

Columbia County WI Multi-Parcel Real Estate Online Only Auction

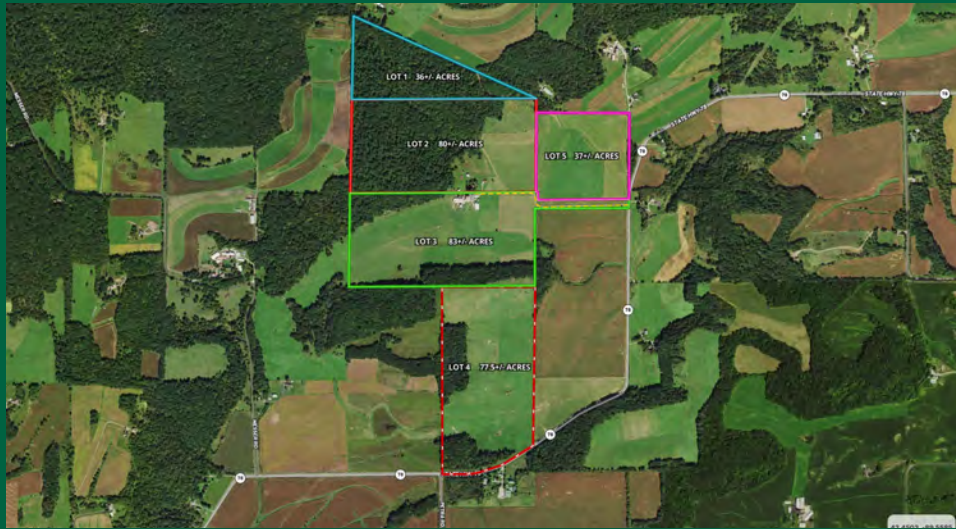
Online Only Auction June 6th 6:00PM

N5087 & N5085 Hwy 78
Portage, WI 53901

314 Total Acres offered in 5 Auction Lots



**HAMELE
AUCTION
SERVICES**



**Midwest Lifestyle
Properties**



hameleauctions.com
608.697.3349



Bidders: Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

Terms of Purchase: High Bids per lot are subject so sellers' confirmation within 48hrs of auction ending. 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 \$5,000 nonrefundable down payment along per auction lot 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 July 31st 2024. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$5,000 nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Title Company of Sellers choice. If lots #3 and #5 high bids that are accepted and are not being purchased by the same buyer the property will close on July 31st 2024 unless the final recorded survey is not recorded by that time in that case the closing date will automatically be changed to within 15 days of the date on the recorded survey. Buyer(s) will be responsible in transferring the MFL plan and the cost of \$100 per transfer.



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Call 608-742-5000 to schedule a private viewing or join us on May 4th from 11 am to 1 pm; May 18th from 11-am to 1 pm; June 1st from 11 am-1 pm.



**Midwest Lifestyle
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**Midwest Lifestyle
Auctions**

Table of Contents

1. MLS sheet

2. Flyer

3-5. Write Up

6-7. Maps

8-9. Bullet Points

10-13. Terms & Conditions

14-16. Addendum to Terms & Conditions

17-21. MLF Plan

22-24. Addendum S

25-35. Taxes



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1975413 Active Single Family Price: \$865,200 AU

N5087 State Hwy 78 Acres Town Caledonia B03
Portage WI 53901 County: Columbia
Subdivision:

Bedrooms: 3 **Est Above Grade SqFt:** 1,400
Full Baths: 3 **Est Part/All Below Grd SqFt:** 424
Half Baths: 0 **Est Total Finished SqFt:** 1,824 *Seller*
Year Built: 1998 *Seller* **Full Garage** 2
Est. Acres: 314.0 *Assessor*

Click M for Map: 
Documents (if any): 
Calculate Payment: 
USPS Zip Report: 
Show Date:

Open House Info
5/4/2024 11:00-1:00
5/18/2024 11:00-1:00

From I39 108A to Hwy 78 towards Merrimac take Hwy 78 3+/- miles to property on right.

		<u>Baths</u>		<u>School Info</u>	
		Full	Half	(D)	Portage
Living/Great: M 15x16	PrimaryBdrm: M 12x15	Laundry: M 9x10	Upper: 0	0	(E) Call School District
Formal Dining: M 10x12	2nd Bedroom: M 11x12		Main: 2	0	(M) Wayne Bartels
Dining Area:	3rd Bedroom: L 15x15		Lower: 1	0	(H) Portage
Kitchen: M 14x20	4th Bedroom:				
Family Room: L 14x12	5th Bedroom:				

Lake/River:	Net Taxes: \$ 5,438 / 2023	HOA Dues/Yr:
Feet WaterFront:	Parcel #: 11004-65.A	Builder:
Lot Dimensions:	Zoning: ag	

Type 1 story	Fuel Liquid propane
Architecture Ranch	Heating/Cooling Forced air, Central air
Primary Bed Bath Full	Water/Waste Well, Non-Municipal/Prvt dispos
Kitchen Features Range/Oven, Refrigerator, Dishwasher	Driveway Paved
Basement Full, Walkout to yard, Partially finished, Poured concrete foundatn	Barrier-free First floor bedroom, First floor full bath, Level drive
Garage 2 car, Attached, Additional Garage	Terms/Misc. AUCTION
Exterior Vinyl	Farm Features Pasture, Livestock Farm, Barn(s), Outbuilding(s), Machine Shed, Pole building
Lot Description Rural-not in subdivision, Horses Allowed	

Interior Features Washer, Dryer
Exterior Features Storage building

Included: Fencing, gates, washer, dryer, dishwasher, stove , fridge

Excluded: Sellers personal items and cattle

314+/- Acre Farm located in the Town of Caledonia Columbia County WI. This Farm will be offered in 5 auction Lots. Property well be offered in the following in a online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before July 31st 2024. Lot #1 36+/- Acres of woods ,Lot #2 80+/- Acres with 44+/- acres in MFL 2 homes, buildings, Lot #3 83+/- Acres with buildings ,Lot #4 77.5+/- Acres, Lot #5 37+/- Acres. Preview Dates May 4th, May 18th and June 1st 11-1pm. List price is a non contractual price high bid determines price for offer. No offers prior to close of auction close.

Sold Price:	Seller Concessions:	Closing Date:
<i>This information provided courtesy of:</i>	United Country Midwest Lifestyle Properties	04/22/2024 02:39 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS



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



Columbia County, Wisconsin, Multi-Parcel Real Estate Online Only Auction June 6th 6:00 PM

N5087 & N5085 Hwy 78

Portage, WI 53901

Call 608-742-5000 to schedule a private viewing or join us on May 4th from 11 am to 1 pm; May 18th from 11-am to 1 pm; June 1st from 11 am-1 pm.

Lot #1 36+/- Acres of woods in MFL. With access off of Walker Rd. Tax Parcel # 11004-63

Lot #2 80+/- Acres with 44+/- acres in MFL 2 homes, buildings. 2 of the buildings are encroaching into tax parcel 11004-74. A. Lot #2 will be accessed from an easement that is the blacktop driveway that is currently in place. A shared driveway agreement will be drafted by seller's attorney prior to closing if the buyers of lots 2,3 and 5 are not the same buyer. Tax Parcel #s 11004-65, 11004-65. A and 11004-64.

Lot #3 83+/- Acres with multiple buildings and owned access to Hwy 78. A survey will be done prior to closing if lots 2, 3 and 5 are not the same buyer. 2 of the buildings from Lot #2 are encroaching into tax parcel 11004-74. A. Lot #2 will be accessed from an easement that is the blacktop driveway that is currently in place which will be owned by Lot 3. A shared driveway agreement will be drafted by seller's attorney prior to closing if the buyers of lots 2,3 and 5 are not the same buyer. Tax Parcel #s 11004-74, 11004-74 and 11004-75 and the southern half of 11004-54.

Lot #4 77.5+/- Acres currently an ag access off Hwy 78. Tax Parcel #s 11004-77 & 11004-158

Lot #5 37+/- Acres with access off of Walker Road. A shared driveway agreement will be drafted by seller's attorney prior to closing if the buyers of lots 2,3 and 5 are not the same buyer. Parcel #s 11004-48 and the northern half of 11004-54.

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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. Thinking of selling Real Estate or having an auction Call us for a free auction evaluation. We can help you with all of your real estate or auction needs! Visit us at www.hameleauctions.com.



