## 115 +/- Acre Farm in Burns WI Offered in 2 Lots

Hant Mile.

## Online Only Auction August 28th 6:00PM

N5920 County Road E Bangor, WI 54614

Simulated Boundaries are Approximate







Midwest Lifestyle Properties



hameleauctions.com 608.742.5000





Property will be offered in the following in an online only auction bidding process with a soft close August 28<sup>th</sup> 6pm 2025 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. The MLS price is the starting bid for the auction not a listed price. No Buyers Fee. Price will be per Auction Lot not per acre. 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 Oct 13<sup>th</sup> 2025.

Previews: August 2<sup>nd</sup> 2025 11-1PM August 13<sup>th</sup> 2025 4-6PM



Midwest Lifestyle Properties



Midwest Lifestyle Auctions

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Midwest Lifestyle Properties



Midwest Lifestyle Auctions

#### LA CROSSE COUNTY

PREVIEWS: AUGUST 2<sup>ND</sup> 2025 11-1PM AUGUST 13<sup>TH</sup> 2025 4-6PM



LOT 1



LOT 2





## ONLINE AUCTION

ТҮРЕ	FARM AND ACREAGE
ACRES	115.33 +/- TOTAL

#### N5920 County Road E, Bangor, WI 54614

- Auction Lot 1: Home and Buildings along with 17+/- Acres (offered as a whole price) Approx 17 acres of 03-00416-000
- Auction Lot 2: 98+/- Acres (offered as a whole price not price per acre) Parcel #03-00437-000, 03-00438-000 and Approx 18 acres of 03-00416-000



**Midwest Lifestyle** 

**Properties** 



HAMELE AUCTION SERVICES Property will be offered in the following in an online only auction bidding process with a soft close August 28<sup>th</sup> 6pm 2025 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. The MLS price is the starting bid for the auction not a listed price. No Buyers Fee. Price will be per Auction Lot not per acre. 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 Oct 13<sup>th</sup> 2025.



The information contained herein was obtained from sources enterious to entailote. Land uf\* Sarvises melkes no warranties or guarantees as to the completeness or accuracy thereof.

Stand On Your Investment www.midwestlifestyleproperties.com N5920 County Road E, Bangor.

Wisconsin, AC +/-







#### ID All Polygons 114.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAF
434B	Bilson sandy loam, 1 to 6 percent slopes	33.35	29.06	0	66	3s
424B	Merit silt loam, 1 to 6 percent slopes	31.55	27.49	0	71	2e
434C2	Bilson sandy loam, 6 to 12 percent slopes, moderately eroded	18.22	15.88	0	63	3e
1743F	Council-Elevasil-Norden complex, 20 to 45 percent slopes, rocky	9.9	8.63	0	13	6s
1233F	Boone-Tarr sands, 15 to 50 percent slopes	9.73	8.48	0	8	7s
213D2	Hixton silt loam, 12 to 20 percent slopes, moderately eroded	4.3	3.75	0	59	4e
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	2.77	2.41	0	90	2v
456A	Bilmod sandy loam, 0 to 3 percent slopes	1.79	1.56	0	65	35
562B	Gosil loamy sand, 1 to 6 percent slopes	1.35	1.18	0	41	45
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	0.79	0.69	0	82	26
743D2	Council fine sandy loam, 12 to 20 percent slopes, moderately eroded	0.44	0.38	0	69	46
625A	Arenzville silt loam, channeled, 0 to 2 percent slopes, occasionally flooded	0.33	0.29	91	65	2v
446A	Merimod silt loam, 0 to 3 percent slopes	0.11	0.1	0	73	2s
336B	Toddville silt loam, 1 to 6 percent slopes	0.09	0.08	0	90	26
213E2	Hixton silt loam, 20 to 30 percent slopes, moderately eroded	0.01	0.01	0	16	66
TOTALS		114.7 3(*)	100%	0.26	57.54	3.3

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 17.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
434B	Bilson sandy loam, 1 to 6 percent slopes	9.66	54.98	0	66	3s
434C2	Bilson sandy loam, 6 to 12 percent slopes, moderately eroded	2.96	16.85	0	63	3e
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	2.77	15.77	0	90	2w
562B	Gosil loamy sand, 1 to 6 percent slopes	0.96	5.46	0	41	4s
31282	Festina silt loam, 1 to 6 percent slopes, moderately eroded	0.79	4.5	0	82	2e
625A	Arenzville silt loam, channeled, 0 to 2 percent slopes, occasionally flooded	0.33	1.88	91	65	2w
336B	Toddville silt loam, 1 to 6 percent slopes	0.09	0.51	0	90	2e
TOTALS		17.56( *)	100%	1.71	68.7	2.8

