

# Dodge County, Wisconsin, Multi-Parcel Real Estate Online Only Auction

*Online Only Auction August 1st 6:00PM*

W8477 Chapel Road  
Beaver Dam, WI 53916

52+/- Acre Farm offered in 2 Auction Lots



**HAMELE  
AUCTION  
SERVICES**

**BELL REAL ESTATE**

920-318-9034



**BUY AND SELL WITH DIANNE BELL**



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Call 608- 742-5000 to schedule a private viewing, or join us from 11 am to 1 pm on July 13th and July 27th.

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<b>1980140</b>	<b>Active</b>	<b>Single Family</b>	<b>Price: \$1,000</b>	<b>AUC</b>
<b>W8477 Chapel Road</b>		<b>Town</b>	Lowell	F25
<b>Beaver Dam WI 53916</b>		<b>County:</b>	Dodge	
<b>Subdivision:</b>				
<hr/>				
<b>Bedrooms:</b>	2	<b>Est Above Grade SqFt:</b>	1,305	
<b>Full Baths:</b>	2	<b>Est Part/All Below Grd SqFt:</b>	0	
<b>Half Baths:</b>	0	<b>Est Total Finished SqFt:</b>	1,305 Assessor	
<b>Year Built:</b>	1900 Assessor	<b>Full Garage Stalls:</b>	2	
<b>Est. Acres:</b>	52.73 Assessor			
<b>Open House Info</b>			<b>Click M for Map:</b>	
<b>7/13/2024 11:00-1:00</b>			<b>Documents (if any):</b>	
<b>7/27/2024 11:00-1:00</b>			<b>Calculate Payment:</b>	
			<b>USPS Zip Report:</b>	
			<b>Show Date:</b>	6/27/2024

South on Cty G out of Beaver Dam and east on Chapel to property on right

				<u>Baths</u>		<u>School Info</u>		
<b>Living/Great:</b> M 14x17		<b>PrimaryBdrm:</b> U 17x13		<b>Laundry:</b> M 8x9		<b>Full</b>	<b>Half</b>	<b>(D)</b> Beaver Dam
<b>Formal Dining:</b>		<b>2nd Bedroom:</b> U 1x13		<b>Foyer</b> M 8x9		<b>Upper:</b> 1	0	<b>(E)</b> Call School District
<b>Dining Area:</b>		<b>3rd Bedroom:</b>				<b>Main:</b> 1	0	<b>(M)</b> Beaver Dam
<b>Kitchen:</b> M 19x18		<b>4th Bedroom:</b>				<b>Lower:</b> 0	0	<b>(H)</b> Beaver Dam
<b>Family Room:</b>		<b>5th Bedroom:</b>						
<b>Lake/River:</b>				<b>Net Taxes:</b> \$ 2,408 / 2023		<b>HOA Dues/Yr:</b>		
<b>Feet WaterFront:</b>				<b>Parcel #:</b> 032-1114-3422-000		<b>Builder:</b>		
<b>Lot Dimensions:</b>				<b>Zoning:</b> ag				
<b>Type</b>	2 story			<b>Fuel</b>	Liquid propane, Wood			
<b>Architecture</b>	National Folk/Farm			<b>Heating/Cooling</b>	Forced air, Central air			
<b>Primary Bed Bath</b>	None			<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispos			
<b>Kitchen Features</b>	Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave			<b>Driveway</b>	Paved			
<b>Basement</b>	Full, Sump pump, Other foundation			<b>Barrier-free</b>	First floor full bath, Level drive, Level lot			
<b>Garage</b>	2 car, Detached, Opener			<b>Terms/Misc.</b>	AUCTION			
<b>Exterior</b>	Vinyl			<b>Farm Features</b>	Tillable, Barn(s), Machine Shed			
<b>Lot Description</b>	Corner, Rural-not in subdivision, Horses Allowed							

52+/- Acre Farm located in the Town of Lowell Dodge County WI. August 1st 2024 6pm offered in 2 auction Lots. Property will be offered in the following, 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 Sept 13th 2024. Lot #1 House, buildings & 3 acres ,Lot #2 49.57+/- Acres Preview Dates July 13th and July 27th 11-1pm. List price is a non contractual price high bid determines price for offer. 1305 sq ft 2 bedroom home, 33x46 barn, 24x64 shop/garage on 52.57. Roof 6 years, furnace a/c 2 years, Barn roofs 2 years, water heater 4 years, pressure tank 1 year.