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N5087 & N5085 HWY 78 Portage WI

Columbia County, Wisconsin, Multi-Parcel Real Estate Auction

Five Lot Online Only Auction, Town of Caledonia, Columbia County, Wisconsin.

A quintessential property to fulfill the farmer, the hunter, and the respite seeker inside you! This 314+/- acres, organically managed farm, split into 5 auction lots ranging from 36 to 83+/- acres is no exception. These abundant auction lots grab their beauty from the gorgeous natural bluffs that are prevalent in the area. A quick 3.5-minute drive to the interstate; 32 miles from the Madison airport, and 110 miles from the Milwaukee airport, making travel easy and predictable. Notably, this property is a breath away from Devil's Head and Cascade Mountain- a perfect skiing getaway. Lake Wisconsin and Devil's Lake State Park boast their gorgeous heritage just minutes from your backyard. Call 608-742-5000 to schedule a private viewing or join us on **May 4th** from 11 am to 1 pm; **May 18th** from 11-am to 1 pm; **June 1st** from 11 am-1 pm.

Lot 1

Access this 36+/- acre wooded, [Manage Forest Law](#) property, from convenient Walker Road and let the dreaming begin. With active trail systems throughout, turkeys and bucks will occupy your every thought and glassing opportunity. This loaded hunting property gives you the option to build a beautiful home, making your hunting trek short and your return to comfort even sweeter.

Lot 2

If hunting, farming, and country living ever got together, this would be the perfect balance of all three. Travel up a quiet paved easement road, right off Highway 78, through peaceful pasture land to your pick of **two** country homes. The first home, built in 1998, private septic, 3 bedroom, three-bath ranch home, with gorgeous views of the sunrise and sunset. Ample space throughout, streaming natural lighting. You'll never run out of space in this open kitchen and plenty of countertops to display those holiday food spreads, can your garden favorites or bake up a storm! An open pantry keeps your mental list in check. Laundry won't be a chore with this wide laundry room breezeway- a great place to kick off your boots and wash up before a quick snack or supper after a long day. Spend a fun evening in the lower Rec room visiting with your children and sharing the day's events. If that home doesn't excite you, take a step back in time with the second home, a historical two-story, country-charm, brick home. The gorgeous perennials guide you to the front door and time stands still as you reminisce about the history this cute 1800s home has seen. Let your inner shabby chic run wild by redesigning this home and making it your own. Stunning views of the sunrise and sunset will make this home an endearing part of your country life, not to mention the stunning fall display that only a Wisconsin woods can give. Opportunities abound with two homes! Make one work for you with an option for country rental.

After settling on a home, step back and imagine your homestead or hobby farming springing to life! Watch your family enjoy simple living with cattle, donkeys, horses, chickens, and sheep, on 21+/- acres of fenced pasture and the squeaky country charm of rusty gates. A 28x40 grainery and 30x38 hog or lamb barn with electricity give your children the opportunity to join the local 4H. Better make room on a wall for all those county fair ribbons!

Then to round it all off, you get 53+/- acres of [Managed Forest Law](#) woods to satisfy the hunter, nature lover in you. Wide paths make 4-wheeling a happy family pastime. Not to mention nature's active paths throughout the woods. You'll be starting a trophy wall for that big buck and huge turkey fans.

Lot 3

You're still in the game with this hunter/farmer property! 17+/- acres of woods makes for excellent edges and travel corridors for deer! Turkeys will want to strut their stuff as well in the vast pasture land. Don't miss this excellent opportunity to expand your cattle on 53+/- acres of pasture land. With fences, gates, a squeeze shoot, and a cattle yard around the 50x54 barn with haymow, you've already got half the battle won. Easily park your machinery, camper, and toys in the 30x60 machine shed or the 24x48 machine shed. If that doesn't fit everything, simply move the rest of your equipment over to the 50x80 pole shed. Saddle up your horses too! An additional 22x60 barn gives you room to store your tack and make some horse stalls for those cold winter nights, or remodel this barn into your hunting retreat! This property is so versatile!

Lot 4

Easily access this hunter's property from HWY 78! You can build off what nature started. 17+/- acres of woods, natural funnels, and edges. 61+/- acres of pastures with fences and gates. You can quickly turn this into your hunting paradise. Thoughtful planning for the future hunting family, you plant additional trees and pines, along with well-laid-out food plots and bedding grasses. Acre density is enough for a home site with rezoning a portion of the property.

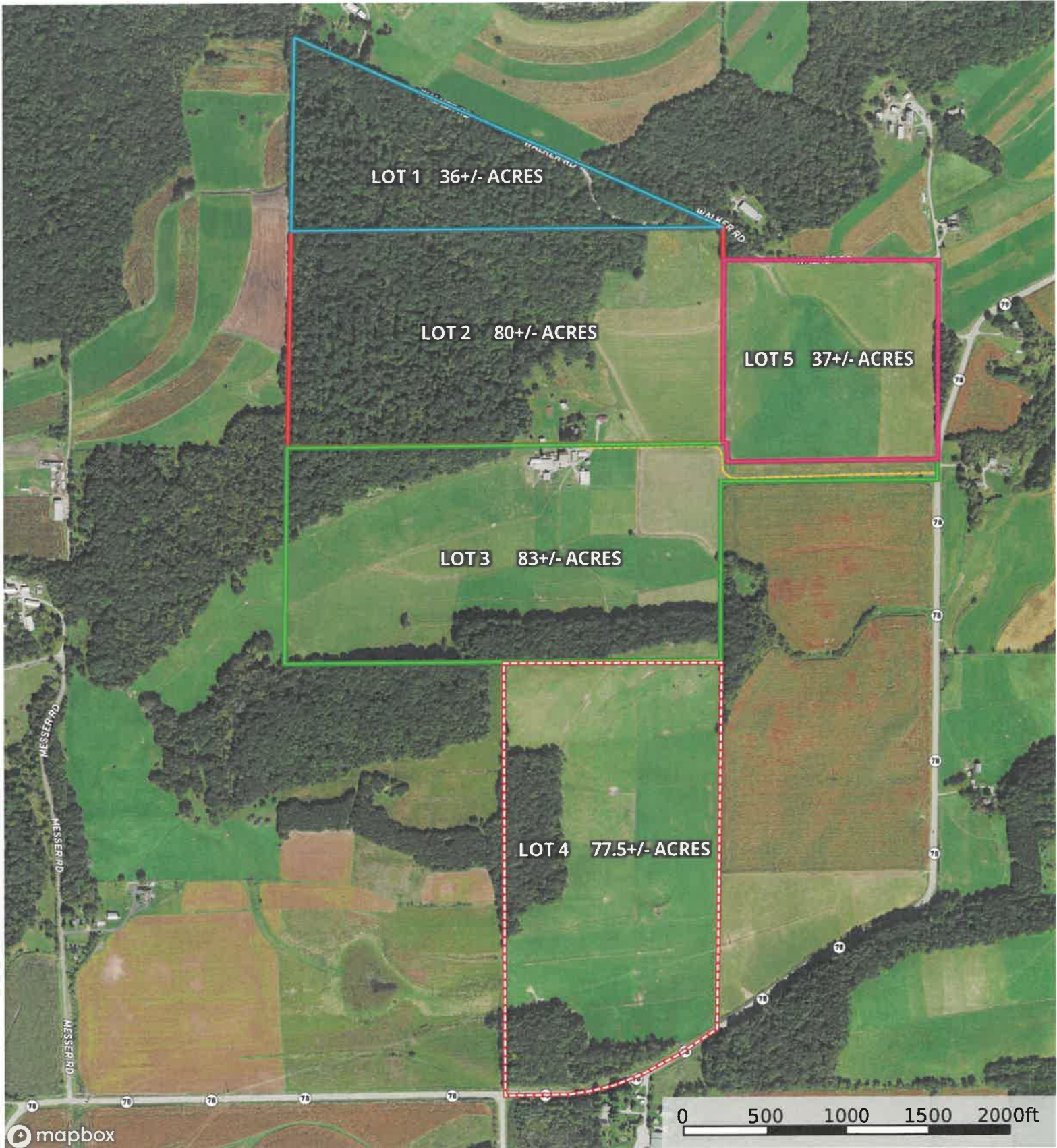
Lot 5

Walker Road gently drops you off onto this 37+/- acre pasture land with fencing and gates. This open canvas allows you to grow a variety of hardwoods and pines. Imagine spending quality time with friends and family, planting and developing a legacy forest. The time and conversations will continue to be whispered throughout the tree limbs and pine boughs for generations to come. Take a different view and add to your crop farming land by making this pasture land tillable, or take those blueprints and make them come to life by building a new home! A perfect retreat from the hustle and bustle of work life. This property is your oyster!

