

Sauk County WI Multi-Parcel Real Estate Auction

Live Auction September 16th 1:00PM

E6789 Loop Drive
Reedsburg, WI 53959

Lot #1 Home/Shed & 67+/- Acres
Lot #2 35+/- Acres
Lot #3 40+/- Acres
Lot #4 20+/- Acres



HAMELE
AUCTION



FIRSTWEBER
— REALTORS —



Midwest Lifestyle
Properties

hameleauctions.com
608.697.3349

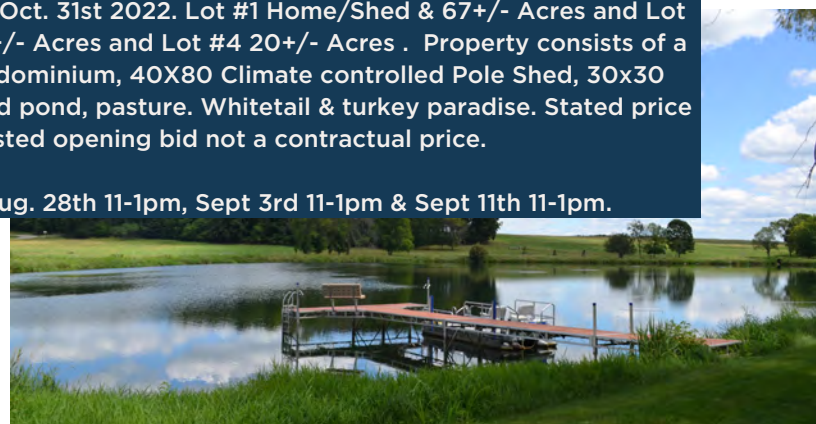


Wildland Properties
LAND AND HOMES



Terms: Real Estate Auction Sept. 16th 2022 1:00pm. Property will be offered in a multi parcel bidding process. High Bid Subject to Seller confirmation per auction lot within 24 hrs of midnight the day of the auction. A \$20,000 on Lot 1 & \$10,000 on lots 2-4 nonrefundable down payment. Property is sold as is with no warranties. Closing to be on or before Oct. 31st 2022. Lot #1 Home/Shed & 67+/- Acres and Lot #2 35+/- Acres, Lot #3 40+/- Acres and Lot #4 20+/- Acres . Property consists of a 6313+/- square foot barndominium, 40X80 Climate controlled Pole Shed, 30x30 garage 161+/- acres, stocked pond, pasture. Whitetail & turkey paradise. Stated price is a suggested opening bid not a contractual price.

Open House Dates Aug. 28th 11-1pm, Sept 3rd 11-1pm & Sept 11th 11-1pm.



HAMELE AUCTION



Midwest Lifestyle Auctions



FIRSTWEBER REALTORS®



Wildland Properties LAND AND HOMES



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E6789 Loop Drive

Reedsburg, WI 53959



Lot 1- Barndominium living at its best. Resting on nearly 67+/- acres is 6313 square feet of luxury living. Communal living space set apart from two private home living spaces. Step into the private home and enjoy natural elements of gorgeous fieldstone, knotty pine, tiled floors, beautiful kitchen with island, gas fireplace and loft master bedroom, master bath and private balcony for morning and evening solace. The main living room offers you breathtaking views and spectacular sunlight. The cement patio brings in tasteful landscaping with stone firepit for evening campfires. 5-acre pond, stocked with fish and includes a pier and small pontoon for you to enjoy!

Lot 2- 35 acres, non-buildable pasture hunting land. Feast your eyes on this fenced in hunting mecca. The bucks on the land grow big-Ridiculous. Monsters. This lot is currently used for rotational grass-fed beef grazing. The north and south boundaries are completely fenced with 5 wire barbed wire. Two cow ponds keep your livestock cool and hydrated through the summer months.

Lot 3- 40-acre hunting/building parcel. Trails meander throughout the woods for easy access to stand locations and incredible recreational opportunities. This lot is home to so seriously large whitetails year-round as not 1, not 2, but 3 established food plots keep them well fed and healthy 365 days a year. A large cow pond sits on the western edge supplying water for your livestock and wildlife.

Lot 4- 20-acre buildable hunting parcel. Beautiful woodland setting, active trails, excellent food sources and water, keep your bounty close by and returning year after year! This lot currently consists of a large destination food plot containing corn, soybeans, and clover. Established trails lead you to every corner of the lot allowing for several different stand locations on a small parcel.









Open House Dates Aug. 28th 11-1pm, Sept 3rd 11-1pm & Sept 11th 11-1pm.


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United Country Midwest Lifestyle Properties & Hamele Auctions 1325 W Wisconsin St., Portage, WI 53901. Realtor and auctioneer: Travis Hamele 608-697-3349 #224-052. Wildland Properties First Weber Realtors 2985 Triverton Pike Dr, Suite 200, Madison, WI 53711. Realtor Bob Clyde 608-495-0071.



1941419	Active	Single Family	Price: \$1,200,000	AU
6789 E Loop Dr	Town	Westfield	Q35	
Reedsburg WI 53959	County:	Sauk		
Subdivision:				

Bedrooms:	4	Finished Above Grade SqFt:	6,313	
Full Baths:	2	Fin Part/All Below Grd SqFt:	0	
Half Baths:	2	Total Finished SqFt:	6,313	Blue Print
Year Built:	2006 Seller	Open House Info		
Est. Acres:	161.00 Assessor	8/28/2022	11:00-1:00	
Full Garage	10	9/3/2022	11:00-1:00	
 Schedule a Showing		Show Date:       		

 HWY 33 East of Reedsburg, South on Golf Course Rd, Right on Highview Rd, Straight through the stop sing onto Loop Dr. Located North and South of Loop

Living/Great:	M 16X24	Primary Bedrm:	U 17X23	Laundry:	M	Baths		School Info
Formal Dining:		2nd Bedroom:	U 14X23	Rec Room	M 63X60	Full		(D) Reedsburg
Dining Area:	M 11X15	3rd Bedroom:	M 10X14			Upper:	1 1	(E) Call School District
Kitchen:	M 14X14	4th Bedroom:	M 14X16			Main:	1 1	(M) Call School District
Family Room:	M 14X27	5th Bedroom				Lower:	0 0	(H) Reedsburg Area

Lake/River:		Parcel:	040-0219-00000	Net Taxes:	\$ 7,290 / 2021	Land Assess:	\$ 1,178,800
Feet WaterFront:	1 Other	Zoning:	Res, Ag,	Builder:	Morton	Improvements:	\$ 381,400
Lot Dim:		HOA Dues/Yr:		Owner:	Clyde	Total Assess:	\$ 499,200 / 2021

Type	2 story	Fuel	Liquid propane
Architecture	Other	Heating	Forced air, Central air, In Floor Radiant Heat, Zoned
Primary Bed Bath	Full, Walk-in Shower, Separate Tub	/Cooling	Heating
Kitchen Features	Breakfast bar, Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave	Water/Waste	Well, Non-Municipal/Prvt dispos, Mound System
Fireplace	Gas, 1 fireplace	Driveway	Paved, Extra paving
Basement	None, Poured concrete foundatn	Barrier-free	Open floor plan, Ramped or level entrance, Ramped or lvl from garage, First floor bedroom, First floor full bath, Level drive, Level lot, Width of hallways 36"+, Door openings 36+, Low pile or no carpeting
Garage	Attached, Heated, Opener, 4+ car, Additional Garage, Garage door > 8 ft high, Garage stall > 26 ft deep	Terms/Misc.	AUCTION
Exterior	Aluminum/Steel	Waterfront	Dock/Pier, Pond
Lot Description	Wooded, Rural-not in subdivision, Horses Allowed, On ATV /Snowmobile trail	Farm	Pasture, In Federal/State Program, Livestock Farm, Pole building
Interior Features	Walk-in closet(s), Great room, Vaulted ceiling, Washer, Dryer, Air exchanger, Jetted bathtub, Cable available, At Least 1 tub, Internet - Fiber	Features	
Exterior Features	Deck, Patio, Storage building		

Included: All appliances, most of the furnishings, equipment, and some tools. Property is more or less being sold "turn key"

Excluded: Seller's personal property.

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Any Buyers Agents must be registered prior to the auction. Contact listing agent for questions or private showings, listing agent must be present for all showings so please provide a lead time. Open houses are heavily encouraged to attend. Listing agent is the son of the sellers.

LstAgt: Bob Clyde	78719-94	CoList: Travis Hamele	List Date:	8/12/2022	Expire Date:	12/31/2022
Pref: 608-495-0071		Pref: 608-697-3349	Subagent Comm:	2%	Electronic Consent:	Yes
Bob.Clyde@firstweber.com		travis@hameleauctions.com	BuyerAgent Comm:	2%	Exclusive Agency:	No
First Weber Inc		United Country Midwest Lifestyle	DOM:	0	Licensee Interest:	Yes
Off: 608-274-7500	Fax #: 608-274-1502	Off: 608-742-5000	CDOM:	0	Limited Service:	No
2985 Triverton Pike Dr Ste 200		1325 W Wisconsin St	AO Date:		Multiple Rep:	Yes
Madison WI 53711-5803		Portage WI 53901-1563	Closing Date:		Named Exceptions:	No
SaleAgt:		Sold Price:	Financing:		Policy Letter:	No
		Concessions:	Sale Factors:		Variable Comm:	No
			Competing Offers:			

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2022 SCWMLS **Orig MLS:** South Central WI

**Hamele Auction Service LLC
United Country Midwest Lifestyle Properties
P.O. Box 257, Portage, WI 53901
608-742-5000**

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

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

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

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at 161 +/- Acres E6789 Loop Dr Town of Westfield Sauk 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 the **Robert J Clyde and Amy L Clyde** ("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 and to entertain offers on all 4 lots as a whole prior to auction. If an offer on the whole is accepted prior to auction seller has right to cancel 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 \$ \$20,000 of Auction lot #1 and 10,000 per auction lot 2-4 . 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 auction company prior to real estate auction sale approves check". Checks made to Hamele Realty Trust.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before October 31st 2022. **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. Closing will be handled by Wisconsin River Title Baraboo WI.

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, Hamele Auction Service LLC and or United County Midwest Lifestyle Properties and or First Weber Group 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 Hamele Auction Service LLC and or United County Midwest Lifestyle Properties and or First Weber Group 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 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 or postpone 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 2 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

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

FINANCING:

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

ENVIRONMENTAL DISCLAIMER:

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

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda To Auction Terms and Conditions

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING

PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR

TITLE DEED

Co listed with Bob Clyde of First Weber Group

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 Live Auction
E6789 Loop Dr Reedsburg, WI Town of Westfield Sauk County
September 16th 2022 1pm

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

Bidders: Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions and a bid registration on or before the live auction on subject property starts. These requirements must be met to receive a bid number and be allowed to bid on subject property

Terms of Purchase: Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$20,000 on lot 1 and \$10,000 on lots 2-4 a nonrefundable down payment per auction lot along with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before October 31st 2022. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$10,000 nonrefundable down payment per auction lot 2-4 and \$20,000 for auction lot 1 and will be a buyer credit on the closing statement to be signed by buyer(s) and seller(s). High Bids per auction lot Subject to Seller confirmation per parcel within 24 hrs of midnight the day of the auction. Closings to take place at Wisconsin River Title.

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

Property will be offered as follows: Property will be offered in the following in a multi parcel bidding process. High Bid Subject to Seller confirmation per auction lot within 24 hrs of midnight the day of the auction. Property is sold as is with no warranties. Closing to be on or before Oct 31st 2022. Lot #1 Home/Building & 67+/- Acres, Lot #2 35+/- Acres non buildable, Lot #3 40+/- Acres buildable(with rezone) and Lot #4 20+/- Acres Buildable (with rezone).

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 24hrs prior to auction. Fax 608-742-5004 or email travis@hameleauctions.com Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions. Co Listed with Bob Clyde of First Weber Group.

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 16th 2022.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

Personal Items: *Included in Lot 1*

John Deere 1050 Turbo Diesel Tractor W/ Kelly series 2000 loader

3-point tiller, King Cutter

3-Point blade

3-Point wood chipper, Woodmaxx TM-86H

3-point sickle mower, Frontier SB3108

DR Brush Hog 13.5 H.P.

Zero turn 61" mower, Simplicity Derby Stallion ZT2561

2015 Polaris Crew 900 EPS

Utility Trailer & spare tires.

Fimco sprayer & boom

Aeration system with pumps for summer and winter.

Aluminum Canoe

Aluminum pontoon boat W/ trolling motors & Trailer

Aluminum Dock System, Roll out system W/ Cedar decking, Ladder and Bench

Ozo Board stand up paddle board and paddle

6 Angle iron shelving units

2 picnic tables

Work Bench

Miscellaneous yard tools

Hedge trimmer – electric

Hedge trimmer – gas, Sthil HS45

Backpack blower – gas, Husqvarna

Bladed weed whip – gas, Sthil Pro Series

Chain saw – gas, Husqvarna 445

Tiller, Echo TC20

Mounts: 2 Elk, 1 Bear, 1 Moose,

3 Deer & 2 Fish

Gun Safe

MAIN LIVING AREA:

Sofa, Loveseat (leather&Fabric)

Leather Chair & Ottoman

50'' Samsung Plazma TV

Custom Coffee Table & Side Table

Coat Rack

Rugs & Throws

Lamps w/Duck & Deer Antlers

Decorations / Bronze Turkey Hunters etc (In storage)

Custom 6' Elk Chandelier with Antlers

Half Bath with Decorations, rug etc

KITCHEN MAIN LIVING AREA:

4 Leather & Fabric Wood Barstools

Samsung TV

Cooking Ware (Emeril) & Baking Tins

Knife Set

Red/White Glasses & Decanter

Dishes / Table Ware

Bowls, Measuring Cups, Baking Dishes

Outdoor Dishes Plates Bowls Saucers

Glassware / Cooking Utensils

Toaster/Coffee Maker/Magic Bullet/Cutting Boards

Rugs 4

Phone System (6 cordless)

BEDROOM MAIN LIVING MASTER SUITE:

2 Rocker Recliners / Floor Lamp

King Bed with bedding

Armour with TV

Log 6 Drawer Chest & Bear Night Stands

MASTER BATH:

Towels, Decorations

3 Glass Shelf Stand

Walk In Closet with Extensive Shelving

Rugs

GUEST & COMMON AREA:

12 Foot Custom Table Black Oak

12 Chairs/Leather Seat Custom Made

Hand Carved Bear

3 Custom Log Benches

Leather Love Seat w/ 2 leather Chairs – Wood

Coffee Table & Side Table, Lamp

5' Antler Floor Lamp w shade

Rugs

Vacuum Kenmore & Cleaning Products

Custom Bar w/ Glasses

Pool Table

Ping Pong Table

Wine Entertainment Center

Denon Stereo w/Polk Audio speakers.