<b>Sold Price:</b>	<b>Seller Concessions:</b>	<b>Closing Date:</b>
<i>This information provided courtesy of:</i> United Country Midwest Lifestyle Properties		06/25/2024 11:11 AM

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



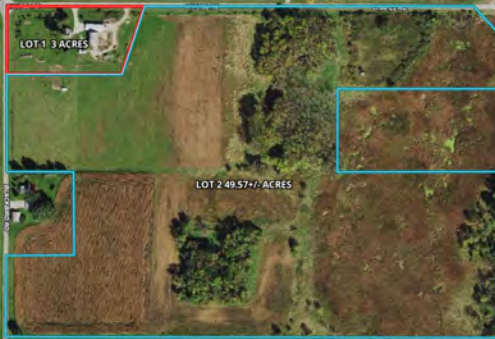


# Dodge County, Wisconsin, Multi-Parcel Real Estate Online Only Auction August 1st 6PM



W8477 Chapel Road

Beaver Dam, WI 53916



A beautiful country home and hunting property with tillable land, a barn, and a shed will check all your boxes! This peaceful 52.27 +/- acre farm, split into two auction parcels; surely pleasing the hunting minimalist. Just 15 minutes from Beaver Dam and 50 minutes from Madison, this country escape is calling your name. 52+/- Acre Farmin the Town of Lowell Dodge County WI. August 1st 2024 6pm offered in 2 auction Lots. Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. 10% Buyers fee added to final bid to determine the total contract price. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Sept 13th 2024. Lot #1 House & 3 acres ,Lot #2 49.57+/- Acres Preview Dates July 13th & July 27th 11-1pm. List price is a non contractual price high bid determines price for offer. 1305 sq ft 2 bedroom home, 33x46 barn, 24x64 shop/garage on 52.57. Roof 6 years, furnace a/c 2 years, Barn roofs 2 years, water heater 4 years, pressure tank 1 year.

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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. Realtor Dianne Bell 920-318-9034. Thinking of selling Real Estate or having an auction Call us for a free auction evaluation. We can help you with all of your real estate or auction needs! Visit us at [www.hameleauctions.com](http://www.hameleauctions.com).





**Addenda to Terms & Conditions Relating to Online Only**  
**Auction W8477 Chapel Rd Town of Lowell Dodge County WI**  
**August 1st 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:** 10% Buyers fee added to high bid price to determine total contract price. 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 Sept. 13th 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 #1 and #2 high bids that are accepted and are not being purchased by the same buyer the property will close on Sept. 13<sup>th</sup> 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.

**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 a 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. 10% Buyers fee added to high bid price to determine total contract price. 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 Sept. 13<sup>th</sup> 2024 (If lots #1 and #2 high bids that are accepted and are not being purchased by the same buyer the property will close on Sept. 13<sup>th</sup> 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).

Seller will entertain offers prior to auction on the property as a whole under all auction terms no later than July 25<sup>th</sup> 2024.

**Lot #1** 3 Acres, Home, Barn and Pole building (3 acres around house of parcel 032-1114-3422-00)

**Lot #2** 49.57+/- acres consisting of approx. 20 acres currently tilled and rest recreational land (all but 3 acres of the following parcels 032-1114-3422-00 & 032-1114-3422-002)

**Occupancy of Tenant:**

- Tillable land tenant will have the rights to maintain and harvest the crops.