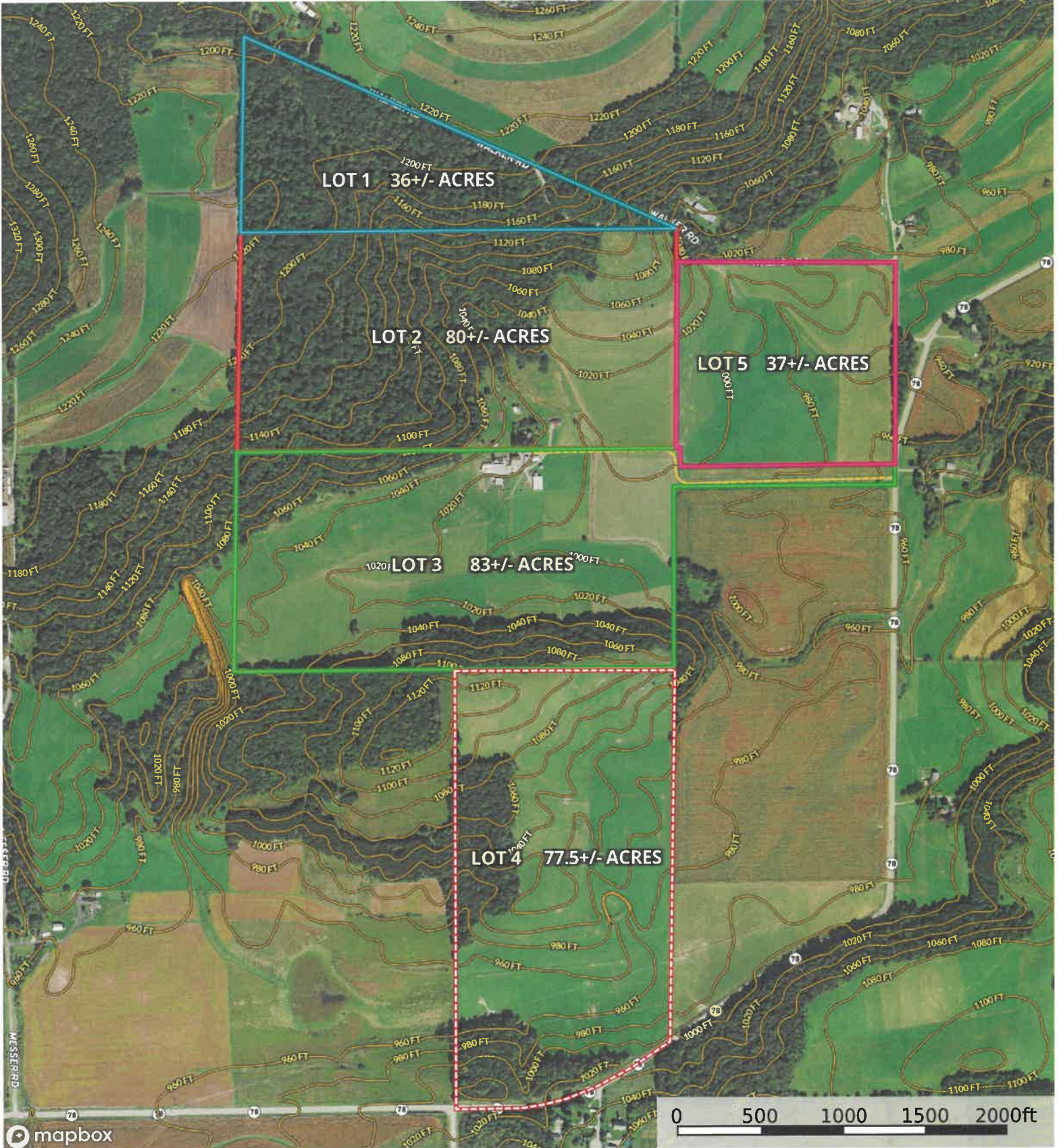
Five wonderful property lots with farming, hunting, and country living opportunities. A property smorgasbord, seldom seen. William Wordsworth was right when he said, "Nature never did betray a heart that loved her." These properties won't betray you either!

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- Road / Trail
- ▭ Lot 4
- ▭ Lot 5
- ▭ Lot 3
- ▭ Lot 1
- ▭ Lot 2



Hwy 78 Auction has a soft close on 6-6-24 at 6pm

314+/- acres

5 available auction lots ranging from 36-83+/- acres

3.5 miles to interstate

20 miles to Wisconsin Dells

32 miles to the Madison airport

110 miles To Milwaukee Airport

Minutes away from devils head and cascade mountain ski areas

Devils lake state park

Lake Wisconsin

Seller has organically managed the farm

Open houses

May 4th 11-1

May 18th 11-1

June 1st 11-1

Or private viewing

Lot 1 36+/- Acres

- Road Frontage on Walker Rd
- 36 acres of woods
- Trail system throughout
- Acre Density for a building credit
- In MFL

Lot 2 with 2 homes and buildings with 80 Acres

- 3 bed 2 bath 1824 sq ft Ranch with septic

Kitchen 14x20

Dining 10x12

Living 15x16

Bed 12x15

Bed 11x12

Laundry 9x10

Lower Bed 15x15

Lower Rec Room 14x12

Stove, Fridge, Washer, Dryer

- 2 Story Brick Farm House with septic
- 53+/- Acres of Woods in MFL
- 21 Pasture acres with fences and gates.
- Trail system throughout
- 28X40 Grainery
- 30x38 Hog/Lamb Barn with electric
- Easement off 78 to access property on black top driveway

Lot 3 83+/- acres

- 53+/- Acres Pasture with fences, gates, squeeze shoot and cattle yard around barn
- 17+/- Acres of Woods
- 50x80 Pole Shed with electric
- 30x60 Machine Shed with electric
- 24x48 Machine Shed with electric
- 50x54 Barn with Hay Mow electric
- 22x60 Barn with electric

Lot 4 77.5+/- Acres

- 61+/- Acres of Pasture with fences and gates.
- 16 +/- Acres of Woods
- Acre Density for Building Credit
- Road Frontage on Hwy 78

Lot 5 37+/- Acres

- Road Frontage off Walker Rd
- Approx 37 acres Pasture with fencing and gates
- Acre Density for Building Credit

Caledonia is a town in [Columbia County, Wisconsin](#), United States. The population was 1,495 at the 2020 census. The unincorporated community of Durwards Glen is located in the town. The town was named by Scottish settlers after the Latin name for Scotland

**UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
HAMELE AUCTION SERVICE LLC
P.O. Box 257, Portage, WI 53901
608-742-5000**

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

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

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

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at N5087 & N5085 State Rd 78 Town of Caledonia Columbia 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
___Nicholas Wentz and Marissa Wentz___

("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 5000 PER AUCTION LOT . This deposit will be required in the form of a wire transfer cashier's check or certified check. A personal or company check will only be accepted if auction company approves check.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before July 31st 2024 (If lots #3 and #5 high bids that are accepted and are not being purchased by the same buyer the property will close on July 31st 2024 unless the final recorded survey is not recorded by that time in that case the closing date will automatically be changed to within 15 days of the date on the recorded survey.)

Time is of the essence. The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, United County Midwest Lifestyle Properties/ Hamele Auction Service LLC may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Midwest Lifestyle Properties/ Hamele Auction Service LLC or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

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

ADDITION TO OR WITHDRAWAL FROM SALE:

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

INSPECTIONS:

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

REPRESENTATIONS:

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

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 1% 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 by June 5th by 12:00pm **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

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

FINANCING:

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

ENVIRONMENTAL DISCLAIMER:

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

ADDENDA:

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

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING

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

TITLE DEED

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

**Addenda to Terms & Conditions Relating to Online Only
Auction N5087 & N5085 State Hwy 78 Town of Caledonia
Columbia County WI soft close June 6th 2024 6pm central.**

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 once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

Terms of Purchase: High Bids per lot are subject so sellers' confirmation within 48hrs of auction ending. 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 \$5,000 nonrefundable down payment along per auction lot 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 July 31st 2024. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$5,000 nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Title Company of Sellers choice. If lots #3 and #5 high bids that are accepted and are not being purchased by the same buyer the property will close on July 31st 2024 unless the final recorded survey is not recorded by that time in that case the closing date will automatically be changed to within 15 days of the date on the recorded survey. Buyer(s) will be responsible in transferring the MFL plan and the cost of \$100 per transfer.

