

**JONES  
AUCTION  
& REALTY**

Call  
(920) 261-6820

**Online Real Estate Auction Ends Feb. 1<sup>st</sup>, 2022**

**38.66 acres VACANT LAND FOR SALE  
BY ONLINE BIDDING**

Details at: [www.JonesAuctionService.Hibid.com](http://www.JonesAuctionService.Hibid.com)



**\*\* Bidding Extended \*\*  
For Sale by Online Bidding  
+/-38 Acres Vacant Land**

**Section 20, Hwy 16/60  
Town of Elba, Dodge County  
Just east of Columbus, WI 53925**

Bidding opens Tuesday, December 21<sup>st</sup> until  
Ending Tuesday, February 1<sup>st</sup>, 2022

[www.JonesAuctionService.Hibid.com](http://www.JonesAuctionService.Hibid.com)

**38.664 acres of Vacant Land at Online Bidding**

**Includes +/- 6 acres of farmland and +/-32 acres of undeveloped land**

Features 2 established driveways including a farm drive and a private drive off  
of 16/60 with electricity and phone utilities available at highway.

Being offered contingent to a certifiable perk at buyer's expense.

Commutable distance to Sun Prairie or Madison

Invest in land; enjoy rural living, build a home, raise some animals, and have some  
sporting land in the Columbus school district.

**COMPETITIVE ONLINE BIDDING DATE EXTENDED**

**ONLINE BIDDING EXTENDED TO TUESDAY, FEBRUARY 01, 2022 @2PM (CT).**

Call Listing Broker, Stan Jones, Jones Auction & Realty Service at (920) 261-6820

**SEE DETAILS AT: [www.JonesAuctionService.Hibid.com](http://www.JonesAuctionService.Hibid.com) or Call (920) 261-6820**

**Section 20, STH 16/60, Town of Elba, Columbus, WI**

Visit: [www.JonesAuctionService.Hibid.com](http://www.JonesAuctionService.Hibid.com)

**JONES AUCTION & REALTY SERVICE**



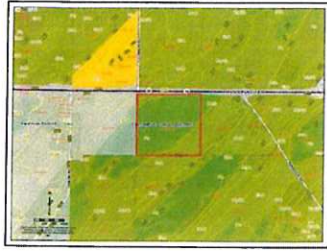
**818 N Church Street  
Watertown  
(920) 261-6820**

**Listing Broker:  
Stan Jones, CAI, WRA #993**

**LEARN MORE**



TERMS: This is a competitive bidding sale w/\$10,000 starting bid; 10% buyers fee sale, high bid price plus buyers' fee equals total purchase price offered. \$5000 Earnest money to accompany offer. Bidding requirements and Auction Terms & Conditions apply and become part of any offer. Sells As Is, No Contingencies, No Exceptions. Seller retains the right to accept, reject or counter any offers. Property being offered contingent on a certifiable perk completed at buyer's expense. Complete details on our website.



<b>1925135</b>	<b>Active</b>	<b>Lots &amp; Acreage</b>	<b>Price: \$1</b>	<b>AUC</b>
<b>Sec 20 STH 16/60</b>		<b>Town</b> Elba		<b>F11</b>
<b>Columbus WI 53925-9999</b>		<b>County:</b> Dodge		
		<b>Subdivision:</b>		
<hr/>				
<b>Total Acreage:</b>	38.66	<i>Other</i>	<b>Price/Acre:</b>	\$0.03
<b>Wooded Acres:</b>	0.00		<b>Price/SqFt:</b>	
<b>Pasture Acres :</b>	0.00		<b>Number of Lots:</b>	1
<b>Tillable Acres:</b>	6.00		<b>Lot Number(s):</b>	0
<b>Wetland Acres:</b>	0.00	<b>Open House:</b>		
<b>Show Date:</b>				

STH 16/60 east of Columbus to Property. Watch for signs. South side of 16/60 across from O'Connor Road.