Table with 4 Chairs

Washer & Dryer, Ironing Board

5 Bunk Beds with Bedding

3 Drawer Dresser

Queen Bed & Bedding, Night Stand

4 Drawer Chest /TV

2 Sofas, Chair w/ottoman, Coffee Table

3 Side Tables, 4 lamps & Wicker Display

GUEST KITCHEN:

Dishes & Cooking Pans, Glasses

Out Door Dishes & Glasses, Silverware

Coat Rack with Marble Top

OFFICE:

Desk 7 Ft, Credenza, 2 Tier Matching Storage Display (Augare Drexel Studio Collection)

2 Drawer Filing Cabinet & Office Chair

OUTDOOR FURNITURE:

Aluminum Outdoor Round Table w/ 4 Bar Stools – Cushions

Aluminum Outdoor Oval Table w/6 Chairs – Cushions & Umbrella

Aluminum Outdoor Round Table w/4 Rocker Chairs – Cushion & Umbrella

Aluminum Outdoor 2 Foot Benches with 2 Side Tables

4 Loungers (2Brown, 2 White)

Stainless Steel Phoenix Grill

ART COLLECTION:

Artist / Title / NO/AP

Koelpin / Fowl Tip / 191/600

Koelpin / The Coffee Break / 109/150

Man's Best Friend / 527/800

Red Coat / 85/2500

Callr / 5 Horses/Furs - Snow

Wood Ducks

Charles E. Murphy / New Mallards & 6 Chicks / 370/580

M Sieve / Oak Ridge Battle / 3786/6327

Oak Ridge Renewal / 1015/6327

Oak Ridge Monarch / 3286/6327

Oak Ridge Challenge / 3286/6327

S Zoelleck / Loon / 576/600

John Rowlings / Maul & Hen Birds / 224/327

M Capser / In Flight / 675/999

Robert Garner / Indian Chief / 205/400

Koel Pin / Illinois River Classic / 475/600

Traditions / 16/200

Gromme / Snow Owl (80) 364/850

Wanda Mumm / Misty Woodducks / 1429/2700

Terry Redlin / The Sharing Season / Hand signed open edition

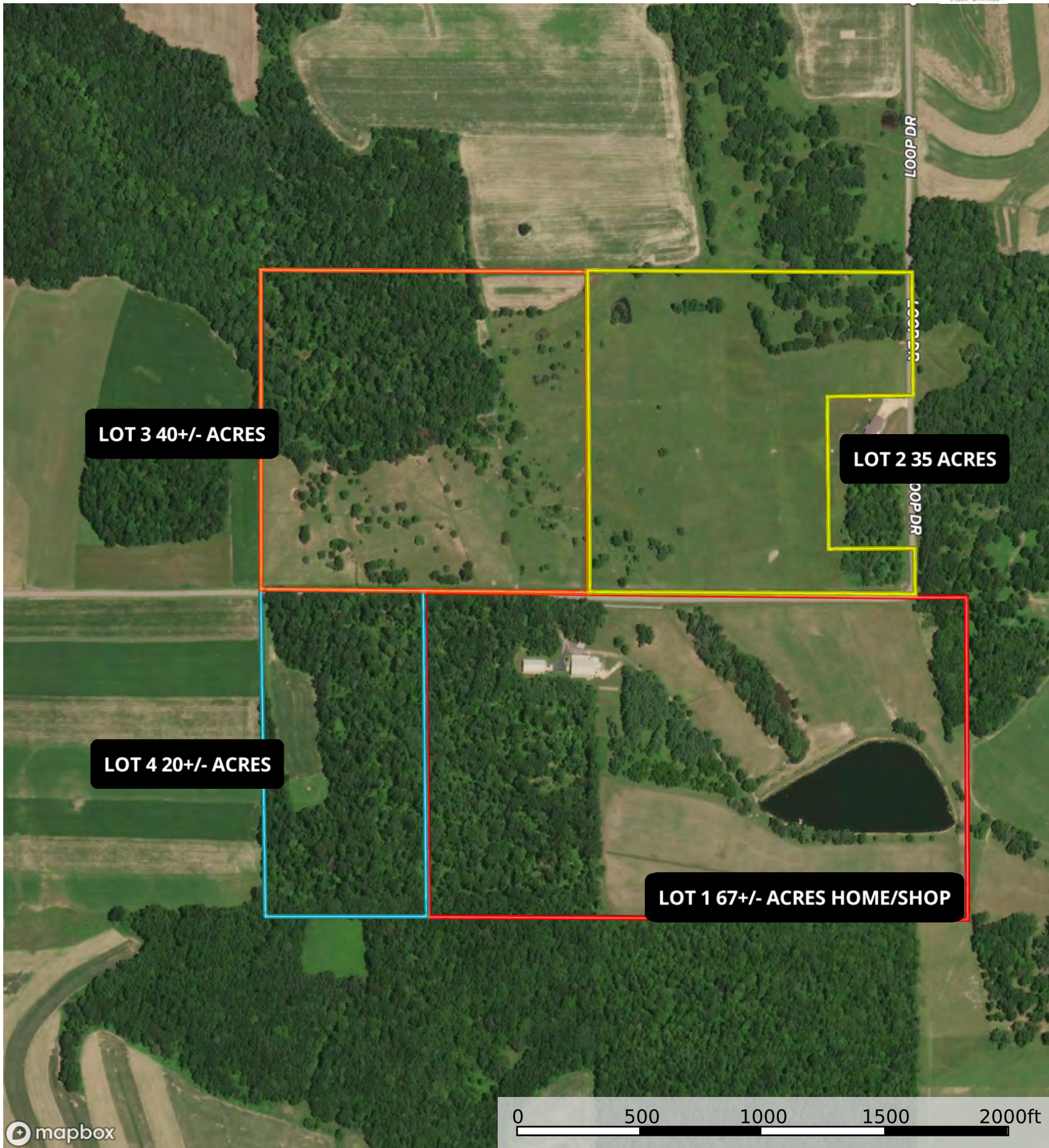
Terry Redlin / Special Memories / 504/5600

David Maas / Green Timber Mallards / 618/1200

Paco Young / Quiet Rain / 4406 / 5300

Ron Van Gilder / The Singing Winds / 2562/5600

Heiner C. Hertling / Indian Summer / 845/2000

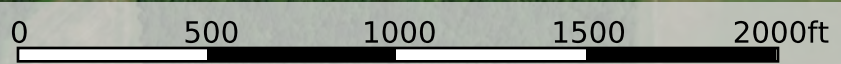
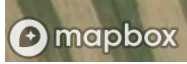


