

# Waterfront Online Real Estate Auction

*Online Only* Auction October 3rd 5:30PM

W8274 County Road E  
Oxford, WI 53952



**HAMELE  
AUCTION  
SERVICES**



United  
Country  
**Real Estate**

Midwest Lifestyle  
Properties



[hameleauctions.com](http://hameleauctions.com)

608.697.3349





If you've been dreaming of owning a country lake home come see this gem on Preview Dates Sept 14th 11-1, Sept 18th 4-6pm & September 29th 11-1pm or by appointment.



**HAMELE  
AUCTION  
SERVICES**

Property will be offered in the following: an online only auction bidding ending Oct 3rd 2024 5:30pm with a soft close. High Bid Subject to Seller confirmation within 48 hrs of midnight the day of the auction. \$10,000 nonrefundable down payment. Property is sold as is with no warranties. Closing to be on or before Nov. 18th 2024. Seller will entertain offers under all auction terms prior to auction ending. Contact Travis Hamele for more info 608-697-3349 [travis@hameleauctions.com](mailto:travis@hameleauctions.com)

  
**United  
Country  
Real Estate**

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Auctions**



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### W8274 Cty Hwy E Oxford WI

- Classic remodeled Farm House 3 Bedrooms 2 bath 2700+/- Sq Ft resting on 9.47 acres
- 130ft approx. frontage on Sandow Lake (no gas motor lake) approx. 17 acres with the max dept of 20+/- feet and one can catch panfish and large mouth bass. Included is the pier, the kayaks and the canoe.
- REC District Zoning
- Remodeled Barn 32x44 with basement and drive in hay mow. Has electric and 220 hook ups.
- 14x22 Grainery that has been converted into a garden shed and storage.
- 24x32 newer garage with openers wired for an EV charger
- 19x22 Carport
- Granite Counter tops and custom kitchen cabinets
- Hardwood floors
- Pollinator & warm season grasses prairie planting with walking trails winding throughout the prairie.
- Hot Tub
- Furniture, Lawnmower, Tractor, Tools and much more included
- Wrap around porch.
- Addition was done in 2012. Along with the windows, furnace, AC
- Land Assessment \$105,452 Improvements \$138,500 2023
- Total Assessment \$243,952 2023 total Taxes \$3042.28
- Parcels include 028-00231-0000 and 028-00246-0000
- Town of Westfield Marquette County
- Measurements of home
  - Kitchen 19x20. (dine in kitchen)
  - Living 15x15
  - Den 25x7
  - Primary Bedroom with bath 15x14
  - Bed 9x9
  - Laundry 9x12
  - 3 Season Porch 12x30
  - Office upper level 10x15
  - Bed upper level 14x15
  - Finished attic 12x32 and 12x25

# Baraboo, Sauk County, Wisconsin Real Estate Online Only Auction September 19th 6:00 PM



E14297 State Road 33  
Baraboo, WI 53913

Marquette County, Oxford, WI, Town of Westfield. Waterfront Online Only Real Estate Auction ending with a soft close 10-3-24 5:30pm. "Time and tide wait for no man." Seize this country lake home opportunity before it gets away. Life has been waiting for you just off County Highway E. Take an ambling ride down your private driveway and step back in time in this classic remodeled, 3- bedroom, 2 bath, along with a 2012 addition and updates, farmhouse- all resting peacefully on 9.47 acres, with approximately 130 ft of lake frontage on Sandow Lake. Sentinel trees will give your home plenty of shade and make the wrap around deck so easy to enjoy! A beautiful classic farm eat-in kitchen with modern updates warms your soul as your feet tread the timeless hardwood floors. Granite countertops and custom kitchen cabinets bring this room all together. From the kitchen windows, you watch children and guests on the patio just outside. Maybe a pass-through window would be a crowning addition to summer patio life? Or look out the other direction and you'll catch friends and family driving up and all wildlife who enjoy the many mowed walking paths. Warm season prairie grasses shoulder these paths. Expertly seeded, pollinator varieties visually delight you! Pass gently from the kitchen onto a three-season porch. Having that first cup of coffee and taking in the serenity of early morning makes living here so idyllic. Not to mention a glass of wine in the evening to settle the day's events- amazing! A quiet winter's evening sitting in the hot tub with gently falling snow is already on your bucket list. All that remains is a little finish work and your touches. A first level laundry and mudroom keep your family and guests dirt where it belongs- out of the main living areas. Your primary bedroom with attached bath makes you feel so pampered and an additional bedroom helps make 1st floor living so easy. Relaxing in the evenings gives you the choice of the den or the living room. That little wood-burning stove makes such a cozy farmhouse feel. The kids run up the stairs to an adorable second floor. At the top of the stairs is a small home office with a view.

