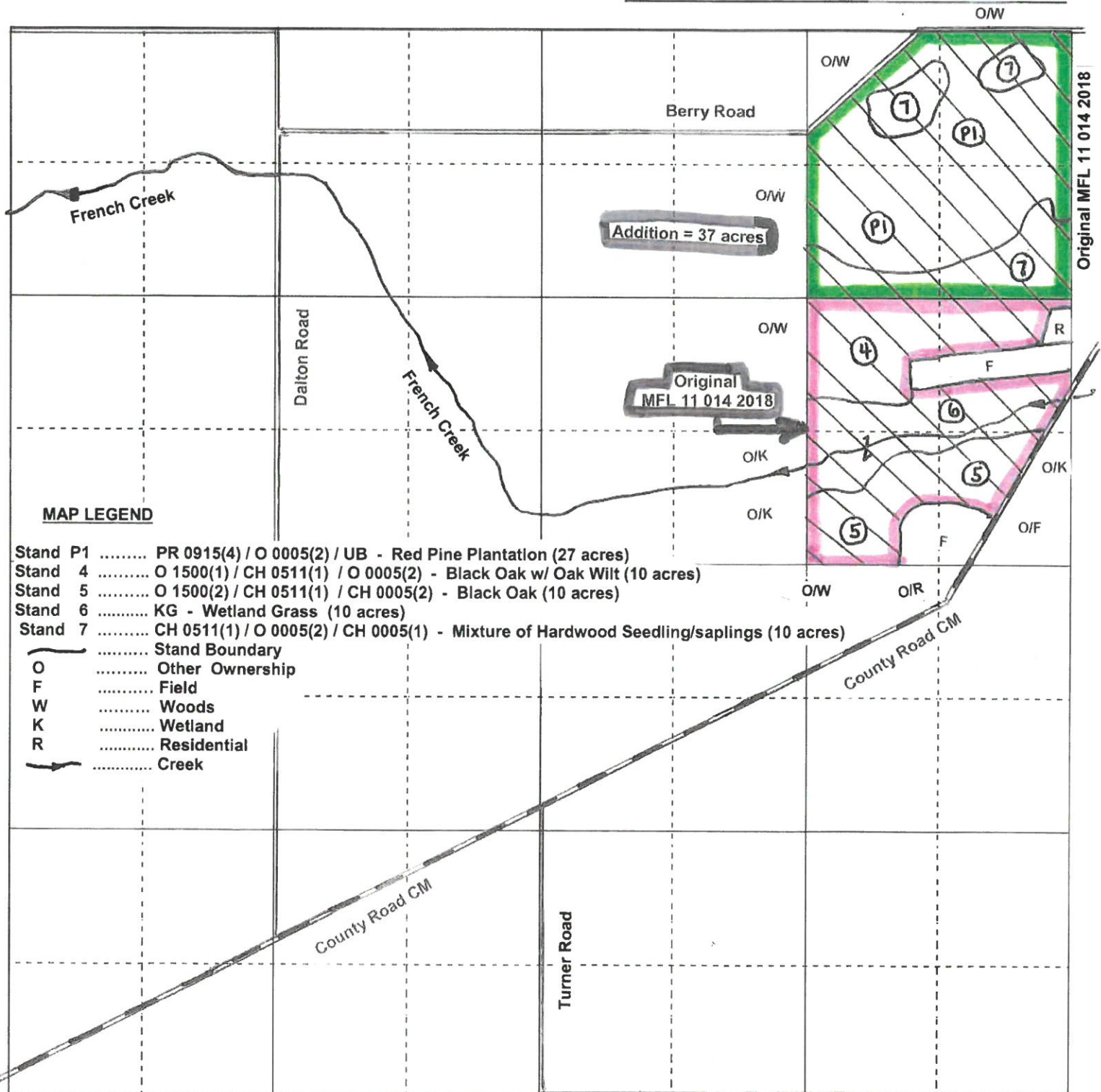
Owner's Name		<input type="checkbox"/> Multiple Owners	Municipality Name		County
RICHARD J & JANE L STRACKE JT REV TRUST			Town of Marcellon		Columbia
Township #	Range #	<input checked="" type="checkbox"/> East <input type="checkbox"/> West	Section	Open Acres	Closed Acres
13	10		05	0.000	67.000

Closed Area  Open Area   
 Section Diagram 8" = 1 mile



Prepared By:  
 WILLIAM BUCKLEY

Date:  
 November 20, 2018



# *Inspection Report*

Prepared for: Jane Stracke

W6502 Co Rd CM  
Pardeeville, Wisconsin 53954



Inspected by:  
Ed Catterson

Wisconsin Home Inspections Plus, LLC





## Table of Contents

Definitions	2
General Information	2
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## Definitions

**NOTE:** All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection. **SCOPE OF THE INSPECTION** A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any systems or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.

Functional	Performing its function and its condition is appropriate for age and/ or use
Defective	A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.
Further Evaluation	Item is not functioning as intended. needs further evaluation by a qualified contractor.
Marginal	Maintenance of item is recommended to prevent premature failure.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection, or was not in the scope of this inspection.