LOT 3 40+/- ACRES

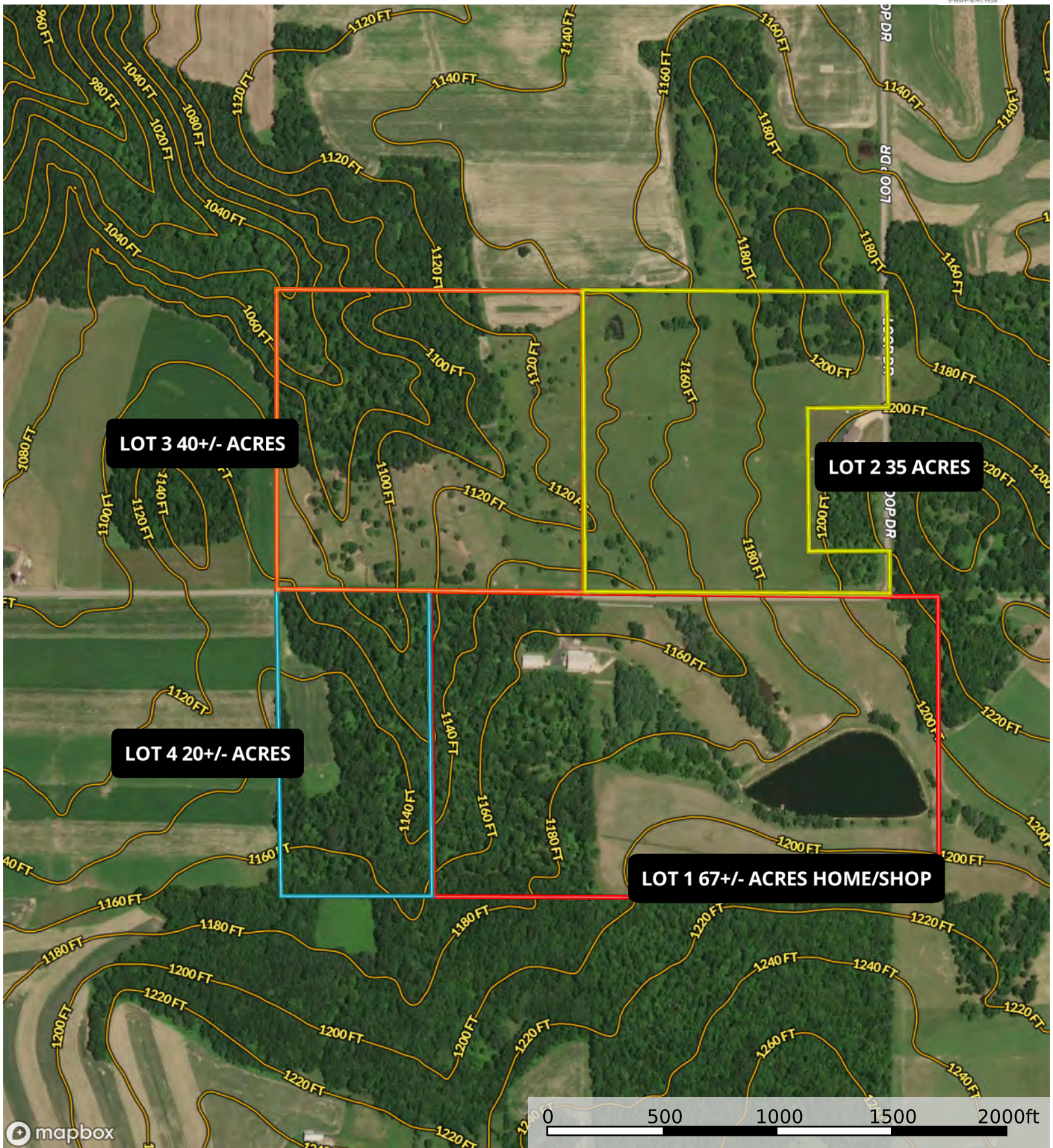
LOT 2 35 ACRES

LOT 4 20+/- ACRES

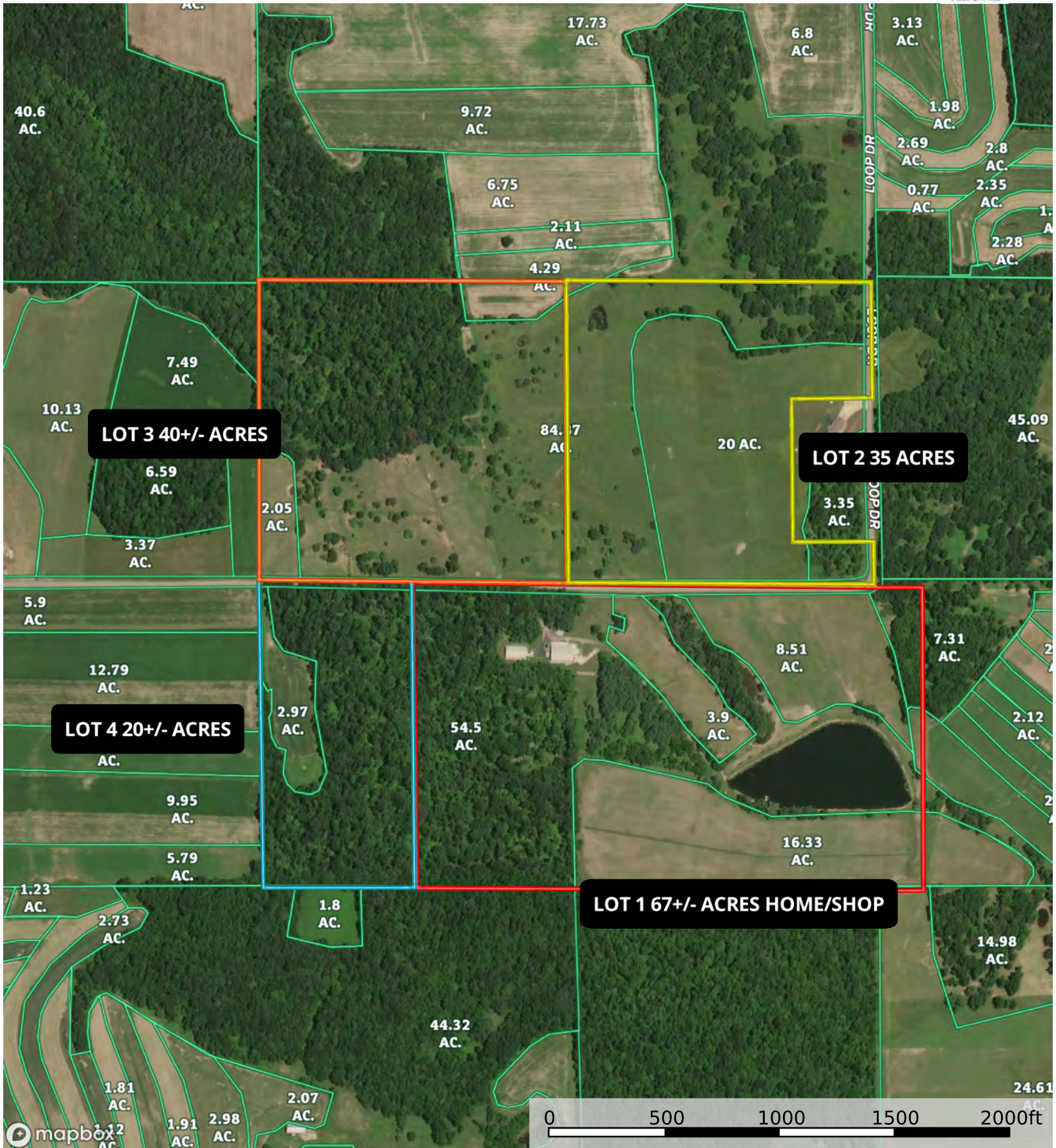
LOT 1 67+/- ACRES HOME/SHOP



- Boundary 1 1
- Boundary 1 1
- Boundary 1
- Boundary



Boundary 1 1 Boundary 1 1 Boundary 1 Boundary

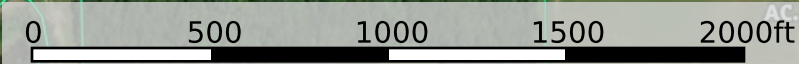


LOT 3 40+/- ACRES

LOT 2 35 ACRES

LOT 4 20+/- ACRES

LOT 1 67+/- ACRES HOME/SHOP



Boundary 1 1 Boundary 1 1 Boundary 1 Boundary

<u>Tax ID</u>	<u>Acres</u>	<u>Auction Lot</u>	<u>Land Assessment</u>	<u>Improvements</u>	<u>Taxes</u>	<u>MFL Acres</u>
040-0218-00000	46.31	1	\$ 27,800.00	\$ -	\$ 419.85	0
040-0219-00000	20	1	\$ 89,100.00	\$ 381,400.00	\$ 6,293.05	17
040-0046-00000	35	2	\$ 8,100.00	\$ -	\$ 122.34	0
040-0045-00000	40	3	\$ 16,600.00	\$ -	\$ 250.70	0
040-0220-00000	20	4	\$ 34,200.00	\$ -	\$ 204.00	20
Totals	161.31		\$ 175,800.00	\$ 381,400.00	\$ 7,289.94	37

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

**SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

CLYDE, ROBERT J
 CLYDE, AMY L

**Parcel Number: 040 0218-00000
 Bill Number: 520413**

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
 LOOP DR**

Sec. 11, T11N, R4E
 S 11-11-4 NE NE; ALSO S 12-11-4 PRT NW NW COM NW COR
 SEC 12-S89°53'33"E 209' ALG N LI-S0°22'25"E 1315.82' TO S LI
 -S89°45'38"W 209' TO SW COR - N0°22'24"W 1317.08' TO POB
 (=PCL 'A' POS #14837) 46.31A M/L
 46.310 ACRES

520413/040 0218-00000
 ROBERT J CLYDE
 AMY L CLYDE
 E6789 LOOP DR
 REEDSBURG WI 53959

Please inform treasurer of address changes.

ASSESSED VALUE LAND 27,800	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 27,800	AVERAGE ASSMT. RATIO 0.994567117	NET ASSESSED VALUE RATE 0.01510271 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 419.85
ESTIMATED FAIR MARKET VALUE LAND 35,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 35,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 39.49	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Sauk County	17,520	17,379	121.71	113.18	-7.0%
Town of Westfield	147,814	150,514	106.93	108.92	1.9%
MATC	44,246	46,739	23.28	22.68	-2.6%
Reedsburg Schools	807,152	804,940	171.19	175.07	2.3%
TOTAL	1,016,732	1,019,572	423.11	419.85	-0.8%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			423.11	419.85	-0.8%

**TOTAL DUE: \$419.85
 FOR FULL PAYMENT
 PAY BY:
 JANUARY 31, 2022**

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
Reedsburg Schools	90,839	43.50	2038				

PAY 1ST INSTALLMENT OF: \$210.85
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

PIN# 040 0218-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520413

PAY 2ND INSTALLMENT OF: \$209.00
 BY JULY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 040 0218-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520413

PAY FULL AMOUNT OF: \$419.85
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

PIN# 040 0218-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520413



INCLUDE THIS STUB WITH YOUR PAYMENT



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TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

**SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

CLYDE, ROBERT J
 CLYDE, AMY L

Parcel Number: 040 0219-00000
 Bill Number: 520414

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

E6789 LOOP DR
 Sec. 11, T11N, R4E
 S 11-11-4 E1/2 NW1/4 NE1/4 20.00A (MFL-W6 17A PER D-1084513)
 20.000 ACRES

520414/040 0219-00000

ROBERT J CLYDE
 AMY L CLYDE
 E6789 LOOP DR
 REEDSBURG WI 53959

Please inform treasurer of address changes.

ASSESSED VALUE LAND 31,300 Managed Frs	ASSESSED VALUE IMPROVEMENTS 381,400	TOTAL ASSESSED VALUE 412,700 57,800	AVERAGE ASSMT. RATIO 0.994567117	NET ASSESSED VALUE RATE 0.01510271 (Does NOT reflect credits)	NET PROPERTY TAX 5972.65	
ESTIMATED FAIR MARKET VALUE LAND 31,400 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 383,500	TOTAL ESTIMATED FAIR MARKET VALUE 414,900 58,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 586.18	RECYCLING & GARBAGE 147.00 MFL Clsd, \$10.20/ac 173.40	
TAXING JURISDICTION		2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Sauk County		17,520	17,379	1,833.26	1,680.26	-8.3%
Town of Westfield		147,814	150,514	1,610.52	1,616.95	0.4%
MATC		44,246	46,739	350.65	336.71	-4.0%
Reedsburg Schools		807,152	804,940	2,578.43	2,598.97	0.8%
TOTAL		1,016,732	1,019,572	6,372.86	6,232.89	-2.2%
FIRST DOLLAR CREDIT				-56.30	-57.24	1.7%
LOTTERY AND GAMING CREDIT				-137.98	-203.00	47.1%
NET PROPERTY TAX				6,178.58	5,972.65	-3.3%
TOTAL DUE: \$6,293.05						
FOR FULL PAYMENT PAY BY: JANUARY 31, 2022						
<small>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.</small>						

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
Reedsburg Schools	90,839	645.81	2038				

PAY 1ST INSTALLMENT OF: \$3,206.05
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

PIN# 040 0219-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520414

PAY 2ND INSTALLMENT OF: \$3,087.00
 BY JULY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 040 0219-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520414

PAY FULL AMOUNT OF: \$6,293.05
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

PIN# 040 0219-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520414



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TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

**SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

2

CLYDE, ROBERT J
 CLYDE, AMY L

Parcel Number: 040 0046-00000
 Bill Number: 520976



520976/040 0046-00000
 ROBERT J CLYDE
 AMY L CLYDE
 E6789 LOOP DR
 REEDSBURG WI 53959

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. 2, T11N, R4E
 S 2-11-4 SE SE EXC CSM #6359 35.00A M/L (S/PRD EASE PER D-1116019)
 35.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 8,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 8,100	AVERAGE ASSMT. RATIO 0.994567117	NET ASSESSED VALUE RATE 0.01510271 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 122.34
ESTIMATED FAIR MARKET VALUE LAND 3,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 3,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 11.50	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Sauk County	17,520	17,379	35.09	32.98	-6.0%
Town of Westfield	147,814	150,514	30.83	31.74	3.0%
MATC	44,246	46,739	6.71	6.61	-1.5%
Reedsburg Schools	807,152	804,940	49.36	51.01	3.3%
TOTAL	1,016,732	1,019,572	121.99	122.34	0.3%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			121.99	122.34	0.3%

TOTAL DUE: \$122.34
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2022

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
Reedsburg Schools	90,839	12.68	2038				

PAY 1ST INSTALLMENT OF: BY JANUARY 31, 2022 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF WESTFIELD EMMIE PHILLIPPI, TREASURER PO BOX 6 LOGANVILLE, WI 53943 PIN# 040 0046-00000 CLYDE, ROBERT J BILL NUMBER: 520976	\$61.34	PAY 2ND INSTALLMENT OF: BY JULY 31, 2022 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: SAUK COUNTY TREASURER 505 BROADWAY STREET, RM 148 BARABOO, WI 53913 PIN# 040 0046-00000 CLYDE, ROBERT J BILL NUMBER: 520976	\$61.00	PAY FULL AMOUNT OF: BY JANUARY 31, 2022 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF WESTFIELD EMMIE PHILLIPPI, TREASURER PO BOX 6 LOGANVILLE, WI 53943 PIN# 040 0046-00000 CLYDE, ROBERT J BILL NUMBER: 520976	\$122.34
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INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

**SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

CLYDE, ROBERT J
 CLYDE, AMY L

Parcel Number: 040 0045-00000
 Bill Number: 520248

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. 2, T11N, R4E
 S 2-11-4 SW SE 40.00A
 40.000 ACRES

520248/040 0045-00000
 ROBERT J CLYDE
 AMY L CLYDE
 E6789 LOOP DR
 REEDSBURG WI 53959

Please inform treasurer of address changes.

ASSESSED VALUE LAND 16,600	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 16,600	AVERAGE ASSMT. RATIO 0.994567117	NET ASSESSED VALUE RATE 0.01510271 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 250.70																																				
ESTIMATED FAIR MARKET VALUE LAND 27,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 27,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 23.58																																					
<table border="1"> <thead> <tr> <th>TAXING JURISDICTION</th> <th>2020 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2021 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2020 NET TAX</th> <th>2021 NET TAX</th> <th>% TAX CHANGE</th> </tr> </thead> <tbody> <tr> <td>Sauk County</td> <td>17,520</td> <td>17,379</td> <td>72.85</td> <td>67.58</td> <td>-7.2%</td> </tr> <tr> <td>Town of Westfield</td> <td>147,814</td> <td>150,514</td> <td>64.00</td> <td>65.04</td> <td>1.6%</td> </tr> <tr> <td>MATC</td> <td>44,246</td> <td>46,739</td> <td>13.93</td> <td>13.54</td> <td>-2.8%</td> </tr> <tr> <td>Reedsburg Schools</td> <td>807,152</td> <td>804,940</td> <td>102.46</td> <td>104.54</td> <td>2.0%</td> </tr> <tr> <td>TOTAL</td> <td>1,016,732</td> <td>1,019,572</td> <td>253.24</td> <td>250.70</td> <td>-1.0%</td> </tr> </tbody> </table>						TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE	Sauk County	17,520	17,379	72.85	67.58	-7.2%	Town of Westfield	147,814	150,514	64.00	65.04	1.6%	MATC	44,246	46,739	13.93	13.54	-2.8%	Reedsburg Schools	807,152	804,940	102.46	104.54	2.0%	TOTAL	1,016,732	1,019,572	253.24	250.70	-1.0%
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE																																				
Sauk County	17,520	17,379	72.85	67.58	-7.2%																																				
Town of Westfield	147,814	150,514	64.00	65.04	1.6%																																				
MATC	44,246	46,739	13.93	13.54	-2.8%																																				
Reedsburg Schools	807,152	804,940	102.46	104.54	2.0%																																				
TOTAL	1,016,732	1,019,572	253.24	250.70	-1.0%																																				
FIRST DOLLAR CREDIT			0.00	0.00	0.0%																																				
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																				
NET PROPERTY TAX			253.24	250.70	-1.0%																																				

TOTAL DUE: \$250.70
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2022

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
Reedsburg Schools	90,839	25.98	2038				

PAY 1ST INSTALLMENT OF: \$125.70
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

PIN# 040 0045-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520248

PAY 2ND INSTALLMENT OF: \$125.00
 BY JULY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 040 0045-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520248

PAY FULL AMOUNT OF: \$250.70
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

PIN# 040 0045-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520248



INCLUDE THIS STUB WITH YOUR PAYMENT



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4

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

**SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

CLYDE, ROBERT J
 CLYDE, AMY L

Parcel Number: 040 0220-00000
 Bill Number: 520415

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
LOOP DR

Sec. 11, T11N, R4E
 S 11-11-4 W1/2 NW1/4 NE1/4 20.00A (MFL-W6 20A PER D-1084513)

20.000 ACRES



520415/040 0220-00000
 ROBERT J CLYDE
 AMY L CLYDE
 E6789 LOOP DR
 REEDSBURG WI 53959

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0 Managed Frs	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 0 34,000	AVERAGE ASSMT. RATIO 0.994567117	NET ASSESSED VALUE RATE 0.01510271 (Does NOT reflect credits)	NET PROPERTY TAX 0.00 MFL Clsd, \$10.20/ac 204.00
ESTIMATED FAIR MARKET VALUE LAND 0 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 0 34,200	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.00	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Sauk County	17,520	17,379	0.00	0.00	
Town of Westfield	147,814	150,514	0.00	0.00	
MATC	44,246	46,739	0.00	0.00	
Reedsburg Schools	807,152	804,940	0.00	0.00	
TOTAL	1,016,732	1,019,572	0.00	0.00	0.0%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			0.00	0.00	0.0%

TOTAL DUE: \$204.00
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2022

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
Reedsburg Schools	90,839	0.00	2038				

PAY 1ST INSTALLMENT OF: \$204.00
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

PIN# 040 0220-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520415

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 040 0220-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520415

PAY FULL AMOUNT OF: \$204.00
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF WESTFIELD
 EMMIE PHILLIPPI, TREASURER
 PO BOX 6
 LOGANVILLE, WI 53943

PIN# 040 0220-00000
 CLYDE, ROBERT J
 BILL NUMBER: 520415



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



NOTICE TO BUYERS & SELLERS

(This Is Not A Contract)

First Weber, Inc. ("First Weber") gives this Notice to you, a prospective real estate buyer or seller, to acquaint you with some common issues or practices within the real estate industry and to make you aware of some important issues to consider in your real estate transactions. This Notice also provides authorization to contact buyers and sellers with information about prospective real estate transactions and affiliate services per State and Federal telemarketing laws. First Weber is a licensed broker business entity. All references to broker or brokerage have the meaning of "Firm" as stated in Chapter 452 of the Wisconsin Statutes.