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 ENVIROMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in an online only auction bidding process with a soft close with 2 minutes added to all bids coming in after the soft closing starts, all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended bidding time. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before July 31st 2024 (If lots #3 and #5 high bids that are accepted and are not being purchased by the same buyer the property will close on July 31st 2024 unless the final recorded survey is not recorded by that time in that case the closing date will automatically be changed to within 15 days of the date on the recorded survey).

Lot #1 36+/- Acres of woods in MFL. With access off of Walker Rd. Tax Parcel # 11004-63

Lot #2 80+/- Acres with 44+/- acres in MFL 2 homes, buildings. 2 of the buildings are encroaching into tax parcel 11004-74. A. Lot #2 will be accessed from an easement that is the blacktop driveway that is currently in place. A shared driveway agreement will be drafted by seller's attorney prior to closing if the buyers of lots 2,3 and 5 are not the same buyer. Tax Parcel #s 11004-65, 11004-65. A and 11004-64.

Lot #3 83+/- Acres with multiple buildings and owned access to Hwy 78. Survey will be done prior to closing if lots 2, 3 and 5 are not the same buyer. 2 of the buildings from Lot #2 are encroaching into tax parcel 11004-74. A. Lot #2 will be accessed from an easement that is the blacktop driveway that is currently in place which will be owned by Lot 3. A shared driveway agreement will be drafted by seller's attorney prior to closing if the buyers of lots 2,3 and 5 are not the same buyer. Tax Parcel #s 11004-74, 11004-74 and 11004-75 and the southern half of 11004-54.

Lot #4 77.5+/- Acres currently an ag access off Hwy 78. Tax Parcel #s 11004-77 & 11004-158

Lot #5 37+/- Acres with access off of Walker Road. A shared driveway agreement will be drafted by seller's attorney prior to closing if the buyers of lots 2,3 and 5 are not the same buyer. Parcel #s 11004-48 and the northern half of 11004-54.

Occupancy of Tenant and Owner:

- Occupancy of the newer ranch home will be till July 31st 2024.
- Owner and pasture tenant will have the rights to rotate and graze all pastures of Lots 2, 3, 4 and 5 till October 31st 2024.

Broker Participation: Auction Company to pay 1% 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 June 5th 12:00pm. 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. One registered buyer per agent.

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 June 6th 2024.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

Amendment to Terms and Conditions for N5087 & N5085 Hwy 78 Portage WI

This amendment is to disclose that there is a Right of First Refusal on all 5 lots of the auction (The entire 314+/- Acre. The seller will still confirm high bid within 48hrs with a contingency that offer is contingent on the holder of the right of first refusal signing off and once the holder of the right of refusal signs off that they will not pursue their right of first refusal then seller will deliver notice to high bidder of auction that the contingency of the right of first refusal is removed from the offer to purchase. If the holder of the right of first refusal pursues their right of first refusal, then the offer to purchase per auction lot will be null and void. Any earnest money that has been paid to Hamele Realty Trust account will be returned in full. The date will be extended for each day past June 8th 2024 that the contingency for the right of first refusal is in place.

For example, if the right of first refusal contingency is removed from offer on June 10th 2024 the closing would be Extended to on or before August 2nd 2024 and so on.

This amendment is also to disclose that if Auction Lots 2 and 3 are sold to separate buyers the buyer of lot 3 will have to get a new electrical service and meter for that Lot. The current electric service will be staying with lot 2.

Signature

Name

Signature

Name

Amendment #2 to the Terms and Conditions for Auction at N5085 & N5087 Hwy 78

If Lots #2 & #3 are sold separate this barn will be torn down prior to closing at sellers expense due to the lot line going through the barn.



Lot #1 has an encroachment easement for the neighbor's garage in the north west corner of the lot.

Signature

Name

Signature

Name

MANAGED FOREST LANDS STEWARDSHIP FORESTRY PLAN

Name(s) and Address of Landowner(s):

MARVIN R. MCLEISH

N5087 STAE ROAD 78

PORTAGE, WI 53901

Order # 11 - 006 - 2004

County: COLUMBIA

Town Name: CALEDONIA

Town: 11; Range 08 E; Section(s) 04

Total Plan Acreage: 80

Contract Length: 25 Years

Starting January 1, 2004 through December 31, 2028

Attached maps show the location of Managed Forest Lands and the areas open or closed to public access.

The purpose of the Managed Forest Land Law is to encourage the growth of future commercial crops through sound forestry practices which consider the objectives of individual property owner, forest aesthetics, wildlife habitat, erosion control, protection of endangered or threatened plants and animals, and compatible recreational activities. Forestry under the law "means managing forest lands and their related resources, including trees and other plants, animals, soil, water and air." To guide the Department in fulfilling this stewardship objective, a statement of the owner's forest management objectives is required in the plan. The following statement has been provided either by the landowner or developed with the assistance of the Department. By signing this plan, the landowner(s) agree to comply with it. (The law specifically prohibits use of Managed Forest Lands for commercial recreation, industry, human residence, grazing of domestic livestock or other uses the Department deems incompatible with the practice of forestry.)

Landowner Objectives for Management of the Enrolled Lands:

- ✓ Utilize the property for wildlife and timber production
- ✓ Encourage oak regeneration
- ✓ Discriminate against soft maple
- ✓ Maintain the integrity of this woods through proper stewardship

The following pages include descriptions of vegetative or physical areas called "stands." Mandatory forestry practices which must be completed by the landowner(s) during the contract period are listed. Optional forestry activities may also be provided. Regarding mandatory practices, failure to complete them by the end of the specified year may result in withdrawal from the program and payment of a substantial withdrawal tax. The plan may be revised only with consent of both the landowner and the Department. If timber is to be harvested, a cutting notice on Department forms is required at least 30 days prior to cutting. Cutting under the notice may be commenced within one year of the date approved by the Department. Details concerning harvests, taxes, transfers, and other terms of the Managed Forest Law can be found under Chapter 77, subchapter IV, Wis. Stats., and in Chapter NR 46 of the Wisconsin Administrative Code. (Copies of the law or rules are available from the Department upon request. Landowners may also contact their local DNR forester for assistance.)

**STEWARDSHIP FORESTRY PLAN
MANAGED FOREST LANDS**

ORDER # 11 - 006 - 2004

GENERAL LAND DESCRIPTIONS

This scenic property is located within the driftless portion of the county and the terrain is somewhat rolling. The soils are the Mt. Carroll-Seaton-Dresden Association Series. They are well drained and moderately well drained silty and loamy soils that have silty or loamy subsoil; underlain by stratified silt and sand. These soils are suitable to grow trees.

The Ecological Landscapes of Wisconsin indicates this land is in the Western Coulees and Ridge Section. This information will provide important information on natural communities and identifies opportunities to manage for biological diversity by landscape. Please review handout on Western Coulees and Ridges section.

The Habitat Classification is typed as *Sugar maple-Basswood-White ash/Blue Cohosh & Sweet cicely Phase (ATiFrCa(O))*. This classification system is a method of identifying particular plant species and their frequency and association within the plant community of the area. The ATiFrCa(O) habitat type indicates this stand may have the potential to evolve towards a northern hardwood mix of sugar maple, basswood, and ash with oak trees. The site is rich to very rich with soil nutrients. The soil moisture gradient creates a dry-mesic to a mesic site. The surrounding landscape is primarily farmland with scattered woodlots throughout.

**STAND 1: OAK, LARGE SAWTIMBER WITH FAIR VOLUME OVER OAK, SMALL SAWTIMBER
FAIR VOLUMES
O 15²/O 11-15² 61ACRES**

DESCRIPTION: This 61-acre stand is a two-aged stand (a growing area with trees of two or more distinct age classes separated in age by more than 20 percent of rotation). The stocking is at 55% with good quality red oak. Aging some oak stumps indicated they are 120 years in age. Associated species include white ash, shagbark hickory, walnut, white oak, hard maple, soft maple, and black cherry. There are several very nice sawlog American Elm trees in this stand. The understory seedling species include white ash, elm, shagbark hickory, bitternut hickory, both hard & soft maple, cherry, and box elder. The height on the red oak is 80 feet.

MANAGEMENT OBJECTIVES: The objective is to grow large oak to economic maturity using even-aged management with group selection and shelterwood harvesting. This group selection method will create canopy gaps, which may allow the oak to regenerate naturally.

