

MULTI PROPERTY ONLINE ONLY AUCTION LONE ROCK

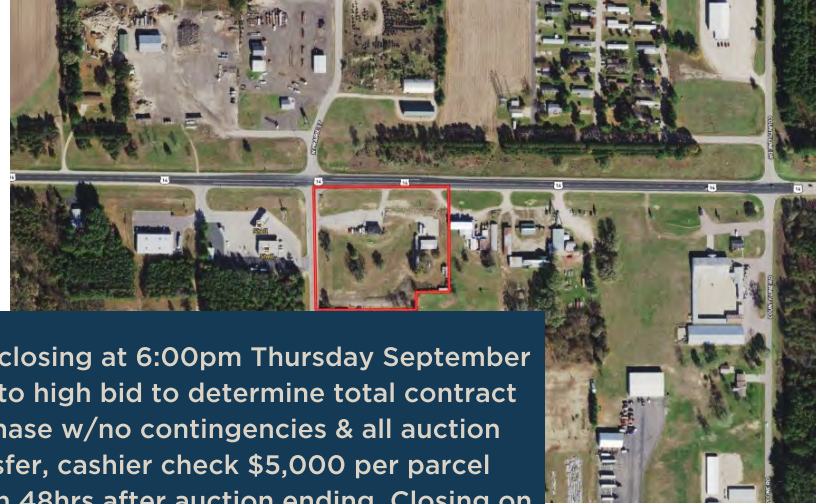
ONLINE Auction September 23rd 6:00 PM

Soft Close

hameleauctions.com
608.604.6675

Auction Lot #1 33735 & 33773 US Hwy 14 Lone WI 53556
Auction Lot #2 38.31 Acres County Line Road Town of Buena Vista
Auction Lot #3 37.20+/- Cold Springs Road Town of Buena Vista





Auction Terms: Online only auction closing at 6:00pm Thursday September 23rd 2021. 10% Buyer's Fee added to high bid to determine total contract price, Buyer to sign Offer to Purchase w/no contingencies & all auction documents and pay by wire transfer, cashier check \$5,000 per parcel nonrefundable down payment within 48hrs after auction ending. Closing on or before November 4th 2021. High Bid Subject to Seller Confirmation on any or all parcels w/in 48hrs of midnight of auction day. List Price is suggested opening bid for both parcels and is not contractual price.

Auction Preview Dates September 12th 11-1pm & September 19th 11-1pm.



United Country
Real Estate

Midwest Lifestyle Properties



HAMELE AUCTION SERVICES

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Multi Property Online Only Auction Lone Rock 9-23-21 6PM

Lone Rock, WI 53556



Business opportunity, gorgeous buildable site with wooded hunting land, and Farm land, within Richland County, in Lone WI, and in the Town of Buena Vista. Live, work, and play. This is a fantastic opportunity to own your own business on busy U.S. Highway 14, build a beautiful home with simply gorgeous views, spend some great family time on quality hunting ground, and make some money renting out the farm land. This just can't be beat!

Lot 1:

U.S. Highway 14 and U.S. Highway 130, Lone WI, offering an excellent business opportunity within highly trafficked area. In this property's former life, it was an auto repair shop. Rare opportunity to own frontage on two major highways. Breathe new life into this beautiful property bursting with diverse economic potential- restaurant, storage units, automotive repair, coffee shop, veterinary clinic, and boutique. The sky's the limit with many business opportunities abounding. This property consisting of two tax parcels totaling 4.9 acres, boasts a 30x42, 1260 sq. ft., shop with ceiling height of 15ft, 2 overhead doors, waste oil and LP heaters, bathroom, office area, 9000lb 2 post lift, storage containers, and an additional 32x60 metal building with concrete floor.

Lot 2:

County Line Road, Town of Buena Vista. Make this farm land work for you by paying your kids college tuition. Or add to your farmland production quiver and continue your farming legacy with two tax parcels consisting of 35.26 +/- total tillable acres, including a drilled well with Valley Irrigation System 7000 series installed in 2016, electric on north side of parcel for irrigation. But if farming or renting isn't your style, this property has been surveyed into 4 individual lots and ready for country estate development. Economic advantages anyway you turn.

Lot 3:

Cold Springs Road, Town of Buena Vista. The beautiful country home you've always dreamed of is waiting to be built on 37.20 +/- acres within two tax parcels. Gorgeous views of the wooded ridge will have you enchanted year around. Coffee on your new patio will be the highlight of the morning and splendid sunset views to cap the days end. Nature abounds within the mix of hard and softwoods, making this an excellent ecosystem for big bucks and goblin' toms. Deer sign abounds with bedding areas, traveled trails, along with the topographical ridge lines, points, saddles and edges- you'll certainly have some great natural advantages. Make use of the ridge and the magic of travel corridors by planting a year around food plot on the 13.96 +/- tillable acres. Leave sanctuary space for resting deer and growing bucks. Travel the shared road with deeded access that leads you to your private wooded oasis. There are memories to make, and bucks to take on this once in a life time property opportunity.

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Auction Preview Dates September 12th 11-1pm & September 19th 11-1pm.

HAMELE AUCTION: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000. Realtor Tina Marshall 608.604.6675. Registered Wisconsin Auctioneer #2224 and Realtor: Travis Hamele 608.697.3349. Thinking of selling Real Estate or having an auction? Call us for a free auction evaluation.



**Midwest
Lifestyle
Properties**



**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 Lot #1 33735 & 33773 Hwy 14 Village of Lone Rock, Lot #2 38.31 Acres County Line Rd Town of Buena Vista Richland County WI, Lot #3 37.20+/- Cold Springs Lane Town of Buena Vista Richland County WI. These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

Hamele Auction Service LLC ("Auctioneer") has been appointed by Miranda Stamps and Matthew McCaskey ("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 within thirty (30) days from the date of the auction sale 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 and/or Hamele Auction Service LLC may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Hamele Auction and Realty or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

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

ADDITION TO OR WITHDRAWAL FROM SALE:

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

INSPECTIONS:

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

REPRESENTATIONS:

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

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 3 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency

Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

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

FINANCING:

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

ENVIRONMENTAL DISCLAIMER:

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

ADDENDA:

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

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

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

Addenda to Terms & Conditions Relating to Online Only Multi Property Auction in Lone Rock, WI Richland County

Ending September 23rd 6:00pm 2021

To Register: Go to hameleauctions.hibid.com and sign in or create an account once bidder(s) registered for the auction bidder(s) will be sent the terms and conditions/addenda to terms and conditions to sign via DocuSign, in person or via email and scan back. Once documents are signed bidder(s) will be allowed to bid on the online auction.

Bidders: A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Bidders will be required to sign Terms & Conditions, Addenda To Terms & Conditions with offer to purchase following the auction.

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 per property nonrefundable down payment per parcel along with a non-contingent offer to purchase. The balance of the total contract price is due and closing for each parcel will take place on/before Nov. 5th 2021 at Southwest Title. All crop rents will expire December 31st 2021 and all rents for 2021 will be Prorated for each Auction Lot that has tillable rents. Tenants crops and Personal Property are not included in the sale of properties.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make any and all independent inspections of the properties prior to bidding and executing the Real Estate 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. Seller also has no knowledge or has done any testing on lead base paint. 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 parcel due within 24hrs of Acceptance of High Bid. Property sold subject to seller confirmation of high bid within 48hrs of auction ending. Property is sold as is with no warranties. auction terms prior till September Closing to be on or before Nov. 5th 2021.

Auction Lot Info: **Lot #1** 4.9+/- acres with frontage on Hwy 130 & Hwy 14. 32x60 shed & 42x30 Repair/Service Building Village of Lone Rock Richland County WI. **Lot #2** 38.31 surveyed acres with Valley Irrigation Pivot on County Line Rd Town of Buena Vista Richland County WI. **Lot #3** 37.2+/- Acres Town of Buena Vista Richland County WI.

Buyer's Premium: A 10% Buyer's Premium for 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 equals total contract price (\$100,000 + \$10,000=\$110,000).

Broker Participation: Auction Company to pay 2% 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 September 22nd 2021. Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated September 23rd 2021.

This addendum is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____



**HAMELE
AUCTION
SERVICES**

Auction Lot #1 33735 & 33773 US Hwy 14 Lone WI 53556

- 4.9 Acres (2 Tax Parcels)
- 469+/- Feet of Frontage on Hwy 14 and 336+/- Feet of Frontage on Hwy 130
- Zoned Highway Business
- Shop 30x42 1260sq ft Ceiling Height 15ft
- 2 over head doors
- Waste oil and LP Heaters
- Bathroom
- Office area
- 9000lbs 2 post lift
- 32x60 Metal Building with Concrete Floor
- Storage Containers

Commercial Property for 9-23-21 Auction
Richland County, Wisconsin, 4.9 AC +/-



Boundary

Travis Hamele
P: 6087425000 www.uchamele.com 1325 W. WISCONSIN ST.

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

PROJECT # 10735A.DWG	SCALE: 1" = 100 FEET	FILE # 38-31-49
FIELD BOOK # 1017	DRAWN BY M M FILUS	SHEET # 1/2
PAGES # 25-26	CHECKED BY J L ROLOFF	SIDE # 1/1
SURVEYOR: MID-STATE ASSOCIATES, INC. 1230 SOUTH BOULEVARD BARABOO, WI 53913 (608 356-2771)		CLIENT: GORDON BERANEK



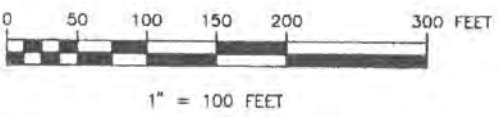
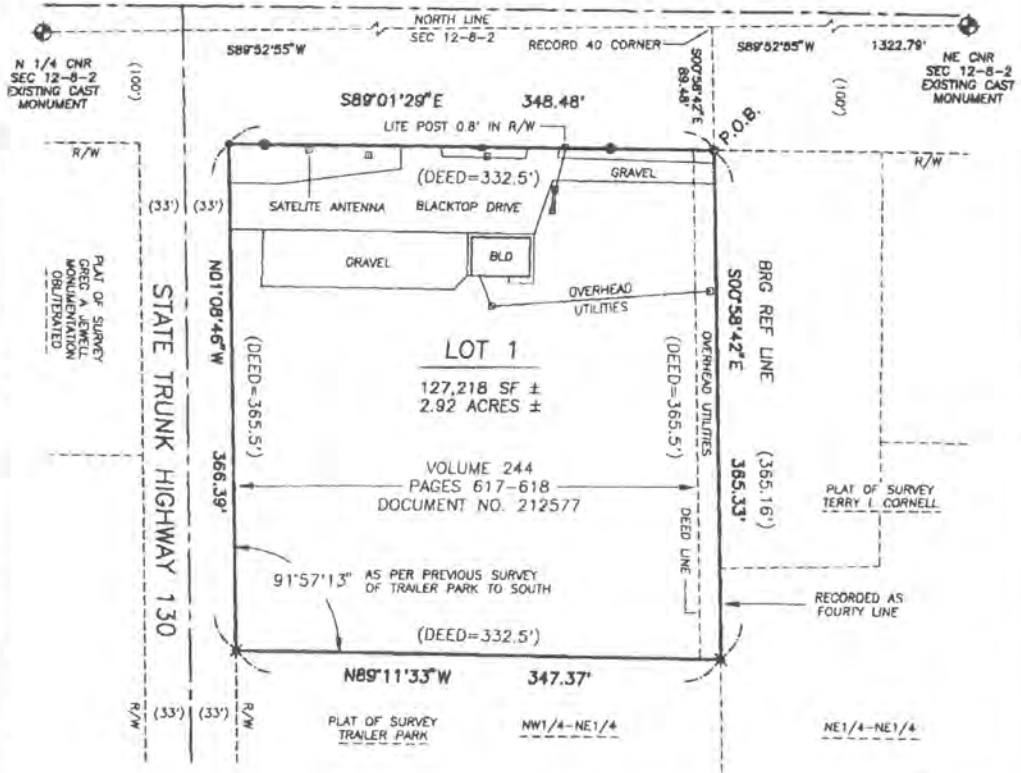
RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 191

LEGEND

LOCATED IN THE NW1/4-NE1/4 OF SECTION 12, T8N, R2E, TOWN OF BUENA VISTA, VILLAGE OF LONE ROCK, RICHLAND COUNTY, WISCONSIN.