Equal Opportunity/Fair Housing. First Weber, its agents, and affiliates are committed to providing equal service to all persons. Local, state, and federal fair-housing laws prohibit discrimination against any person in violation of these laws. The parties are solely responsible for their own compliance with Fair Housing laws and will consult their own counsel with questions. Note: So-called "Buyers Letters" may be common and useful, but when including information of buyer's personal characteristics to try to get sellers to favor buyers for *who* buyers are, may trigger conscious or unconscious biases or preferences, resulting in discrimination or appearance of discrimination. Such letters should be avoided by buyers and disregarded by sellers. Agents are not authorized to advise on such letters and may not be asked to solicit, evaluate, or participate in such letters.

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Foreign Investment in Real Property Tax Act (FIRPTA) applies to sale of property by "foreign persons" as defined per FIRPTA, and may require withholding of up to 15% of the amount realized for payment to IRS unless an exemption applies. **Buyers** can be held liable and may have a tax lien put on the property for failing to comply with FIRPTA. The parties are advised *not* to provide, send, or copy sensitive personal information such as social security or tax identification numbers to agent or Firm, or to anyone by unsecured means, but to modify offer terms to allow only direct submission to closing agent or qualified substitute. Real estate agents and firms cannot provide legal or tax advice and are *not* responsible for interpreting or implementing FIRPTA. The parties are advised to consult their own legal counsel or tax advisers.

MLS. First Weber is associated with various multiple-listing services (MLS). Information in the MLS is provided by sellers, listing brokers, and other parties, and may not have been verified. First Weber assumes MLS information is current, accurate, and complete, but does not guarantee or assume responsibility for the quality of MLS information. You must verify information important to you, including number of bedrooms, school district, type of construction materials, square footage, age of updates, etc.

Square Footage/Measurements/Dimensions. Land, building, or room dimensions, measurements of square footage of finished or unfinished floor space, or acreage figures are often only approximations based on rounded measurements, various formulas used to calculate area, or may be provided by third parties such as municipal-assessment or tax information. These sources may vary. If the size or dimensions of any particular part of a property, finished or unfinished square footage, or acreage is important to you, you must independently verify that information. First Weber does not guarantee or assume responsibility for the accuracy of any measurements or figures. Note: Digital or online GPS/GIS mapping apps or programs as may be utilized by agents or parties may not be accurate and are no substitute for an actual survey of lot lines.

Third-Party Providers. First Weber, its agents, or Concierge may provide names of various service providers, including lenders, title-insurance and home-warranty companies, inspectors or testing companies, surveyors, attorneys, or other contractors and third-party providers, but First Weber does not perform those third-party or other services and is not responsible for the services or actions of these third-party professionals or providers. You are responsible for selecting providers or third-party professionals and for determining whether those providers have adequate expertise and qualification to render the desired services. For all third-party providers and all services or products that may be referred to you, including financing, title insurance, or home warranty, etc., you should shop around and contact potential providers or third-party professionals directly to ensure you obtain the desired services or product and the best rates. (See First Weber's Affiliated Business Arrangement Disclosure).

Financing. First Weber may assist you by providing names of financial institutions and may assist you in obtaining a loan prequalification or preapproval. But First Weber is not responsible for determining or selecting a lender or type or terms of your mortgage. You are solely responsible for choosing the lender and type of mortgage. First Weber is affiliated with **Prosperity Home Mortgage Corporation**. See Affiliated Business Arrangement Disclosure.

Title Insurance. First Weber recommends title insurance, including GAP coverage, on all transactions. Title companies may assist in obtaining mortgage payoffs, tax prorations, and closing statements, but the parties are responsible for reviewing any title commitment for any potential exceptions or exceptions for title. If you have questions about any title-related issue, you may ask the title company and/or your own counsel, First Weber is affiliated with several area title companies. See Affiliated Business Arrangement Disclosure.

Homeowner's Insurance. Homeowner's insurance carriers may not insure certain properties or certain buyers. First Weber and its agents are not insurance experts and cannot advise on whether any particular property or buyer is insurable. Buyer should consult buyer's insurance agent and lender and not waive financing without confirming insurability. First Weber is affiliated with **HomeServices Insurance, Inc.** - See Affiliated Business Arrangement Disclosure. Buyer should contact insurer or consider contingency if uncertain.

Home Warranty. Sellers may purchase a home warranty to provide coverage during the listing and for a period of time after the closing, or buyers may purchase a home warranty to apply after purchase. Coverage depends on the company and program and is limited to policy terms. Note: A home warranty may not cover mobile homes. Universal Home Protection provides home warranties throughout Wisconsin. See Supplemental Affiliated Business Arrangement Disclosure.

Lead-Based Paint (LBP) Disclosure. Federal law requires sellers/landlords of most residential housing built before 1978 to disclose any known lead-based paint ("LBP"), to provide any records or reports of LBP, and to provide buyers/tenants with a federally approved lead-hazard-information pamphlet. <https://www.epa.gov/lead>. Offers/leases must contain lead disclosures and acknowledgments. The regulations do not require removal of LBP hazards, but buyers have the right to include a contingency to inspect for LBP.

Inspections & Testing. Buyers are responsible for performing a reasonably diligent inspection and confirming if property is satisfactory for buyers' purposes. You may not be able to hold sellers or list broker liable for failing to disclose defects that are readily observable. You should consider having all property thoroughly inspected by a professionally qualified inspector (e.g., State of Wisconsin registered or licensed home inspector). Inspection(s) should cover all material property features, including structural, mechanical, heating, electrical, plumbing, wells, septic systems, etc., and may require specialized inspectors or professionals. Buyers should consider any follow-up inspections as may be recommended in any inspection reports. Note: Authorization for inspections in the standard WB-forms may not include desired testing. To test any substance, whether drinking water, soil, air, or other elements on the property, Buyers should include a testing contingency for that purpose in any offer. Pictures, video/virtual tours or live streaming may be used by agents or services to display a property, but are not representations of condition by agents or brokerage, and are no substitute for viewing the property. Buyers retain full responsibility for personal verification and professional inspections to confirm condition and that any given property is satisfactory to Buyers. All walk-throughs are likewise Buyer's personal responsibility. Agents may send pictures or make observations, but are not responsible for confirming, inspecting, or approving condition or work done.

Hazardous Substances. Asbestos, vermiculite, lead in drinking water, radium, radon gas, mold, lead-based paint, PFAS and other toxic substances or chemicals in structures, soils or water supplies can cause serious health hazards. Certain construction materials may be more prone to failure, e.g. some synthetic stucco, and others may cause contamination (e.g., formaldehyde in some products). Contact the Wisconsin DNR and each specific municipality about possible substances of concern in each community. For radon see Wisconsin Department of Health Services pamphlet [Wisconsin Home Buyers and Sellers Brochure](#) and/or the EPA's [U.S. EPA Home Buyers and Sellers Guide to Radon](#). You must arrange inspection or testing of any substances or materials of concern to you. Also see www.firstweber.com/info for more information.

Land-Use Restrictions, Regulations, Bedrooms & Nonconforming Uses. Various laws and land-use restrictions may affect a property's use and value, including zoning and subdivision laws, building codes, restrictions on nonconforming properties and uses, deed restrictions, covenants, subdivision regulations, and homeowner's-association rules, etc. In each instance Buyer should verify, even if zoning is represented in MLS, and confirm property suits intended use, including verifying access, utilities, and services, and how restrictions may impact buyers' intended use, including ability to build, rebuild, remodel, replace, or enlarge improvements, particularly if there are any nonconforming structures or uses. Do not assume you can install fence or outbuilding. Buyer may confirm number of usable bedrooms with municipal assessor or building inspector, and for properties on septic or "private onsite wastewater treatment systems" (POWTS), confirm sizing conformance to number of bedrooms/occupancy, particularly if involving remodeling or additions.

Reassessment & Revaluation. Contact the assessor to inquire if there are any area-wide or other assessment or reassessments that may affect a property. For new construction, remodeling, or rehabilitation, and if any property tax increase is applicable or expected due to revaluation or reassessment, always consider re-proration in any purchase contract.

Community Attributes & Facilities. If existence or proximity of community amenities (e.g., school districts, parks, green spaces, conservancy districts, cable & internet access and similar services or facilities is important to buyer's decision to purchase, buyers should confirm such directly with the municipality, school district, or other community-entity, public-information sources, or specific service providers. For example, if availability of specific technical requirements or capacity are important, Buyers should confirm directly with potential service providers. Terms like "high speed" internet may not be used in a technical sense and may not be assumed to be of any particular technical requirement or capability or cost.

Area Conditions. Existing and proposed developments, public projects, and construction adjacent to or surrounding the property may affect the property. If you are concerned about any existing or future conditions of the area or neighboring properties, before writing an offer you should thoroughly investigate the surrounding area and contact state and local municipal officials about any proposed development or project, including planned roadways, commercial developments, utilities infrastructure or transmission lines, airport expansion or utilization, wind turbines, etc. Some commercial or industrial facilities or certain agricultural operations, such as concentrated animal-feeding farms, may create noise and odor. You should ask appropriate governmental and private authorities about the condition of any natural features in the area, including potential infestations or diseases as Emerald Ash Borer. For waterfront or riparian property you should contact the DNR and local-governmental officials about lake and river information and boating access/usage rights and restrictions, docks and piers, stocking, existence of invasive species, and shoreland zoning, and you should confirm you can use the property for your intended purposes.

Floodplains & Wetlands. Floodplain and wetland maps may not be complete or updated and may require a surveyor or other professional to interpret. Contact your lender, applicable governmental officials, and your insurance agent with questions about floodplain designations, insurance requirements, and rates. Property bordering navigable waters should be presumed to be within a floodplain or subject to special restrictions such as shoreland zoning or other governmental regulations. Floodplain designations change and site elevations may need verification. Floodplain insurance premiums may be expected to increase. Contact FEMA, DNR and your lender. See also www.firstweber.com/mfp.

Special-Purpose Districts & POWTS. If all or part of a property is in a special-purpose district (e.g., sanitary, drainage, or lake district) you should contact the applicable authorities to identify what restrictions and potential assessments may apply. Property in a sanitary district may be subject to taxes, special assessments, or other charges for sewer planning or construction, user fees, and related costs. Property in a drainage district may be subject to special assessments and other requirements. Property served by septic or POWTS may be subject to state and local regulation, and some counties require a maintenance plan and may impose notification, inspection, or testing requirements when property ownership is transferred. Replacing a POWTS may require you to install a different type of system. Both sellers and buyers are advised to ensure that, if material, the septic system is sized appropriately for the number of used bedrooms, as this may change with additions or renovations.

Use-Value Assessments/Managed-Forest Land/Conservation Reserve/Familand-Preservation Programs. Rural, agricultural, forest, vacant, cropland, or similar property may be subject to conservation, farmland, environmental, or other land-use programs, agreements, or restrictions affecting the property's use and taxation. There may be penalties, assessments, or payback obligations pending or deferred, or which accrue upon change in use or sale of the property. Under use-value assessment law, sellers must disclose if some or all of the property being sold is subject to use-value assessment and if a conversion charge has been assessed or deferred. Buyers/owners may be assessed substantial penalties if they change use of property subject to use-value taxation. Managed Forest Law requires sellers to disclose if property is subject. Buyers should contact DNR Division of Forestry. Conservation Reserve Program buyers should contact USDA Farm Service Agency. For property in a farmland-preservation-zoning district, or under a farmland-preservation agreement, contact Agricultural Resource Management in the WI Department of Agriculture, Trade, and Consumer Protection. For shoreland zoning, contact county zoning and DNR regarding mitigation plans, and check applicable city, town, or village regulations. NOTE: Some programs impose fees, penalties, or costs upon change of use or early termination. Consult each program and address whether the parties intend to continue a program, and which party will be responsible when the program terminates.

Proposed Use/"Buildability". A property represented as "buildable" may have unknown issues preventing or limiting building. Buyer should verify for type of improvement what permits or approvals may be required, etc. Buyer contemplating building or improvements, including items like fencing, should consult ahead of time with buyer's builder and contact local land use/zoning authorities and check deed restrictions, covenants or subdivision regulations, set-back requirements, utility hook-up, wetlands, etc., and consider proposed use, subsol, perk testing, or other contingencies. Availability, functionality and cost of specific features or services, including internet, cable or wifi quality should be verified by buyers.

Smoke & Carbon-Monoxide Detectors. All parties are advised to comply with all applicable laws and regulations requiring smoke or carbon monoxide detectors.

Electrical Service. Tube or aluminum wiring, fuses, or service less than 100 amps may be considered a defect or may require upgrade by lenders or insurers to no less than 100 amp circuit-breaker service. Certain breaker boxes, e.g., Federal Pacific, may be a safety concern.

MLS & Co-Brokerage Compensation. The co-brokerage offering is an incentive to subagents and buyer brokers to participate in sale of Firm's listings. The Firm cannot comment on other companies' policies or the overall commission or co-brokerage market, but the Firm's base policy is to split listing commission 40% - 50%, with variations depending on office or region and type of property. The specific offering for the listing will be entered into the corresponding MLS. Any given MLS offering may be subject to brokerage agreements or policy letters, the amount of which is available upon written request as applicable to any given transaction. See Compensation To Others provision.

Buyer-Agency Notice. Buyers represented by a buyer's agent may often write offers requesting payment of buyer's agency fee by sellers' proceeds at closing. If the buyers' agency fee is greater than the amount of the co-brokerage commission being offered, it may be recommended that the sellers calculate sellers' net proceeds, and, if necessary, consider a counteroffer at a price sufficient to retain sellers' desired net proceeds and accommodate the buyers' agency fee. This may also apply under dual agency or designated agency where sellers' and buyer's agents are both First Weber agents.