French doors guide you out onto a small patio, giving you a bird's-eye view of your gorgeous country lake home. One remaining bedroom makes this upstairs perfect for your family and guests. Don't look now, but there is a cool finished attic for your favorite Hobbit gathering to plot their next adventure or a space to store your precious belongings! The basement gives you that extra space for storage, crafting or gaming. There are two windows looking out under the patio, giving you the option of adding another bedroom or rec-room. Leaving the house, you give a nod to the new 24x32 two-car garage with electric ran to garage that will support and EV charger. Ready to do some quick repairs, you make your way to the 32x44 barn. This barn is a timepiece all its own. The split timber joists will have you appreciating a day-gone-by. The fieldstone walls grace the barn basement which is easily accessed with sliding barn doors leading to ample storage for toys and a shop! The drive-in hay mow rounds out this nostalgic barn complete with electric and 220 hookups. At days end you grab your favorite beverage and walk the wooded trail to the lake. You pass by the viewing deck and head down to the pier and gaze out at 17 acres of beautiful Sandow Lake. Lots of time has been spent catching large-mouth bass and many panfish with your quiet electric motor boat- no gas motor boats allowed here! Friends and family enjoy the kayaks and canoes the previous owner so graciously left. Someone is always ending up in the lake! The evening is coming to a close and what could be better back in your farmhouse kitchen than eating the last two slices of apple pie. This classic country farmhouse has everything you wanted and now you call it yours! Seller is including a lot of the furniture, tools, lawn mower, tractor and much much more.

If you've been dreaming of owning a country lake home come see this gem on Preview Dates Sept 14th 11-1, Sept 18th 4-6pm & September 29th 11-1pm or by appointment. Property will be offered in the following: an online only auction bidding ending Oct 3rd 2024 5:30pm with a soft close. High Bid Subject to Seller confirmation within 48 hrs of midnight the day of the auction. \$10,000 nonrefundable down payment. Property is sold as is with no warranties. Closing to be on or before Nov. 18th 2024. Seller will entertain offers under all auction terms prior to auction ending. Contact Travis Hamele for more info 608-697-3349 [travis@hameleauctions.com](mailto:travis@hameleauctions.com)



Midwest Lifestyle Properties



HAMELE AUCTION SERVICES



Midwest Lifestyle Auctions



HUNTING PROPERTIES powered by REALTREE





Boundary

**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 W8274 Cty Rd E Town of Westfield Marquette 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:

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC ("Auctioneer") has been appointed by John Lalor & Donna Dawson Joint Revocable Trust ("Seller"), through a separate written Agreement to offer the Property at auction.

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

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

**CONTRACTS:**

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

**DEPOSITS:**

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 10,000. 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.

**REAL ESTATE CLOSING:**



Buyers must close all sale of real property on or before November 18<sup>th</sup> 2024 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

**CONDITION OF SALE:**

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

**AGENCY AND CONDUCT OF AUCTION:**

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

**RIGHTS:**

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, UNITED COUNTRY 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 COUNTRY 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 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, a agent, if purchasing the property as an investment for a agent will receive an incentive fee of 0% of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.



**TITLE INSURANCE:**

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

**FINANCING:**

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

**ENVIRONMENTAL DISCLAIMER:**

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

**ADDENDA:**

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

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**AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION**

**ADVERTISEMENTS**

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING  
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO 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 W8274 Cty Rd E Town of Westfield County WI**  
**Oct 3<sup>rd</sup> 2024 5:30pm 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 Bid is 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 Trustee Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. No Buyers fee. Buyer will be required to pay a \$10,000 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 November 18<sup>th</sup> 2024. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$10,000 nonrefundable down payment per auction lot 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.

**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. No Buyers Fee. High Bid Subject to Seller confirmation per auction lot within 48 hrs of



midnight the day of the auction. \$10,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before November 18<sup>th</sup> 2024.

W8274 Cty Rd E Town of Westfield Marquette County parcel numbers include: 028002310000 and 028002460000

\*\*\*\*Seller will entertain offers prior to auction ending under all auction terms. Seller has the right to cancel auction if offer is accepted prior to auction ending.\*\*\*\*

**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 Oct 2<sup>nd</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 Oct 3<sup>rd</sup>. 2024.