- WOODEN RIGHT-OF-WAY POST FOUND
- 1" IRON PIPE FOUND
- × 3/4" IRON ROD FOUND
- (XXX) RECORDED DATA
- 3/4" X 24" IRON ROD PLACED MIN. WT. 1.13 lb/ft
- SIGN OR POST

UNITED STATES HIGHWAY 14



Matthew M. Filus
 MID-STATE ASSOCIATES, INC.
 MATTHEW M. FILUS, REGISTERED LAND SURVEYOR #2185
 DATE 6/8/1995

NOTE: IF THE SURVEYOR'S SEAL AT LEFT IS NOT RED IN COLOR, THE SURVEY IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO COPIES.

PROJECT #	10735A.DWG	SCALE:	N/A	FILE #	38-31-49
FIELD BOOK #	1017	DRAWN BY	M M FILUS	SHEET #	2/2
PAGES #	25-26	CHECKED BY	J L ROLOFF	SIDE #	1/1
SURVEYOR: MID-STATE ASSOCIATES, INC. 1230 SOUTH BOULEVARD BARABOO, WI 53913 (608 356-2771)		 BARABOO, WISCONSIN 53913 © 1995 MID-STATE ASSOCIATES		CLIENT: GORDON BERANEK	

RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 191

Surveyor's Certificate:

I, Matthew M. Filus, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped a certified survey located in the NW1/4-NE1/4 of Section 12, T8N, R2E, Town of Buena Vista, Village of Lone Rock, Richland County, Wisconsin, which is bounded by a line described as follows:

Commencing at the northeast corner of Section 12, T8N, R2E; thence S89°52'55"W, 1,322.79 feet along the north line of said Section 12 to the northeast corner of the NW1/4-NE1/4 of said Section 12; thence S00°58'42"E, 89.48 feet along the east line of said NW1/4-NE1/4 to an existing 1" diameter pipe located on the southerly right-of-way line of U.S.H. 14 and the point of beginning of this description;

thence continuing S00°58'42"E, 365.33 feet along the east line of the NW1/4-NE1/4 of said Section 12 to an existing 3/4" iron rod; thence N89°11'33"W, 347.37 feet to an existing 3/4" iron rod located on the easterly right-of-way line of S.T.H. 130; thence N01°08'46"W, 366.39 feet along said easterly right-of-way line to the intersection with the southerly right-of-way line of U.S.H. 14; thence S89°01'29"E, 348.48 feet along said southerly right-of-way line to the point of beginning.

Said parcel contains 2.92 acres of land, more or less, and is subject to all easements and rights-of-way of record and all utilities.

That I have complied with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Richland County and Chapter A.E. 7.00 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief, in surveying, dividing and mapping the same;

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made;

That I have made such certified survey under the direction of Gerald D. Beranek, owner of said lands

RECORDED

T. 10:00 O'CLOCK A.M.

JUN 13 1995

VOL. 2 OF csm PAGE 100-101

REGISTER OF DEEDS
RICHLAND COUNTY, WISCONSIN

BY *Matthew M. Filus*
Matthew M. Filus



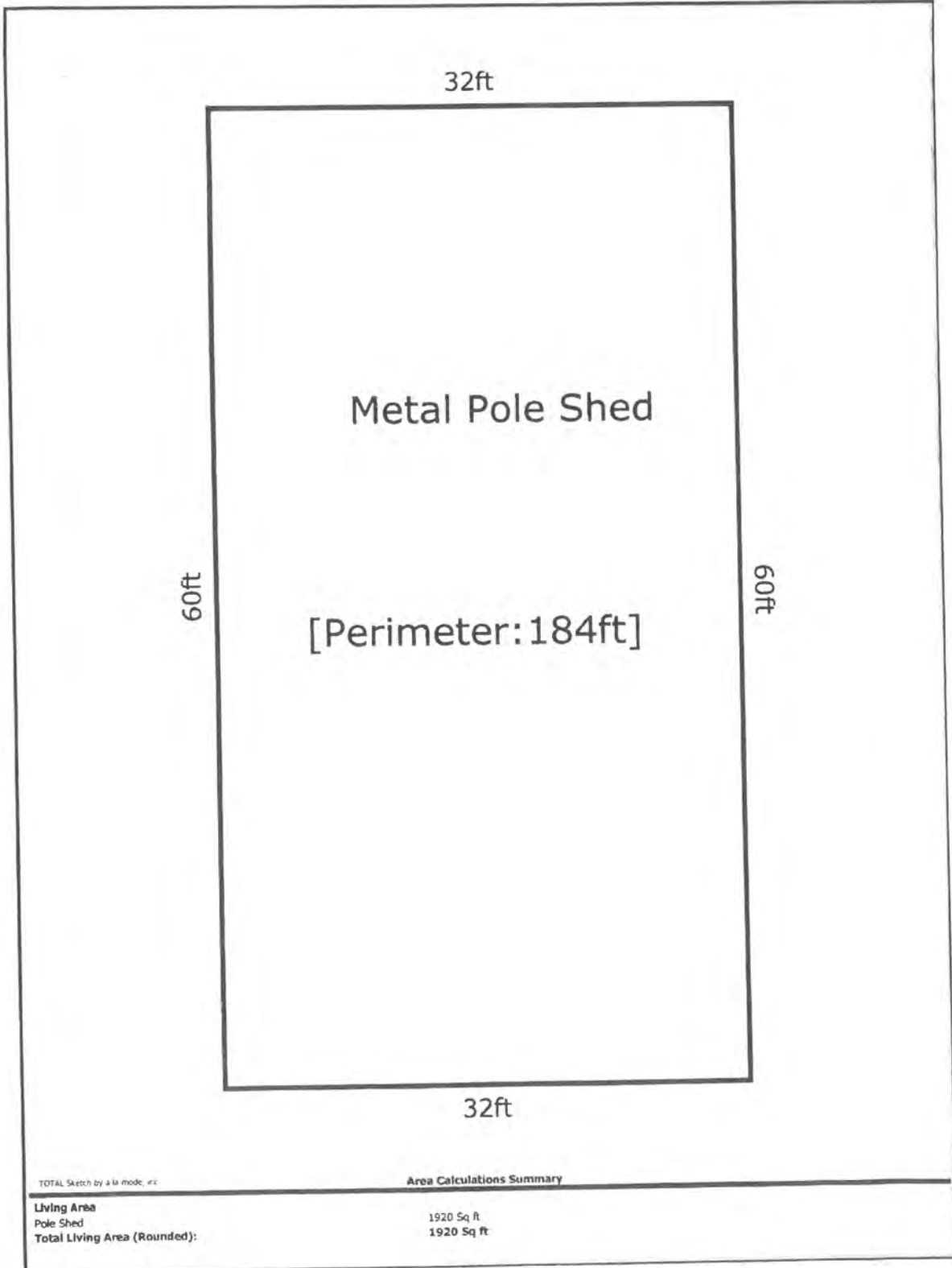
6/13/1995

Matthew M Filus, Registered Land Surveyor

Date

Building Sketch

Client	Attorney: James Robb		
Property Address	33773 US Hwy 14		
City	County	State	Zip Code
Lone Rock	Richland	WI	53556
Appraiser	Daniel L. Ericksen		



USE & OCCUPANCY:

33773 USH 14

This is a metal pole building that is estimated at over 30 years of age. It has been used for the storage of tractors, cars and miscellaneous items. There are four 7' X 8' X 40' storage containers on the site. Some of the containers have used tires in them.

33735 USH 14

This was originally constructed as a gas station and is 81 years of age. The gas station pumps were removed over 15 years ago and the building is being leased for an auto repair business. Rents for the building are \$700 on a month to month building.

S12608 County Line Rd

This building was originally a feed store. The building was converted into a single family home with two shop areas and loading docks. In addition a rental apartment was added in the southeast side of the building. The apartment was vacant at the time of inspection.

AREA and NEIGHBORHOOD:

Subject region is considered southwest Wisconsin (south of LaCrosse and west of Madison). The subject improved properties are located near the Village of Lone Rock in Richland County. Two properties are located within the village and one (S12608 County Line) is in Spring Green Township across from the village limits. Lone Rock is just west of the Sauk County line, approximately ¼ mile south of U.S. Highway 14 (USH 14), 1 mile north of the Wisconsin River. Lone Rock (population 910) is located 12 miles southeast of Richland Center (population 5,114), the county seat and 7 miles west of the subject sites is the Village of Spring Green (population 1,238). Most of the land in the Township (Buena Vista) is comprised of agricultural land. The farmland in the immediate area is desirable in the farming industry due to the flatness and productivity. The three immediate counties (Richland, Sauk and Iowa) are primarily agricultural.

The S12608 is located approximately eight blocks northeast from the central business district of Lone Rock and the two properties on USH 14 are approximately 8 blocks north of the central business district of Lone Rock. Dodgeville is twenty miles south and Madison is forty-two miles southeast. Property values are higher in the Spring Green area due to tourist's attractions, i.e., Taliesin, the American Players Theater, The Springs golf course--restaurant--hotel complex and one of the state's top tourist attractions--The House on the Rock.

The towns of Spring Green, Richland Center and Dodgeville offer most employment opportunities for the area. Many people in the area will commute to Madison area for work. Most of the growth in the area has been in the township due to the limited amount of land for housing within the village. There is a newer housing development that was annexed into the village approximately 15 years ago. However, growth has been very slow in the area. Most recent single family home sales have been foreclosures within the Village.

Most of the land in Richland County is farmland (77.8%) and most businesses are agriculturally related (source 2010 census information). Most non-farm employment is in manufacturing, health care & social assistance and the public sector. Two major Highways converge in Richland Center, U.S. Highway 14 and State Highway 80. USH 14 connects Madison to La Crosse. In addition USH 14 ties into the

EASEMENTS:

33773 USH 14 appears to have a shared driveway with the adjacent parcel to the east. See aerial. In addition there is a gravel road between this parcel and adjacent parcel to the west owned by the estate.

33735 USH 14 does not appear to have an easement except as noted above for the adjacent parcel east. In which case, access agreements may be desirable over the adjacent property east for direct access to USH 14. An extraordinary assumption is made that the access agreement would be in place for these two parcels if sold separately. It is not required currently as both parcels are owned by the same trust.

S12608 County Line Rd. No easements were noticed.

Easements of record are public utility for all three parcels. It should be noted that public utility easements are along streets. No other adverse easements or offensive properties were observed.