Digital Communications Security Advisory. There are email and phishing scams where criminals pretend to be service providers or pretend to be involved in a transaction and request financial and related nonpublic information such as credit card or debit card numbers or bank account and/or routing numbers or ask you to send or wire money. NOTE: First Weber and its agent will never request such financial or related nonpublic personal information by email or other digital media. If you receive an email or other digital message directly, copied, or forwarded to you in any transaction requesting you send funds or provide financial or related nonpublic personal information, it did not come from First Weber. Do not respond to any such email. Contact First Weber at 608-443-2255, and forward any suspected email fraud to antifraud@firstweber.com.

NOTE: First Weber does not warrant the condition of any property being sold. Owners/sellers are responsible for all maintenance, including preventive and seasonal maintenance (e.g., winterization and ice/snow removal) on their properties, and for safety and security on their property while listed with First Weber,

Telemarketing & E-Mail Authorization. First Weber, its associates, agents, affiliates, and Concierge may, from time to time, contact you by telephone, text, or e-mail with real estate and market information related to current or prospective transactions services, or products. By signing below, you authorize First Weber, its agents, affiliates, and Concierge to provide such information. You may withdraw authorization at any time by contacting First Weber by e-mail at realestateinfo@firstweber.com or by telephone at 800-276-7260.

DocuSigned by:
 Signature: Robert J Clyde
 Print Name: Robert J Clyde (date) 8/3/2022
 Tel: _____ E-mail: bob@ameinc.com

Signature: Amy K Clyde
 Print Name: Amy Clyde (date) 8.3.22
 Tel: _____ E-mail: aclyde@baraboobank.com

First Weber, Inc. is a proud member of the HomeServices of America family of companies.

FOR DURATION OF THE CORONAVIRUS PANDEMIC PLEASE UNDERSTAND SERVICES SUBJECT TO SAFETY LIMITATIONS

Affiliated Business Arrangement Disclosure Statement

To: Robert J Clyde Amy Clyde Property: E6789 Loop Dr, Reedsburg, WI 53959
 From: First Weber, Inc. Date: Week of August 3rd

This is to give you notice that First Weber, Inc. and First Weber Illinois, LLC, together doing business as First Weber and/or First Weber, REALTORS® ("First Weber"), HomeServices Relocation, LLC, Prosperity Home Mortgage, LLC, Priority Title Corporation, Preferred Title, LLC, Schmitt Title, LLC, Wisconsin River Title Consultants LLC, HomeServices Insurance, Inc. doing business as HomeServices Insurance Agency ("HomeServices Insurance Agency"), Title Resources Guaranty Company ("TRG"), and Vanderbilt Mortgage and Finance Inc doing business as Silverton Mortgage ("Silverton Mortgage") are part of a family of companies (the "Affiliated Companies") owned by Berkshire Hathaway, Inc. ("Berkshire Hathaway"), and each may refer to you the services of another. First Weber, Inc., First Weber Group Illinois, LLC, HomeServices Relocation, LLC, Prosperity Home Mortgage, LLC, Priority Title Corporation, and HomeServices Insurance Agency are each wholly owned either directly or indirectly by HomeServices of America, Inc. ("HSOA"), a Berkshire Hathaway affiliate. HSW Affiliates Holding, LLC ("HSW Affiliates"), a wholly-owned subsidiary of HSOA, has an ownership interest in each of the following Affiliated Companies: Preferred Title, LLC (40%), Schmitt Title, LLC (16%), Wisconsin River Title Consultants LLC (50%). In addition, Preferred Title, LLC has an ownership interest in Schmitt Title, LLC (16%). HomeServices Title Holdings, LLC, a wholly-owned subsidiary of HSOA, indirectly owns 9.5% of TRG. Silverton Mortgage is a wholly-owned indirect subsidiary of Clayton Homes, a Berkshire Hathaway affiliate. Because of these relationships, the referral of a customer (including you) by any of the Affiliated Companies to another may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

Set forth below is the estimated charge or range of charges for each of the services listed. You are NOT required to use any of these service providers as a condition of the sale of the subject property or to obtain access to any settlement service.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Table 1 – First Weber and Affiliated Companies		
Service Provider	Service Provided	Charge or Range of Charges
HomeServices Relocation, LLC	Relocation Services	Fees paid by real estate broker
Prosperity Home Mortgage, LLC	Loan Origination Fee	\$0 - \$1,465 (2% of loan amount on some bond products)
	Appraisal	\$425 - \$2,100
	Third Party Fees	\$110 - \$280 (credit report, tax service fee, flood cert fee)
Priority Title Corporation	Lender's Policy (may be provided by TRG)	\$425 - \$500 if simultaneously issued with Owner's Policy; if not, issued at Owner's Policy rates below.
	Owner's Policy (may be provided by TRG)	For standard coverage, \$525 flat fee up to \$15k purchase price, plus \$3 per \$1k from \$15k-\$100k; add \$2 per \$1k from \$101k-\$500k; add \$1 per \$1k from \$501k-\$1M; add \$0.75 per \$1k from \$1M to \$5M. Reissue rate available.
	Endorsements	\$0 - \$500 depending on coverages requested.
	Settlement Services Fee	\$45 - \$200 deed and document preparation fees; \$125 - \$400 escrow/settlement fees
Preferred Title, LLC / Schmitt Title, LLC / Wisconsin River Title Consultants LLC	Lender's Policy	\$400 - \$525 if simultaneously issued with Owner's Policy; if not, issued at Owner's Policy rates below.
	Owner's Policy	For standard coverage, \$525 flat fee up to \$15k purchase price, plus \$3 per \$1k from \$15k-\$100k; add \$2 per \$1k from \$101k-\$500k; add \$1 per \$1k from \$501k-\$1M; add \$0.75 per \$1k from \$1M to \$5M. Reissue rate available.
	Endorsements	\$0 - \$500 depending on coverages requested.
	Settlement Services Fee	\$45 - \$200 deed and document preparation fees; \$125 - \$475 escrow/settlement fees
HomeServices Insurance Agency*	Homeowner's Insurance	\$300 - \$4,000 annual premium, depending on product and associated risk assessments (e.g., age of home, credit score, past claims of the insured, etc.)
Silverton Mortgage	Loan Origination Fee	0 - 2.75% of the loan amount (includes third party fees)
	Appraisal	\$475 - \$900

ACKNOWLEDGEMENT: I/we have read this disclosure form and understand that the Affiliated Companies may refer me/us to purchase the settlement service(s) described on Table 1 above and that any such referrals may provide the Affiliated Companies and/or their employees with a financial or other benefit. I/we also understand that the Interested Parties may refer me/us to purchase the settlement service(s) described on Table 2 below (or on reverse) and that any such referrals may provide the Interested Parties with a financial or other benefit.

Discussed by: Robert J Clyde 8/3/2022 Amy L. Clyde 8-3-22
 Signature Robert J Clyde (Date) Signature Amy Clyde (Date)

* In rare cases, your insurance policy may instead be issued by Long & Foster Insurance Agency, Inc., an affiliate of HSI, or under another of its trade names. HSI's trade names include: Edina Realty Insurance Agency, Home Team Insurance, HomeServices Insurance Agency, InsuranceSouth, Long Insurance Group, ReeceNichols Insurance and Trident Insurance Agency.

Supplemental Affiliated Business Arrangement Disclosure Statement Interested Parties and Additional Providers

Neither First Weber nor any other HSOA-affiliated company has any ownership interest in Universal Home Protection, LLC; Dependable Title of Wisconsin, LLC; and Point Title, LLC (collectively, "Additional Providers"). This is to give you notice, however, that some officers, employees, and real estate agents of First Weber ("Interested Parties"), individually or together, own interests in the Additional Providers. The Interested Parties are Shawna Alt, J. Michael Baker, Paul Brown, Robert Bushman, Barbara Clinard, Diana Gerke, James R. Imhoff, Jr., Daniel Lee, Carole Lukens, Heidi Mancheski, Gregory Onsager, Sharon Rapkin, David Roark, Darlene Wahls, Robert Weber, and Ruth Ann Weber. The Interested Parties' collective ownership interests in the Additional Providers are as follows: Universal Home Protection, LLC (33.3%), Dependable Title of Wisconsin, LLC (31.5%), and Point Title, LLC (62.5%). Because of these relationships, the referral of a customer (including you) by any of the Interested Parties to the Additional Providers may result in one or more of the Interested Parties receiving a financial or other benefit.

Set forth below is the estimated charge or range of charges for each of the Additional Providers' listed services. You are NOT required to use any of these service providers as a condition of the sale of the subject property or to obtain access to any settlement service.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Table 2 – Interested Parties and Additional Providers		
Service Provider	Service Provided	Charge or Range of Charges
Universal Home Protection, LLC	Home Warranty	\$525 for a Basic Plan. Additional coverages and plans available.
Dependable Title of Wisconsin, LLC	Lender's Policy	\$400 - \$425
	Owner's Policy	\$525 for policies \$15,000 and under, plus \$3 for each additional \$1,000 or less of coverage up to \$100,000, plus \$2 for each additional \$1,000 or less of coverage between \$101,000 and \$500,000, plus \$1 for each additional \$1,000 or less of coverage between \$501,000 and \$1,000,000, plus \$0.075 for each additional \$1,000 of coverage above \$1,001,000. Reissue rate available at 20% discount, with a \$475 minimum.
	Special Assessment/Verification	\$25 - \$35
	Endorsements	\$0 - \$500 depending on coverages requested.
	Deed Preparation Fee	\$100 - \$150
	Closing Fee	\$250-\$350, plus \$25 per wire and \$100 for overnight service.
Point Title, LLC	Lender's Policy	\$400 - \$425
	Owner's Policy	\$525 for policies \$15,000 and under, plus \$3 for each additional \$1,000 or less of coverage up to \$100,000, plus \$2 for each additional \$1,000 or less of coverage between \$101,000 and \$500,000, plus \$1 for each additional \$1,000 or less of coverage between \$501,000 and \$1,000,000, plus \$0.075 for each additional \$1,000 of coverage above \$1,001,000. Reissue rate available at 20% discount, with a \$475 minimum.
	Special Assessment/Verification	\$75 minimum; varies by municipality and number of parcels.
	Endorsements	\$0 - \$500 depending on coverages requested.
	Deed Preparation Fee	\$95
	Closing Fee	\$150-\$350, plus \$25 per wire and overnight package.

[see acknowledgment on the reverse/preceding page]



Don't Let Scam Artists Steal Your Money!

Because you are going to be involved in a real estate transaction where money is changing hands, you are a potential target for cyber-criminals.

These sophisticated criminals could:

- Try to hack into your email account or the email of other persons involved in your transaction and direct you to send a wire to the hacker's account.
- They can even send you emails, or forward emails, that appear to be from your agent, your closer or another trusted source!

**When you are using First Weber, Inc.
and our family of services,
we will NEVER ask you to wire money via email,
EVER!**

If you receive wiring instructions, or other requests to send nonpublic personal information, even if it appears legitimate, do not send money to that account. Always verify such instructions directly with your closer and your bank.

When confirming instructions, DO NOT use a phone number or other contact information from an email! Use a business phone number for your closer or bank from an independently verified source.

If you receive an email message directly or forwarded concerning any transaction involving First Weber, Inc., and the email requests that you send funds or provide nonpublic personal information, **DO NOT RESPOND TO THE EMAIL.** Immediately contact the authorities, contact First Weber, Inc. at 608-443-2255, and please forward any suspected email fraud to: antifraud@firstweber.com

I acknowledge the above information:

(Buyer/Seller) Robert J Clyde
A2CAB88F303B4D0...

(Date) 8/3/2022 Robert J Clyde

(Buyer/Seller) Amy L. Clyde

(Date) 8.3.22 Amy Clyde





CORONAVIRUS (COVID-19) ADVISORY

1 The Coronavirus (COVID-19) pandemic has impacted the real estate world and conduct of real estate transactions.
2 COVID-19 is very contagious and serious. Vaccination has mitigated the risks, but all services are still subject to
3 whatever safety precautions and protocols as may apply in any given situation.

4 **Safety Precautions & Protocols:** All persons are aware our country is still threatened by the COVID-19 pandemic.
5 Although vaccinations have allowed reopening of many activities, all acknowledge that the threat of COVID-19 remains,
6 and all parties understand that even despite vaccination or precautions buying/selling properties necessarily involves
7 inherent risk of potential exposure. We expect all individuals involved to do his/her best to adhere to all safety guidelines
8 and protocols as may apply to any specific situation. For guidance see Center for Disease Control (CDC), the Wisconsin
9 Department of Health Services (DHS) and local authorities and medical providers. We therefore request and expect
10 that each individual involved in the buying/selling process be candid and transparent as to health condition, and if
11 applicable to the situation, vaccination status, and to inform the others involved should that individual get COVID-19 or
12 have to isolate or quarantine. All individuals are expected to bring their own personal protective equipment (PPE), as
13 may be applicable for any given situation. Property owners are advised to follow all applicable safety guidelines in
14 cleaning potentially exposed surfaces, if concerned, and individuals entering properties are requested to avoid actions
15 that might contaminate property or objects, if avoidable. Hopefully the pandemic will finally be behind us soon, but until
16 that point, we want all individuals to remain safe, and to take any precautions they consider necessary, and to respect
17 the concerns of others, so as not to endanger themselves or others as we all make our way out of this pandemic.

18 **Property Access:** Selling and buying real estate traditionally involves liberal access to properties. As we continue
19 through the COVID-19 pandemic, all should understand that some access (e.g., showings, inspections, walk-thru's,
20 etc.), may still be restricted or delayed, depending upon the specific situation of the individuals involved or the property.
21 If necessary, agent and Firm will facilitate to the greatest extent possible remote viewing technologies, e.g., virtual tours,
22 live-streaming, or other remote viewing technological alternatives for consideration as desired or practical. The parties
23 acknowledge any such alternative viewing methods provided through agents and Firm are intended for convenience or
24 safety and are not intended as representations of property condition, unless expressly stated in writing. Buyer is
25 responsible for verifying, by personal or professional inspection or testing contingencies, condition of the property and
26 satisfaction of buyer's intended use, if material to buyer. Parties may consider a sight unseen/remote viewing
27 contingency, if applicable.