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

Bidders Signature(s)

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

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



**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2023**

TOWN OF WESTFIELD  
MARQUETTE COUNTY

JOHN E LALOR JT REV TRUST  
DONNA DAWSON JT REV TRUST, ET AL  
W8274 COUNTY ROAD E  
OXFORD WI 53952

**BILL NUMBER: 257**

**IMPORTANT:** - Correspondence should refer to parcel number.  
- See reverse side for important information.  
- Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
310546 276253 211/292 ACRES: 8.220  
SEC 08, T 16 N, R 08 E, SW¼ of SE¼  
PLAT: 0763-0763 CSM  
BLOCK/CONDO: LOT 1  
LOT 1 OF CSM 763 BEING PART SW-SE 8.22A

**Property Address:** W8274 CO RD E

**Parcel #:** 028-00231-0000  
**Alt. Parcel #:** 2808160843010

<b>Assessed Value Land</b> 105,402	<b>Ass'd. Value Improvements</b> 138,500	<b>Total Assessed Value</b> 243,902	<b>Ave. Assmt. Ratio</b> 0.9516	<b>Net Assessed Value Rate</b> (Does NOT reflect credits) 0.013392281	
<b>Est. Fair Mkt. Land</b> 110,300	<b>Est. Fair Mkt. Improvements</b> 145,500	<b>Total Est. Fair Mkt.</b> 255,800	<input type="checkbox"/> <b>A Star in this box means Unpaid Prior Year Taxes</b>	<b>School taxes reduced by school levy tax credit</b> \$ 254.67	
<b>Taxing Jurisdiction</b>	<b>2022 Est. State Aids Allocated Tax Dist.</b>	<b>2023 Est. State Aids Allocated Tax Dist.</b>	<b>2022 Net Tax</b>	<b>2023 Net Tax</b>	<b>% Tax Change</b>
MARQUETTE COUNTY	52,150	70,866	1,259.12	1,549.16	23.0%
TOWN OF WESTFIELD	112,834	156,629	416.71	450.71	8.2%
WESTFIELD SCH DIST	653,401	603,295	754.65	1,096.90	45.4%
MADISON AREA MATC	101,386	101,787	137.34	169.62	23.5%
<b>Total</b>	919,771	932,577	2,567.82	3,266.39	27.2%
			41.65	47.46	13.9%
			136.70	176.65	29.2%
			2,389.47	3,042.28	27.3%

<b>Make Check Payable to:</b> TREASURER TOWN OF WESTFIELD PO BOX 157 WESTFIELD WI 53964 (608) 296-2979	<b>Full Payment Due On or Before January 31, 2024</b> \$3,042.28
	<b>Or First Installment Due On or Before January 31, 2024</b> \$1,432.82
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS 77 WEST PARK ST, ROOM 102 MONTELO WI 53949-9366	<b>And Second Installment Due On or Before July 31, 2024</b> \$1,609.46
	<b>FOR TREASURERS USE ONLY</b>
PAYMENT _____	
BALANCE _____	
DATE _____	

<b>Net Property Tax</b>	3,042.28
<b>TOTAL DUE FOR FULL PAYMENT</b>	
Pay By January 31, 2024	\$ 3,042.28
<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

PLEASE RETURN LOWER PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2023**

TREASURER  
TOWN OF WESTFIELD  
PO BOX 157  
WESTFIELD WI 53964

**Bill #:** 257  
**Parcel #:** 028-00231-0000  
**Alt. Parcel #:** 2808160843010

**Total Due For Full Payment** \$3,042.28  
Pay to Local Treasurer By Jan 31, 2024

Check For Billing Address Change.

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$1,432.82 BY January 31, 2024	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$1,609.46 BY July 31, 2024
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JOHN E LALOR JT REV TRUST  
DONNA DAWSON JT REV TRUST, ET AL  
W8274 COUNTY ROAD E  
OXFORD WI 53952

<b>FOR TREASURERS USE ONLY</b>	
PAYMENT _____	
BALANCE _____	
DATE _____	

PA-688/2 (R. 8-15)

**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2023**

TOWN OF WESTFIELD  
MARQUETTE COUNTY

JOHN E LALOR JT REV TRUST  
DONNA DAWSON JT REV TRUST, ET AL  
W8274 COUNTY ROAD E  
OXFORD WI 53952

**BILL NUMBER: 273**

**IMPORTANT:** · Correspondence should refer to parcel number.  
· See reverse side for important information.  
· Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
310546 295226 197/489 ACRES: 1.000  
SEC 08, T 16 N, R 08 E, SW¼ of SE¼  
PLAT: 0763-0763 CSM  
LOT 2 CSM 763 EASEMENT 1.00A

**Property Address:** Parcel #: 028-00246-0000  
Alt. Parcel #: 2808160844070

Assessed Value Land 50	Ass'd. Value Improvements	Total Assessed Value 50	Ave. Assmt. Ratio 0.9516	Net Assessed Value Rate (Does NOT reflect credits) 0.013867738
Est. Fair Mkt. Land 100	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 100	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$0.05

Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change
MARQUETTE COUNTY	52,150	70,866	0.43	0.32	-25.6%
TOWN OF WESTFIELD	112,834	156,629	0.14	0.09	-35.7%
WESTFIELD SCH DIST	653,401	603,295	0.26	0.23	-11.5%
MADISON AREA MATC	101,386	101,787	0.05	0.03	-40.0%
LAKE LAWRENCE REHAB DIST			0.04	0.02	-50.0%
<b>Total</b>	919,771	932,577	0.92	0.69	-25.0%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		0.92	0.69	-25.0%