## General Information

### Property Information

Property Address W6502 Co Rd CM  
City Pardeeville State Wisconsin Zip 53954  
Contact Name Travis Hamele w/United Country Realty  
Phone 608-697-3349 Fax

### Client Information

Client Name Jane Stracke  
Client Address  
City State Zip  
Phone 608-617-7381 Fax  
E-Mail jstracke@wildblue.net





## General Information (Continued)

### Inspection Company

Inspector Name Edward Catterson  
Company Name Wisconsin Home Inspections Plus LLC  
Address 1009 Ash Street  
City Baraboo, State WI Zip 53913  
Phone 608-448-2982 Fax  
E-Mail edcatwhipllc@gmail.com  
File Number 6690  
Amount Received 175

### Conditions

Others Present Seller Property Occupied Occupied  
Estimated Age Approximately 2001 Entrance Faces East  
Inspection Date 2021-05-19  
Start Time 8:30 am End Time 10:00 am  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 63 degrees  
Weather Cloudy Soil Conditions Wet  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal Septic How Verified Seller  
Water Source Well How Verified Seller

## Septic Information

### Explanation of a Septic Inspection

The Purpose of this Inspection is to identify evident defects of the current septic system. This is a visual inspection and normally the tank covers will be opened. The baffles will be inspected when the tank is accessed to observe that they are in functional condition and that the effluent layer is at an acceptable level.

The Septic Tank is a pretreatment device to breakdown the waste solids with mostly anaerobic bacteria. It is recommended that the combination scum and sediment layers should not exceed 1/3 of the volume of the tank. This helps to insure that this material remains in the tank and not forced into the absorption field. Normally every third year the septic tank should be pumped for maintenance. If installed, the outlet filter screen of the primary treatment tank should be cleaned as necessary to ensure proper operation.

The Absorption Field Area will be observed, if located, for evidence of effluent at the surface, etc. The drainfield is the area where the liquid from the septic tank soaks into the ground. The drainfield (soil infiltration) is the final and most important step of the effluent treatment and dispersal. The size, elevation, location and shape of the drainfield are all relative to the expected usage, and soil



## Septic Information (Continued)

characteristics. The drainfield sizing is determined by the flow from the house (based on number of bedrooms) and the type of soil. Usually the more pervious the soil, the smaller the drainfield, however, a certified soil tester makes this determination based on the physical features within the soil, such as texture, structure, consistence and layering of the soil.

A Loading Test may not be performed depending on certain determining factors that may have a contribution to the potential failure of the system. A complete loading test will not be done on pressurized systems due to their design, but the pump will be checked for operation. Note: A Loading Test is usually 1/3 estimated per bedroom daily usage or 50 gallons of water per number of bedrooms run through the system to observe operation. This amount will only place a normal load on the system and will not cause a properly functioning system to become overloaded.

Note: Due to their hidden nature and characteristics, the Septic Inspection is not a warranty or guarantee that the system will function properly for any period of time in the future.\*

1. System Age: 25 years old, installed in 1996. The average useable life span of a septic system is between 15 to 25 years

2. Functional Number of Bedrooms Served: 3

3. Year Around Residents: Yes

4. Currently Occupied: Yes

5. Functional Location: East corner of yard

6. Functional Type of System: Conventional

7. Tank Material: Concrete

8. Tank Depth: 24 inches below ground

9. Functional Tank Size: 1300 Gallons

10. Functional Tank Covers: Concrete



11. Functional

Required Riser: No

12. Defective

Locks & Chains for Lids: No - Chains with a working lock is needed to secure the lid to the tank. This prevents unauthorized access.

13. Functional

Inlet Baffle: Plastic







## Septic Information (Continued)

14. Functional Outlet Baffle: Plastic - **Visible with a mirror placed inside the tank**

15. Exposed Lids: Yes

16. Functional Drain Field Obstructed by: Grass



17. Functional Septic Tank Riser: Cast concrete

18. Functional Date of last pumping: 5/16/2018

19. Information Source: Observation Planning & Zoning Owner

20. Is there a well on the property? Yes

21. Are local minimum spacing requirements met? Yes

22. Are copies of local forms attached? (If Available) No

23. Code Compliant: No **Chains with a working lock is needed to secure the lid to the tank. This prevents unauthorized access.**

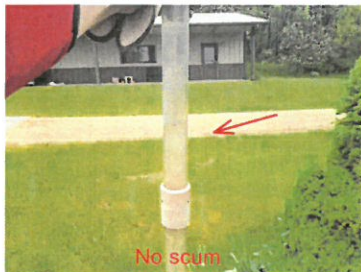
## System Evaluation

1. Functional Method of Inspection: Loading test

Check for leaks, proper drainage and any signs of previous system backup.

2. Functional Drains: PVC

3. Functional Scum Thickness: 0



4. Functional Sediment Thickness: 6 inches



5. Recommend Tank be Pumped: Yes **Based on the county's requirements I recommend that the tank be pumped at**



## System Evaluation (Continued)

Recommend Tank be Pumped: (continued)

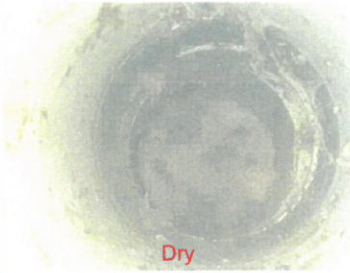
this time.