28 **Delays:** Until this pandemic is brought to an end, there may be delays arising from the personal safety obligations of
29 one or more of the parties or professionals involved. Delays may also occur when working with various businesses,
30 professionals, and settlement service or third-party providers. We recommend parties confer with any such settlement
31 service or third-party providers, including lenders, inspectors, title companies, etc., to see what amount of time is needed
32 for scheduling of any activities and plan accordingly. Thankfully we have not experienced the types of closures or
33 reduced operations originally feared under the pandemic, but all parties should still ensure that they allow sufficient time
34 to complete the desired activities. If there are any expected delays or scheduling issues, the parties may consider
35 adding whatever provisions or contingencies as may allow the parties to address whatever issue as may appear.

36 **We acknowledge receipt of COVID-19 Advisory and consent to the safety guidelines and safety protocols.**

37 Date: 8/3/2022
Signed by: Robert J Clyde
A2CAB898365B4DL...

Date: 8/3/22
Amy R. Clyde

39 Print Name: Robert J Clyde

Print Name: Amy Clyde

REAL ESTATE CONDITION REPORT

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT _____
E6789 Loop Dr IN THE _____ Town
(CITY) (VILLAGE) (TOWN) OF Westfield, COUNTY OF _____
Sauk STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF August (MONTH) 3rd (DAY), 2022 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of defects in the electrical system? Electrical defects may include items such as electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B8. Are you aware of defects in any structure on the property? Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or other items affixed to or closely associated with the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B12. Explanation of "yes" responses	<input type="text" value="A Service call is in place for one Modine Hot Dog furnace"/>		
	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

C8. Explanation of "yes" responses

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D2. Are you aware of a joint well serving the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D3. Are you aware of a defect related to a joint well serving the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D9. Are you aware of defects in an "LP" tank on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

D10. Explanation of "yes" responses 1,000 & 500 gallon tanks owned by United Cooperative

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E2. Are you aware that remodeling was done that may increase the property's assessed value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	YES	NO	N/A
E3. Are you aware of pending special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E8. Explanation of "yes" responses			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of the property being part of or subject to a subdivision homeowners' association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F7. Are you aware of restrictive covenants or deed restrictions on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO	N/A
F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F15. Are you aware there is not legal access to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F17m. Are you aware of a written agreement affecting riparian rights related to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F17n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? <i>Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F18. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F19. Explanation of "yes" responses	<input type="checkbox"/> Large pond has a dam. 37 acres are enrolled in MFL closed		

G. ADDITIONAL INFORMATION

	YES	NO	N/A
G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G4. Are you aware of other defects affecting the property? Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G4m. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

G5. The owner has owned the property for 11 years.

G6. The owner has lived in the property for 11 years.

G7. Explanation of "yes" responses [Redacted]

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner Robert J Clyde Date 8/3/2022
Owner Greg R. Clyde Date 8/3/22
Owner _____ Date _____
Owner _____ Date _____
Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
Person _____ Items _____ Date _____
Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12



Source: NRCS Soil Survey

All fields

163 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
VaC2	Valton silt loam, 6 to 12 percent slopes, eroded	34.59	21.2%	3	44.7
VaB	Valton silt loam, 2 to 6 percent slopes	33.89	20.8%	2	53.0
AtB	Atterberry silt loam, 2 to 6 percent slopes	25.15	15.4%	2	84.1
BbC	Baraboo stony silt loam, 2 to 12 percent slopes	20.55	12.6%	6	46.6
BaC	Baraboo silt loam, 6 to 12 percent slopes	16.37	10.1%	3	53.0
NrE	Norden and Eleva soils and rock outcrop, 12 to 60 percent slopes	9.08	5.6%	7	30.2
FaB	Fayette silt loam, 2 to 6 percent slopes	8.16	5.0%	2	74.3
W	Water	4.81	3.0%		N/A
BbD	Baraboo stony silt loam, 12 to 30 percent slopes	4.40	2.7%	7	41.9

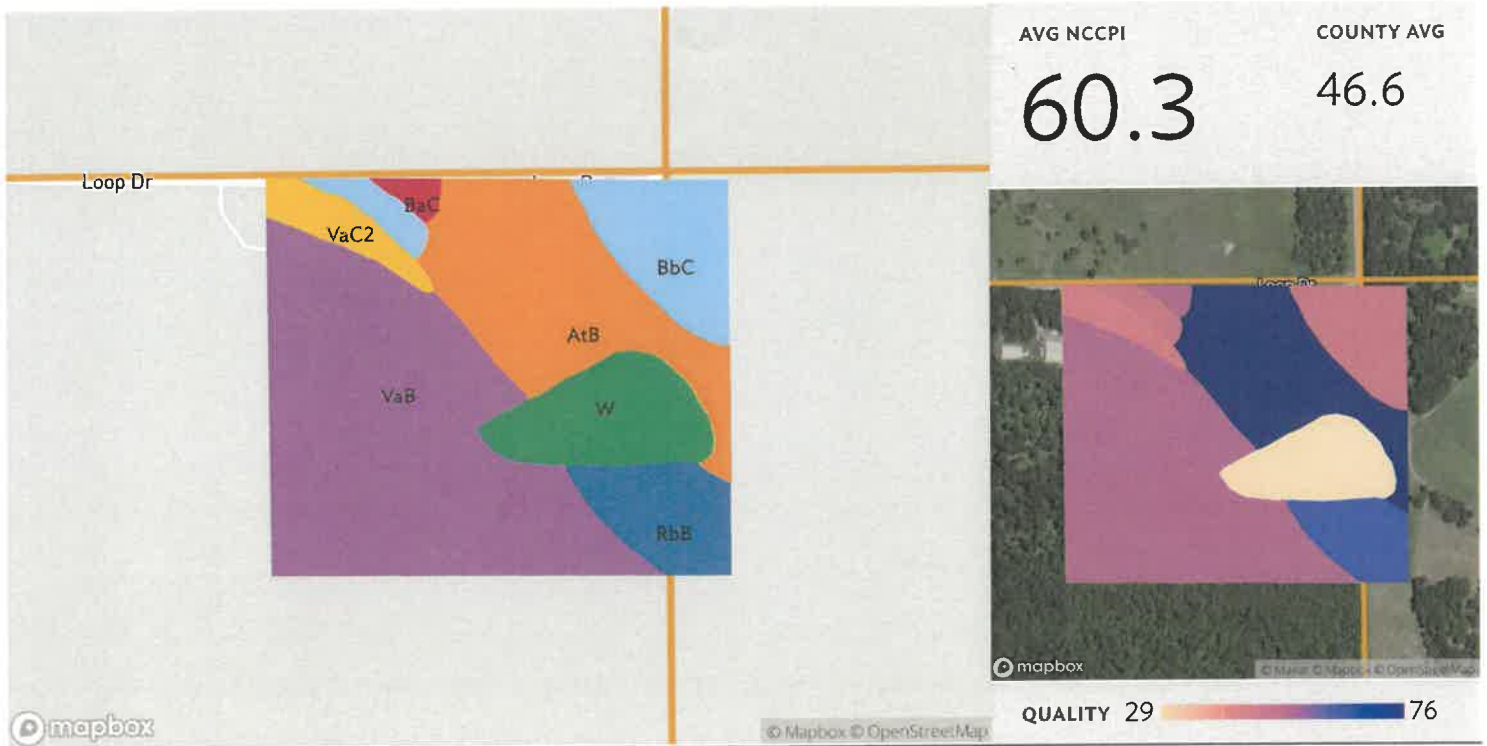
5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12

■	RbB	Reedsburg silt loam, 2 to 6 percent slopes	3.43	2.1%	2	64.5
■	BaB	Baraboo silt loam, 2 to 6 percent slopes	2.38	1.5%	2	52.7
			158.00	97.0%		55.0

5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12



Field 1

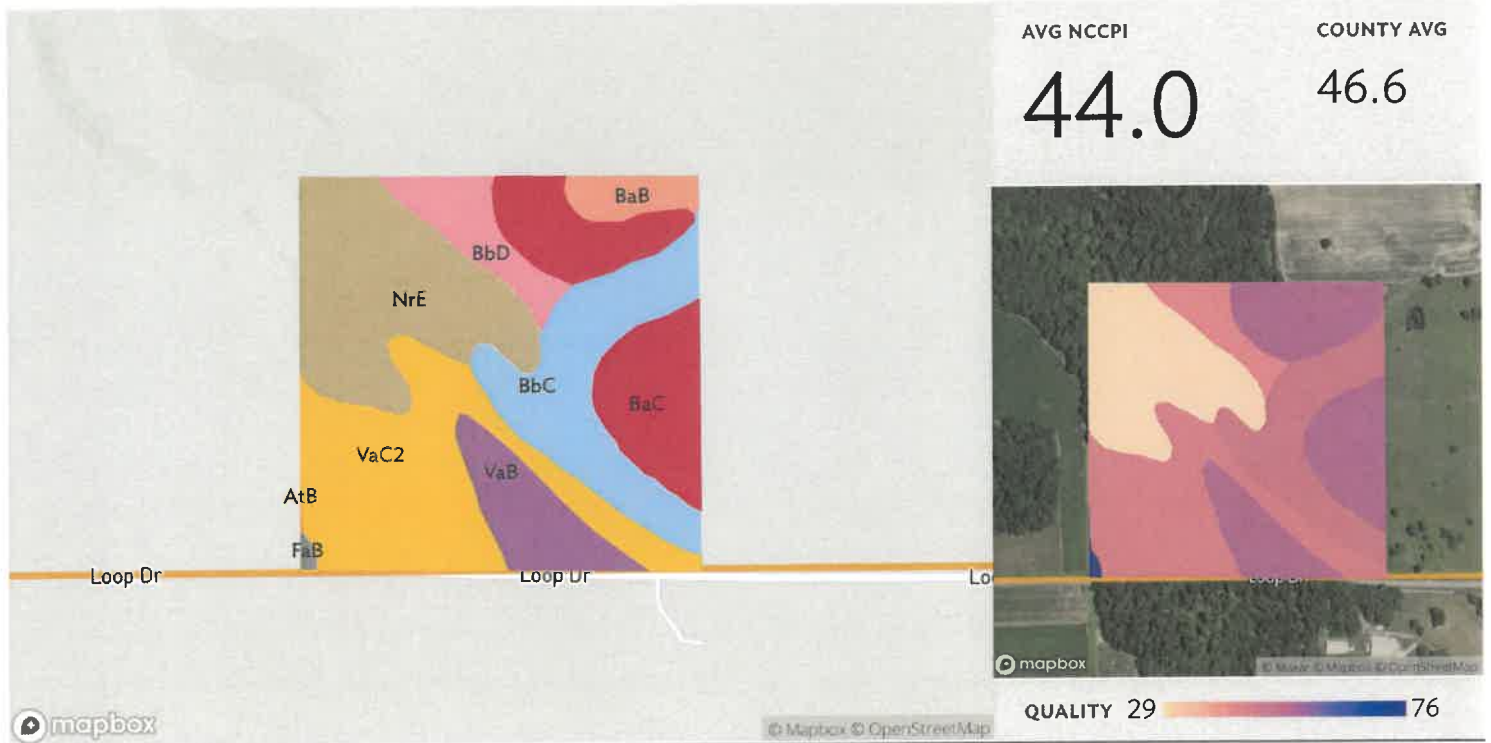
47 ac.

Source: NRCs Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
VaB	Valton silt loam, 2 to 6 percent slopes	20.84	44.7%	2	53.0
AtB	Atterberry silt loam, 2 to 6 percent slopes	10.14	21.7%	2	84.1
BbC	Baraboo stony silt loam, 2 to 12 percent slopes	5.27	11.3%	6	46.6
W	Water	4.81	10.3%		N/A
RbB	Reedsburg silt loam, 2 to 6 percent slopes	3.43	7.4%	2	64.5
VaC2	Valton silt loam, 6 to 12 percent slopes, eroded	1.70	3.6%	3	44.7
BaC	Baraboo silt loam, 6 to 12 percent slopes	0.45	1.0%	3	53.0
		41.83	89.7%		60.3

5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12



Source: NRCS Soil Survey

Field 2

40 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
VaC2	Valton silt loam, 6 to 12 percent slopes, eroded	10.14	25.3%	3	44.7
NrE	Norden and Eleva soils and rock outcrop, 12 to 60 percent slopes	9.08	22.6%	7	30.2
BaC	Baraboo silt loam, 6 to 12 percent slopes	6.99	17.4%	3	53.0
BbC	Baraboo stony silt loam, 2 to 12 percent slopes	6.96	17.4%	6	46.6
VaB	Valton silt loam, 2 to 6 percent slopes	3.12	7.8%	2	53.0
BbD	Baraboo stony silt loam, 12 to 30 percent slopes	2.36	5.9%	7	41.9
BaB	Baraboo silt loam, 2 to 6 percent slopes	1.33	3.3%	2	52.7
FaB	Fayette silt loam, 2 to 6 percent slopes	0.12	0.3%	2	74.3
AtB	Atterberry silt loam, 2 to 6 percent slopes	0.02	0.0%	2	84.1

5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12

40.11**44.0**

5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12



Source: NRCS Soil Survey

Field 3

35 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
AtB	Atterberry silt loam, 2 to 6 percent slopes	14.99	42.3%	2	84.1
BaC	Baraboo silt loam, 6 to 12 percent slopes	8.93	25.2%	3	53.0
BbC	Baraboo stony silt loam, 2 to 12 percent slopes	8.32	23.5%	6	46.6
BbD	Baraboo stony silt loam, 12 to 30 percent slopes	2.04	5.8%	7	41.9
BaB	Baraboo silt loam, 2 to 6 percent slopes	1.05	3.0%	2	52.7
VaC2	Valton silt loam, 6 to 12 percent slopes, eroded	0.07	0.2%	3	44.7
					64.0
					35.41

5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12



Source: NRCS Soil Survey

Field 4

20 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ VaC2	Valton silt loam, 6 to 12 percent slopes, eroded	10.37	51.1%	3	44.7
■ VaB	Valton silt loam, 2 to 6 percent slopes	9.92	48.9%	2	53.0
20.29					48.8

5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12



Field 5

20 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
VaC2	Valton silt loam, 6 to 12 percent slopes, eroded	12.31	60.5%	3	44.7
FaB	Fayette silt loam, 2 to 6 percent slopes	8.04	39.5%	2	74.3
20.35					56.4





5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12



All fields






163 ac.