ZONING:

33773 USH 14 is zoned Highway Business with the Village of Lone Rock.

33735 USH 14 is zoned Highway Business with the Village of Lone Rock. Highway Business allows for convenience stores, restaurant, drive in food, tourist information, vehicle sales and other general highway business with conditional permits from the village.

Lots require;	80' width minimum of 1,200 square foot area
Setbacks	50' Front
	20' Side
	40' rear
Height	50' Maximum or three stories

S12608 County Line Rd. is county zoned with Sauk County and zoned COM. The commercial district allows for; agricultural uses, home businesses, industrial uses, residential uses, community uses, educational uses, retail sales & services and other conditional uses.

Setback requirements:

Minimum Setbacks:

Rear yard: 10 feet
 Front yard: 25 feet
 Side yard: 10 feet

Height 50' Maximum

Minimum Lot Size: 20,000

Subject Complies.

- parking.
- (b) **Permitted Uses.** The following uses are permitted in the B-4 District:
- (1) Convenience stores.
 - (2) Motels.
 - (3) Restaurants and drive-in establishments serving food or beverages.
 - (4) Tourist information and hospitality centers.
- (c) **Conditional Uses.** The following uses are permitted as conditional uses in the B-4 District:
- (1) Any other highway commercial activities similar to above that cater to the traveling public.
 - (2) Bowling alleys.
 - (3) Car washing and upholstery shops.
 - (4) Farm machinery and equipment sales and service.
 - (5) Food locker plants.
 - (6) Lumber yards.
 - (7) Small motor sales and/or service.
 - (8) Vehicle sales.
 - (9) Veterinary clinics.
 - (10) Wholesaling and warehousing.
 - (11) Greenhouses and outdoor landscaping sales.
 - (12) Service stations and automobile repair businesses.
- (d) **Lot, Yard and Building Requirements.** Within the B-4 District, the following standards shall apply:
- (1) **Lot Width.** Minimum eighty (80) feet.
 - (2) **Lot Area.** Minimum twelve-thousand (12,000) square feet.
 - (3) **Principal Building:**
 - a. **Front Yard.** Minimum fifty (50) feet.
 - b. **Side Yards.** Minimum twenty (20) feet.
 - c. **Rear Yards.** Minimum forty (40) feet
 - d. **Building Height.** Maximum fifty (50) feet, and no more than three (3) stories.
 - (4) **Accessory Building:**
 - a. **Front Yard.** Minimum twenty-five (25) feet.
 - b. **Side Yards.** Minimum ten (10) feet.
 - c. **Rear Yards.** Minimum three (3) feet.
 - d. **Building Height.** Maximum twenty-five (25) feet.
 - e. **Roof Overhang.** Buildings in excess of three-hundred (300) square feet must have roofs with at least a twenty-four (24) inch side overhang and a six (6) inch front and rear overhang. (See Figure 7).
 - (5) **Extensions of Structures into required yards:**
 - a. The following extensions shall be permitted into required yards:
 1. Canopies and marquee in the Business Districts six (6) feet (not permitted in interior side yards)
 2. Cornices and similar extensions one (1) foot
 3. Open fireproof fire escapes three (3) feet
 4. Eaves two (2) feet
 - b. The following restrictions shall apply to the permitted extensions:
 1. Cornices, canopies, marquees and similar extensions shall be at least ten (10) feet above ground level
 2. Canopies shall, in no case, extend nearer than three (3) feet back of the face of a curb.
 - (6) **Extensions of structures over sidewalks**

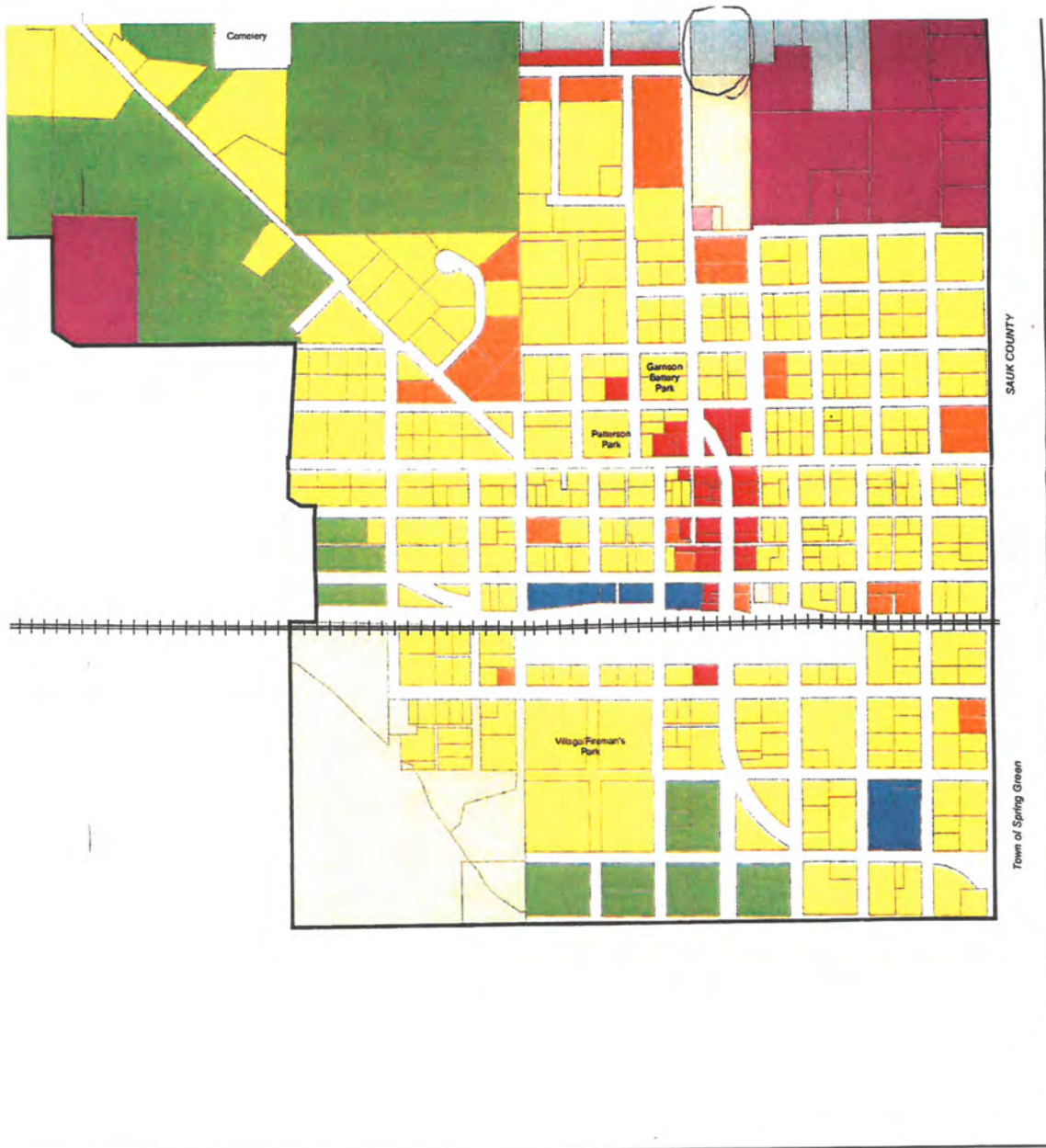
In the B-1 Highway Business District, canopies attached to business structured at

district will not detract from the potential of revitalizing the downtown business district.

- (b) **Permitted Uses.** The following uses are permitted in the B-3 District:
- (1) Agricultural services.
 - (2) Automotive repair, services, and garages.
 - (3) Bowling alleys.
 - (4) Essential facilities and services, utilities.
 - (5) General building contractors; general contractors--heavy construction; special trade contractors.
 - (6) Handball, and racquetball clubs.
 - (7) Lawn and garden services.
 - (8) Miscellaneous repair services.
 - (9) Motor freight transportation and warehousing.
 - (10) Pool halls.
 - (11) Retail trade-- boat dealers, building materials, lawn and garden supply. Manufactured home dealers, motor vehicle dealers, recreation and utility trailer dealers.
 - (12) Wholesale trade, durable goods and non-durable goods.
- (c) **Conditional Uses.** The following are permitted as conditional uses in the B-3 District:
- (1) Other land extensive business uses not specifically listed above that are consistent with the purpose and intent of this district, with approval of the Plan Commission.
- (d) **Lot, Yard and Building Requirements.** In residential Districts, except for corner lot, required setbacks shall be modified in the following cases:
- Where fifty (50) percent or more of the frontage on a block is occupied by residence having setbacks less than that required by this Chapter, setback on each remaining lot shall be determined in accordance with the following rule. The front building line of a proposed structure shall be no nearer the front lot line than a line joining adjacent front corners of the nearest principal structures which are in the same block frontage on either side of the proposed structure. If, on a block frontage, no principal structure exists to one side of the proposed structure, a structure may be assumed to exist on the corner lot which conforms to the minimum setback and side yard width requirements of this Chapter. Within the B-3 District, the following standards shall apply:
- (1) **Lot Width.** Minimum sixty-five (65) feet.
 - (2) **Lot Area.** Minimum eight-thousand-five-hundred (8,500) square feet.
 - (3) **Principal Building:**
 - a. **Front Yard.** Minimum twenty-five (25) feet
 - b. **Side Yards.** Minimum ten (10) feet.
 - c. **Rear Yards.** Minimum twenty-five (25) feet.
 - d. **Building Height.** Maximum seventy-five (75) feet, and no more than three (3) stories.
 - (4) **Accessory Building:**
 - a. **Front Yard.** Minimum twenty-five (25) feet.
 - b. **Side Yards.** Minimum ten (10) feet.
 - c. **Rear Yards.** Minimum three (3) feet.
 - d. **Building Height.** Maximum twenty-five (25) feet.
 - e. **Roof Overhangs.** Buildings in excess of three-hundred (300) square feet must have roofs with at least a twenty-four (24) inch side overhang and a six (6) inch front and rear overhang. (See Figure 7)

3.09 B-4: HIGHWAY BUSINESS DISTRICT

- (a) **Purpose.** The purpose of the B-4 District is to provide for principally motor vehicle oriented or dependent commercial activities that cater to the traveling public, and require larger land areas than can normally be found in the downtown business district. Lot dimensional requirements are established to provide for the orderly grouping of commercial uses and for adequate off-street



Legend

Lone Rock Village

Zoning

- A-1 Agricultural District
- B-1 Retail Business District
- B-2 Neighborhood Business District
- B-3 Wholesale And Service District
- B-4 Highway Business District
- M-1 Industrial District
- R-1 Single-Family Residential District

1 inch equals 0.14 miles



This map is neither a legally recorded map nor a technical survey and is not intended to be one. SWWRPC is not responsible for any inaccuracies herein contained.