**Broker Participation:** Auction Company to pay 2% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than July 31<sup>st</sup> 12:00pm. Fax 608-742-5004 or email [travis@hameleauctions.com](mailto: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 August 1<sup>st</sup> 2024.

This addenda is dated: \_\_\_\_\_

Bidders Signature(s)

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

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

**Hamele Auction Service LLC with Dave Bell Auctions LLC**  
**P.O. Box 257, Portage, WI 53901**  
**608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS**  
**With Buyer's Premium**

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

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

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at W8477 Chapel Rd Beaver Dam Town of Lowell Dodge County WI. Parcels \_032-1114-3422-002 & \_032-1114-3422-000

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 & Dave Bell Auctions LLC LLC** ("Auctioneer") has been appointed by Ronald R Rennhack & Kristine L Rennhack ("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 cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.



**BUYER'S PREMIUM:**

A buyer's premium of ten percent (10%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

**REAL ESTATE CLOSING:**

Buyers must close all sale of real property on or before Sept. 13th 2024 (If lots #1 and #2 high bids that are accepted and are not being purchased by the same buyer the property will close on Sept. 13<sup>th</sup> 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, Dave Bell Auctions LLC, Bell Real Estate, United County Midwest Lifestyle Properties and/or Hamele Auction Service LLC may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Hamele Auction and Realty or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses,



the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

**JURISDICTION:**

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

**ADDITION TO OR WITHDRAWAL FROM SALE:**

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

**INSPECTIONS:**

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

**REPRESENTATIONS:**

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

**REAL ESTATE BUYER'S AGENTS:**

Real estate agents who register as buyer's agents will qualify for a 2 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment



for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents much accompany their Buyer to the auction.

**TITLE INSURANCE:**

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

**FINANCING:**

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

**ENVIRONMENTAL DISCLAIMER:**

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

**ADDENDA:**

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

**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



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

Page 1 of 3

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

Disclosures and Acknowledgments made with respect to the Property at W8477 Chapel Rd Beaver Dam WI

, Wisconsin.

**SELLER DISCLOSURE AND CERTIFICATION.**

Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

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

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

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

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

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

(X)   5-26-24  
(ALL Sellers' signatures) Print Names Here ▶ Ronald L. Rennhack & Kristine L. Rennhack (Date) ▶

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

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

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

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

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

(b) **Disclosure Prior to Acceptance of Offer.** If any of the disclosure activities identified in lines 30-51 occurs after the Buyer has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting 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)  5-28-24  
 120 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ Travis Hamale 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.wta.org/e-commerce/>.

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) ▲

**Summary**

**Parcel Number** 032-1114-3422-002  
**Property Address**  
**Legal Description** S1/2 OF NW1/4 NW1/4, S 5 AC OF W1/2 NE1/4 NW1/4 & N1/2 OF S1/2 OF W1/2 NE1/4 NW1/4 ALL IN SEC 34 EX CSM 7497 IN V52 P43  
 (Note: Not to be used on legal documents)  
**Sec-Twp-Rng** 34-11N-14E  
**PLS/Tract** 34-11N-14E NW NW  
**Acres** 27.903  
**Municipality** TOWN OF LOWELL  
**Class** AGRICULTURAL; OTHER; UNDEVELOPED LAND;  
 (Note: This is not the zoning district)

[View Map](#)

**Owner**

RONALD R RENNHACK  
 KRISTINE L RENNHACK  
 W8477 CHAPEL RD  
 BEAVER DAM, WI 53916

**Valuation**

Assessed Year	2024	2023	2022	2021
Land Value	\$29,000.00	\$28,700.00	\$28,300.00	\$28,100.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Value</b>	<b>\$29,000.00</b>	<b>\$28,700.00</b>	<b>\$28,300.00</b>	<b>\$28,100.00</b>
<b>Estimated Fair Market Value</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Tax History**