MANDATORY PRACTICE: By the year 2005, a harvest shall be conducted on all mature (20 DBH and larger) red oak trees. This harvest will utilize the mature trees before they decline and capture an economic return. This group selection harvest will create the canopy gaps for natural regeneration. DNR approval is required before cutting to verify that adequate stocking does not fall below the "B" level of DNR oak stocking guidelines. Prior to a timber harvest, two "cutting notices" must be filed. One is for the county filed at the Clerk's office and the other is for DNR.

To increase natural regeneration of trees, remove brush that is over topping young oak seedlings either chemically or mechanically beginning in 2004. Care must be taken with herbicides to protect the young oak seedling. Furthermore, in areas lacking tree regeneration, remove pockets of woody vegetation and defective trees either chemically or mechanically in areas of canopy gaps. Then **scarify** the soil in these gaps to expose the mineral soil. See DNR forester to obtain the scarifier. These small clearings will assist in establishing natural regeneration and satisfy the objective of maintaining the current mix of trees. If natural regeneration is low, underplant this stand up to 500 white or red oak seedlings per acre. This important practice will satisfy the objectives outlined in the application.

**MANAGED FOREST LANDS
STEWARDSHIP FORESTRY PLAN**

**STAND 2: RED MAPLE, SMALL SAWLOG, LIGHT VOLUME OVER RED MAPLE, POLETIMBER,
LIGHT VOLUMES MR11-15¹/MR5-11¹ 7 ACRES**

DESCRIPTION: The topography forms a bowl shape depression with an east facing aspect in this stand. An intermittent stream may form here and jewelweed is prevalent. This wet seep allowed red maple with few scattered aspen trees to occupy this site. Though presently understocked, this stand is growing very well.

MANAGEMENT OBJECTIVES: The objective is to grow large central hardwoods to economic maturity using all-aged management with group selection harvesting.

MANDATORY PRACTICE No mandatory practice required during this contract period.

RECOMMENDED PRACTICE: Reviewing the ecological successional pathway outlined in the Kotar's habitat classification at the beginning of this plan, managing for oak will be difficult. This site has converted to maple and to reestablish oak can be troublesome. If a clear-cut was performed, the water table would be expected to rise changing the site not conducive to oak. Working with nature, manage this stand as maple, and limit its range to this site only by discriminating any maple encroaching the oak stand by periodic weeding. Fortunately, this stand is on the east-side of the property and prevailing winds should blow the seeds into the fields with limited seed dispersal to the west

Starting in late summer/early fall 2004, selectively herbicide (or mechanically remove) the upland brush that are directly shading younger, quality trees of good form and vigor. This will create openings that provide younger trees with more sunlight and growing space. In areas where there is little or no regeneration and in areas of low competing vegetation, plant with red and white oak or white pine and white spruce.

GYPSY MOTH THREAT IN WISCONSIN

This moth is a serious threat to forests as it defoliates and kills trees. One of the preferred foods is oak. Currently Columbia County is a quarantined and transporting timber products is subject to Industry standards to monitor. The Wisconsin spray program to control these pests can only slow their spread, not completely eradicate them. Preparing for this advance of the moth can reduce its damage. It is recommended to increase the health and vigor of all hardwood trees by performing thinning in areas of dense forests. Selection thinning of poorly formed or defective trees will allow crop trees to develop full and healthy canopies. Performing the practices outlined in this Plan will assist in reducing Gypsy Moth impact. Research has shown that healthy, full canopy trees can better survive moth defoliation and produce new leaves after the attack. Please review the enclosed handout on Gypsy Moth.

NATURAL HERITAGE INVENTORY (NHI)

No endangered resources have been noted on this property.

**MANAGED FOREST LANDS
STEWARDSHIP FORESTRY PLAN**

Order # 11 - 006 - 2004

SUMMARY OF MANDATORY PRACTICES

STAND 1	Harvest mature red oak	YEAR 2005	MANDATORY recommended
STAND 2	Timber stand improvement	YEAR 2005	

Jim Bennett, Forester
 Poynette Service Center-Forestry
 W7303 Co. Hwy CS
 Poynette, WI 53955
 (608) 635-8113E-Mail: James.Bennett@DNR.State.WI.US
 FAX: (608)635-8107

The owner hereby agrees to comply with the terms of this forest stewardship management plan and the conditions of subch. VI, Ch. 77, Wis. Stats., and Ch. NR 46, Wis. Adm. Code. The landowner further agrees to amendment of the Petition for Designation to conform with the landowner objectives and map as included in this plan.

To be signed by the President and Secretary of a corporation or by the individual landowners (or legal agent, if any) as listed on the deed or other instrument of title.

Marvin R. Mc Leish
 Signature

8-20-20
 Date Signed

 Signature

 Date Signed

 Signature

 Date Signed

 Signature

 Date Signed

(Attach additional signature pages, if needed.)

Approved for the Department of Natural Resources by:

Jim Bennett
 Signature of DNR Forester

8-12-03
 Date Signed


ORDER NUMBER		
Co. Code/Seq. No./Yr. of Entry	11	006 2004

MANAGED FOREST LAW MAP

Form 2450-133 Rev. 12/00

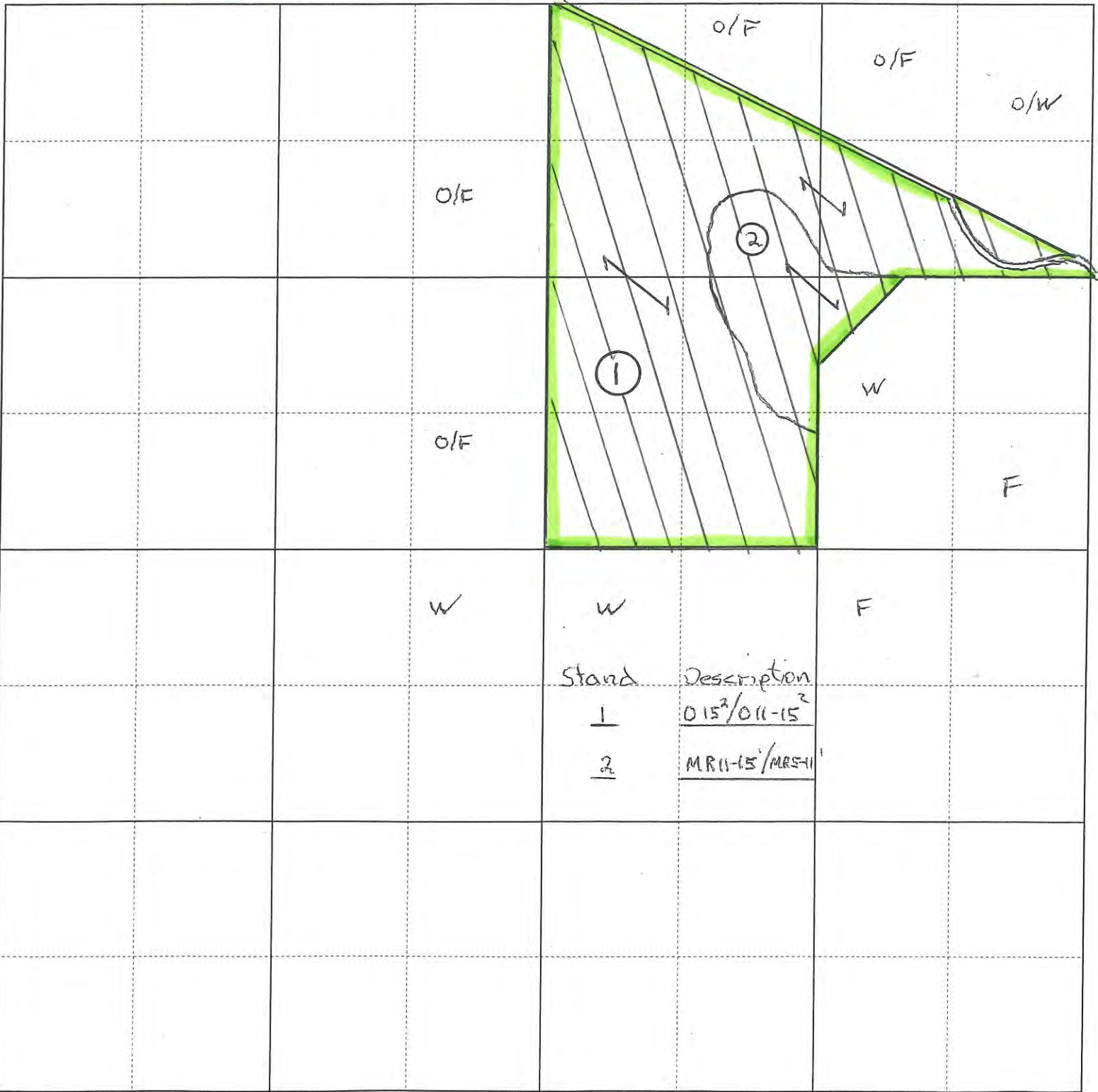
MADISON OFFICE USE ONLY	
Acreage Entered	