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
VILLAGE OF LONE ROCK
RICHLAND COUNTY

MCCASKEY, EDWARD J TRUST

BILL NUMBER: 300

SEQ# 10502

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

305249 295879 148/595 144/4 ACRES: 3.900
SEC 12, T 08 N, R 02 E
PLAT: N/A-N/A
NW 1/4 NE 1/4 CSM 191, VOL 2, PAGE 100, WITH
ADJ HWY RT-O-WY

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LINE LN
LONE ROCK WI 53556

Property Address: 33735 US HWY 14

Parcel #: 146-4812-1000
Alt. Parcel #: 5214648121000

Assessed Value Land 53,100	Ass'd. Value Improvements 53,100	Total Assessed Value 106,200	Ave. Assmt. Ratio 0.8788	Net Assessed Value Rate (Does NOT reflect credits)	0.023444303
Est. Fair Mkt. Land 60,400	Est. Fair Mkt. Improvements 60,400	Total Est. Fair Mkt. 120,800	<input type="checkbox"/>	School taxes reduced by school levy tax credit	\$ 203.10
Star in this box means Unpaid Prior Year Taxes					
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				0.00	
RICHLAND COUNTY	54,893	54,429	846.28	1,004.46	18.7%
VILLAGE OF LONE ROCK	164,411	164,404	419.67	420.42	0.2%
RIVER VALLEY SCHOOL DIST	272,600	290,932	944.15	960.65	1.7%
DIST 4 TECHNICAL COLL	29,770	30,401	101.05	104.26	3.2%
Total	521,674	540,166	2,311.15	2,489.79	7.7%
	First Dollar Credit		71.65	68.48	-4.4%
	Lottery & Gaming Credit				
	Net Property Tax		2,239.50	2,421.31	8.1%

Make Check Payable to:
LONE ROCK VILL TREAS
ESTHER MARSHALL
P O BOX 338
LONE ROCK WI 53556

Full Payment Due On or Before January 31, 2021
\$2,421.31
Or First Installment Due On or Before January 31, 2021
\$1,210.66

Net Property Tax 2,421.31

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

And Second Installment Due On or Before July 31, 2021
\$1,210.65

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2021
\$ 2,421.31
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction RIVER VALLEY SCHOOL DIST	Total Additional Taxes 92,654.90	Total Additional Taxes Applied to Property 291.64	Year Increase Ends 2022
--	--	---	-----------------------------------

PLEASE RETURN LOWER PORTION WITH REMITTANCE

LONE ROCK VILL TREAS
ESTHER MARSHALL
P O BOX 338
LONE ROCK WI 53556

REAL ESTATE PROPERTY TAX BILL FOR 2020

Bill #: 300
Parcel #: 146-4812-1000
Alt. Parcel #: 5214648121000

Total Due For Full Payment \$2,421.31
Pay to Local Treasurer By Jan 31, 2021

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$1,210.66 BY January 31, 2021	2ND INSTALLMENT Pay to County Treasurer \$1,210.65 BY July 31, 2021
---	---

Check For Billing Address Change.

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LINE LN
LONE ROCK WI 53556

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

PA-88672 (R. 8-15)

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
VILLAGE OF LONE ROCK
RICHLAND COUNTY

MCCASKEY, EDWARD J TRUST

BILL NUMBER: 288

SEQ# 10501

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

305249 295879 95/297 ACRES: 1.000
SEC 12, T 08 N, R 02 E
PLAT: N/A-N/A
NE 1/4 NE 1/4 PARCEL DESC IN VOL-PAGE PLUS ADJ
HWY RT-O-WAY

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LINE LN
LONE ROCK WI 53556

Property Address: 33773 US HWY 14

Parcel #: 146-4811-1000
Alt. Parcel #: 5214648111000

Assessed Value Land 18,000	Ass'd. Value Improvements 9,400	Total Assessed Value 27,400	Ave. Assmt. Ratio 0.8788	Net Assessed Value Rate (Does NOT reflect credits)	0.023444303
Est. Fair Mkt. Land 20,500	Est. Fair Mkt. Improvements 10,700	Total Est. Fair Mkt. 31,200	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes.	School taxes reduced by school levy tax credit	\$52.40
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				0.00	
RICHLAND COUNTY	54,893	54,429	218.34	259.15	18.7%
VILLAGE OF LONE ROCK	164,411	164,404	108.28	108.47	0.2%
RIVER VALLEY SCHOOL DIST	272,600	290,932	243.59	247.85	1.7%
DIST 4 TECHNICAL COLL	29,770	30,401	26.07	26.90	3.2%
Total	521,674	540,166	596.28	642.37	7.7%
	First Dollar Credit Lottery & Gaming Credit		71.65	68.48	-4.4%
	Net Property Tax		524.63	573.89	9.4%

Make Check Payable to:
LONE ROCK VILL TREAS
ESTHER MARSHALL
P O BOX 338
LONE ROCK WI 53556

Full Payment Due On or Before January 31, 2021
\$573.89
Or First Installment Due On or Before January 31, 2021
\$286.95

Net Property Tax 573.89

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

And Second Installment Due On or Before July 31, 2021
\$286.94

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2021
▶ \$ 573.89
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction RIVER VALLEY SCHOOL DIST	Total Additional Taxes 92,654.90	Total Additional Taxes Applied to Property 75.24	Year Increase Ends 2022
--	--	--	-----------------------------------

PLEASE RETURN LOWER PORTION WITH REMITTANCE

LONE ROCK VILL TREAS
ESTHER MARSHALL
P O BOX 338
LONE ROCK WI 53556

REAL ESTATE PROPERTY TAX BILL FOR 2020

Bill #: 288
Parcel #: 146-4811-1000
Alt. Parcel #: 5214648111000

Total Due For Full Payment \$573.89
Pay to Local Treasurer By Jan 31, 2021

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$286.95 BY January 31, 2021	2ND INSTALLMENT Pay to County Treasurer \$286.94 BY July 31, 2021
---	---

Check For Billing Address Change.

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LINE LN
LONE ROCK WI 53556

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

PA-68612 (R-8-15)

330054

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

Document Number

Document Name

THIS DEED, made between Larry L. Sebranek

as Trustee of Edward J. McCaskey Revocable Trust dated April 29, 2014

("Grantor," whether one or more), and Matthew B. McCaskey and Miranda L. Stamps as tenants in common

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Richland County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot One (1) of Richland County Certified Survey Map No. 191 recorded in Volume 2 of Certified Survey Maps on Pages 100-101 as Document No. 216867, being located in part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twelve (12), Town Eight (8) North, Range Two (2) East, Town of Buena Vista, Village of Lone Rock, Richland County, Wisconsin.

SUSAN TRIGGS
REGISTER OF DEEDS
RICHLAND COUNTY, WI
330054

7/19/2021 03:49 PM
RECORDING FEE: 30.00
TRANSFER FEE: 0.00
FEE EXEMPTION: 77.25 (11)
PAGE COUNT 1

Recording Area

Name and Return Address

Robb Law

lpg

146-4812-1000

Parcel Identification Number (PIN)

Dated July 15, 2021

(SEAL) Larry L. Sebranek (SEAL)
* Larry L. Sebranek

(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

Signature(s) of Larry L. Sebranek

authenticated on July 15, 2021

* James J. Robb

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Atty. James J. Robb

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

TRUSTEE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 7-2003

*Type name below signatures.

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330057

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

Document Number

Document Name

THIS DEED, made between Larry L. Sebranek

as Trustee of Edward J. McCaskey Revocable Trust dated April 29, 2014

("Grantor," whether one or more), and Matthew B. McCaskey and Miranda L. Stamps as tenants in common

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Richland County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twelve (12), Township Eight (8) North, Range Two (2) East, Town of Buena Vista, Richland County, Wisconsin, bounded and described as follows:

Commencing at the Northeast Corner of said Section Twelve (12);

Thence South 89° 53' 04" West, 1322.81 feet along the North Line of the Northeast Quarter (NE 1/4) of Section Twelve (12), to the Northwest Corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4);

Thence South 00° 58' 42" East, 89.63 feet (previously recorded as South, 84.8 feet), along the West Line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), to a point lying situated on the Southerly Right-of-Way of United States Trunk Highway "14";

Thence South 89° 10' 21" East, 121.97 feet (previously described as South 89° 22' East, 122.00 feet), along said Southerly Right-of-Way;

Thence South 00° 11' 25" West, 296.22 feet (previously described as South, 300 feet);

Thence South 89° 01' 18" West, 115.87 feet (previously described as West, 122 feet), to a point on the West Line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4);

Thence North 00° 58' 42" West, 300 feet (previously described as North), along the West Line to the Point of Beginning.

SUSAN TRIGGS
REGISTER OF DEEDS
RICHLAND COUNTY, WI
330057

7/19/2021 03:49 PM
RECORDING FEE: 30.00
TRANSFER FEE: 0.00
FEE EXEMPTION: 77.25 (11)
PAGE COUNT 1

Recording Area

Name and Return Address

Robb Law

1 pg.

146-4811-1000

Parcel Identification Number (PIN)

Dated July 15, 2021

(SEAL) Larry L. Sebranek (SEAL)
* Larry L. Sebranek

(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

Signature(s) of Larry L. Sebranek

authenticated on July 15, 2021

James J. Robb
* James J. Robb

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Atty. James J. Robb

ACKNOWLEDGMENT

STATE OF _____)
) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Notary Public, State of _____
My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

TRUSTEE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 7-2003

*Type name below signatures.

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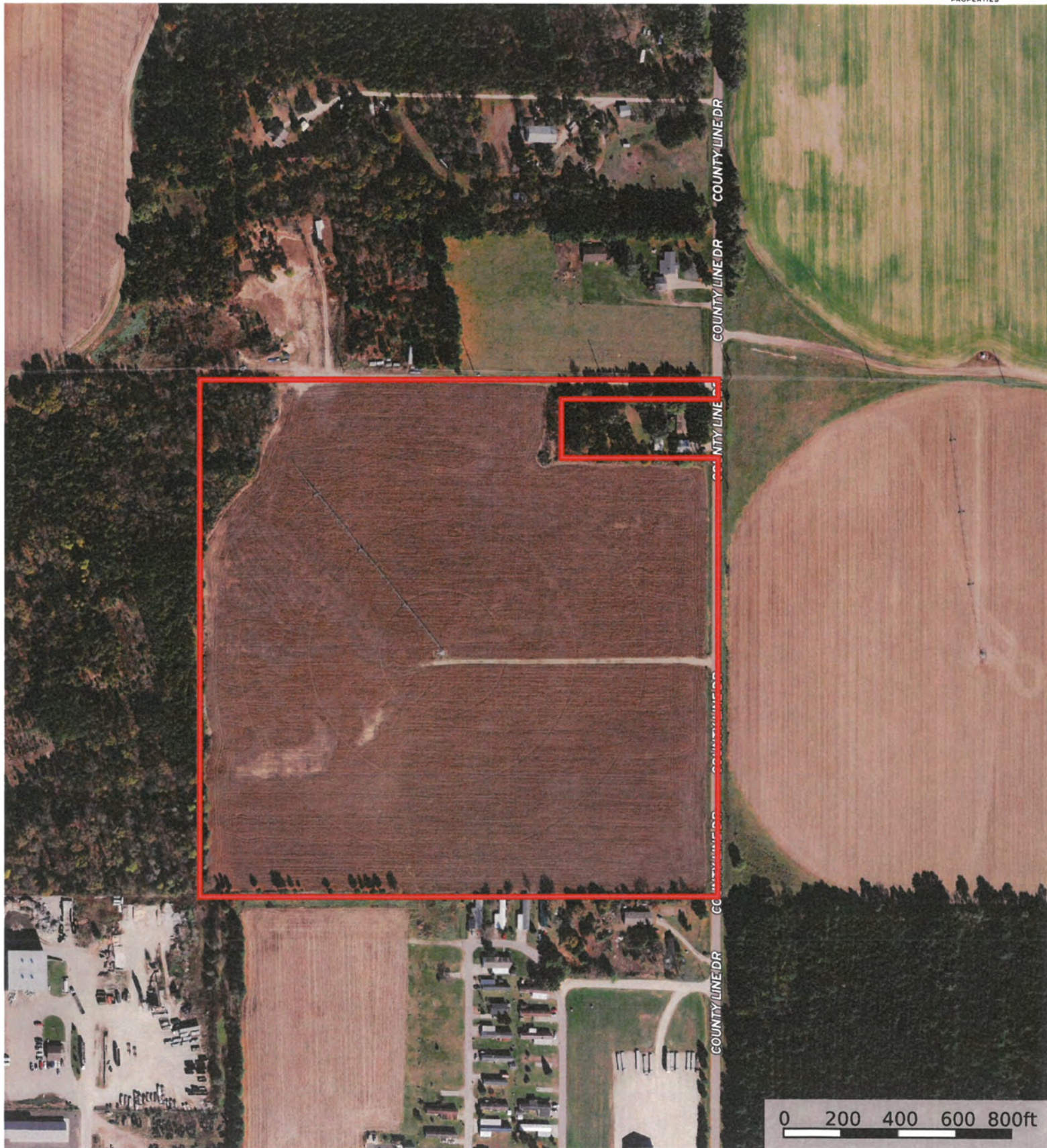
**HAMELE
AUCTION
SERVICES**