Tax Year	2024	2023	2022	2021
Net Tax	\$0.00	\$509.20	\$493.07	\$467.75
Special Charges	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Utility	\$0.00	\$0.00	\$0.00	\$0.00
Private Forest Crop	\$0.00	\$0.00	\$0.00	\$0.00
Woodland Tax Law	\$0.00	\$0.00	\$0.00	\$0.00
Managed Forest Land	\$0.00	\$0.00	\$0.00	\$0.00
Other Charges	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$509.20</b>	<b>\$493.07</b>	<b>\$467.75</b>

**Tax Payments**

Year	Amount	Interest/Penalty Paid	Paid	Last Paid
2024	\$0.00	0	\$0.00	
2023	\$509.20	0	\$509.20	12/29/2023
2022	\$493.07	0	\$493.07	12/30/2022
2021	\$467.75	0	\$467.75	12/30/2021

**Sales**

Document Number	Type	Date	Vol / Page	Sale Amount
<a href="#">1291095</a>	WAR - WAR	6/17/2020	/	\$240,000
<a href="#">1285133</a>	TDPI - TDPI	1/23/2020	/	\$0
<a href="#">1032095</a>	QCD - QCD	10/1/2004	/	\$0
<a href="#">1030281</a>	TDPI - TDPI	9/7/2004	/	\$0
<a href="#">541191</a>		1/1/1900	377 / 53	\$0
<a href="#">541189</a>		1/1/1900	97 / 245	\$0
<a href="#">541057</a>		1/1/1900	97 / 227	\$0
<a href="#">446037</a>		1/1/1900	293 / 240	\$0
<a href="#">435089</a>		1/1/1900	283 / 13	\$0
<a href="#">407083</a>		1/1/1900	254 / 289	\$0



## Summary

**Parcel Number** 032-1114-3422-000  
**Property Address** W8477 CHAPEL RD  
**Legal Description** N1/2 OF NW1/4 NW1/4 & N 5 AC OF W1/2 OF NE1/4 NW1/4  
 SEC 34  
 (Note: Not to be used on legal documents)  
**Sec-Twp-Rng** 34-11N-14E  
**PLS/Tract** 34-11N-14E NW NW  
**Acres** 24.67  
**Municipality** TOWN OF LOWELL  
**Class** AGRICULTURAL; OTHER; UNDEVELOPED LAND;  
 (Note: This is not the zoning district)

[View Map](#)

## Owner

RONALD R RENNHACK  
 KRISTINE L RENNHACK  
 W8477 CHAPEL RD  
 BEAVER DAM, WI 53916

## Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$22,000.00	\$21,500.00	\$21,000.00	\$20,800.00	\$20,700.00
Building Value	\$108,800.00	\$108,800.00	\$108,800.00	\$108,800.00	\$108,800.00
<b>Total Value</b>	<b>\$130,800.00</b>	<b>\$130,300.00</b>	<b>\$129,800.00</b>	<b>\$129,600.00</b>	<b>\$129,500.00</b>
Estimated Fair Market Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

## Tax History

Tax Year	2024	2023	2022	2021	2020
Net Tax	\$0.00	\$2,010.52	\$1,979.07	\$1,874.56	\$1,940.45
Special Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Utility	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Private Forest Crop	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Woodland Tax Law	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Managed Forest Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$2,010.52</b>	<b>\$1,979.07</b>	<b>\$1,874.56</b>	<b>\$1,940.45</b>

## Tax Payments

Year	Amount	Interest/Penalty Paid	Paid	Last Paid
2024	\$0.00	0	\$0.00	
2023	\$2,010.52	0	\$2,010.52	12/29/2023
2022	\$1,979.07	0	\$1,979.07	12/30/2022
2021	\$1,874.56	0	\$1,874.56	12/30/2021
2020	\$1,940.45	0	\$1,940.45	7/23/2021