6. My recommendations whether to pump the tank is based on the conditions existing in the tank and not necessarily on scheduled pumping requirements.

The State requires that the tank be pumped every (3) years, local requirements may be more stringent.

## System Operation

- |               |  |
|---------------|--|
| 1. Functional | Type of Drain Field: Conventional                |
| 2. Functional | Location of Drain Field: East corner of property |
| 3. Functional | Leach Field Seepage: No                          |
| 4. Functional | Vent / Observation Pipes: Plastic                |



5. Functional      Total System Operation: Appears to be operating normally
6. 1. Please read the Septic System Information, Operation & Management Pamphlet for Homeowners, produced by WOWRA (Wisconsin Onsite Wastewater Recycling Association) which has been provided for you along with your inspection report.

2. No one should enter a septic or holding tank for any reason, only a professional who is familiar with OSHA compliance and standards. The atmosphere within the septic, or other treatment tank, contains lethal gasses, and rescue of a person from the interior of the tank may be difficult even impossible. This is why all exposed lids are required to have lock and chains to secure the lid from possible harmful events.

3. Your high water alarm system connected to your septic float switch should be tested once a year as a maintenance procedure. Visually inspect tank, pump, and control components for corrosion or build-up annually. Manually test pump, float, and alarms. Checking the baffles at servicing time by your licensed pumper is important; ask to see if they need any repair at that time. Also cleaning the filter screen of the primary treatment tank is necessary to ensure proper operation; defer to the manufacturer's recommendations. In general, inspect annually and clean as needed.

4. The tank should be pumped, either with the counties scheduled time, approximately every three years, or when the solid component of the tank exceeds 1/3 of the tank volume. This will help to reduce the chance of solid material flowing into the drain field.

5. The estimated lifespan of today's drain fields, under normal usage, is approximately 15 to 25 years, some "infiltration type systems" could be less than this. The size, elevation, location and shape of the drain field are all relative to the expected usage, and soil characteristics which were calculated at the time of installation. Expected





## System Operation (Continued)

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usage has changed over time with the increased demand of water usage, and some older systems may be undersized for today's standards. Because of these factors, there is no way to determine the longevity of a system. For this reason, absolutely no warranty and no guarantee of any kind will be offered to the client or any party who uses the information on the inspection report. Because of the fluctuation of external factors, the information on the report only represents the condition of the system on the day of the inspection.

6. There are circumstances that shorten the life of a drain field: hydraulic overloading, undersized system for current usage, leaking plumbing fixtures, surface water, surge loading, i.e. doing too much laundry in one day, waste like grease, sanitary napkins, condoms, cotton swabs, dental floss, tampons, hand wipes, infant wipes, disposable diapers, cigarette filters, any products made of cellulose, plastic or other non-biodegradable components. Also, antibiotics, medicines, disinfectants, bleach, painting products, gasoline, oil, degreasers, pesticides, and water softener salt brine can kill good bacteria and shorten the life of the system. Surface drainage can also attribute to a shorter life span including, roof downspouts, driveway run off, water should be diverted away from the field and not allowed to go over the drain field. All the above should be avoided to ensure the natural length of life for your septic system. There is no way to determine the previous owners usage and history of the septic system, because of the unknown factors that attribute to the health and life of the system, no warranty or guarantee of any kind will be offered with the inspection of this system.

7. "Biological and Chemical additives are not needed to accelerate decomposition. At this time, there is no conclusive data to support the effectiveness of enzymes or any chemical treatment to rejuvenate a failing drain field." (Quoted from WOWRA Septic System Information, Operation and Management Pamphlet for Homeowners, Page 9, under category "Frequent Questions and Answers, To Question number 1"). If you choose to use pretreatment components to improve effluent quality, these products should be approved by the State of Wisconsin determining that they will do no harm to the septic system and possibly your field.

8. Garbage disposals should be avoided altogether with a septic system. Grease, course fruit and vegetable peelings, and bones are slowly biodegradable products and should not be put into your garbage disposal that leads to your septic system.

9. Do not plant on top of your drain field. Many trees species have roots that will attempt to grow into the drain field to seek out moisture and nutrients, these can break sewer lines or disrupt the distribution of effluent. Complete a walk-over inspection every six months for visual signs of lush vegetation, or soil saturation, or effluent surfacing. Check observation ports for evidence of ponding inside the dispersal cell.

10. Do not park or drive heavy equipment or vehicles over your drain field area. The compaction or removal of snow cover over the component may lead to hydraulic failure by freezing. Do not build on top of your drain field area. Soil compaction can cause premature failure by restricting the infiltrative and evaporative capability of the soil. For this reason, all livestock should not be kept or penned on the field and ought to be kept at least 10 feet away from the field itself at all times.



## Defective Summary

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This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

## Septic Information

---

1. Locks & Chains for Lids: No - Chains with a working lock is needed to secure the lid to the tank. This prevents unauthorized access.