Auction Lot #2 38.31 Acres County Line Road Town of Buena Vista

- 38.31 Surveyed Acres (2 Tax Parcels)
- Valley Irrigation System 7000 Series installed 2016
- 35.26+/- Tillable Acres (Lease Expires 12-31-21)
- Drilled Well
- Electric on north side of parcel for Irrigation
- Surveyed into 4 individual lots

38Acre Parcel County Line Rd Auction 9-23-2021

Richland County, Wisconsin, 38 AC +/-



 Boundary

Travis Hamele
P: 6087425000

www.uchamele.com

1325 W. WISCONSIN ST.



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

38Acre Parcel County Line Rd Auction 9-23-2021
Richland County, Wisconsin, 38 AC +/-



Boundary

Travis Hamele
P: 6087425000

www.uchamele.com

1325 W. WISCONSIN ST.



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

|  Boundary 38.6 ac









SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SpB	Sparta loamy sand, 1 to 6 percent slopes	0.2	0.47	2e
502B2	Chelsea fine sand, 2 to 6 percent slopes, moderately eroded	0.0	0.01	-
1505C2	Sparta-Blownout land complex, 0 to 15 percent slopes	8.7	22.48	-
504A	Sparta loamy fine sand, 0 to 3 percent slopes	29.8	77.04	-
TOTALS		38.6	100%	0.01

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

38Acre Parcel County Line Rd Auction 9-23-2021

Richland County, Wisconsin, 38 AC +/-



 Boundary

Travis Hamele
P: 6087425000

www.uchamele.com

1325 W. WISCONSIN ST.



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

|  Boundary 38.6 ac









SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SpB	Sparta loamy sand, 1 to 6 percent slopes	0.2	0.47	4s
502B2	Chelsea fine sand, 2 to 6 percent slopes, moderately eroded	0.0	0.01	4s
1505C2	Sparta-Blownout land complex, 0 to 15 percent slopes	8.7	22.48	4s
504A	Sparta loamy fine sand, 0 to 3 percent slopes	29.8	77.04	4s
TOTALS		38.6	100%	4.0

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

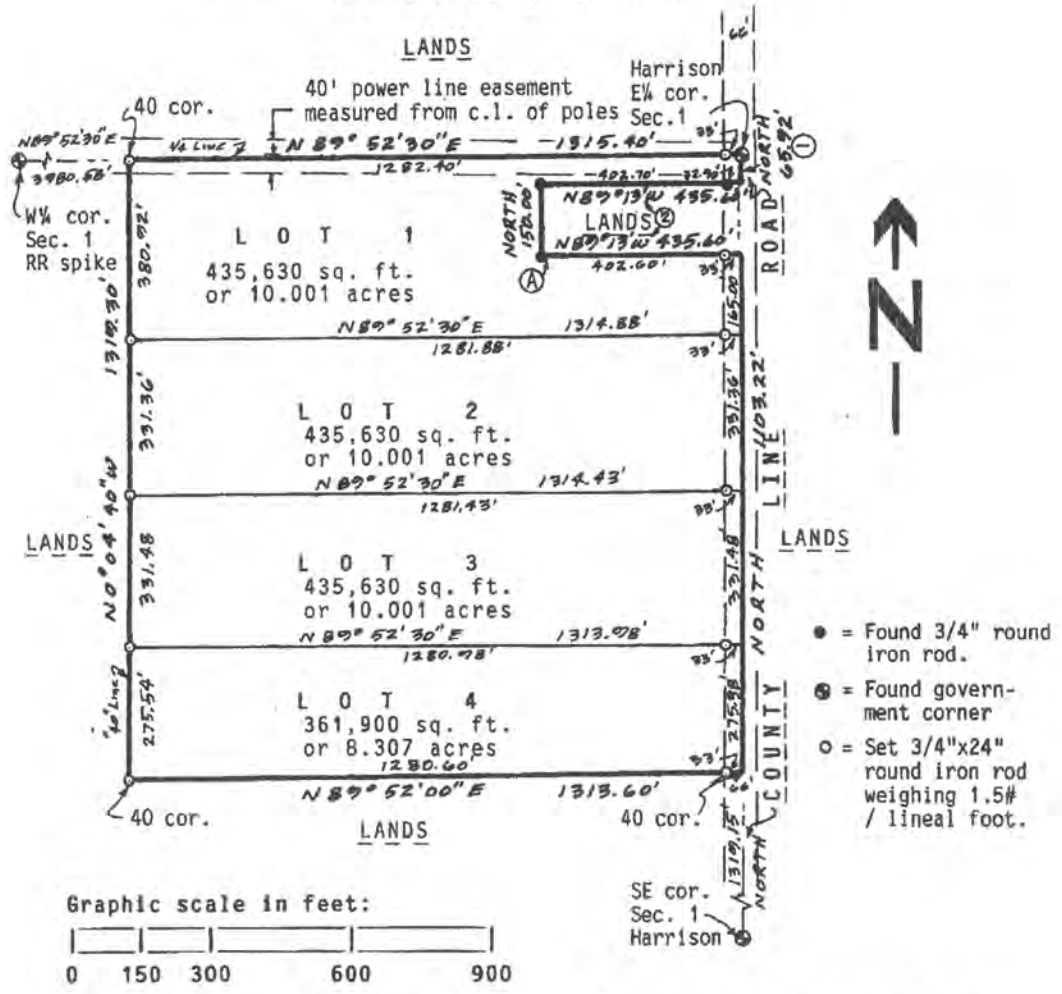
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 36

Located in
NE¼-SE¼, Section 1, T8N, R2E, Town of Buena Vista
Richland County, Wisconsin.



Bearings are referenced to the east line of the SE¼ of Section 1 and assumed to bear NORTH.

Line ① recorded as 66.00 feet. Line ② recorded as N89°18'13"W, 435.60 feet.
Iron found at (A) is 0.16 feet north and 0.19 feet east of actual lot corner.

Client: Patten Corp. Great Lakes Wisconsin, 2317 International Lane, Madison WI 53704.
Surveyor: Ken Carlson, 127 10th Ave, Baraboo WI 53913 Tel 608-356-3816



Ken Carlson
Dec 7, 1987

RECORDED
AT 1:00 O'CLOCK P. M.

MAR 25 1988

VOL. 1 OF Cert Survey PAGE 136-707
BY MILLER, REGISTER OF DEEDS
RICHLAND COUNTY, WISCONSIN
BY *Ang Miller*

Stock No. 26273

VOL 1 PAGE 137

Side 2 of 2 sides.

SURVEYORS CERTIFICATE:

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 1, T8N, R2E, Town of Buena Vista, Richland County, Wisconsin bounded by the following described line:

Beginning at the East $\frac{1}{4}$ corner of said Section 1; thence SOUTH, 65.92 feet; thence N89°13'W, 435.60 feet; thence SOUTH, 150.00 feet; thence S89°13'E, 435.60 feet; thence SOUTH, 1103.22 feet; thence S89°52'00"W, 1313.60 feet; thence N0°04'40"W, 1319.30 feet; thence N89°52'30"E, 1315.40 feet to the point of beginning.

Said parcel contains 38.310 acres and is subject to highway and power line easements of record.

That I have complied with the provisions of Chapter 236.34 Wisconsin Statutes and the subdivision regulations of Richland County to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have made such survey under the direction of Mark Mitchell.



Date

Dec 7, 1987

Kenneth G. Carlson

A handwritten signature in cursive script that reads "Kenneth G. Carlson".

330055

Document Number

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

Document Name

THIS DEED, made between Larry L. Sebranek

as Trustee of Edward J. McCaskey Revocable Trust dated April 29, 2014

("Grantor," whether one or more), and Matthew B. McCaskey and Miranda L.
Stamps as tenants in common

("Grantee," whether one or more).
Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Richland County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots 1 and 2 of Richland County Certified Survey Map No. 36 dated December 7, 1987, and recorded March 5, 1988, at 1 p.m. in Volume 1 of Certified Survey Map on pages 136-137 as Document No. 192557, located in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section One (1), Township Eight (8) North, Range Two (2) East, Richland County, Wisconsin

SUSAN TRIGGS
REGISTER OF DEEDS
RICHLAND COUNTY, WI
330055

7/19/2021 03:49 PM
RECORDING FEE: 30.00
TRANSFER FEE: 0.00
FEE EXEMPTION: 77.25 (11)
PAGE COUNT 1

Recording Area

Name and Return Address

Robb Law

1 pg

006-3741-1000

Parcel Identification Number (PIN)

Dated July 15, 2021

(SEAL) Larry L. Sebranek (SEAL)
* _____

(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

Signature(s) of Larry L. Sebranek

authenticated on July 15, 2021

* James J. Robb

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Atty. James J. Robb

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ COUNTY)

Personally came before me on _____
the above-named _____
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

TRUSTEE'S DEED

*Type name below signatures.

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FORM NO. 7-2003

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307014

Document Number

Easement Agreement

Document Title

VOL 629 PAGE 487

RECORDED
AT 2:22 O'CLOCK P. M.

NOV 05 2014

VOL 629 OF RECORD, PAGE 487-489

REGISTER OF DEEDS

RICHLAND COUNTY, WISCONSIN

BY *[Signature]*

Recording Area 3 pgs.

Name and Return Address

Richland County Title, LLC
665 Chestnut Street
Richland Center, WI 53581

006-3714-2000, 006-3741-1000

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). WRDA HB Rev. 1/8/2004.

EASEMENT AGREEMENT

Re: **EASEMENT:** Easement for ingress, egress and utility purposes across the South Thirty-three (33) feet of Lots One (1), Two (2) and Three (3) of Certified Survey No. 987, and the North Thirty-three (33) feet of Lot One (1) of Certified Survey Map No. 36, Richland County, Wisconsin.

PURPOSE: The purpose of this Easement, as described above, is to allow an access easement from the roadway currently known as "County Line Road", across the lands owned by the parties, to the lands described as follows:

LANDS BENEFITED: Lots One (1), Two (2) and Three (3) of Certified Survey Map No. 987, recorded in the Richland County Registry on October 29, 2014 in Volume 9 of Certified Survey Maps on page 70, as Document No. 306923, being located in part of the Southeast Quarter (SE $\frac{1}{4}$) of the Fractional Northeast Quarter (NE $\frac{1}{4}$) of Section One (1), Township Eight (8) North, Range Two (2) East, Town of Buena Vista, Richland County, Wisconsin.