<b>Make Check Payable to:</b> TREASURER TOWN OF WESTFIELD PO BOX 157 WESTFIELD WI 53964 (608) 296-2979	Full Payment Due On or Before January 31, 2024 \$0.69
	Or First Installment Due On or Before January 31, 2024 \$0.69
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS 77 WEST PARK ST, ROOM 102 MONTELLO WI 53949-9366	And Second Installment Due On or Before July 31, 2024 \$0.00
	<b>FOR TREASURERS USE ONLY</b> PAYMENT _____ BALANCE _____ DATE _____

<b>Net Property Tax</b>	0.69
<b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2024	<b>\$ 0.69</b>
<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

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

TREASURER  
TOWN OF WESTFIELD  
PO BOX 157  
WESTFIELD WI 53964

**REAL ESTATE PROPERTY TAX BILL FOR 2023**

Bill #: 273  
Parcel #: 028-00246-0000  
Alt. Parcel #: 2808160844070

**Total Due For Full Payment** \$0.69  
Pay to Local Treasurer By Jan 31, 2024

Check For Billing Address Change.

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$0.69 BY January 31, 2024	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2024
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JOHN E LALOR JT REV TRUST  
DONNA DAWSON JT REV TRUST, ET AL  
W8274 COUNTY ROAD E  
OXFORD WI 53952

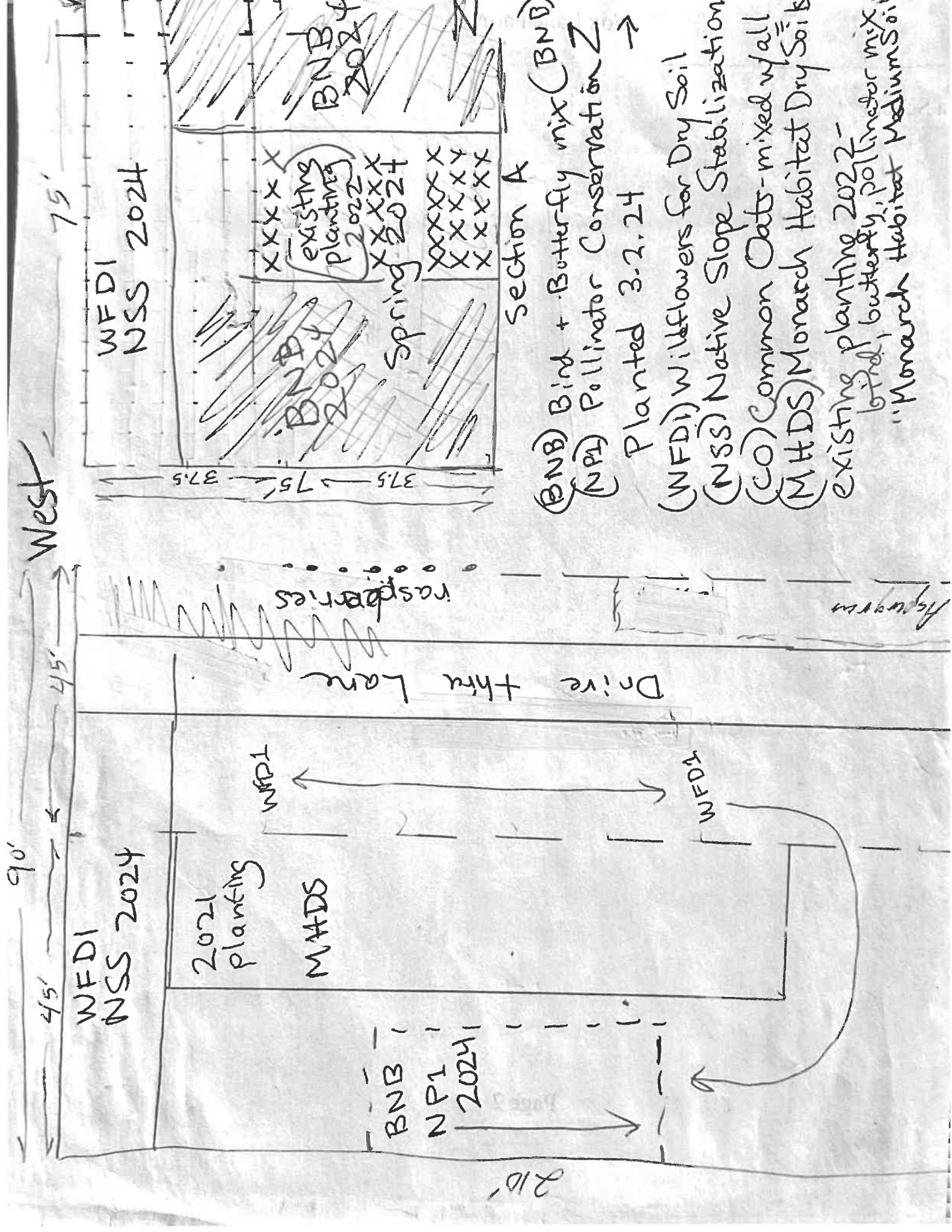
**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_  
BALANCE \_\_\_\_\_  
DATE \_\_\_\_\_