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 97.17 ac

		r				r
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
424B	Merit silt loam, 1 to 6 percent slopes	31.55	32.47	0	71	2e
434B	Bilson sandy loam, 1 to 6 percent slopes	23.69	24.38	0	66	3s
434C2	Bilson sandy loam, 6 to 12 percent slopes, moderately eroded	15.26	15.7	0	63	3e
1743F	Council-Elevasil-Norden complex, 20 to 45 percent slopes, rocky	9.9	10.19	0	13	6s
1233F	Boone-Tarr sands, 15 to 50 percent slopes	9.73	10.01	0	8	7s
213D2	Hixton silt loam, 12 to 20 percent slopes, moderately eroded	4.3	4.42	0	59	4e
456A	Bilmod sandy loam, 0 to 3 percent slopes	1.79	1.84	0	65	3s
743D2	Council fine sandy loam, 12 to 20 percent slopes, moderately eroded	0.44	0.45	0	69	4e
562B	Gosil loamy sand, 1 to 6 percent slopes	0.39	0.4	0	41	4s
446A	Merimod silt loam, 0 to 3 percent slopes	0.11	0.11	0	73	2s
213E2	Hixton silt loam, 20 to 30 percent slopes, moderately eroded	0.01	0.01	0	16	6e
TOTALS		97.17( *)	100%	-	55.53	3.43

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

#### **Capability Legend**

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	٠	•	•	•	•	•	•	•
Forestry	•	•	•	٠	٠			
Limited	•	•		•	•	•	•	
Moderate	•	•	•	•				
Intense	•			•				
Limited	•	•	•	•				
Moderate	•	.0	•					
Intense	•							
Very Intense	•							

#### **Grazing** Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

## Addenda to Terms & Conditions Relating to Online Only Auction N5920 Cty Rd E Town of Burns Creek LaCrosse County including 115+/- acres August 28<sup>th</sup> 2025 6pm central.

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

<u>Bidders</u>: 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. 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 October 13<sup>th</sup> 2025. 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. Title Company will also hold the nonrefundable down payment.

**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 "AI-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 August 28<sup>th</sup> 6pm 2025 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. Price will be per Auction Lot not per acre. 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 Oct 13<sup>th</sup> 2025.

- <u>Auction Lot 1</u>: Home and Buildings along with 17+/- Acres (offered as a whole price) Approx 17 acres of 03-00416-000
- Auction Lot 2: 98+/- Acres (offered as a whole price not price per acre) Parcel #03-00437-000, 03-00438-000 and Approx 18 acres of 03-00416-000

**Survey:** Upon acceptance of Auction Lot 1 and 2 being separate buyers, seller will have a survey done prior to the closing splitting the property into the 2 described auction lots. At sellers expense. There will be a 16.5ft owned access to the home and easement to the vacant land.

#### Occupancy of Tenant:

- Tillable land tenant will have the rights to maintain and harvest the crops for 2025.
- Seller to retain all 2025 tillable rent payment(s)

Proration of Taxes: All parcels with a 2024 tax bills probation will be based off of the following:

Auction Lot 1: The 2024 mill rate for Town of Burns of 0.018327650 time \$172.626 assessed land & improvement value. (Land \$19125 and Improvements \$153,500)

Auction Lot 2: The 2024 mill rate for the Town of Burns of 0.018327650 times \$72450 assessed land value.

<u>Pre Auction Offer</u>: Seller has the right to accept an offer prior to auction ending under all auction terms on the entire property. If seller accepts an offer prior to auction ending the seller has the right to cancel the auction

**<u>Bidders with No Internet</u>**: Bidders can register with Auction Company for bidding on the property and Auction Company on the direction of the registered bidder will enter the bids for those bidders. Communication of bids can be done either by phone or in person.

**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 19<sup>th</sup> 2025 12:00pm. Fax 608-742-5004 or email <u>travis@hameleauctions.com</u> 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.

<u>All announcements</u>: 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 27th 2025.