ALSO the lands directly south of the above described Lots One (1), Two (2) and Three (3) of Certified Survey Map No. 987, which is described as Lots One (1) and Two (2) of Certified Survey Map No. 36, Richland County, Wisconsin.

The undersigned **Edward J. McCaskey**, the acting Trustee of the Edward J. McCaskey Revocable Trust dated April 29, 2014 (**as GRANTOR**); and

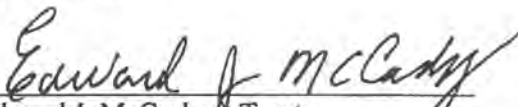
Trisha J. Barman (as GRANTEE) hereby agree as follows:

1. GRANTOR holds title to the South portion of the above described Easement, as well as all portions of said Easement not contained within the confines of Lot One (1) of CSM #987; and GRANTEE is being conveyed title to the North portion of the above described easement that is included in Lot One (1) as described above.
2. GRANTORS and GRANTEE shall remain responsible for real estate taxes owed on the portions of the property owned by them.

3. GRANTOR and GRANTEE, and their heirs, successors and assigns, shall have a continuing, non-exclusive right to use said property for the purpose of ingress and egress to and from their property.
4. Said continuing right shall extend for the full length of the easement even if a party does not own land adjacent to that parcel.
5. In the event any party wishes to improve the easement, then that party shall be solely responsible for the cost of the improvements to the proportion of the easement owned by that party.
6. GRANTOR and GRANTEE shall not block said easement, and shall not permit others to block said easement.
7. This shall be a non-exclusive, perpetual easement.
8. All rights and duties described herein shall be binding upon, and inure to the benefit of, the parties to this agreement, and their heirs, successors, and assigns.

Dated this 31st day of October, 2014.

GRANTOR:

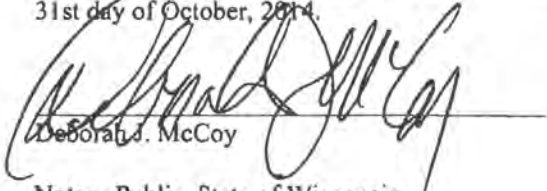

 Edward J. McCaskey, Trustee
 Edward J. McCaskey Revocable Trust,
 Dated April 29, 2014

GRANTEE:


 Trisha J. Barman

STATE OF WISCONSIN)
)S.S.
 COUNTY OF RICHLAND)

Signatures of Edward J. McCaskey and Trisha Barman subscribed and sworn to before me this 31st day of October, 2014.


 Deborah J. McCoy
 Notary Public, State of Wisconsin
 My commission expires: 7-26-2015



This document drafted by:
Karen S. Fowell, Atty., Richland Center, WI 53581

Well Construction Report WISCONSIN UNIQUE WELL NUMBER				XT679		Drinking Water and Groundwater - DG/5 Department of Natural Resources, Box 7921 Madison WI 53707				Form 3300-077A	
Property Owner EDWARD MCCASKEY REVOCABLE TRUS				Phone # (608)604-9774		1. Well Location				Fire # (if avail.)	
Mailing Address S12608 CO LINE RD						Town of BUENA VISTA					
City LONE ROCK				State WI	Zip Code 53556	Street Address or Road Name and Number					
County Richland	Co. Permit #	Notification #	Completed 05-19-2016		Subdivision Name			Lot #	Block #		
Well Constructor (Business Name) HAUPT WELL DRLG INC			Lic. # 6602	Facility ID # (Public Wells)		Latitude / Longitude in Decimal Degree (DD)			Method Code		
Address SCOTT HAUPT AUBURNDALE WI 54412			Well Plan Approval # 5310032		43.1966 °N -90.1952 °W			GPS008			
Approval Date (mm-dd-yyyy) 11-05-2015			Specific Capacity 26.3		NE SE Section Township Range		1 8 N 2 E		or Govt Lot #		
Hicap Permanent Well # 74402		Common Well #		Hicap Well ? Yes		2. Well Type New Well				of previous unique well # constructed in	
Heat Exchange ___ # of drillholes		Hicap Potable ?		Hicap Property ? Yes		Reason for replaced or reconstructed well ?					
3. Well serves # of IRRIGATION		Hicap Well ? Yes		Hicap Property ? Yes		Construction Type Drilled					
4. Potential Contamination Sources - ON REVERSE SIDE											
5. Drillhole Dimensions and Construction Method						8. Geology Type, Caving/Noncaving, Color, Hardness, etc...		From (ft.)		To (ft.)	
Dia. (in.)	From (ft.)	To (ft.)	Upper Enlarged Drillhole	Lower Open Bedrock		- - Y -		Surface		98	
17.25	Surface	98	Yes Rotary - Mud Circulation	No							
			Rotary - Air								
			Rotary - Air & Foam								
			Drill-Through Casing Hammer								
			Reverse Rotary								
			Cable-tool Bit ___ in. dia...								
			Dual Rotary								
			Temp. Outer Casing ___ in. dia								
			Removed? ___ depth ft. (If NO explain on back side)								
6. Casing, Liner, Screen				9. Static Water Level				11. Well Is			
Dia. (in.)	Material, Weight, Specification		From (ft.)	To (ft.)	10 ft. below ground surface				13 in. above grade		
12.75	.250 WALL A53B WELDED NORTHWEST PIPE		Surface	68	10. Pump Test				Developed ? Yes		
Dia. (in.)	Screen type, material & slot size		From (ft.)	To (ft.)	Pumping level 29 ft. below surface				Disinfected ? Yes		
12.75	JOHNSON GALV V-WIRE 60S		68	98	Pumping at 500 GP for 1 Hrs.				Capped ? Yes		
7. Grout or Other Sealing Material				Pumping Method ?				12. Notified Owner of need to fill & seal ?			
Method				Filled & Sealed Well(s) as needed?							
Kind of Sealing Material		From (ft.)	To (ft.)	# Sacks Cement		13. Constructor / Supervisory Driller		Lic #	Date Signed		
BENTONITE & CUTTINGS		Surface	50			SH			06-08-2016		
RED FLINT WELL PACK 60S		50	98			Drill Rig Operator		Lic or Reg #	Date Signed		
						TP					

4a. Potential Contamination Sources

Is the well located in floodplain ? No

Comment:

Water Quality Text:

Water Quantity Text:

Difficulty Text:

Created On: 09-12-2016

Created by: WELL CONST LOAD

Updated On: 09-12-2016

Updated by: WELL PROCESS

Export to Excel

Owner Name	County	Town	Range	DIR	Section	HiCap Well No	Water Use Code	Well Approval Date	Well Construction Date	WI Unique Well #	Status	Source Type	Max Approved (GPM)	Action
EDWARD MCCASKEY TRUST - ,	Richland	8	2	E	1	74402	IR10	11/05/2015	05/19/2016	XT679	Active	Groundwater	800	View Water Use View WCR

Showing 1 to 1 of 1 entries

Your Search Input

County: **Richland**

Source Type: **Both**

WI Unique Well #: **XT679**

Only water withdraw reports from 2010 - present are generated within this database. If you need information on other water withdrawal data, please contact waterusereregistration@wi.gov or 608-266-2299

DNR Water use fee

External

Inbox x

Miranda Stamps <MStamps@firststar-bank.com>

to me, m.k.shenk@gmail.com ▾

Tina

Here are the entries on the spread sheet from the statements for the DNR fees we talked about.

I don't have any other information than what was on the statement.

Date	CK#	TO:	\$	FOR
6/30/2017	1232	WI DNR	125.00	Water Permit
6/26/2019	1293	Wisconsin DNR	125.00	Water Use Fees
4/25/2021	1305	WI DNR	125.00	Water Use Fees

Miranda Stamps

Loan Operations Processor

Firststar Bank®

103 E Ray Fine Blvd

Roland, OK 74954

(918) 427-7474 X5534

mstamps@firststar-bank.com

www.firststar.bank

330053

Document Number

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

Document Name

THIS DEED, made between Larry L. Sebranek
as Trustee of Edward J. McCaskey Revocable Trust dated April 29, 2014

("Grantor," whether one or more), and Matthew B. McCaskey and Miranda L. Stamps as tenants in common

("Grantee," whether one or more).
Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Richland County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots 3 and 4 of Richland County Certified Survey Map No. 36 dated December 7, 1987, and recorded March 5, 1988, at 1 p.m. in Volume 1 of Certified Survey Map on pages 136-137 as Document No. 192557, located in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section One (1), Township Eight (8) North, Range Two (2) East, Richland County, Wisconsin.

SUSAN TRIGGS
REGISTER OF DEEDS
RICHLAND COUNTY, WI
330053

7/19/2021 08:49 PM
RECORDING FEE: 30.00
TRANSFER FEE: 0.00
FEE EXEMPTION: 77.25 (11)
PAGE COUNT 1

Recording Area

Name and Return Address

Robb Law

006-3741-3000

Parcel Identification Number (PIN)

Dated July 15, 2021

(SEAL) Larry L. Sebranek (SEAL)
* Larry L. Sebranek

(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

Signature(s) of Larry L. Sebranek

authenticated on July 15, 2021

* James J. Robb

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Atty. James J. Robb

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

TRUSTEE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 7-2003

*Type name below signatures.

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330055

Document Number

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

Document Name

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as Trustee of Edward J. McCaskey Revocable Trust dated April 29, 2014

("Grantor," whether one or more), and Matthew B. McCaskey and Miranda L. Stamps as tenants in common

("Grantee," whether one or more).

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SUSAN TRIGGS
REGISTER OF DEEDS
RICHLAND COUNTY, WI
330055

7/19/2021 03:49 PM
RECORDING FEE: 30.00
TRANSFER FEE: 0.00
FEE EXEMPTION: 77.25 (11)
PAGE COUNT 1

Recording Area

Name and Return Address

Robb Law

1 pg

006-3741-1000

Parcel Identification Number (PIN)

Dated July 15, 2021

(SEAL) Larry L. Sebranek (SEAL)
* Larry L. Sebranek

(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

Signature(s) of Larry L. Sebranek

authenticated on July 15, 2021

* James J. Robb

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Atty. James J. Robb

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Notary Public, State of _____
My commission (is permanent) (expires: _____)

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TRUSTEE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 7-2003

*Type name below signatures.