PA-5862 (R. 8-15)



**Wildflower and Prairie  
Plantings at W8274 Cty E  
Oxford Wi**



90'  
45'  
WFDI  
NSS 2024

2021  
Planting  
MHDS

BNB  
NPI  
2024

WFDI

WFDI

Drive thru Lane

raspberries

45'

West

75'

WFDI  
NSS 2024

XXXXX

existing  
planting  
2022

XXXXXX

XXXXXX  
XXXXXX  
XXXXXX

Spring 2024

Section A

BNB  
2024

(BNB) Bird + Butterfly mix (BND)  
(NPI) Pollinator Conservation Z  
Planted 3.2.24 →

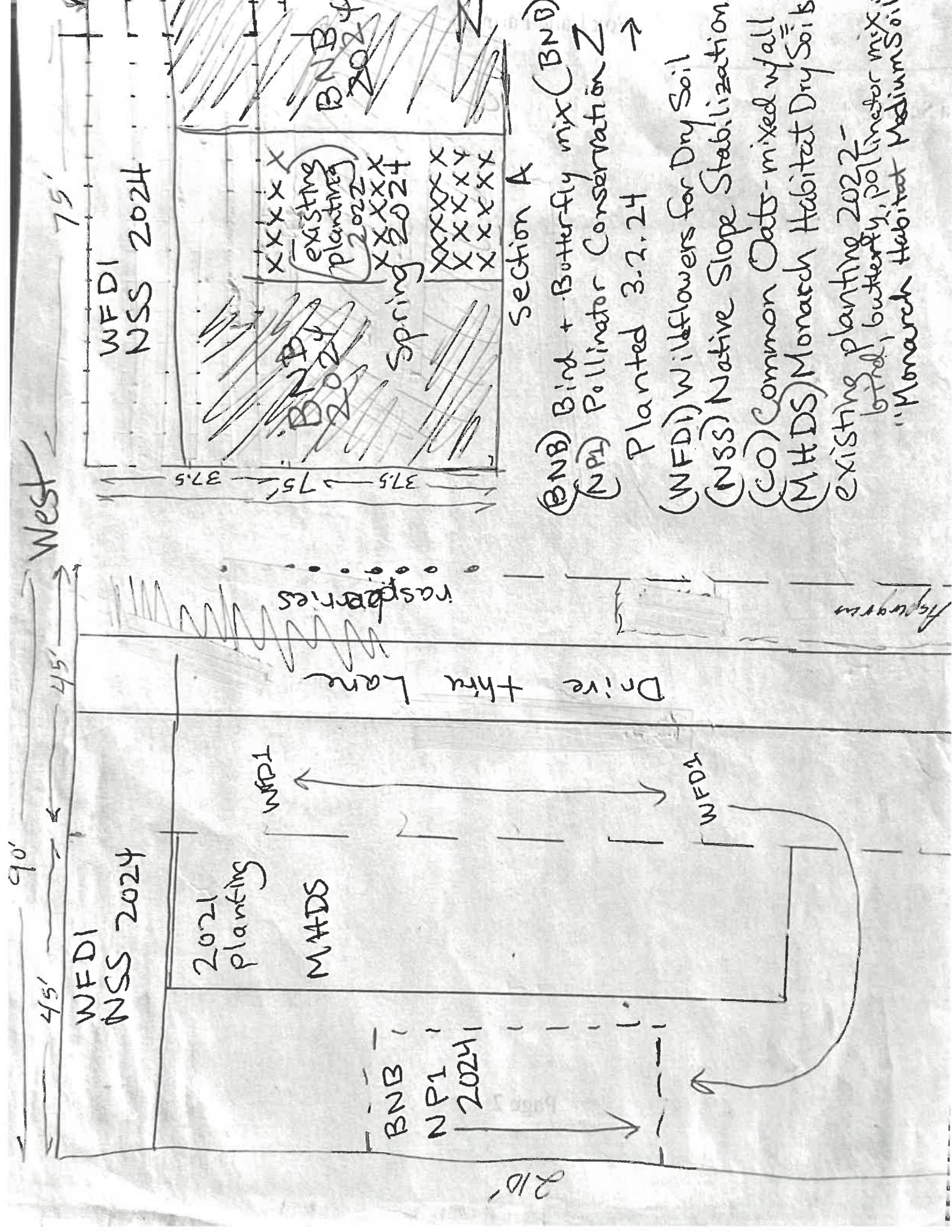
(WFDI) Willflowers for Dry Soil  
(NSS) Native Slope Stabilization  
(CO) Common Oats-mixed w/all  
(MHDS) Monarch Habitat Dry Soils  
existing planting 2022 -  
67% bird, butterfly, pollinator mix.  
"Monarch Habitat Medium Soil"