Owner's Name (Last, First, Middle Initial, or Company) <i>The Laura L. Wentz Irrevocable Trust</i>	Town or Village Name CALEDONIA	County COLUMBIA
Street or Route N5085 STAE ROAD 78	Township No. 11	Range <input checked="" type="checkbox"/> E <input type="checkbox"/> W 08
City, State, Zip Code PORTAGE WI 53901	Closed Acres 80	Open Acres 0

LEGEND: Closed Area  Section Diagram
Open Area  8" = 1 Mile



Prepared By Jim Burnett
Date 6-18-03



**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

1 **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
4 young children may produce permanent neurological damage, including learning disabilities, reduced
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or
9 inspection for possible lead-based paint hazards is recommended prior to purchase.

10 Disclosures and Acknowledgments made with respect to the Property at N5085 State Hwy 78 Portage WI
11 _____, Wisconsin.

12 **SELLER DISCLOSURE AND CERTIFICATION.** Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

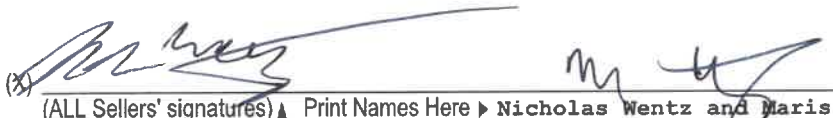
13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: _____

15 _____
16 *(Explain the information known to Seller, including any additional information available about the basis for the determination
17 that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")*

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all
19 of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

20 _____
21 *(Identify the LBP record(s) and report(s) (e.g. LBP abatements,
22 inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")*

23 (2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their
24 knowledge, that the information provided by them is true and accurate.

25 
26 (ALL Sellers' signatures) Print Names Here ▶ Nicholas Wentz and Marissa Wentz (Date) ▲ 4-11-2024

27 **Seller Obligations under the Federal Lead-Based Paint Disclosure Rules**

28 (Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A,
29 Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)

30 **DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated
31 under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this
32 section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

33 (1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information
34 pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA
35 #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

36 (2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based
37 paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional
38 information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the
39 determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based
40 paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

41 (3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any
42 known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available
43 records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any
44 additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis
45 for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or
46 lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

47 (4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports
48 available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold.
49 This requirement includes records or reports regarding common areas. This requirement also includes records or reports
50 regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or
51 inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

52 (b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer
53 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting
54 the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known
65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred
93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
107 provision of a report explaining the results of the investigation.

108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular
110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.
117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
118 knowledge, that the information provided by them is true and accurate.

119 (X) _____ 4-11-24
120 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ Travis Hamele UC Midwest Lifestyle Properties (Date) ▲

121 (X) _____
122 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ (Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** have a right to cure [if neither struck, Seller shall have the right to
139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
146 in conformance with the requirements of all applicable law.

147 Buyer elects the LBP contingency Buyer has attached to this Addendum S.
148 Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*
150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.
151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 (3) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

156 (4) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
157 knowledge, that the information provided by them is true and accurate.

158 (X) _____
159 (Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲

160 (X) _____
161 (Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust



**Parcel Number: 11004 65
 Bill Number: 1149573**

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.

1149573/11004 65
**LAURA L WENTZ IRREVOCABLE T
 N5085 STATE ROAD 78
 PORTAGE WI 53901**

Location of Property/Legal Description
 Sec. 4, T11N, R8E
 E 1/2 OF SE 1/4 OF NE 1/4
 20.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 7,200	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 7,200	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 72.51
ESTIMATED FAIR MARKET VALUE LAND 4,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 4,500	A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 9.72	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	170,562	204,766	26.62	25.10	-5.7%
Town of Caledonia	235,127	290,353	5.77	5.21	-9.7%
Portage Community School	2,351,067	2,343,615	37.16	37.59	1.2%
MATC	216,291	219,721	4.82	4.61	-4.4%
TOTAL	2,973,047	3,058,455	74.37	72.51	-2.5%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			74.37	72.51	-2.5%

TOTAL DUE: \$72.51
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2024

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
Portage Community School	512,404	13.11	2026				

PAY 1ST INSTALLMENT OF: \$72.51 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CALEDONIA TOWN TREASURER KARA PASKE N5479 BEICH RD PORTAGE, WI 53901 PIN# 11004 65 LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149573	PAY 2ND INSTALLMENT OF: \$0.00 BY JULY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: COLUMBIA COUNTY STACY L OPALEWSKI TREASURER PO BOX 198 PORTAGE, WI 53901 PIN# 11004 65 LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149573	PAY FULL AMOUNT OF: \$72.51 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CALEDONIA TOWN TREASURER KARA PASKE N5479 BEICH RD PORTAGE, WI 53901 PIN# 11004 65 LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149573
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CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust



Parcel Number: 11004 48
Bill Number: 1149557

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.

1149557/11004 48
LAURA L WENTZ IRREVOCABLE T
N5085 STATE ROAD 78
PORTAGE WI 53901

Location of Property/Legal Description
 Sec. 3, T11N, R8E
 SW 1/4 OF NW 1/4; EXC 6A ON N SIDE
 34.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 13,500	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 13,500	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 135.96
ESTIMATED FAIR MARKET VALUE LAND 200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS Sec Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 200	A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 18.22	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	170,562	204,766	48.65	47.06	-3.3%
Town of Caledonia	235,127	290,353	10.54	9.77	-7.3%
Portage Community School	2,351,067	2,343,615	67.90	70.49	3.8%
MATC	216,291	219,721	8.81	8.64	-1.9%
TOTAL	2,973,047	3,058,455	135.90	135.96	0.0%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			135.90	135.96	0.0%

TOTAL DUE: \$135.96
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2024

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
Portage Community School	512,404	24.59	2026				

PAY 1ST INSTALLMENT OF: \$67.98
 BY JANUARY 31, 2024
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
CALEDONIA TOWN TREASURER
KARA PASKE
N5479 BEICH RD
PORTAGE, WI 53901
 PIN# 11004 48
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149557

PAY 2ND INSTALLMENT OF: \$67.98
 BY JULY 31, 2024
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
COLUMBIA COUNTY
STACY L OPALEWSKI TREASURER
PO BOX 198
PORTAGE, WI 53901
 PIN# 11004 48
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149557

PAY FULL AMOUNT OF: \$135.96
 BY JANUARY 31, 2024
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
CALEDONIA TOWN TREASURER
KARA PASKE
N5479 BEICH RD
PORTAGE, WI 53901
 PIN# 11004 48
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149557



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CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust



Parcel Number: 11004 54
 Bill Number: 1149561

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.

1149561/11004 54
 LAURA L WENTZ IRREVOCABLE T
 N5085 STATE ROAD 78
 PORTAGE WI 53901

Location of Property/Legal Description
 Sec. 3, T11N, R8E
 N 7 1/2 A OF NW 1/4 OF SW 1/4
 7.500 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 3,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 3,100	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 31.22
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	* A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 4.18	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	170,562	204,766	11.01	10.81	-1.8%
Town of Caledonia	235,127	290,353	2.39	2.24	-6.3%
Portage Community School	2,351,067	2,343,615	15.38	16.19	5.3%
MATC	216,291	219,721	1.99	1.98	-0.5%
TOTAL	2,973,047	3,058,455	30.77	31.22	1.5%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			30.77	31.22	1.5%

TOTAL DUE: \$31.22
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2024

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
Portage Community School	512,404	5.65	2026				

PAY 1ST INSTALLMENT OF: \$31.22
 BY JANUARY 31, 2024
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901
 PIN# 11004 54
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149561

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2024
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901
 PIN# 11004 54
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149561

PAY FULL AMOUNT OF: \$31.22
 BY JANUARY 31, 2024
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901
 PIN# 11004 54
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149561



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CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust



**Parcel Number: 11004 74
 Bill Number: 1149584**

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.