# *Inspection Report*

Prepared for: Jane Stracke

W6502 Co Rd CM  
Pardeeville, Wisconsin 53954



Inspected by:  
Ed Catterson

Wisconsin Home Inspections Plus, LLC



## Table of Contents

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# Wisconsin Home Inspections Plus LLC

2 of 7  
05/19/2021 11:39 AM



Prepared for: Jane Stracke  
W6502 Co Rd CM

## Definitions

**NOTE:** All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection. **SCOPE OF THE INSPECTION** A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

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Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any systems or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.

Functional	Performing its function and its condition is appropriate for age and/ or use
Defective	A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.
Further Evaluation	Item is not functioning as intended. needs further evaluation by a qualified contractor.
Marginal	Maintenance of item is recommended to prevent premature failure.
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Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection, or was not in the scope of this inspection.

## General Information

### Property Information

Property Address W6502 Co Rd CM  
City Pardeeville State Wisconsin Zip 53954  
Contact Travis Hamel w/United Country Realty  
Phone 608-697-3349 Fax

### Client Information

Client Name Jane Stracke  
Client Address  
City State Zip  
Phone 608-617-7381 Fax  
E-Mail jstracke@wildblue.net

# Wisconsin Home Inspections Plus LLC

3 of 7  
05/19/2021 11:39 AM



Prepared for: Jane Stracke  
W6502 Co Rd CM

## General Information (Continued)

### Inspection Company

Inspector Name Edward Catterson  
Company Name Wisconsin Home Inspections Plus LLC  
Address 1009 Ash Street  
City Baraboo, State WI Zip 53913  
Phone 608-448-2982 Fax  
E-Mail edcatwhipllc@gmail.com  
Invoice Number 6690  
Amount Received 280

### Conditions

Others Present Seller Property Occupied Occupied  
Estimated Age Approximately 2001 Entrance Faces East  
Inspection Date 2021-05-19  
Start Time 8:30 am End Time 10:00 am  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 63 degrees  
Weather Cloudy Soil Conditions Wet  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Water Source Well How Verified Seller  
Sewage Disposal Septic How Verified Seller





## Well Information

### Explanation of a Well Inspection.

The Purpose of this Inspection is to identify evident defects or code violations of the well and pump installation. There are limitations due to lack of visibility of underground components, without documentation from the well and pump installation report, the information that may be limited is: the brand of pump; well depth; age; type of pitless adapter and the like. Any information that the owner or agent has should be made available to this inspector prior to the inspection to clarify these items. The age of the well is very important and every effort should be made by the owner or agent to verify this and be provided to this inspector.

There will be Observations made to determine proper well separation distances from points of potential contamination, see section under "Well Data" information.

The Pump will be run, if operable, to determine how many gallons per minute it produces, but the State of Wisconsin has no minimum requirement for the amount of water a well must produce, because of this, the suitability of: the amount of water a well produces; and what the individual needs might be, are best determined by the one using the well. Due to limitations of time the pump most likely will not be run for more than a few minutes, which may not reveal the true recovery rate of the well.

Certain Submersible Pumps manufactured prior to 1979 contained non-food grade oil and possible PCB containing capacitors. If even an oily sheen is observed in the water, a pump oil leak is likely. A pump installer should be called to assess the situation and correct it. If the submersible pump is older than 1979, I suggest periodic water sampling for PCB's. Note: A submersible pump with the control box in the basement or at the well, do not have the capacitors in the well; PCB's should not be a threat.

If there are any Old Wells located on the property that are not in use, it is essential they be properly abandoned to protect your water source. Abandonment can no longer be performed by the property owner, but must be filled and sealed by a licensed well driller or pump installer. Work must be documented along with the appropriate paperwork filled out and turned into the DNR when completed.

The Well Inspection is based on accurate information given by the responsible party representing the well, including the age of the well. Newer installations should have a visible Unique Well Number; this is a reliable source of information and can be used when made available or when it is visible at the equipment site.

Note: The Well Inspection is not a warranty or guarantee that the system will properly function for any period of time in the future due to their hidden nature and characteristics.\*

\*Receiving this report acknowledges that there are no guarantees and no warranty given or implied, only the reporting of what was found at the time of the inspection.

-

### 1. Location: Outside



### 2. Flood Plain: No



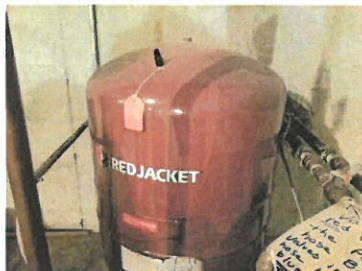


## Well Information (Continued)

- 3. Functional      Date of Construction Approximately 1950, no information found. - This is a good faith estimate by this inspector at the time of inspection of the age of the well. No information found about the well.
- 4. Unique Well #: To old for a unique well number , No information found
- 5. Constructed By: Unknown
- 6. Well Data Source: Owner's Memory Observation
- 7. Functional      Type: Drilled well (steel casing)
- 8. Homes Served One Home
- 9. Functional      Well Size 6 inches
- 10. Functional      Casing Height 16 inches above ground



- 11. Vermin Proof Cap Yes
- 12. Method of Discharge Pitless
- 13. Functional      Cap Type Compression
- 14. Functional      Tank Location: Basement



- 15. Functional      Pump: Submersible - Submersible well pumps are operated during the inspection but the pump is not visible
- 16. Functional      Wires Enclosed Yes
- 17. Pump Voltage: 240 Volt
- 18. Functional      Filter: Disposable - Water softeners and other treatment devices are outside the scope of this inspection.