Figueras

210'

37.5' 75' 37.5'





WFDI  
NSS 2024

XXXXX  
Existing  
Planting  
2022  
XXXXXX  
XXXXXX  
XXXXXX  
Spring 2024

BNB  
2024

Section A

(BNB) Bird + Butterfly mix (BNB)  
(NPI) Pollinator Conservation Z  
Planted 3.2.24 →

(WFDI) Willflowers for Dry Soil  
(NSS) Native Slope Stabilization  
(CO) Common Oats - mixed w/all  
(MADS) Monarch Habitat Dry Soils  
existing planting 2022 -  
bird, butterfly, pollinator mix  
"Monarch Habitat Medium Soil"

45'  
WFDI  
NSS 2024

2021  
Planting  
MADS

BNB  
NPI  
2024

WFDI

Drive thru Lane

WFDI

raspberries

Asparagus

West

90'

45'

75'

37.5' → 75'

2/10'

Native Slope Stabilization (NSS)

Coverage in Acres =

0.250

Coverage in Sq. Ft =

10,890

Species

PLS ozs

Species

PLS ozs

Wildflowers

PARTRIDGE PEA	4.00	WILD BERGAMOT	0.25
LANCE-LEAF (SAND) COREOPSIS	0.38	YELLOW CONEFLOWER	0.63
PURPLE CONEFLOWER	0.50	BLACK-EYED SUSAN	0.75
EARLY SUNFLOWER	0.50	SWEET BLACK-EYED SUSAN	0.50

Grasses & Sedges

BIG BLUESTEM	2.50	VIRGINIA WILD RYE	8.00
SIDE OATS GRAMA	8.00	SWITCHGRASS	3.00
CANADA WILD RYE	6.00	LITTLE BLUESTEM	4.00
SLINDER WHEATGRASS	8.00	INDIAN GRASS	3.00

Temporary Cover

ANNUAL RYEGRASS	48.00
-----------------	-------

Customer Name:

Donna Dawson

Order Number: AGR 6700

Date Packaged: May-23



Native Seed, Plants & Restoration

Agrecol Native Nursery

Evansville, WI

P: 608.223.3571

ecosolutions@agrecol.com





Order Date: 5/17/2023  
Order Number #: AGR6700

**Native Seed & Plant Nursery**

Agrecol Native Nursery  
10101 North Casey Road  
Evansville, WI 53536

**BILLING ADDRESS**

Donna Dawson  
W8274 County Road E  
Oxford, WI 53952 - United States  
ddawson8274@gmail.com

**SHIPPING ADDRESS**

Donna Dawson  
W8274 County Road E  
Oxford, WI 53952 - United States

Shipping Method: Spec-Dee Delivery (89.00lbs.)

Total Items: 72

Item ID	Descriptions and Options	Qty
1/4 AC	Wildflowers (Dry) Select Coverage Area: 1/4 ACRE (+\$170.00)	4
1/4 AC	Bird & Butterfly Mix Select Coverage Area: 1/4 Acre (+\$627.00)	1
1/4 AC	Native Slope Stabilization Select Coverage Area: 1/4 Acre (+\$80.00)	1
1/4 AC	Pollinator Conservation Select Coverage Area: 1/4 Acre (+\$237.00)	1
RS.AVESAT	Common Oats (Avena sativa)	64
11111	Discount (15%)	1



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10101 North Casey Road  
Evansville, WI 53536

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**Wildflowers for Dry Soils (WFD1)**  
 Coverage in Acres= 0.25 Coverage in Sq. Ft = 10,890  
 Species PLS ozs Species PLS ozs

Wildflowers			
BUTTERFLY WEED	1.25	FOXGLOVE BEARDTONGUE	0.50
SKY BLUE ASTER	0.50	WILD PETUNIA	0.50
ROUGH BLAZING STAR	0.50	PRAIRIE SPIDERWORT	0.25
DOTTED MINT	0.50		

Customer Name: Donna Dawson  
 Order Number: AGR 6700  
 Date Packaged: May-23

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 Native Good Plants & Restoration

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 ecosolutions@agrecol.com

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PRAIRIE NURSERY

PO Box 306  
Westfield, WI 5398  
Phone: 800-476-9453  
Fax: 608-296-2741  
www.prairienursery.com  
Email: cs@prairienursery.com

PACKING SLIP

SEED

Document #:

Ship Date:

Shipped:

Customer:

Sold To:

WEB56081SEED

05/25/2021

DONNA DAWSON

DONNA DAWSON

GST000056081

Bill To:

DONNA DAWSON  
W8274 COUNTY ROAD E  
OXFORD, WI 53952-9131

Ship To:

DONNA DAWSON  
W8274 COUNTY ROAD E  
OXFORD, WI 53952-9131

Purchase Order No.	Ext Job Name	Payment Terms	Salesperson	Entered By
		Due Upon Receipt		

Item Number	Item Description / Botanical Name	Format	Ordered	Shipped	Unit
50025	Monarch Habitat for Dry Soils		3.00	3.00	LB
<b>Dropseed</b>					
29050	Prairie Dropseed - Seed / Sporobolus heterolepis				
<b>Grasses</b>					
20560	Little Bluestem - Seed / Schizachyrium scoparium				
21520	Sideoats Grama - Seed / Bouteloua curtipendula				
23520	Canada Wild Rye - Seed / Elymus canadensis				
<b>Wildflower</b>					
11280	Butterflyweed - Seed / Asclepias tuberosa				
11340	Smooth Aster - Seed / Aster laevis				
11370	White Aster - Seed / Aster ptarmicoides				
12340	Lanceleaf Coreopsis - Seed / Coreopsis lanceolata				
18780	Showy Goldenrod - Seed / Solidago speciosa				
19560	Hoary Vervain - Seed / Verbena stricta				
10430	Leadplant - Seed / Amorpha canescens				
11270	Common Milkweed - Seed / Asclepias syriaca				
18040	Black Eyed Susan - Seed / Rudbeckia hirta				
18150	Wild Petunia - Seed / Ruellia humilis				
18770	Stiff Goldenrod - Seed / Solidago rigida				
10220	Lavender Hyssop - Seed / Agastache foeniculum				
15750	Lupine - Seed / Lupinus perennis				
15940	Bergamot - Seed / Monarda fistulosa				
15980	Dotted Mint - Seed / Monarda punctata				
16740	Beardtongue - Seed / Penstemon grandiflorus				
16860	Purple Prairie Clover - Seed / Dalea purpurea				
17850	Yellow Coneflower - Seed / Ratibida pinnata				
12950	Pale Purple Coneflower - Seed / Echinacea pallida				
15310	Rough Blazingstar - Seed / Liatris aspera				
15340	Meadow Blazingstar - Seed / Liatris ligulistylis				





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1/4 AC	Pollinator Conservation Select Coverage Area: 1/4 Acre (+\$237.00)	1
RS.AVESAT 11111	Common Oats (Avena sativa)	64
	Discount (15%)	1

hd ck # 6968

Marquette County  
Planning, Zoning & Land Information Department  
77 W. Park Street, Montello, WI 53949  
608-297-3036

To:  
JOHN E LALOR JT REV TRUST  
W8274 COUNTY ROAD E  
OXFORD, WI, 53952

Septic System Servicing  
1st Notice

Issue # 431203

Parcel # 028002310000	Property Address: W8274 CO RD E
Installation Date: Thursday, September 9, 2004	1st Tank Type: Septic Gallons: 800
System Type: Conventional	2nd Tank Type: undefined Gallons: undefined

SYSTEM INSPECTION	8/22/2024			GALLONS PUMPED	800
What is the Condition of the Tank?	Good	Fair	Poor	If Poor, please comment on the condition of tank:	
Was the Manhole Cover Secure?	YES	NO			
Are the Baffles Functional?	YES	NO	N/A		
Are Alarms and Pumps Functional?	YES	NO	N/A		
Was the Filter Cleaned?	YES	NO	N/A		
Was Water seen in the Observation or Vent Pipes?	YES	NO			
Was Surface Discharge Observed?	YES	NO			

**Our records indicate that it has been three years since your septic system has been pumped or inspected.**

The Marquette County Planning, Zoning & Land Information Department is required by the State of Wisconsin to track all pumping and maintenance events for every septic system in Marquette County. The State of Wisconsin requires that all active septic systems must be inspected and/or pumped every 3 years.

Maintenance of these systems involves having the system visually inspected every 3 years and having the tank(s) pumped if sludge and scum occupy more than 1/3 of the tank volume. Every time a septic system is inspected, maintained or serviced a report must be submitted electronically to the department by your servicing provider on your behalf.