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

Bidders Signature(s)

\_\_\_\_\_Name Printed\_\_\_\_\_\_Name Printed\_\_\_\_\_\_

-

#### 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 N5920 Cty Rd E Town Burns LaCrosse County.

- Auction Lot 1: Home and Buildings along with 17+/- Acres (offered as a whole price) Approx 17 acres of 03-00416-000
- <u>Auction Lot 2</u>: 98+/- Acres (offered as a whole price not price per acre) Parcel #03-00437-000, 03-00438-000 and Approx 18 acres of 03-00416-000

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:

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC ("Auctioneer") has been appointed by

David and Gennean Vetrano Irrevocable Trust (Richard Vetrano Trustee ("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 \$<u>10,000 per auction lot</u>. 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 Oct 13<sup>th</sup> 2025 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 by 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 if 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 <u>1</u>% 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 <u>0</u>% 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:

## 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):

Buyers Signature

Buyers Signature Bidder Number: TOWN OF BURNS TREASURER W2875 ANDERSON RD MINDORO WI 54644

Please inform the treasurer of any address change.

### 

VETRANO IRREVOCABLE LIVING TRUST, DAVID VETRANO IRREVOCABLE LIVING TRUST, GENNEAN N5920 COUNTY ROAD E BANGOR WI 54614 USA

FOR QUESTIONS ON YOUR BILL PLEASE VISIT " WWW.LACROSSECOUNTY.ORG/TAX "

Properly Address N 5920 COUNTY ROAD E	F	REAL ESTATE PRO	E OF WISCONSIN OPERTY TAX BILL IN OF BURNS ROSSE COUNTY	FOR 2024	Correspon PARCEI	D. 67497 dence should refer to pare .#: 03-00416-000 RCEL #: 63610	cel number
	mprovements Total Asse 153,500 19	<b>Sed Value Ave. Assmt. R</b> 5,500 0.6730	atio Est. Fair Mkt. Land 51,600	Est, Fair Mkt, t 2	28,100	Total Est, Fair Mkt, 279, 700	A star in this box means unpaid prior year taxes
Taxing Jurisdiction LA CROSSE COUNTY <b>TOWN OF BURNS</b> WTC BANGOR SCHOOL STATE OF WISCONSIN	2023 Est State Ads Allocated Tax Dist. 76,382 <b>197,750</b> 131,449 2,045,305		2023 Net Tax 756.39 334.81 277.50 2,136.36	<b>2024</b> Net Tax 765.30 <b>335.68</b> 279.71 2,202.36 0.00	% Tax Change 1.2% 0.3% 0.8% 3.1%	Net Property Tax	3,583,05 -85.36 <u>-274.83</u> 3,222.86
Total	2 , 450 , 886 First Dollar Credit Lottery & Gaming ( Net Property Tax		3,505.06 85.70 318.99 3,100.37	3,583.05 85.36 274.83 3,222.86			R FULL PAYMENT 2025
School taxes reduced by school levy tax credit	1639921 1 SEC 21, T SE-NE EX 1173.65FT 435FT W 1 CREEK TO	17 N, R 05 W, COM SE COR N89 TO POB N58ME 30FT TO C/L CR INTER WITH E R. Total Additional Applied to Prop 86 542	/ not be a full legal description ACRES: 37.329 SE실 of NE실 D32MW 231.16FT N EEK SWLY ALG /W CTH-E axes Year	Nel Assessed (Does NOT ref 0.0183 RETAIN PORTIC YOUR C SEE REV SIDE I IMPOR	Alect credits) 327650 THIS NAS COPY /ERSE FOR TANT	is lost and total tax is deli and, if applicable, penalty Failure to pay or Installments may be pair 1474.02 DUE	time. See reverse.

PAY 1ST INSTALLMENT OF: \$1,474.02 By January 31, 2025

Amount Enclosed: \$\_\_\_

W2875 ANDERSON RD

MINDORO WI 54644

608-386-6187

03-00416-000

Alt. Parcel #

67497

63610

Parcel #

Make Check Payable and Mail to:

TOWN OF BURNS TREASURER

2024 Real Estate Property Bill #

VETRANO IRREVOCABLE LIVING TRUST, DAVI Include This Stub With Your Payment

AND PAY 2ND INSTALLMENT OF: \$1,748.84 By July 31, 2025

Amount Enclosed: \$\_\_\_\_\_\_ Make Check Payable and Mail to: COUNTY TREASURER AMY L. TWITCHELL 212 6TH STREET LA CROSSE WI 54601 608-785-9711 2024 Real Estate Property Bill # 67497 Parcel # 03-00416-000 Alt. Parcel # 63610 VETRANO IRREVOCABLE LIVING TRUST, DAVID Include This Stub With Your Payment