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**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
TOWN OF BUENA VISTA
RICHLAND COUNTY

MCCASKEY, EDWARD J TRUST

BILL NUMBER: 1438

SEQ# 10507

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

305249 289405 ACRES: 18.310
SEC 01, T 08 N, R 02 E
PLAT: N/A-N/A
NE 1/4 SE 1/4 CSM NO 36 LOTS 3 & 4

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LINE LN
LONE ROCK WI 53556

Property Address:

Parcel #: 006-3741-3000
Alt. Parcel #: 5200637413000

Assessed Value Land 4,400	Ass'd. Value Improvements	Total Assessed Value 4,400	Ave. Assmt. Ratio 0.8814	Net Assessed Value Rate (Does NOT reflect credits)	0.020250970
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$8,19
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				0.00	
RICHLAND COUNTY	185,941	183,677	33.56	41.95	25.0%
TOWN OF BUENA VISTA	156,080	157,187	2.80	2.88	2.9%
RIVER VALLEY SCHOOL DIST	362,763	385,545	37.77	39.96	5.8%
DIST 4 TECHNICAL COLL	39,617	40,289	3.99	4.31	8.0%
Total	744,401	766,698	78.12	89.10	14.1%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		78.12	89.10	14.1%

Make Check Payable to:
BUENA VISTA TREASURER
BARBARA BROCKWAY
29960 U S HWY 14
LONE ROCK WI 53556

Full Payment Due On or Before January 31, 2021
\$89.10

Or First Installment Due On or Before January 31, 2021
\$89.10

Net Property Tax 89.10

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

And Second Installment Due On or Before July 31, 2021
\$0.00

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2021

\$ 89.10

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction RIVER VALLEY SCHOOL DIST	Total Additional Taxes 122,787.10	Total Additional Taxes Applied to Property 12.07	Year Increase Ends 2022
--	---	--	-----------------------------------

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

BUENA VISTA TREASURER
BARBARA BROCKWAY
29960 U S HWY 14
LONE ROCK WI 53556

REAL ESTATE PROPERTY TAX BILL FOR 2020

Bill #: 1438
Parcel #: 006-3741-3000
Alt. Parcel #: 5200637413000

Total Due For Full Payment \$89.10
Pay to Local Treasurer By Jan 31, 2021

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$89.10 BY January 31, 2021	2ND INSTALLMENT Pay to County Treasurer \$0.00 BY July 31, 2021
--	---

Check For Billing Address Change.

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LINE LN
LONE ROCK WI 53556

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

PA-8862 (R. 8-15)

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
TOWN OF BUENA VISTA
RICHLAND COUNTY

MCCASKEY, EDWARD J TRUST

BILL NUMBER: 1436

SEQ# 10506

IMPORTANT: Correspondence should refer to parcel number.
See reverse side for important information.
Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
305249 291673 ACRES: 20.000
SEC 01, T 08 N, R 02 E
PLAT: N/A-N/A
NE 1/4 SE 1/4 CSM NO 36 LOTS 1 & 2

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LINE LN
LONE ROCK WI 53556

Property Address: 34476 COUNTY LINE RD

Parcel #: 006-3741-1000
Alt. Parcel #: 5200637411000

Assessed Value Land 4,700	Ass'd. Value Improvements	Total Assessed Value 4,700	Ave. Assmt. Ratio 0.8814	Net Assessed Value Rate (Does NOT reflect credits) 0.020250970
Est. Fair Mkt. Land 200	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 200	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$8.75

Taxing Jurisdiction	2019	2020	2019 Net Tax	2020 Net Tax	% Tax Change
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.			
STATE OF WISCONSIN				0.00	
RICHLAND COUNTY	185,941	183,677	35.96	44.81	24.6%
TOWN OF BUENA VISTA	156,080	157,187	3.00	3.08	2.7%
RIVER VALLEY SCHOOL DIST	362,763	385,545	40.46	42.68	5.5%
DIST 4 TECHNICAL COLL	39,617	40,289	4.28	4.61	7.7%
Total	744,401	766,698	83.70	95.18	13.7%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		83.70	95.18	13.7%

Make Check Payable to: BUENA VISTA TREASURER BARBARA BROCKWAY 29960 U S HWY 14 LONE ROCK WI 53556	Full Payment Due On or Before January 31, 2021 \$95.18
	Or First Installment Due On or Before January 31, 2021 \$95.18
And Second Installment Payment Payable To RICHLAND CO TREASURER JULIE KELLER 181 W SEMINARY ST RICHLAND CENTER WI 53581	And Second Installment Due On or Before July 31, 2021 \$0.00
	FOR TREASURERS USE ONLY
PAYMENT	_____
BALANCE	_____
DATE	_____

Net Property Tax	95.18
TOTAL DUE FOR FULL PAYMENT	
Pay By January 31, 2021	95.18
<p>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.</p>	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction RIVER VALLEY SCHOOL DIST	Total Additional Taxes 122,787.10	Total Additional Taxes Applied to Property 12.89	Year Increase Ends 2022
--	---	--	-----------------------------------

PLEASE RETURN LOWER PORTION WITH REMITTANCE

BUENA VISTA TREASURER
BARBARA BROCKWAY
29960 U S HWY 14
LONE ROCK WI 53556

REAL ESTATE PROPERTY TAX BILL FOR 2020

Bill #: 1436
Parcel #: 006-3741-1000
Alt. Parcel #: 5200637411000

Total Due For Full Payment \$95.18
Pay to Local Treasurer By Jan 31, 2021

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$95.18 BY January 31, 2021	2ND INSTALLMENT Pay to County Treasurer \$0.00 BY July 31, 2021
--	---

Check For Billing Address Change.

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LINE LN
LONE ROCK WI 53556

FOR TREASURERS USE ONLY	
PAYMENT	_____
BALANCE	_____
DATE	_____



**HAMELE
AUCTION
SERVICES**

Auction Lot #3 37.20+/- Cold Springs Road Town of Buena Vista

- 37.20+/- Acres (2 Tax Parcels)
- Dead End Gravel Road with deeded access (all owners on road share in maintenance but no agreement)
- 13.96+/- Tillable Acres (Lease Expires 12-31-21)
- No Programs
- Zoned Ag/Forestry

37 Acres Cold Springs Rd 9-23-21 Auction
Richland County, Wisconsin, 37 AC +/-




 Boundary

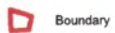
Travis Hamele
P: 6087425000

www.uchamele.com

1325 W. WISCONSIN ST.

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

37 Acres Cold Springs Rd 9-23-21 Auction
Richland County, Wisconsin, 37 AC +/-



Boundary

Travis Hamele
P: 6087425000

www.uchamele.com

1325 W. WISCONSIN ST.



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

36.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1145F	Gaphill-Rockbluff complex, 30 to 60 percent slopes	4.5	12.14	7e
254D2	Norden silt loam, 12 to 20 percent slopes, moderately eroded	1.5	4.07	4e
255F	Urne fine sandy loam, 30 to 45 percent slopes	1.4	3.84	7e
116D2	Churchtown silt loam, 12 to 20 percent slopes, moderately eroded	11.9	32.34	4e
424B	Merit silt loam, 1 to 6 percent slopes	2.9	7.84	2e
572C2	Windward loamy fine sand, 6 to 12 percent slopes, moderately eroded	0.1	0.19	6s
116C2	Churchtown silt loam, 6 to 12 percent slopes, moderately eroded	4.0	11.02	3e
117E2	Brownchurch sandy loam, 20 to 30 percent slopes, moderately eroded	10.5	28.57	6e
TOTALS		36.7	100%	4.79

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

PLAT OF SURVEY

LOCATED IN THE SOUTH HALF OF SECTION 23, AND IN THE WEST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 24, T9N, R2E, TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Registered Land Surveyor, hereby certify that I have surveyed, divided, mapped and monumented the property shown hereon and that this map is a true and correct representation of the property surveyed to the best of my knowledge and belief.

John M. Halverson
John M. Halverson
Registered Land Surveyor S-1318
Dated this 13th day of April, 2005

13th day of April, 2005

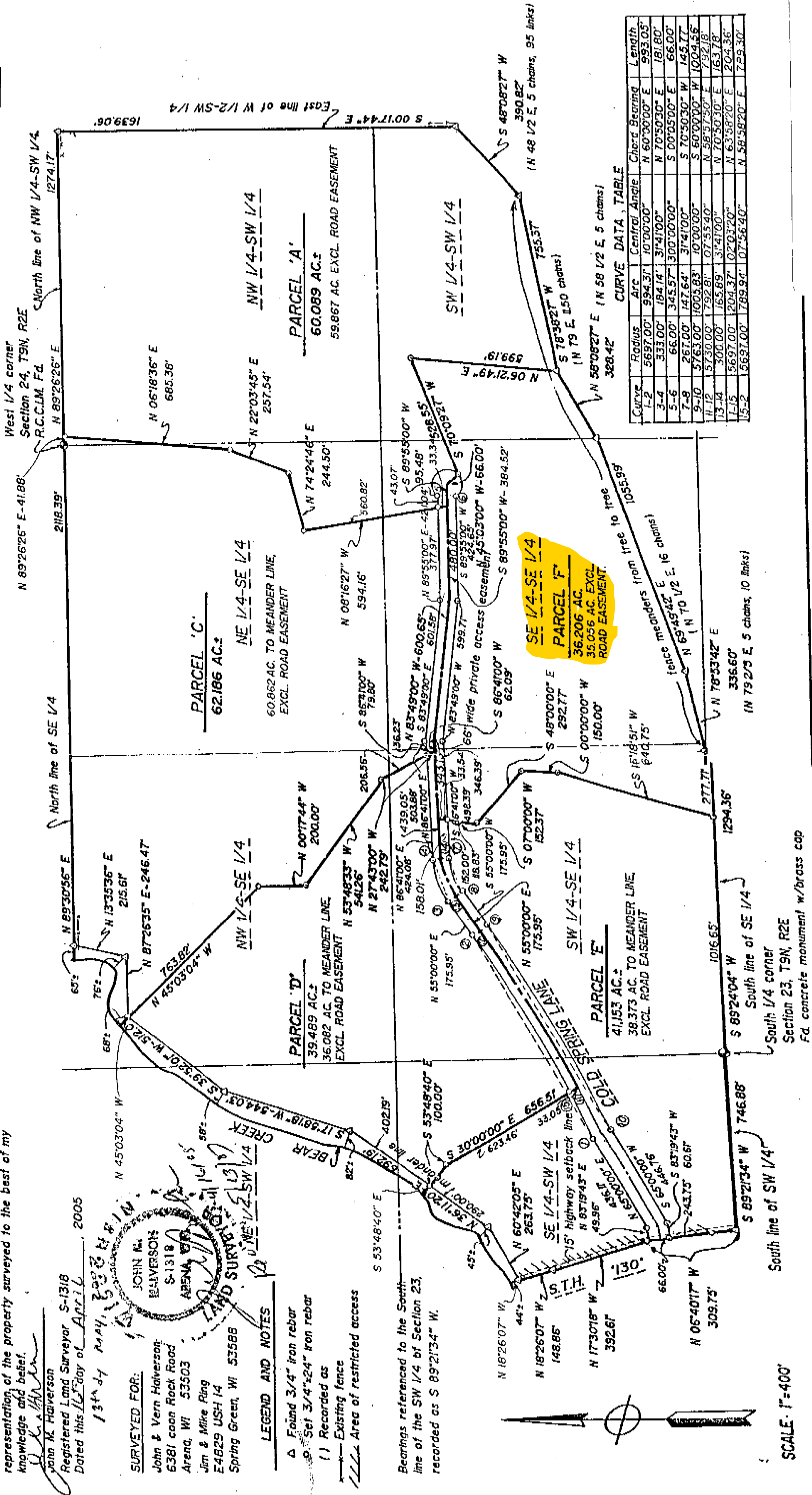
SURVEYED FOR:
John & Vern Halverson
6381 Coon Rock Road
Arena, WI 53503
Jim & Mike Ring
E4829 USH 14
Spring Green, WI 53588

LEGEND AND NOTES

- △ Found 3/4" iron rebar
- Set 3/4"x24" iron rebar
- () Recorded as
- Existing fence
- /// Area of restricted access

Bearings referenced to the South line of the SW 1/4 of Section 23, recorded as S 89°21'34" W.