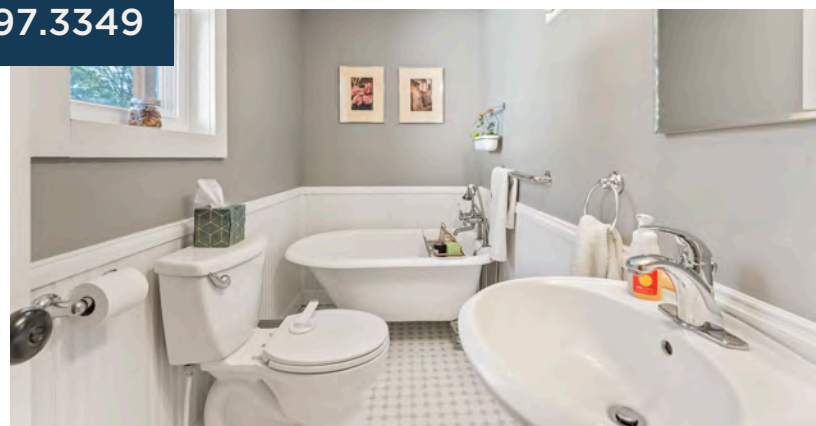
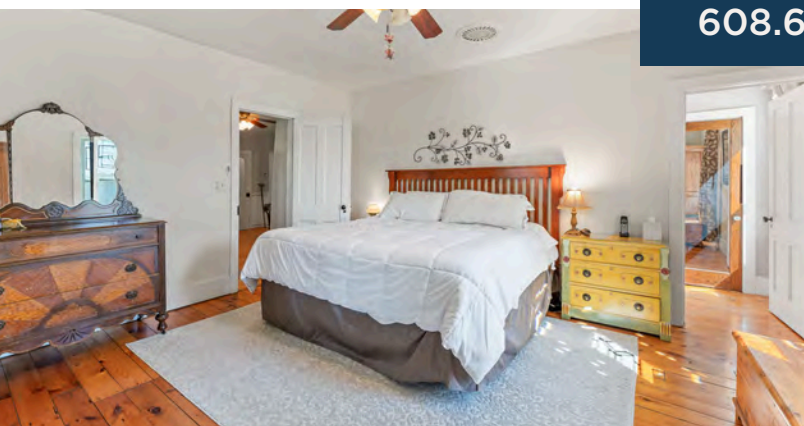
Give this form to your servicing provider so they have all the necessary information to successfully report the servicing activity. If they choose to submit the paper form to our office, there will be a \$5 filing fee and the servicing provider must sign, date and provide their current licensure for verification on this form.

**DEADLINE FOR REPORT SUBMITTAL:  
11/15/2024**





Travis Hamele  
608.697.3349

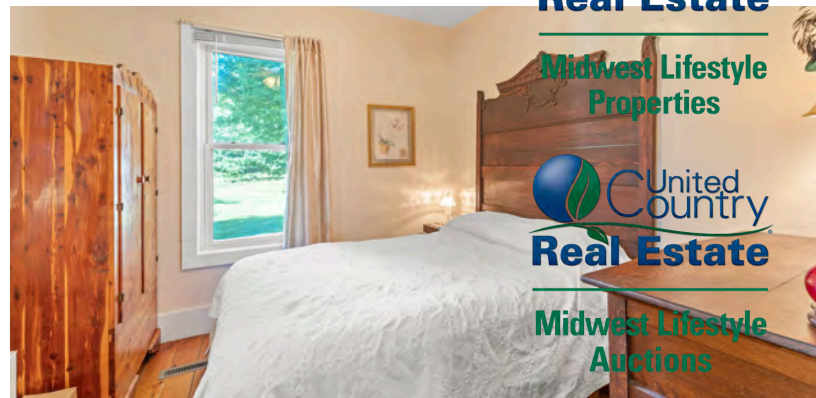


United Country  
Real Estate

Midwest Lifestyle  
Properties

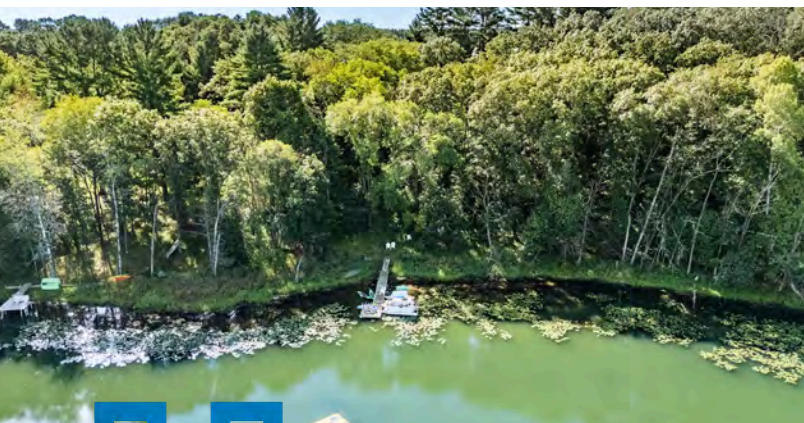
United Country  
Real Estate

Midwest Lifestyle  
Auctions



**HAMELE  
AUCTION  
SERVICES**





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**Midwest Lifestyle  
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