OR PAY FULL AMOUNT OF: \$3,222.86 By January 31, 2025

Amount Enclosed: \$\_\_\_\_\_ Make Check Payable and Mail to: TOWN OF BURNS TREASURER W2875 ANDERSON RD MINDORO WI 54644 608-386-6187 2024 Real Estate Property Bill # 67497 Parcel # 03-00416-000 Alt. Parcel # 63610 VETRANO IRREVOCABLE LIVING TRUST, DAVI Include This Stub With Your Payment



TOWN OF BURNS TREASURER W2875 ANDERSON RD MINDORO WI 54644

#### Please inform the treasurer of any address change.

## 

VETRANO IRREVOCABLE LIVING TRUST, DAVID VETRANO IRREVOCABLE LIVING TRUST, GENNEAN N5920 COUNTY ROAD E BANGOR WI 54614 USA

FOR QUESTIONS ON YOUR BILL PLEASE VISIT " WWW.LACROSSECOUNTY.ORG/TAX "

Property Address	RE	AL ESTATE PRO	E OF WISCONSIN OPERTY TAX BILL IN OF BURNS ROSSE COUNTY	FOR 2024	Correspon PARCEL	O. 67529 dence should refer to pare L#: 03-00437-000 RCEL #: 2039	el number
Assessed Value Land Ass'd Value Improvement 26, 600		<b>d Value Ave. Assmt. R</b> , 600 0.6730	atio Est. Fair Mkt. Land 58,800	Est. Fair Mkt. I	mprovements	s Total Est, Fair Mkt. 58,800	A star in this box means unpaid prior year taxes
Taxing Jurisdiction LA CROSSE COUNTY TOWN OF BURNS	2023 Est, State Aids Allocated Tax Dist. 76, 382 197, 750	2024 Est. State Aids Allocated Tax Dist. 78, 158 200,077	2023 Net Tax 101.01 44.71	2024 Net Tax 104.13 45.67	% Tax Change 3.1% <b>2.1</b> %	Gross Property Tax First Dollar Credit Lottery Credit Net Property Tax	487.51
WTC BANGOR SCHOOL STATE OF WISCONSIN	131,449 2,045,305	130,659 2,164,112	37.06 285.29	38.06 299.65 0.00	2.78 5.08		
Total	2,450,886	2,573,006	468.07	487.51	4.28	5	
La	rst Dollar Credit ottery & Gaming Cre ot Property Tax	dit	468.07	487.51	4.28	TOTAL DUE FOR PAY BY January 31,	
School taxes reduced by \$71.0	7 IMPORTANT: Be sur	e this description covers y		Net Assessed	Value Rate	► \$	487.51
school levy tax credit	1639921 16: SEC 22, T	15873 17 N, R 05 W,	ACRES: 40.000	n. (Does NOT ref 0.0183			
	SW1/4 OF N	V1/4		RETAIN PORTIC YOUR C	N AS	Failure to pay on Installments may be paid	time. See reverse. I as follows:
FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases Taxing Jurisdiction BANGOR SCHOOL BANGOR SCHOOL	Total Additional Taxes 287,630.86 451,113.54	5 73	erty Increase Ends	SEE REV SIDE F IMPORT INFORM	FOR FANT		BY 01/31/2025 BY 07/31/2025
PAY 1ST INSTALLMENT (	OF:	AND PA	2ND INSTALLME	NT OF:		OR PAY FULL	AMOUNT OF:
\$243.76 By January 31, 2025			\$243.75 <b>By July 31, 2025</b>				7.51 ry 31, 2025
Amount Enclosed: \$		Amount Enclose	ed: \$		Δ	mount Enclosed: \$	i
Make Check Payable and Mail to	:		vable and Mail to:			lake Check Payable	
FOWN OF BURNS TREASUREF	٤	AMY L. TWIT 212 6TH STR	CHELL EET		W	OWN OF BURNS 2875 ANDERSON	RD
MINDORO WI 54644 608-386-6187		LA CROSSE W 608-785-971				IINDORO WI 5464 508-386-6187	14
2024 Real Estate Property Bill # 67529		2024 Real Estate 67529	e Property Bill #		6	024 Real Estate Pro	perty Bill #
<b>Parcel #</b> 03-00437-000		Parcel # 03-00437-00	0		-	<b>arcel #</b>  3-00437-000	
Alt. Parcel # 2039		Alt. Parcel # 2039	-		Α	lt. Parcel # 039	
2039 VETRANO IRREVOCABLE LIVING TR	UST, DAVI		OCABLE LIVING	TRUST, DAV			E LIVING TRUST, DAV
Include This Stub With Your Pa	yment	Include 7	his Stub With Your I	Payment		Include This Stub	With Your Payment