## Well Information (Continued)

---

19. Cross Connections: No

20. Functional

Septic System on Property: Yes

21. Functional

Minimum Spacing Requirements Yes - There are minimum required distances maintained from the well to comply with the State of Wisconsin NR 812 requirements

22. Defective

Current Status: Non code compliant - The sample tap is a threaded type and it needs to be a non threaded type.



23. Code Compliant No The sample tap is a threaded type and it needs to be a non threaded type.

24. Well Abandonment Needed: No

## Testing - Water Sample

---

1. Functional

Water color: Clear

2. Functional

Odor: No odor present

3. Functional

Water sample location: Pressure tank sample tap



4. Sample time: 9:28 am Date: 5/19/2021

5. Functional

Sample shipped or delivered to lab? Shipped UPS



## Defective Summary

---

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

## Well Information

---

1. Current Status: Non code compliant - The sample tap is a threaded type and it needs to be a non threaded type.





State of Wisconsin  
Department of Natural Resources  
dnr.wi.gov

# Property Transfer Well and Pressure System Inspection

Form 3300-221 (R 11/19)

**Notice:** Pursuant to ch. 280, Wis. Stats., and ch. NR 812, Wis. Adm. Code, this form shall be used to document any well and pressure system inspection conducted as part of a property transfer. Inspections are voluntary, and well owners are not required to bring systems into compliance as a result of the inspection. Inspectors must provide the completed form to the requester of the inspection. Do not send forms to DNR.

## Contact Information

Inspection Requested By <b>Jane Stracke</b>		Job #6690		Telephone Number <b>608-617-7381</b>	
Mailing Address		City		State	ZIP Code
Well Owner's Name				Telephone Number	
Mailing Address		City		State	ZIP Code

## Property Location

Fire Number <b>W6502</b>	Street or Road <b>County Road CM</b>	<input type="radio"/> City <input checked="" type="radio"/> Town <input type="radio"/> Village of <b>MARCELLON</b>		County <b>Columbia</b>
$\frac{1}{4}$ $\frac{1}{4}$ <b>NE</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	$\frac{1}{4}$ <b>NE</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Section <b>5</b>	Township <b>13 N</b>	Range <b>10 W</b>
Latitude (DD, ex. 44.444)		Longitude (DD, ex. -89.999)		WUWN

## Identified noncomplying features (noted below with a check mark)

- |  |  |
|--|--|
| 1. <input type="checkbox"/> Unused Well  | 13. <input type="checkbox"/> Nonpressure Conduit   |
| 2. <input type="checkbox"/> Stovepipe or Thin-Walled Well Casing   | 14. <input type="checkbox"/> Hand Pump   |
| 3. <input type="checkbox"/> Dug Well   | 15. <input type="checkbox"/> Offset Pump or Piping Height Above Basement Floor   |
| 4. <input type="checkbox"/> Buried Suction Line  | 16. <input type="checkbox"/> Yard Hydrant  |
| 5. <input type="checkbox"/> Alcove (Subsurface Pumproom) or Pit  | 17. <input type="checkbox"/> Materials for Pump and Supply Piping  |
| 6. <input type="checkbox"/> Non-Walkout Basement or Below-Grade Crawl Space Well   | 18. <input type="checkbox"/> Flowing Well Installation   |
| 7. <input type="checkbox"/> Poor Well Casing Pipe Condition  | 19. <input type="checkbox"/> Check Valve Location  |
| 8. <input type="checkbox"/> Contamination Source less than minimum separation distance from well:                                  | 20. <input type="checkbox"/> Well Cap or Seal  |
| 9. <input type="checkbox"/> Well in Floodway or Flood Fringe   | 21. <input type="checkbox"/> Casing Height   |
| 10. <input type="checkbox"/> Well at Risk from Localized Flooding  | 22. <input type="checkbox"/> Electrical Wires at Wellhead Not Enclosed in Conduit  |
| 11. <input type="checkbox"/> Cross-Connection  | 23. <input checked="" type="checkbox"/> Sample Faucet is Missing or Noncomplying   |
| 12. <input type="checkbox"/> Driven Point Well < 25 well casing pipe or installed after 1-31-1991 with no well construction report | 24. <input type="checkbox"/> Casing less than 6" in diameter for a well terminating in limestone, dolomite, shale, quartz or granite |
|  | 25. <input type="checkbox"/> Extreme Health/Safety Hazard  |

## Comments

- |   |   |
|---|---|
| <input type="checkbox"/> Pre-1991 Driven Point Pipe Depth < 25 feet                     | <input type="checkbox"/> Inaccessible or Difficult Location for Future Pump Work                                    |
| <input checked="" type="checkbox"/> Well Construction Report Not on File or Unlocatable | <input type="checkbox"/> Non-Vermin-Proof Well Cap or Well Seal   |
| <input type="checkbox"/> Well Located in Special Well Casing Depth Area                 | <input type="checkbox"/> Unable to confirm whether well terminates in limestone, dolomite, shale, quartz or granite |
| <input type="checkbox"/> Pre-1979 Two-Wire Submersible Pump                             | <input type="checkbox"/> Other:   |
| <input type="checkbox"/> Evidence of Some Corrosion on Well Casing Pipe                 |   |
| <input type="checkbox"/> Inaccessible or Difficult Location for Future Well Work        |   |