## Sales

Document Number	Type	Date	Vol / Page	Sale Amount
<a href="#">898027</a>	PRD - PRD	9/8/1999	1048 / 354	\$141,500
<a href="#">569664</a>		1/1/1900	396 / 169	\$0
<a href="#">473433</a>		1/1/1900	78 / 298	\$0
<a href="#">443934</a>		1/1/1900	291 / 332	\$0
<a href="#">438819</a>		1/1/1900	286 / 335	\$0

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**Summary**

**Parcel Number** 032-1114-3422-000  
**Property Address** W8477 CHAPEL RD  
**Legal Description** N1/2 OF NW1/4 NW1/4 & N 5 AC OF W1/2 OF NE1/4 NW1/4 SEC 34  
 (Note: Not to be used on legal documents)  
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**PLS/Tract** 34-11N-14E NW NW  
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**Municipality** TOWN OF LOWELL  
**Class** AGRICULTURAL; OTHER; UNDEVELOPED LAND;  
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[View Map](#)
**Owner**

[RONALD R RENNHACK](#)  
[KRISTINE L RENNHACK](#)  
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 BEAVER DAM, WI 53916

**Valuation**

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$22,000.00	\$21,500.00	\$21,000.00	\$20,800.00	\$20,700.00
Building Value	\$108,800.00	\$108,800.00	\$108,800.00	\$108,800.00	\$108,800.00
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<b>Estimated Fair Market Value</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Tax History**

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Private Forest Crop	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Woodland Tax Law	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Managed Forest Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$2,010.52</b>	<b>\$1,979.07</b>	<b>\$1,874.56</b>	<b>\$1,940.45</b>

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**Summary**

**Parcel Number** 032-1114-3422-002  
**Property Address**  
**Legal Description** S1/2 OF NW1/4 NW1/4, S 5 AC OF W1/2 NE1/4 NW1/4 & N1/2 OF S1/2 OF W1/2 NE1/4 NW1/4 ALL IN SEC 34 EX CSM 7497 IN V52 P43  
 (Note: Not to be used on legal documents)  
**Sec-Twp-Rng** 34-11N-14E  
**PLS/Tract** 34-11N-14E NW NW  
**Acres** 27.903  
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<b>Estimated Fair Market Value</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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<a href="#">1285133</a>	TDPI - TDPI	1/23/2020	/	\$0
<a href="#">1032095</a>	QCD - QCD	10/1/2004	/	\$0
<a href="#">1030281</a>	TDPI - TDPI	9/7/2004	/	\$0
<a href="#">541191</a>		1/1/1900	377 / 53	\$0
<a href="#">541189</a>		1/1/1900	97 / 245	\$0
<a href="#">541057</a>		1/1/1900	97 / 227	\$0
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<a href="#">435089</a>		1/1/1900	283 / 13	\$0
<a href="#">407083</a>		1/1/1900	254 / 289	\$0

# Rennhack Auction

Dodge County, Wisconsin, AC +/-



Boundary 2 Boundary Townships

Stand On Your Investment  
[www.midwestlifestyleproperties.com](http://www.midwestlifestyleproperties.com)

Wisconsin, Iowa, Kansas and Minnesota

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





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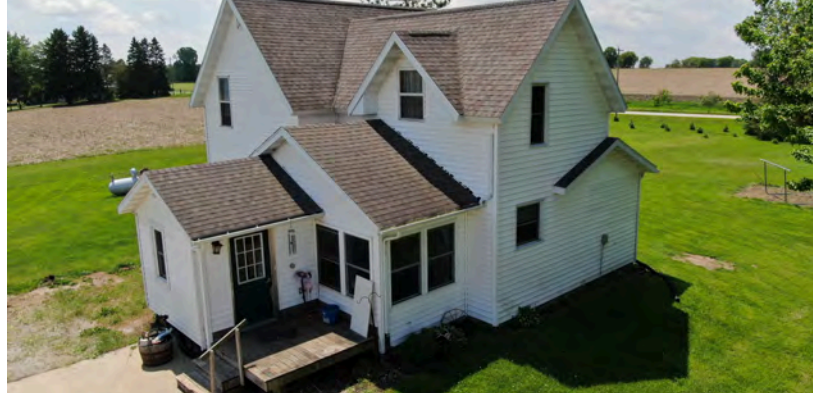