TOWN OF BURNS TREASURER W2875 ANDERSON RD MINDORO WI 54644

#### Please inform the treasurer of any address change.

## 

VETRANO IRREVOCABLE LIVING TRUST, DAVID VETRANO IRREVOCABLE LIVING TRUST, GENNEAN N5920 COUNTY ROAD E BANGOR WI 54614 USA

FOR QUESTIONS ON YOUR BILL PLEASE VISIT " WWW.LACROSSECOUNTY.ORG/TAX "

Property Address	, E	EAL ESTATE PROF TOWN	OF WISCONSIN PERTY TAX BILL OF BURNS DSSE COUNTY	FOR 2024	Correspond PARCEL	O. 67530 dence should refer to parcel number .#: 03-00438-000 RCEL #: 2040
Assessed Value Land Ass'd Value Improveme 25,600		ed Value Ave. Assmt. Rati , 600 0.6730	<b>Est. Fair Mkt. Land</b> 53,500	Est. Fair Mkt.	Improvements	s Total Est. Fair Mkt 53, 500 A star in this box means unpaid prior year taxes
Taxing Jurisdiction LA CROSSE COUNTY TOWN OF BURNS WTC BANGOR SCHOOL STATE OF WISCONSIN	2023 Est. State Alds Nocated Tax Dist. 76, 382 <b>197, 750</b> 131, 449 2, 045, 305	2024 Est. State Aids Allocated Tax Dist. 78, 158 <b>200, 077</b> 130, 659 2, 164, 112	2023 NetTax 96.35 <b>42.65</b> 35.35 272.12	<b>2024</b> Net Tax 100.21 <b>43.96</b> 36.63 288.40 0.00	* Tax Change 4.0* 3.1* 3.6* 6.0*	
Lo	2,450,886 st Dollar Credit ttery & Gaming Cre t Property Tax	2,573,006	446.47	469.20 469.20	5.1%	TOTAL DUE FOR FULL PAYMENT
	IMPORTANT: Be sur description is for pro	17 N, R 05 W, S	r property. This of be a full legal description CRES: 40.000	Net Assessed n. (Does NOT re	I Value Rate flect credits) 327650 I THIS	► \$ 469.20 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penaity. Failure to pay on time. See reverse.
FOR INFORMATIONAL PURPOSES ONLY Voter Approved Temporary Tax Increases faxing Jurisdiction BANGOR SCHOOL BANGOR SCHOOL	Totai Additionai Taxes 287, 630. 8 451, 113, 5	6 71.0	y Increase Ends 05 2025	SEE REY SIDE IMPOR INFORM	COPY VERSE FOR TANT	Installments may be paid as follows: 234.60 DUE BY 01/31/2025 234.60 DUE BY 07/31/2025
PAY 1ST INSTALLMENT C \$234.60 By January 31, 2025	DF:		2ND INSTALLME \$234.60 Sy July 31, 2025	NT OF:		OR PAY FULL AMOUNT OF: \$469.20 By January 31, 2025
Amount Enclosed: \$ Make Check Payable and Mail to	:	Amount Enclosed Make Check Paya	ble and Mail to:			mount Enclosed: \$ lake Check Payable and Mail to:
FOWN OF BURNS TREASURER W2875 ANDERSON RD MINDORO WI 54644 608-386-6187 2024 Real Estate Property Bill # 67530 Parcel # 03-00438-000 Alt. Parcel # 2040		COUNTY TREAS AMY L. TWITC 212 6TH STREI LA CROSSE WI 608-785-9711 <b>2024 Real Estate</b> 67530 <b>Parcel #</b> 03-00438-000 <b>Alt. Parcel #</b> 2040	HELL ET 54601		W M 6 20 6 P 0 0 A	OWN OF BURNS TREASURER 2875 ANDERSON RD INDORO WI 54644 08-386-6187 <b>024 Real Estate Property Bill #</b> 7530 arcel # 3-00438-000 It. Parcel # 040
ETRANO IRREVOCABLE LIVING TR Include This Stub With Your Pag	yment	VETRANO IRREVO Include Th	is Stub With Your F	Payment		ETRANO IRREVOCABLE LIVING TRUST, DA' Include This Stub With Your Payment



Rob Nelson 608-769-3493 Marty Griepentrog 608-617-9924 Travis Hamele 608.697.3349

HAMELE AUCTION SERVICES

#### CUnited Country Real Estate

Midwest Lifestyle Properties



Midwest Lifestyle Auctions



















Midwest Lifestyle Properties



Midwest Lifestyle Auctions