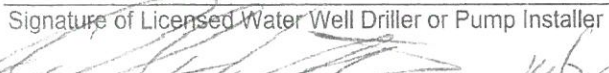
## Compliance Determination

Based on my personal inspection of the real property, the well and pressure system: (check one)

- ☐ **Complies** with NR 812, Wis. Adm. Code  
☒ **Does not Comply** with NR 812, Wis. Adm. Code **#23**  
☐ **Complies** with NR 812, Wis. Adm. Code, except that a more comprehensive search or additional research is needed to evaluate potential violations that may exist but are not fully identifiable as part of the basic visual inspection, such as:

☐ an unused well   
 ☐ floodway/floodplain   
 ☐ contamination source   
 ☐ other:

This form lists the visible conditions of the well and pressure system on the property at the time of inspection and does not imply or give any guarantee. Some features such as well cap, casing height or nonpressure conduit may comply for purposes of this inspection, but may require an upgrade the next time work is done on the well or pressure system.

Signature of Licensed Water Well Driller or Pump Installer 	Individual License # <b>6725</b>	Date <b>05/19/21</b>	Telephone Number <b>608-448-2982</b>
--	-------------------------------------	-------------------------	---



## WATER TESTING FORM FOR REAL ESTATE

Job #6690

Collection Date (MM-DD-YY)

05-19-21

Time Collected:

9:28 <sup>am</sup><sub>pm</sub>

Collected By:

Ed Catterson

License # (If pump installer or well driller)

#6725

Laboratory  
Information:

L. V. Laboratories, LLC

Lab Cert. #105-443

Les Vondra 608-723-4096

lesv@chorus.net

1015 S. Madison Street

Lancaster, WI 53813

Client's Name:

Jane Stracke

Property Address:  
City, State, Zip CodeW6502 County Road CM  
Pardeeville, WI 53954

County:

Columbia

Latitude

Deg.

Min.

Longitude

Deg.

Min.

Lat./Long. Method

Mail  
Results  
To:

Wisconsin Home Inspections Plus, LLC

Ed Catterson 608-448-2982

edcatwhipllc@gmail.com

1009 Ash Street

Baraboo, WI 53913

Please  
E-mail  
Results  
To:

jstracke@wildblue.net

travis@hameleauctions.com

Approx. Well construction Date:

WI Unique Well #

1950

A A N N N

## Sampling Information

Reason for Test:

\*Lab is required to send results to DNR when test results are for:

- ☐ Annual Test      ☐ Previous Unsafe  
☐ New Well\*      ☐ Pump Work\*  
☐ Taste or odor      ☒ Real Estate  
☐ Other Reasons: \_\_\_\_\_

Sample Location:

- ☐ Bathroom Tap      ☒ Pressure Tank Tap  
☐ Kitchen Tap      ☐ Milk house  
☐ Other: \_\_\_\_\_

Does the well serve the public?

☐ YES ☒ NO

Public #:

Is Chlorine Present?

☐ YES ☒ NO

## Well Construction Information

- ☒ Drilled      ☐ Driven Point      ☐ Jetted  
☐ Dug      ☐ Other: \_\_\_\_\_

Driller (If new Well)

Do not use this form for Public Water Compliance Samples.

Tests Requested:

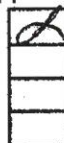
Bacteriological

Nitrate



## Laboratory Use Only

Approved Method Used:



MMO-MUG (Colilert, Colisure, Etc.)

Membrane Filter

Presence/Absence

Other: \_\_\_\_\_

## Laboratory Results:

## Bacteriological Interpretation



SAFE - Coliform Bacteria ABSENT

and Fecal E. Coli Bacteria ABSENT



UNSAFE - Coliform Bacteria PRESENT

but E. Coli Bacteria ABSENT



UNSAFE - Fecal E. Coli Bacteria PRESENT

with Fecal E. Coli Bacteria PRESENT

☐ Sample Invalid:☐ Old - OL☐ Overgrown - OG☐ Turbidity - TU☐ Chlorine Present - CL☐ Frozen - FR☐ Lab Accident - LA☐ Shipping Problem - SP

Nitrate: 3.13 mg/L as N

Department of Natural Resources states that water is considered unsafe for infants under 1 years of age and pregnant women when Nitrate level is greater than 10 mg/L (ppm).

**Sampling Instructions:** 1. Do not use softened water. Avoid plastic, swing, and goose-neck faucets. 2. Mail sample no later than Friday (pref. by Thurs.) by Priority Mail or hand deliver to L. V. Labs. There is a 30 hour holding time, if over 30 hours the sample will be invalid. 3. Remove any faucet aerator, gasket, screen or hose and run water 2 minutes. 4. Reduce flow to pencil stream, allow the water to run at least another 2-5 minutes before taking sample. 5. Fill bottle to top line, should be at least 1" head room above water level. 6. Securely close lid, enclose in plastic baggie, insert in Styrofoam container along with filled out form and attach label. 7. LV Labs will keep copies for 5 years.