# Rennhack Auction

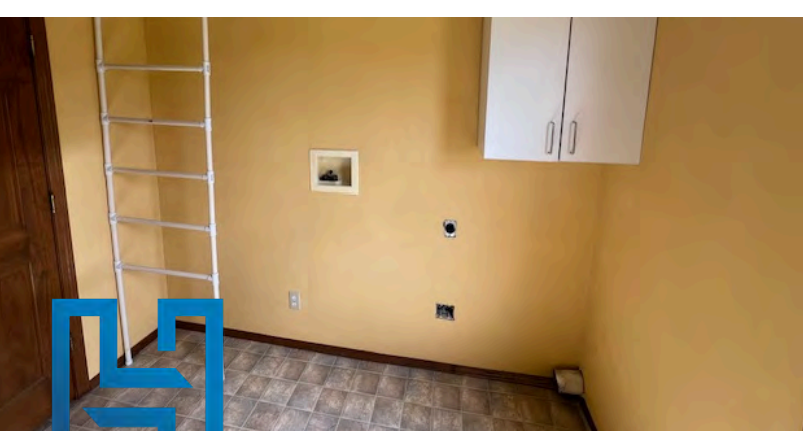
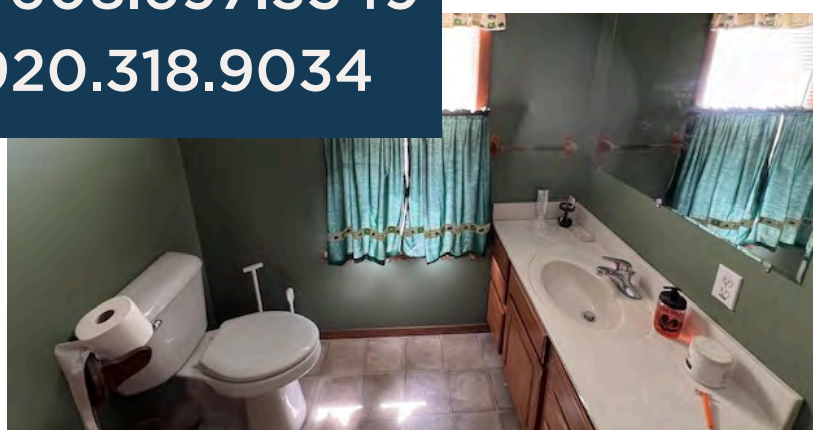
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Travis Hamele 608.697.3349  
Dianne Bell 920.318.9034



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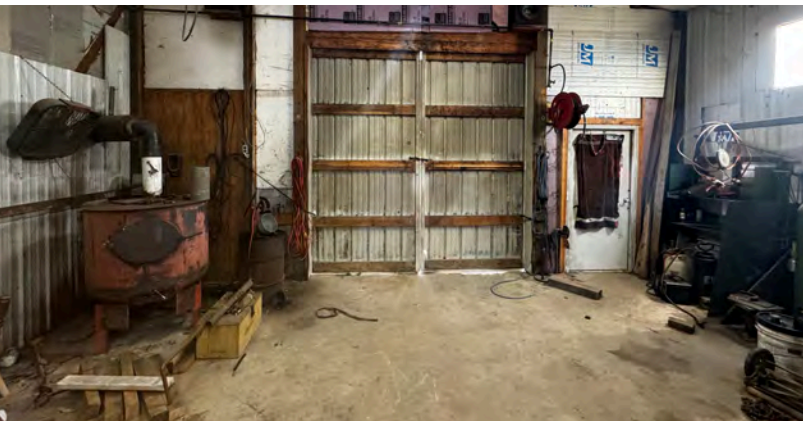
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