RICHLAND COUNTY SURVEYOR'S OFFICE RECEIVED FOR FILING
MAY 18 2007
By *Michelle A. Hill*
COUNTY SURVEYOR



SCALE: 1"=400'

330056

Document Number

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

Document Name

THIS DEED, made between Larry L. Sebranek

as Trustee of Edward J. McCaskey Revocable Trust dated April 29, 2014

("Grantor," whether one or more), and Matthew B. McCaskey and Miranda L. Stamps as tenants in common

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Richland County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

REAL ESTATE DESCRIBED ON ATTACHED TWO (2) PAGES

SUSAN TRIGGS
REGISTER OF DEEDS
RICHLAND COUNTY, WI
330056

7/19/2021 03:49 PM
RECORDING FEE: 30.00
TRANSFER FEE: 0.00
FEE EXEMPTION: 77.25 (11)
PAGE COUNT 3

Recording Area

Name and Return Address

Robb Law

3 pgs.

006-2433-1000 & 006-2344-100

Parcel Identification Number (PIN)

Dated July 15, 2021

(SEAL) Larry L. Sebranek (SEAL)
* Larry L. Sebranek

(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

Signature(s) of Larry L. Sebranek

authenticated on July 15, 2021

* James J. Robb

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Atty. James J. Robb

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

TRUSTEE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 7-2003

*Type name below signatures.

INFO-PRO™ Legal Forms • (800)655-2021 • infoforms.com

PARCEL I:

A parcel of land located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Nine (9) North, Range Two (2) East, Town of Buena Vista, Richland County, Wisconsin, described as follows:

Beginning at the South Quarter (S 1/4) corner of said Section Twenty-three (23);

Thence North 89° 24' 04" East, 1016.65 feet along the South line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-three (23) to the Point of Beginning;

Thence North 89° 24' 04" East, 277.71 feet along the South line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4);

Thence North 78° 53' 42" East, 336.60 feet;

Thence North 69° 49' 42" East, 1055.99 feet;

Thence North 58° 08' 27" East, 328.42 feet;

Thence North 06° 21' 49" East, 599.19 feet;

Thence South 70° 09' 27" West, 528.55 feet;

Thence North 45° 03' 00" West, 66.00 feet;

Thence South 89° 55' 00" West, 480.00 feet;

Thence North 83° 49' 00" West, 600.65 feet;

Thence South 86° 41' 00" West, 343.13 feet;

Thence South 07° 00' 00" West, 152.37 feet;

Thence South 48° 00' 00" East, 292.77 feet;

Thence South 00° 00' 00" West, 150.00 feet;

Thence South 16° 18' 51" West, 640.75 feet to the Point of Beginning.

PARCEL II:

A non-exclusive easement for the benefit of Parcel I for ingress and egress purposes over and across the following:

A parcel of land located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Nine (9) North, Range Two (2) East, Town of Buena Vista, Richland County, Wisconsin, described as follows:

Commencing at the South Quarter (S 1/4) corner of said Section Twenty-three (23);

Thence South 89° 21' 34" West, 746.88 feet along the South line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4);

Thence North 06° 40' 17" West, 243.75 feet along the Easterly right-of-way line of S.T.H. "130" to the Point of Beginning;

Thence North 06° 40' 17" West, 66.00 feet along the Easterly right-of-way line of S.T.H. "130"; Thence North 83° 19' 43" East, 49.96 feet;

Thence North 65° 00' 00" East, 436.11 feet;

Thence Northeasterly 994.31 feet along the arc of a curve to the left having a central angle of 10° 00' 00" and a radius of 5697.00 feet, the long chord of which bears North 60° 00' 00" East, 993.05 feet;

Thence North 55° 00' 00" East, 175.95 feet;

Thence Northeasterly 184.14 feet along the arc of a curve to the right having a central angle of 31° 41' 00" and a radius of 333.00 feet, the long chord of which bears North 70° 50' 30" East, 181.80 feet;

Thence North 86° 41' 00" East, 503.88 feet;

Thence South $83^{\circ} 49' 00''$ East, 601.58 feet;
Thence North $89^{\circ} 55' 00''$ East 421.04 feet;
Thence 345.57 feet along the arc of a curve to the right having a central angle of $300^{\circ} 00' 00''$ and a radius of 66.00 feet, the long chord of which bears South $00^{\circ} 05' 00''$ East 66.00 feet;
Thence South $89^{\circ} 55' 00''$ West, 424.65 feet;
Thence North $83^{\circ} 49' 00''$ West, 599.71 feet;
Thence South $86^{\circ} 41' 00''$ West, 498.39 feet;
Thence Southwesterly 147.64 feet along the arc of a curve to the left having a central angle of $31^{\circ} 41' 00''$ and a radius of 267.00 feet, the long chord of which bears South $70^{\circ} 50' 30''$ West, 145.77 feet;
Thence South $55^{\circ} 00' 00''$ West, 175.95 feet;
Thence Southwesterly 1005.83 feet along the arc of a curve to the right having a central angle of $10^{\circ} 00' 00''$ and a radius of 5763.00 feet, the long chord of which bears South $60^{\circ} 00' 00''$ West 1004.56 feet,
Thence South $65^{\circ} 00' 00''$ West, 446.76 feet;
Thence South $83^{\circ} 19' 43''$ West, 60.61 feet to the Point of Beginning

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
TOWN OF BUENA VISTA
RICHLAND COUNTY

MCCASKEY, EDWARD J TRUST

BILL NUMBER: 771

SEQ# 10503

IMPORTANT: • Correspondence should refer to parcel number.
• See reverse side for important information.
• Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
312014 268727 ACRES: 33.200
SEC 23, T 09 N, R 02 E
PLAT: N/A-N/A
S 1/2 SE 1/4 PARCEL DESC IN DOC (SURVEY)

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LN
LONE ROCK WI 53556

Property Address:

Parcel #: 006-2344-1000
Alt. Parcel #: 5200623441000

Assessed Value Land 20,400	Ass'd. Value Improvements	Total Assessed Value 20,400	Ave. Assmt. Ratio 0.8814	Net Assessed Value Rate (Does NOT reflect credits) 0.020250970	
Est. Fair Mkt. Land 39,700	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 39,700	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$37.97	
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				0.00	
RICHLAND COUNTY	185,941	183,677	162.22	194.49	19.9%
TOWN OF BUENA VISTA	156,080	157,187	13.54	13.37	-1.3%
RIVER VALLEY SCHOOL DIST	362,763	385,545	182.54	185.26	1.5%
DIST 4 TECHNICAL COLL	39,617	40,289	19.29	20.00	3.7%
Total	744,401	766,698	377.59	413.12	9.4%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		377.59	413.12	9.4%

Make Check Payable to: BUENA VISTA TREASURER BARBARA BROCKWAY 29960 U S HWY 14 LONE ROCK WI 53556	Full Payment Due On or Before January 31, 2021 \$413.12
	Or First Installment Due On or Before January 31, 2021 \$206.56
And Second Installment Payment Payable To RICHLAND CO TREASURER JULIE KELLER 181 W SEMINARY ST RICHLAND CENTER WI 53581	And Second Installment Due On or Before July 31, 2021 \$206.56
	FOR TREASURERS USE ONLY
PAYMENT	_____
BALANCE	_____
DATE	_____

Net Property Tax	413.12
TOTAL DUE FOR FULL PAYMENT	
Pay By January 31, 2021	▶ \$ 413.12
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction RIVER VALLEY SCHOOL DIST	Total Additional Taxes 122,787.10	Total Additional Taxes Applied to Property 55.94	Year Increase Ends 2022
--	---	--	-----------------------------------

▶ PLEASE RETURN LOWER PORTION WITH REMITTANCE ◀

BUENA VISTA TREASURER
BARBARA BROCKWAY
29960 U S HWY 14
LONE ROCK WI 53556

REAL ESTATE PROPERTY TAX BILL FOR 2020

Bill #: 771
Parcel #: 006-2344-1000
Alt. Parcel #: 5200623441000

Total Due For Full Payment \$413.12
Pay to Local Treasurer By Jan 31, 2021

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$206.56 BY January 31, 2021	2ND INSTALLMENT Pay to County Treasurer \$206.56 BY July 31, 2021
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Check For Billing Address Change.

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LN
LONE ROCK WI 53556

FOR TREASURERS USE ONLY	
PAYMENT	_____
BALANCE	_____
DATE	_____

PA-6862 (R-8-15)

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**
TOWN OF BUENA VISTA
RICHLAND COUNTY

MCCASKEY, EDWARD J TRUST

BILL NUMBER: 786

SEQ# 10504

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

312014 268727 ACRES: 4.000
SEC 24, T 09 N, R 02 E
PLAT: N/A-N/A
SW 1/4 SW 1/4 PARCEL DESC IN VOL-PAGE EX
PARCEL DESC IN VOL 408-418

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LN
LONE ROCK WI 53556

Property Address:

Parcel #: 006-2433-1000
Alt. Parcel #: 5200624331000

Assessed Value Land 10,400	Ass'd. Value Improvements	Total Assessed Value 10,400	Ave. Assmt. Ratio 0.8814	Net Assessed Value Rate (Does NOT reflect credits) 0.020250970	
Est. Fair Mkt. Land 11,800	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 11,800	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$19.36	
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				0.00	
RICHLAND COUNTY	185,941	183,677	83.11	99.15	19.3%
TOWN OF BUENA VISTA	156,080	157,187	6.94	6.81	-1.9%
RIVER VALLEY SCHOOL DIST	362,763	385,545	93.52	94.45	1.0%
DIST 4 TECHNICAL COLL	39,617	40,289	9.88	10.20	3.2%
Total	744,401	766,698	193.45	210.61	8.9%
	First Dollar Credit Lottery & Gaming Credit				
	Net Property Tax		193.45	210.61	8.9%

Make Check Payable to: BUENA VISTA TREASURER BARBARA BROCKWAY 29960 U S HWY 14 LONE ROCK WI 53556	Full Payment Due On or Before January 31, 2021 \$210.61
	Or First Installment Due On or Before January 31, 2021 \$105.31
And Second Installment Payment Payable To RICHLAND CO TREASURER JULIE KELLER 181 W SEMINARY ST RICHLAND CENTER WI 53581	And Second Installment Due On or Before July 31, 2021 \$105.30
	FOR TREASURERS USE ONLY
	PAYMENT _____
	BALANCE _____
	DATE _____

Net Property Tax	210.61
TOTAL DUE FOR FULL PAYMENT	
Pay By January 31, 2021	
▶ \$ 210.61	
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
RIVER VALLEY SCHOOL DIST	122,787.10	28.52	2022

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

BUENA VISTA TREASURER
BARBARA BROCKWAY
29960 U S HWY 14
LONE ROCK WI 53556

REAL ESTATE PROPERTY TAX BILL FOR 2020

Bill #: 786
Parcel #: 006-2433-1000
Alt. Parcel #: 5200624331000

Total Due For Full Payment \$210.61
Pay to Local Treasurer By Jan 31, 2021

Check For Billing Address Change.

OR PAY INSTALLMENTS OF:	
1ST INSTALLMENT Pay to Local Treasurer \$105.31 BY January 31, 2021	2ND INSTALLMENT Pay to County Treasurer \$105.30 BY July 31, 2021

EDWARD J TRUST MCCASKEY
C/O LARRY SEBRANEK
32742 COLD SPRING LN
LONE ROCK WI 53556

FOR TREASURERS USE ONLY	
PAYMENT	_____
BALANCE	_____
DATE	_____

PA-68672 (R. 8-15)



Tina Marshall
608.604.6675
Travis Hamele
608.697.3349