1149584/11004 74
LAURA L WENTZ IRREVOCABLE T
N5085 STATE ROAD 78
PORTAGE WI 53901

Location of Property/Legal Description
 Sec. 4, T11N, R8E
 E 1/2 OF NE 1/4 OF SE 1/4
 20.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 10,800	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 10,800	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 108.76
ESTIMATED FAIR MARKET VALUE LAND 17,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 17,800	A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 14.58	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	170,562	204,766	42.22	37.65	-10.8%
Town of Caledonia	235,127	290,353	9.15	7.81	-14.6%
Portage Community School	2,351,067	2,343,615	58.93	56.39	-4.3%
MATC	216,291	219,721	7.65	6.91	-9.7%
TOTAL	2,973,047	3,058,455	117.95	108.76	-7.8%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			117.95	108.76	-7.8%

TOTAL DUE: \$108.76
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2024

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
Portage Community School	512,404	19.67	2026				

PAY 1ST INSTALLMENT OF: \$54.38 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CALEDONIA TOWN TREASURER KARA PASKE N5479 BEICH RD PORTAGE, WI 53901 PIN# 11004 74 LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149584	PAY 2ND INSTALLMENT OF: \$54.38 BY JULY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: COLUMBIA COUNTY STACY L OPALEWSKI TREASURER PO BOX 198 PORTAGE, WI 53901 PIN# 11004 74 LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149584	PAY FULL AMOUNT OF: \$108.76 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CALEDONIA TOWN TREASURER KARA PASKE N5479 BEICH RD PORTAGE, WI 53901 PIN# 11004 74 LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149584
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CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust



Parcel Number: 11004 74.A
 Bill Number: 1149585

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.

1149585/11004 74.A
LAURA L WENTZ IRREVOCABLE T
 N5085 STATE ROAD 78
 PORTAGE WI 53901

Location of Property/Legal Description
N5085 State Highway 78
 Sec. 4, T11N, R8E
 W 1/2 OF NE 1/4 OF SE 1/4
 20.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 66,800	ASSESSED VALUE IMPROVEMENTS 24,100	TOTAL ASSESSED VALUE 90,900	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 855.00
ESTIMATED FAIR MARKET VALUE LAND 72,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 23,300	TOTAL ESTIMATED FAIR MARKET VALUE 95,500	A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 122.69	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	170,562	204,766	324.46	316.86	-2.3%
Town of Caledonia	235,127	290,353	70.33	65.77	-6.5%
Portage Community School	2,351,067	2,343,615	452.91	474.62	4.8%
MATC	216,291	219,721	58.76	58.16	-1.0%
TOTAL	2,973,047	3,058,455	906.46	915.41	1.0%
FIRST DOLLAR CREDIT			-58.44	-60.41	3.4%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			848.02	855.00	0.8%

TOTAL DUE: \$855.00
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2024

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
Portage Community School	512,404	165.55	2026				

PAY 1ST INSTALLMENT OF: \$427.51 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CALEDONIA TOWN TREASURER KARA PASKE N5479 BEICH RD PORTAGE, WI 53901 PIN# 11004 74.A LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149585	PAY 2ND INSTALLMENT OF: \$427.49 BY JULY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: COLUMBIA COUNTY STACY L OPALEWSKI TREASURER PO BOX 198 PORTAGE, WI 53901 PIN# 11004 74.A LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149585	PAY FULL AMOUNT OF: \$855.00 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CALEDONIA TOWN TREASURER KARA PASKE N5479 BEICH RD PORTAGE, WI 53901 PIN# 11004 74.A LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149585
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INCLUDE THIS STUB WITH YOUR PAYMENT

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust



Parcel Number: 11004 75
Bill Number: 1149586

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.

1149586/11004 75
LAURA L WENTZ IRREVOCABLE T
N5085 STATE ROAD 78
PORTAGE WI 53901

Location of Property/Legal Description
 Sec. 4, T11N, R8E
 NW 1/4 OF SE 1/4
 40.000 ACRES

Please inform treasurer of address changes.

ASSESSSED VALUE LAND 35,200	ASSESSSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 35,200	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 354.48																																				
ESTIMATED FAIR MARKET VALUE LAND 44,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 44,600	A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 47.51																																					
<table border="1"> <thead> <tr> <th>TAXING JURISDICTION</th> <th>2022 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2023 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2022 NET TAX</th> <th>2023 NET TAX</th> <th>% TAX CHANGE</th> </tr> </thead> <tbody> <tr> <td>Columbia County</td> <td>170,562</td> <td>204,766</td> <td>135.38</td> <td>122.70</td> <td>-9.4%</td> </tr> <tr> <td>Town of Caledonia</td> <td>235,127</td> <td>290,353</td> <td>29.35</td> <td>25.47</td> <td>-13.2%</td> </tr> <tr> <td>Portage Community School</td> <td>2,351,067</td> <td>2,343,615</td> <td>188.98</td> <td>183.79</td> <td>-2.7%</td> </tr> <tr> <td>MATC</td> <td>216,291</td> <td>219,721</td> <td>24.52</td> <td>22.52</td> <td>-8.2%</td> </tr> <tr> <td>TOTAL</td> <td>2,973,047</td> <td>3,058,455</td> <td>378.23</td> <td>354.48</td> <td>-6.3%</td> </tr> </tbody> </table>						TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE	Columbia County	170,562	204,766	135.38	122.70	-9.4%	Town of Caledonia	235,127	290,353	29.35	25.47	-13.2%	Portage Community School	2,351,067	2,343,615	188.98	183.79	-2.7%	MATC	216,291	219,721	24.52	22.52	-8.2%	TOTAL	2,973,047	3,058,455	378.23	354.48	-6.3%
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE																																				
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MATC	216,291	219,721	24.52	22.52	-8.2%																																				
TOTAL	2,973,047	3,058,455	378.23	354.48	-6.3%																																				
FIRST DOLLAR CREDIT			0.00	0.00	0.0%																																				
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																				
NET PROPERTY TAX			378.23	354.48	-6.3%																																				

TOTAL DUE: \$354.48
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2024

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
Portage Community School	512,404	64.11	2026				

PAY 1ST INSTALLMENT OF: \$177.24
 BY JANUARY 31, 2024
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901
 PIN# 11004 75
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149586

PAY 2ND INSTALLMENT OF: \$177.24
 BY JULY 31, 2024
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901
 PIN# 11004 75
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149586

PAY FULL AMOUNT OF: \$354.48
 BY JANUARY 31, 2024
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901
 PIN# 11004 75
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149586



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust



Parcel Number: 11004 77
 Bill Number: 1149588

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.

1149588/11004 77
LAURA L WENTZ IRREVOCABLE T
N5085 STATE ROAD 78
PORTAGE WI 53901

Location of Property/Legal Description
 Sec. 4, T11N, R8E
 SE 1/4 OF SE 1/4

40.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 29,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 29,100	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 293.06
ESTIMATED FAIR MARKET VALUE LAND 30,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 30,200	* A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 39.28	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	170,562	204,766	111.06	101.44	-8.7%
Town of Caledonia	235,127	290,353	24.07	21.06	-12.5%
Portage Community School	2,351,067	2,343,615	155.02	151.94	-2.0%
MATC	216,291	219,721	20.11	18.62	-7.4%
TOTAL	2,973,047	3,058,455	310.26	293.06	-5.5%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			310.26	293.06	-5.5%

TOTAL DUE: \$293.06
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2024

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
Portage Community School	512,404	53.00	2026				

PAY 1ST INSTALLMENT OF: \$146.53
 BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

PIN# 11004 77
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149588

PAY 2ND INSTALLMENT OF: \$146.53
 BY JULY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11004 77
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149588

PAY FULL AMOUNT OF: \$293.06
 BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

PIN# 11004 77
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149588



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust

**Parcel Number: 11004 158
 Bill Number: 1149671**

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. 9, T11N, R8E
 NE 1/4 OF NE 1/4, EXC 2 1/2 A IN SE CORNER REC IN V261-280
 37.500 ACRES

1149671/11004 158
LAURA L WENTZ IRREVOCABLE T
N5085 STATE ROAD 78
PORTAGE WI 53901

Please inform treasurer of address changes.