## Bookkeeping Information:

L. V. Lab  
Invoice:

#

PAID  
In Full On:

1/2021

Batch  
Number:Paid with  
Check No.:

#

Lab Sample No.

F1406

Date/Time Received:

5/20/21 1:55

Date Reported:

5/21/21

Date Received by DNR:



## WATER TESTING FORM FOR REAL ESTATE

Job #6690

Collection Date (MM-DD-YY)

05-19-21

Time Collected:

9:28

☒ am  
☐ pm

Collected By:

Ed Catterson

License # (If pump installer or well driller)

#6725

Laboratory  
Information:

L. V. Laboratories, LLC

Lab Cert. #105-443

Les Vondra 608-723-4096

lesv@chorus.net

1015 S. Madison Street

Lancaster, WI 53813

Client's Name:

Jane Stracke

Property Address:  
City, State, Zip CodeW6502 County Road CM  
Pardeeville, WI 53954

County:

Columbia

Latitude

Deg.

Min.

Longitude

Deg.

Min.

Lat./Long. Method

Mail  
Results  
To:

Wisconsin Home Inspections Plus, LLC

Ed Catterson 608-448-2982

edcatwhipllc@gmail.com

1009 Ash Street

Baraboo, WI 53913

Do not use this form for Public Water Compliance Samples.

Tests Requested:

Arsenic

Please  
e-mail  
Results  
To:

jstracke@wildblue.net

travis@hameleauctions.com

## Laboratory Use Only

Approved Method Used:

☐  
☐  
☐  
☐

MMO-MUG (Colilert, Colisure, Etc.)

Membrane Filter

Presence/Absence

Other: \_\_\_\_\_

Approx. Well construction Date:

1950

WI Unique Well #

A A N N N

## Sampling Information

Reason for Test:

\*Lab is required to send results to DNR when test results are for:

- |   |   |
|---|---|
| <input type="checkbox"/> Annual Test          | <input type="checkbox"/> Previous Unsafe        |
| <input type="checkbox"/> New Well*            | <input type="checkbox"/> Pump Work*             |
| <input type="checkbox"/> Taste or odor        | <input checked="" type="checkbox"/> Real Estate |
| <input type="checkbox"/> Other Reasons: _____ |   |

Sample Location:

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> Bathroom Tap | <input checked="" type="checkbox"/> Pressure Tank Tap |
| <input type="checkbox"/> Kitchen Tap  | <input type="checkbox"/> Milk house                   |
| <input type="checkbox"/> Other: _____ |   |

Does the well serve the public?

☐ YES ☒ NO

Public #:

Is Chlorine Present?

☐ YES ☒ NO

## Well Construction Information

- |   |                                       |                                 |
|---|---------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Drilled | <input type="checkbox"/> Driven Point | <input type="checkbox"/> Jetted |
| <input type="checkbox"/> Dug                | <input type="checkbox"/> Other: _____ |                                 |

Driller (If new Well)

**Sampling Instructions:** 1. Do not use softened water. Avoid plastic, swing, and goose-neck faucets. 2. Mail sample no later than Friday (pref. by Thurs.) by Priority Mail or hand deliver to L. V. Labs. There is a 30 hour holding time, if over 30, the sample will be invalid. 3. Remove any faucet aerator, gasket, screen or hose and run water 2 minutes. 4. Reduce flow to pencil stream, allow the water to run at least another 2-5 minutes before taking sample. 5. Fill bottle to top line, should be at least 1" head room above water level. 6. Securely close lid, enclose in plastic baggie, insert in Styrofoam container along with filled out form and attach label. 7. LV Labs will keep copies for 5 years.

## Laboratory Results:

☐  
☐  
☐  
☐  
☐

Invalid:

Old - OL

Overgrown - OG

Turbidity - TU

Chlorine Present - CL

☐

Frozen - FR

☐

Lab Accident - LA

☐

Shipping Problem - SP

Arsenic: N.D. ug/L

Wisconsin Department of Health Services (DHS) recommends that you stop using your water for drinking or food preparation if Arsenic level is greater than 10 ug/L (ppb).

## Bookkeeping Information:

L. V. Lab  
Invoice:

#

PAID  
In Full On:

\_\_\_/\_\_\_/2021

Batch  
Number:

#

Paid with  
Check No.:

#

Lab Sample No.

Q673A

Date/Time Received:

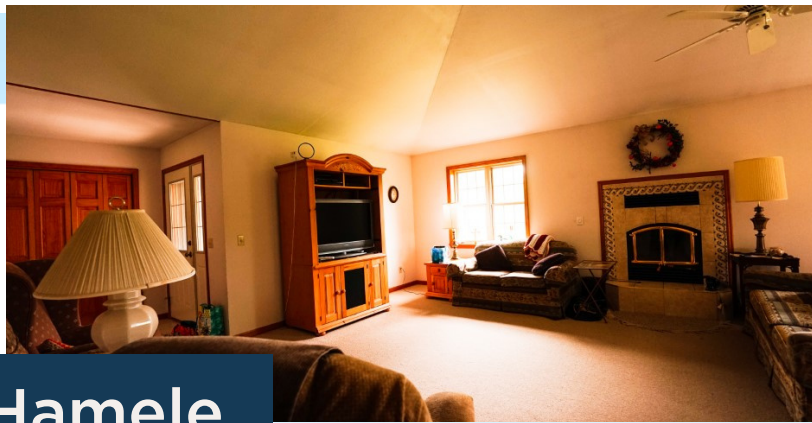
5-21-21

Date Reported:

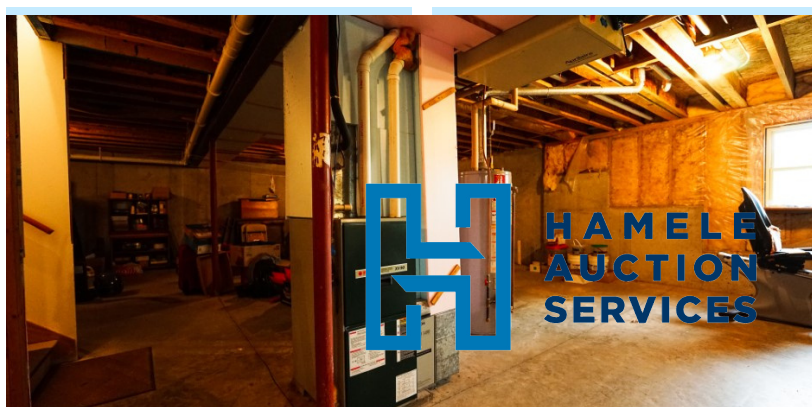
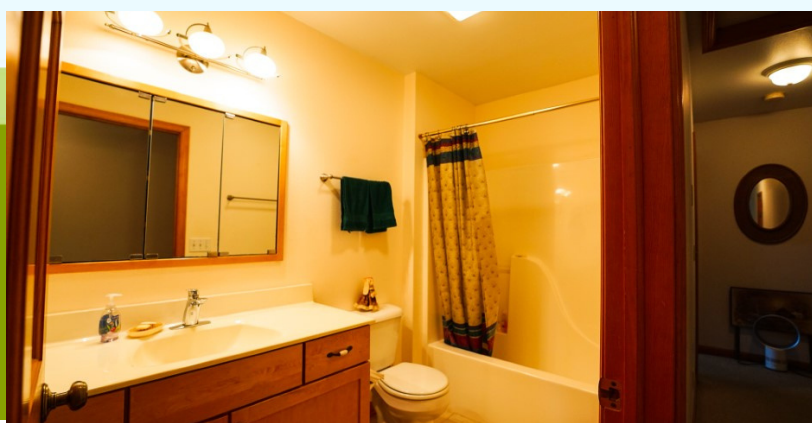
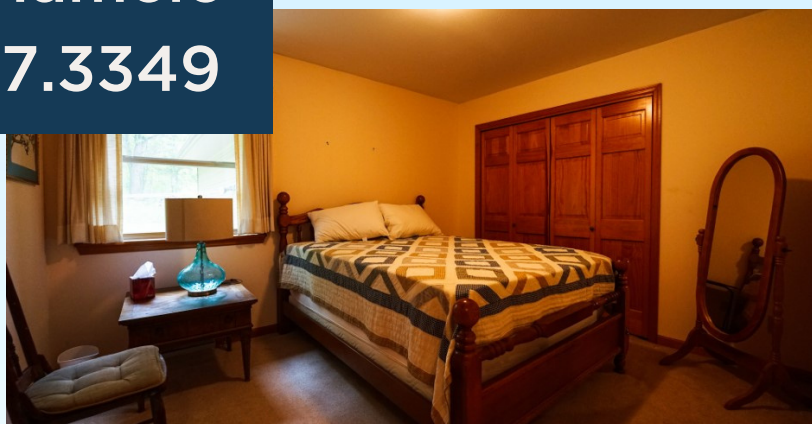
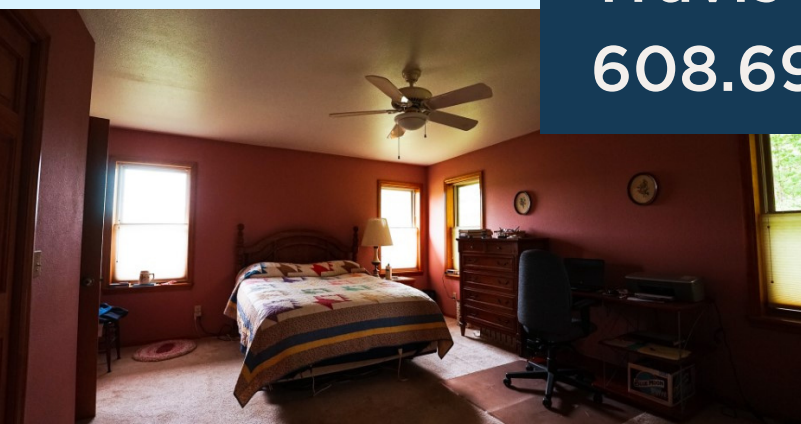
5/26/21

Date Received by DNR:





Travis Hamele  
608.697.3349







 **United  
Country  
Real Estate**

**Midwest  
Lifestyle  
Properties**



**HAMELE  
AUCTION  
SERVICES**