					
	2021	2020	2019	2018	2017
■ Forest	39.4%	44.1%	43.5%	45.3%	44.4%
■ Grass/Pasture	30.8%	25.4%	22.8%	23.8%	26.0%
■ Alfalfa	18.7%	18.3%	22.2%	19.3%	15.4%
■ Non-Cropland	5.1%	6.3%	5.8%	6.5%	5.6%
■ Other	6.0%	5.8%	5.7%	5.1%	8.7%



Field 1

47 ac.

					
	2021	2020	2019	2018	2017
■ Alfalfa	42.1%	41.5%	42.6%	37.0%	26.5%
■ Forest	17.9%	26.3%	24.7%	26.2%	27.1%
■ Grass/Pasture	21.7%	11.3%	13.5%	12.9%	12.4%
■ Non-Cropland	7.8%	10.2%	8.5%	12.0%	8.2%
■ Water	8.1%	8.1%	8.6%	8.1%	9.5%
■ Corn	0.5%	1.0%	1.0%	2.9%	12.4%
■ Other	1.8%	1.6%	1.1%	1.0%	3.8%

5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12



Field 2

40 ac.



2021 2020 2019 2018 2017

■ Forest	44.0%	48.5%	47.9%	53.7%	48.5%
■ Grass/Pasture	43.8%	40.0%	37.7%	39.8%	43.7%
■ Alfalfa	5.0%	4.8%	7.4%	2.4%	3.1%
■ Other	7.1%	6.8%	7.0%	4.1%	4.7%



Field 3

35 ac.



2021 2020 2019 2018 2017

■ Grass/Pasture	59.8%	56.4%	43.1%	44.6%	50.8%
■ Alfalfa	23.4%	24.0%	37.8%	37.1%	31.8%
■ Forest	9.5%	11.6%	12.1%	13.7%	13.5%
■ Non-Cropland	4.9%	7.3%	6.6%	4.5%	3.9%
■ Other	2.4%	0.7%	0.4%	-	-



Field 4

20 ac.



2021 2020 2019 2018 2017

■ Forest	90.7%	95.3%	94.7%	91.5%	92.5%
■ Non-Cropland	5.5%	4.4%	5.0%	8.5%	7.5%
■ Other	3.8%	0.3%	0.3%	-	-

5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12



Field 5

20 ac.



2021 2020 2019 2018 2017






■ Forest	80.1%	81.9%	81.3%	81.6%	81.6%
■ Corn	5.3%	10.1%	11.1%	1.1%	3.7%
■ Non-Cropland	4.9%	5.8%	5.8%	5.8%	5.8%
■ Grass/Pasture	3.4%	0.7%	1.8%	4.6%	5.0%
■ Soybeans	3.2%	0.4%	0.1%	6.9%	3.3%
■ Other	3.1%	1.1%	-	-	0.6%

Source: NASS Cropland Data Layer

5 fields, 163 acres in Sauk County, WI

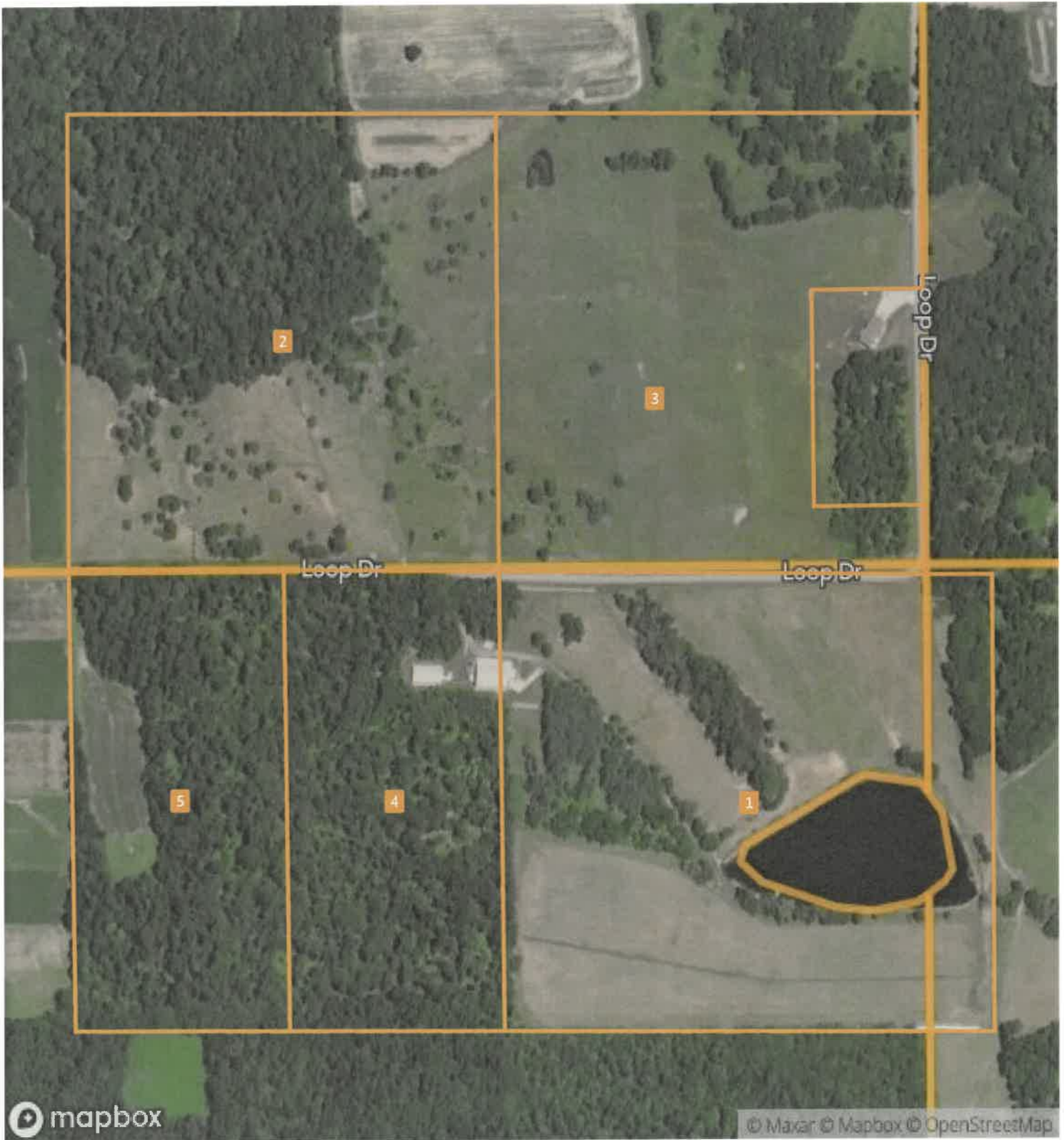
TOWNSHIP/SECTION 11N 4E - 2, 11, 12

Sauk County, WI

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)
1 	46.65	11N 4E - 11, 12 APN: 040021800000	CLYDE, ROBERT J & AMY L (02/04/2022)
2 	40.11	11N 4E - 2, 11 APN: 040004500000	CLYDE, ROBERT J & AMY L (02/04/2022)
3 	35.41	11N 4E - 2, 11 APN: 040004600000	CLYDE, ROBERT J & AMY L (02/04/2022)
4 	20.29	11N 4E - 2, 11 APN: 040021900000	CLYDE, ROBERT J & AMY L (02/04/2022)
5 	20.35	11N 4E - 2, 11 APN: 040022000000	CLYDE, ROBERT J & AMY L (02/04/2022)
162.81			

5 fields, 163 acres in Sauk County, WI

TOWNSHIP/SECTION 11N 4E - 2, 11, 12



57-018-2014

MANAGED FOREST LANDS STEWARDSHIP FORESTRY PLAN

Landowner(s) as Shown on Deed:

ROBERT J. CLYDE, AMY L. CLYDE

Name and Address of Contact Person:

ROBERT J. CLYDE

E6789 LOOP DR
REEDSBURG, WI 53959-9280

Entry Period: 25 years

Starting January 1, 2014 **Ending** December 31, 2038

Municipality(s): Town of Westfield (Sauk County)

Total Acres: 37.000

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.

57-018-2014

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:

- Alleviate burden of high taxes
- Maintain or manage toward a healthy forest
- Manage for wildlife
- Maintain an aesthetically pleasing landscape

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
2031	1	20	Oak	THINNING
2031	2	14	Central Hardwoods	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.

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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
2015	1	20	Oak	CULL TREE REMOVAL
2015	1	20	Oak	INVASIVE PLANT CONTROL
2015	2	14	Central Hardwoods	CULL TREE REMOVAL
2015	2	14	Central Hardwoods	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.

Prairie Grasses

Prairie Grasses are historic prairie communities dominated by little bluestem, side-oats grama, hairy grama, prairie dropseed, Indiangrass, needlegrass, big bluestem, switchgrass, junegrass, panic grasses, and poverty oat grass. Prairies occur on a wide variety of topographies, soil types, and moisture conditions - from water-covered peat to the driest sandy soils.

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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.

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 Western Coulees and Ridges. 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 that there are no known Endangered, Threatened or Special Concerns Species or Natural Communities present on or within the surrounding area.

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

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 gravelling. 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.

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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](#).

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		20 Acres
Primary Type:	Oak Forest -- Large Sawtimber	
Secondary Type:	Red Maple Forest -- Poletimber	

Stand Information

The most abundant tree species in this stand include White Oak (44%), Red Oak (25%), Red Maple (25%) and Shagbark Hickory (2%).

These trees make up an even aged stand that originated about 1940. 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 loam soil. Loam soils are a mixture of sand, silt and clay particles. Loam soils are 23% to 52% sand, 28% to 50% silt, and 48% to 78% clay. Silt loam or silt soils have relatively higher amounts of silt particles. Loam soils typically have an abundance of moisture and nutrients to sustain excellent growth rates for many tree species. Take care to prevent compaction and rutting when using equipment on these soils.

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

- Multiflora Rose
- Garlic Mustard

Stand Conditions, Special Features or Characteristics

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Stand 1 is located to the east of the drainage that runs north-south through the middle of the section. White oak and red oak are the primary species of the sawlog class with scattered red maple and shagbark hickory. The pole sized class is mostly red maple, white oak, and red oak, with scattered ash, bitternut hickory, cherry, elm, and sugar maple. Seedling/ sapling stage is mostly ash and cherry with some basswood, ironwood, elm, and oak. Prescribed thinnings following Wis DNR order of removal guidelines will create a healthier, more productive stand.

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 WITH FUTURE THINNING -- Manage the stand through its rotation (the period between initial regeneration and the stand's final cutting) as a single aged forest. 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 regenerate the 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
2015	CULL TREE REMOVAL. Remove, girdle or kill trees that are poor in quality due to disease, injury, insect infestation or poor form. This creates conditions for remaining trees to thrive or to meet other land management goals. Work with your local WDNR Forester to identify the trees to remove.
2015	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.

STAND NUMBER 2		14 Acres
Primary Type:	Central Hardwood Forest -- Large Sawtimber	
Secondary Type:	Central Hardwood Forest -- Poletimber	

Stand Information

The most abundant tree species in this stand include Red Maple (37%), White Oak (18%), Red Oak (16%) and Ash (10%).

These trees make up an even aged stand that originated about 1940. 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 loam soil. Loam soils are a mixture of sand, silt and clay particles. Loam soils are 23% to 52% sand, 28% to 50% silt, and 48% to 78% clay. Silt loam or silt soils have relatively higher amounts of silt particles. Loam soils typically have an abundance of moisture and nutrients to sustain excellent growth rates for many tree species. Take care to prevent compaction and rutting when using equipment on these soils.

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

- Multiflora Rose
- Garlic Mustard

Stand Conditions, Special Features or Characteristics

Stand 2 is located to the west of the drainage that runs north-south through the center of the section. Red maple, white oak, and red oak are the primary species for the sawlog category with scattered ash, hickory, basswood, and cherry. Pole sized class is mainly red maple with scattered central hardwoods speices. Stand 2 is similar to stand 1, but has more of a red maple component, especially in the drainage area. Ash and basswood are also better represented in this stand. Stand 2 should follow same prescription as stand 1.

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 WITH FUTURE THINNING -- Manage the stand through its rotation (the period between initial regeneration and the stand's final cutting) as a single aged forest. 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 regenerate the 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
2015	CULL TREE REMOVAL. Remove, girdle or kill trees that are poor in quality due to disease, injury, insect infestation or poor form. This creates conditions for remaining trees to thrive or to meet other land management goals. Work with your local WDNR Forester to identify the trees to remove.
2015	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.

STAND NUMBER 3		3 Acres
Primary Type:	Prairie Grasses	
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.

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This stand has a loam soil. Loam soils are a mixture of sand, silt and clay particles. Loam soils are 23% to 52% sand, 28% to 50% silt, and 48% to 78% clay. Silt loam or silt soils have relatively higher amounts of silt particles. Loam soils typically have an abundance of moisture and nutrients to sustain excellent growth rates for many tree species. Take care to prevent compaction and rutting when using equipment on these soils.

This area does not meet the minimum qualifications of a forest because it is either not stocked with trees or does not have the minimum number of trees or timber volume per acre. 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 the total enrolled acreage.

Stand Conditions, Special Features or Characteristics

Stand 3 is a field that the landowner presently uses as a wildlife food plot.

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.

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'.