ASSESSED VALUE LAND 30,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 30,100	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 303.12
ESTIMATED FAIR MARKET VALUE LAND 35,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 35,900	A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 40.63	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	170,562	204,766	115.65	104.92	-9.3%
Town of Caledonia	235,127	290,353	25.07	21.78	-13.1%
Portage Community School	2,351,067	2,343,615	161.43	157.16	-2.6%
MATC	216,291	219,721	20.95	19.26	-8.1%
TOTAL	2,973,047	3,058,455	323.10	303.12	-6.2%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			323.10	303.12	-6.2%

TOTAL DUE: \$303.12
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2024
 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
Portage Community School	512,404	54.82	2026				

PAY 1ST INSTALLMENT OF: \$151.56
 BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

PIN# 11004 158
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149671

PAY 2ND INSTALLMENT OF: \$151.56
 BY JULY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11004 158
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149671

PAY FULL AMOUNT OF: \$303.12
 BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

PIN# 11004 158
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149671



INCLUDE THIS STUB WITH YOUR PAYMENT



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CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust

**Parcel Number: 11004 65.A
 Bill Number: 1149574**

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
 N5087 State Highway 78
 Sec. 4, T11N, R8E
 W1/2 OF SE1/4 NE1/4
 20.000 ACRES

1149574/11004 65.A
LAURA L WENTZ IRREVOCABLE T
 N5085 STATE ROAD 78
 PORTAGE WI 53901

Please inform treasurer of address changes.

ASSESSED VALUE LAND 77,600 Managed Frs	ASSESSED VALUE IMPROVEMENTS 263,400	TOTAL ASSESSED VALUE 341,000 15,700	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 3148.77 MFL Clsd, \$1.68/ac 6.59
ESTIMATED FAIR MARKET VALUE LAND 94,900 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 255,200	TOTAL ESTIMATED FAIR MARKET VALUE 350,100 15,200	* A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 460.26	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	170,562	204,766	1,196.89	1,188.65	-0.7%
Town of Caledonia	235,127	290,353	259.44	246.74	-4.9%
Portage Community School	2,351,067	2,343,615	1,670.69	1,780.46	6.6%
MATC	216,291	219,721	216.77	218.18	0.7%
TOTAL	2,973,047	3,058,455	3,343.79	3,434.03	2.7%
FIRST DOLLAR CREDIT			-58.44	-60.41	3.4%
LOTTERY AND GAMING CREDIT			-191.82	-224.85	17.2%
NET PROPERTY TAX			3,093.53	3,148.77	1.8%

TOTAL DUE: \$3,155.36
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2024

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
Portage Community School	512,404	621.04	2026				

PAY 1ST INSTALLMENT OF: \$1,468.56 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CALEDONIA TOWN TREASURER KARA PASKE N5479 BEICH RD PORTAGE, WI 53901 PIN# 11004 65.A LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149574	PAY 2ND INSTALLMENT OF: \$1,686.80 BY JULY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: COLUMBIA COUNTY STACY L OPALEWSKI TREASURER PO BOX 198 PORTAGE, WI 53901 PIN# 11004 65.A LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149574	PAY FULL AMOUNT OF: \$3,155.36 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CALEDONIA TOWN TREASURER KARA PASKE N5479 BEICH RD PORTAGE, WI 53901 PIN# 11004 65.A LAURA L WENTZ IRREVOCABLE TRUST BILL NUMBER: 1149574
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CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust

**Parcel Number: 11004 63
 Bill Number: 1149571**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 4, T11N, R8E
 36.08 A S of a line from NW cor of frac NW1/4 of NE1/4 to SE cor of frac NE1/4 of NE1/4 (R.O.W. 2 RDS WD SD NW NE)
 36.080 ACRES

1149571/11004 63
LAURA L WENTZ IRREVOCABLE T
N5085 STATE ROAD 78
PORTAGE WI 53901

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0 Managed Frs	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 0 144,300	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 0.00 MFL Clsd, \$1.68/ac 60.61
ESTIMATED FAIR MARKET VALUE LAND 0 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 0 139,800	* A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.00	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	170,562	204,766	0.00	0.00	
Town of Caledonia	235,127	290,353	0.00	0.00	
Portage Community School	2,351,067	2,343,615	0.00	0.00	
MATC	216,291	219,721	0.00	0.00	
TOTAL	2,973,047	3,058,455	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: \$60.61
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2024

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
Portage Community School	512,404	0.00	2026				

PAY 1ST INSTALLMENT OF: \$60.61
 BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

PIN# 11004 63
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149571

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11004 63
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149571

PAY FULL AMOUNT OF: \$60.61
 BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

PIN# 11004 63
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149571



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INCLUDE THIS STUB WITH YOUR PAYMENT

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE**

Laura L Wentz Irrevocable Trust



Parcel Number: 11004 64
Bill Number: 1149572

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.

1149572/11004 64
LAURA L WENTZ IRREVOCABLE T
N5085 STATE ROAD 78
PORTAGE WI 53901

Location of Property/Legal Description

Sec. 4, T11N, R8E
 SW 1/4 OF NE 1/4

40.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 0 Managed Frs	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 0 160,000	AVERAGE ASSMT. RATIO 1.032209502	NET ASSESSED VALUE RATE 0.01007046 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 0.00 MFL Clsd, \$1.68/ac 67.20
ESTIMATED FAIR MARKET VALUE LAND 0 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 0 155,000	* A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.00	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	170,562	204,766	0.00	0.00	
Town of Caledonia	235,127	290,353	0.00	0.00	
Portage Community School	2,351,067	2,343,615	0.00	0.00	
MATC	216,291	219,721	0.00	0.00	
TOTAL	2,973,047	3,058,455	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: \$67.20
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2024

Warning: If not paid by due dates, instalment 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
Portage Community School	512,404	0.00	2026				

PAY 1ST INSTALLMENT OF: \$67.20
 BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

PIN# 11004 64
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149572

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11004 64
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149572

PAY FULL AMOUNT OF: \$67.20
 BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CALEDONIA TOWN TREASURER
 KARA PASKE
 N5479 BEICH RD
 PORTAGE, WI 53901

PIN# 11004 64
 LAURA L WENTZ IRREVOCABLE TRUST
 BILL NUMBER: 1149572



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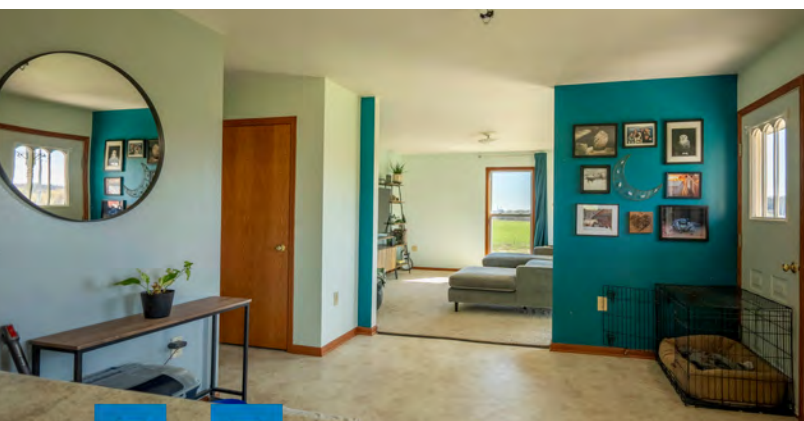
INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



Travis Hamele
608.697.3349



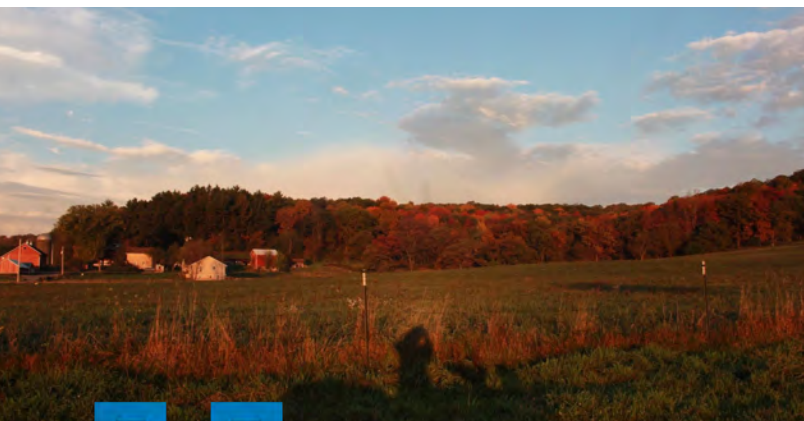

HAMELE
AUCTION
SERVICES


United
Country
Real Estate

Midwest Lifestyle
Properties


United
Country
Real Estate

Midwest Lifestyle
Auctions




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Country
Real Estate**

**Midwest Lifestyle
Auctions**