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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](#)'

57-018-2014

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, 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: Sauk		Municipality: Town of Westfield			
11N-04E-11	NWNE	040 0220-00000			20.000
11N-04E-11	NWNE	040-0219-00000			17.000
				Total Acreage:	37.000

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

KLONSINSKI, DAN
BROOKS & CHRISTIE FORESTRY CONSULTANTS, LLC
2564 SIMPSON DR.
COTTAGE GROVE, WI 53527
(608) 513-0486
DKLON@CHARTER.NET

Tax Law Forestry Specialist Contact Information

KING, ALLEN
DEPARTMENT OF NATURAL RESOURCES
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BARABOO, WI 53913-2474
(608) 723-9007
ALLEN.KING@WISCONSIN.GOV

57-018-2014

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
CLYDE, AMY L.		
CLYDE, ROBERT J.		

Primary Owner

ROBERT J. CLYDE
E6789 LOOP DR
REEDSBURG, WI 53959-9280

Entry Year: 2014 Length: 25 yrs. Exp Date: 12/31/2038

MFL #: 57-018-2014 -- Sauk Co. -- Westfield (T)

Other Owners

AMY L. CLYDE

A. Stand Number

	1	2	Z 3
1 Productivity	PRODUCTIVE 80% - Productive and meets minimum stocking	PRODUCTIVE 80% - Productive and meets minimum stocking	NON-PRODUCTIVE 20% - Does not meet minimum stocking requirements Z=No Management Zone
2 Stand Prefix			
3 Exam Date	02/28/2013	02/28/2013	02/28/2013
4 Age Structure	Even-Aged	Even-Aged	
5 Timber Type - Primary	Oak 15+ 3	Central Hardwoods 15+ 2	Prairie Grass
Timber Type - Secondary	Red Maple 5-11 2	Central Hardwoods 5-11 2	
Timber Type - Understory	Central Hardwoods 0-5 1	Central Hardwoods 0-5 1	
6 Habitat Type	AARL	AARL	AARL
7 Acres	20	14	3
8 Year of Origin	1940	1940	
9 Total Height	65	65	
10 Mean Stand Diameter	15	17	
11 Site Index & Species	65 - Oak, Red	65 - Oak, Red	
12 Total Basal Area	126	101	
13 Total Volume-Cds/Acre	9	7	
Total Volume-BF/Acre	5500	5000	
14 Tree Species	Species BA Cds BF	Species BA Cds BF	Species BA Cds BF
1st Major Tree Species	Oak, White 55 3 2,800	Maple, Red 37 3 1,450	
2nd Major Tree Species	Oak, Red 31 1 2,000	Oak, White 18 1 1,050	
3rd Major Tree Species	Maple, Red 31 4 500	Oak, Red 16 0 1,200	
4th Major Tree Species	Hickory, Shagbark 2 0 200	Ash 10 0 650	
15 Invasive Level	Present	Present	Not Present
1st Inv Species/Density	Garlic Mustard 5% - 20%	Garlic Mustard 5% - 20%	
2nd Inv Species/Density	Multiflora Rose 5% - 20%	Multiflora Rose 5% - 20%	
3rd Inv Species/Density			
4th Inv Species/Density			
16 Soil Type	Loam (may include silt loam or silt)	Loam (may include silt loam or silt)	Loam (may include silt loam or silt)
17 Management Objective	Natural even-aged regeneration of Timber Type with future thinning	Natural even-aged regeneration of Timber Type with future thinning	Designated as a non-forest management zone
18 Last Changed	- 3/5/2013 11:18:36 AM	2/28/2013 3:58:24 PM	2/28/2013 4:01:25 PM
B. Mandatory Practice	Practice Yr Thinning 2031	Practice Yr Thinning 2031	
N = Cutting Notice Approved R = Cutting Report Approved			
C. Non-Mandatory Practice	Practice Yr Cull Tree Removal 2015 Invasive Plant Control 2015	Practice Yr Cull Tree Removal 2015 Invasive Plant Control 2015	

Stand Conditions, Special Features or Characteristics

Stand Number: 1
Stand 1 is located to the east of the drainage that runs north-south through the middle of the section. White oak and red oak are the primary species of the sawlog class with scattered red maple and shagbark hickory. The pole sized class is mostly red maple, white oak, and red oak, with scattered ash, bitternut hickory, cherry, elm, and sugar maple. Seedling/ sapling stage is mostly ash and cherry with some basswood, ironwood, elm, and oak. Prescribed thinnings following Wis DNR order of removal guidelines will create a healthier, more productive stand.

Stand Number: 2
Stand 2 is located to the west of the drainage that runs north-south through the center of the section. Red maple, white oak, and red oak are the primary species for the sawlog category with scattered ash, hickory, basswood, and cherry. Pole sized class is mainly red maple with scattered central hardwoods speices. Stand 2 is similar to stand 1, but has more of a red maple component, especially in the drainage area. Ash and basswood are also better represented in this stand. Stand 2 should follow same prescription as stand 1.



Stand Number: Z 3
Stand 3 is a field that the landowner presently uses as a wildlife food plot.

ORDER NUMBER
Co. Code/Seq. No./Yr. of Entry
57-018-2014

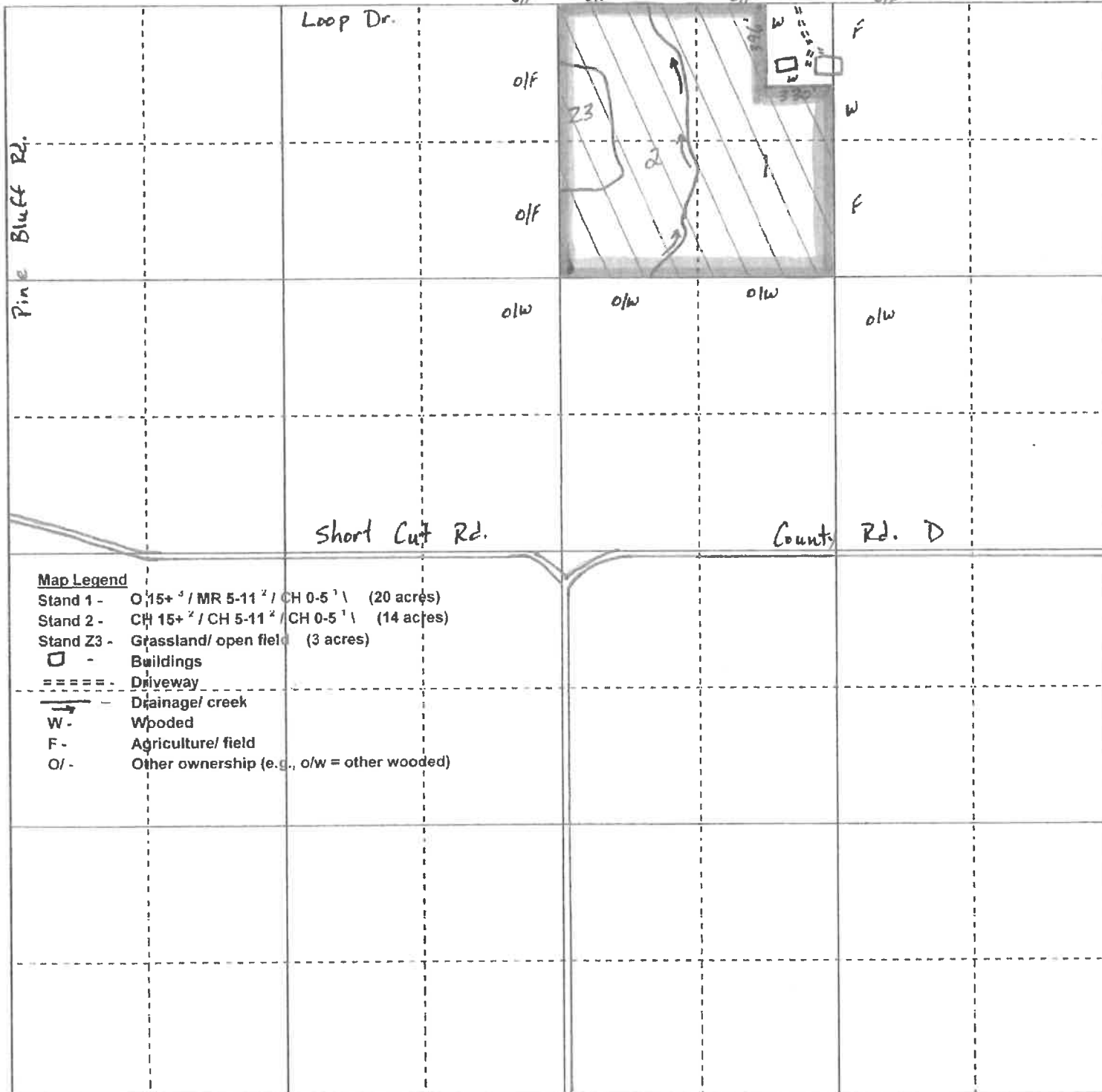
State of Wisconsin Dept. of Natural Resources
MANAGED FOREST LAW MAP
 Form 2450-133 R(7/07)

Total Acreage Entered
37.000

Owner's Name	Municipality Name	County
ROBERT J. CLYDE, AMY L. CLYDE	Town of Westfield	Sauk
Town/Range/Section	Open Acres	Closed Acres
11N-04E-11	0.000	37.000

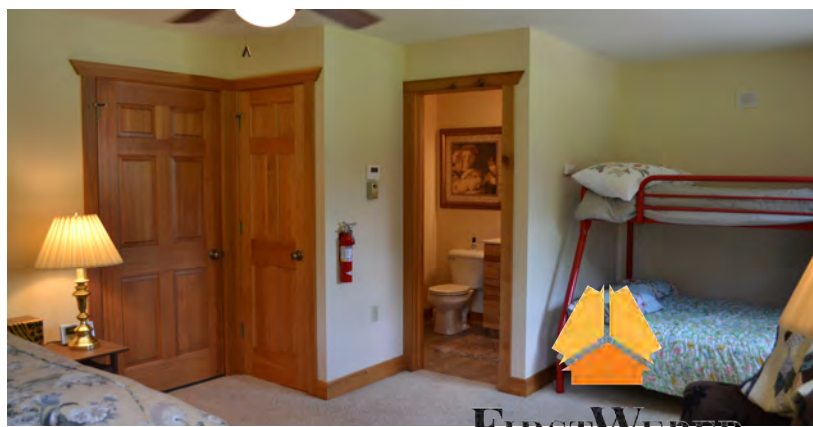
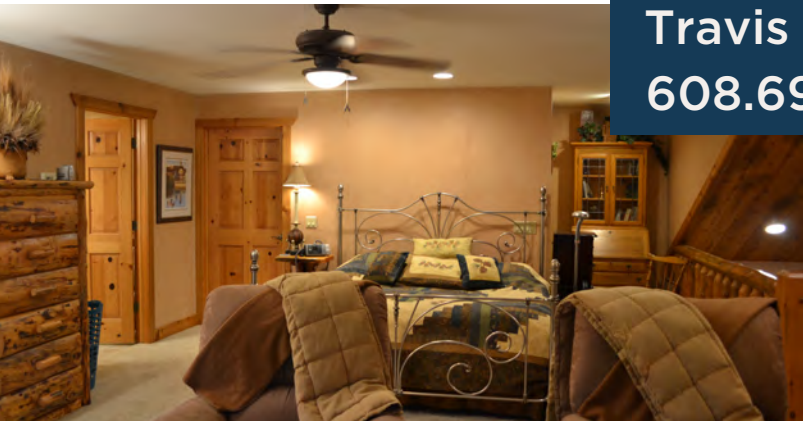
Closed Area  Open Area 
 Section Diagram 8" = 1 mile

Prepared By: DAN KLONSINSKI Date: 2-28-2013





Bob Clyde
608.495.0071
Travis Hamele
608.697.3349



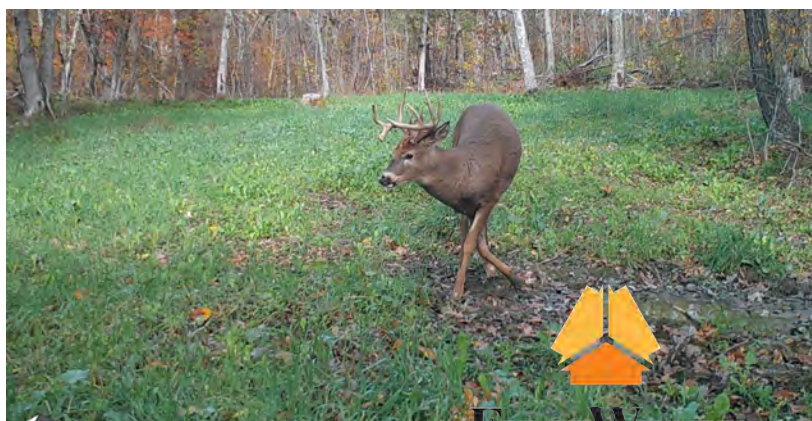
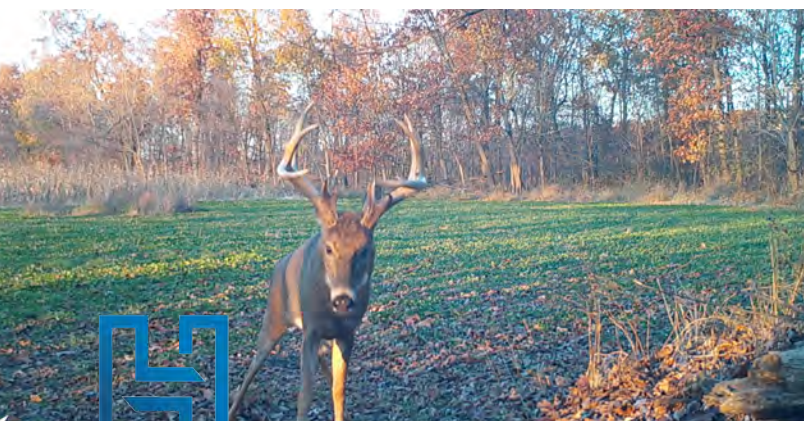
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