**Lot Size:** 38.664  
**Lake/River Name:**  
**Feet WaterFront**

**School District:** Columbus  
**Elementary:** Columbus  
**Middle:** Columbus  
**High:** Columbus

**Specific Builder Required:** No

**Annual HOA Dues:**  
**Parcel #:** 014-1013-2021-000  
**Zoning:** Ag  
**Owner:**  
**Legal Description:** Lengthy, on file

**Land Assesmnt:** \$ 25,300  
**Improvements:** \$ 0  
**Total Assesmnt:** \$ 25,300 / 2020  
**Net Taxes:** \$ 511 / 2020

**Type** Rural  
**Present Zoning** Agricultural  
**Utilities Avail. (To Lot)** Electricity, Telephone  
**Water System** None presently  
**Waste Disposal** None presently  
**Road** Paved

**Improvements** Driveway  
**Purchase Options** Sell entirely  
**Terms** AUCTION  
**Farm Features** Tillable

**Lot Description** Rural - not in subdivisn, Horses Allowed  
**Topography** Level

ONLINE AUCTION - List is Contract Price of \$1, Starting Bid \$10,000; ONLINE BIDDING EXTENDED until 02/01/22 @2pm(CT). Buyer's fee of 10%-high bid price plus buyer's fee equals total purchase price offered. Earnest money of \$5,000 to accompany the Offer to Purchase. All Auction Terms and Conditions apply and become part of any offer. Property sells in its entirety As Is, Where Is, No Contingencies/Exceptions. Closing within 30 to 45 days. Seller retains the right to accept, reject or counter any offer to purchase. Located just east of Columbus, WI. Land includes +/- 6 acres farmland; +/-32 acres of undev. Features 2 established driveways. Elec & phone available at hwy. Offered contingent on a certifiable perk at buyer's expense. Enjoy rural living, build, farm or sport/hunting land.

Broker Participation is welcome. Please complete participation form under documents and return by fax or email to listing broker's office. Property is being offered contingent on a certifiable perk at buyer's expense.

**ListAgt: Stan Jones** 51227-90 **CoList:**  
 Pref: 920-261-6820 Fax: 920-261-6830  
 jonesauc@gmail.com  
**Unified Jones Auction & Realty**  
 Off: 920-261-6820 Fax #: 920-261-6830  
 818 N Church St  
 Watertown WI 53098-1702  
**SaleAgt:**

**List Date:** 12/15/2021 **Expire Date:** 9/15/2022  
**Subagent Comm:** 2% **Electronic Consent:** No  
**BuyerAgent Comm:** 2% **Exclusive Agency:** No  
**DOM:** 30 **Licensee Interest:** No  
**AO Date:** **Limited Service:** No  
**Closing Date:** **Multiple Rep:** DA  
**Financing:** **Named Exceptions:** No  
**Sale Factors:** **Policy Letter:** No  
**Competing Offers:** **Variable Comm:** No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2021 SCWMLS **Orig MLS:** South Central WI

## AUCTION TERMS AND CONDITIONS w/ BIDDING EXTENSION

This is an 10% Buyers Fee sale. The sale price is the high bid and the 10% buyer's fee is an expense to the buyer. Earnest money of \$5,000 must accompany the Offer to Purchase.

Property sells As Is, Where Is, No Contingencies, No Exceptions. All auction terms and conditions apply and become part of any offer. Closing within 30-45 days from the end of the sale.

**Seller retains the right to accept, reject or counter any offer.** We encourage inspections but please note the seller will not accept any offer with inspection contingency-all inspections must be done prior to bidding and prior to any written offers.

### **ALL AUCTION TERMS & CONDITIONS Apply and Become Part of Any Offer**

#### **Bidding Requirements Apply:**

A letter from your bank or financial institution confirming you have sufficient funds available to close the deal is required to be on file at our Jones Auction & Realty Service, LLC office, 818 North Church St, Watertown, WI, prior to being approved to bid. Your bank letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office you will be given bid permissions up and including the amount on your bank letter.

\*\*\*Please be informed that bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.\*\*\*

Your letter may be faxed to (920) 261-6830; emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com); or mailed or dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9-5, Monday-Friday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens Tuesday, December 21, 2021 and will end on Tuesday, February 01, 2022 at 2:00pm (CT).
  - a. Approval to bid at this real estate sale is subject to Jones Auction & Realty Service, LLC receiving a letter from your bank or financial institution confirming you have sufficient funds available to close the transaction per the Bidding Requirements listed above.
  - b. Confirmation may be faxed to (920) 261-6830 or emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com)
  - c. This property sells As Is, Where Is, No Contingencies or Exceptions.
  - d. All auction terms and conditions apply and become part of any offer.
  
2. This is an 10% Buyers Fee sale. The sale price is the high bid and the 10% buyer's fee is an expense to the buyer.
  - a. Earnest money of \$5,000.00 must accompany the Offer to Purchase.
  - b. Upon accepted offer, all earnest money becomes non-refundable.
  - c. Property sells As Is, Where Is, No Contingencies or Exceptions.
  - d. Closing 30-45 days from the end of the sale.
  
3. Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bidder by the auctioneer.
  - a. Upon accepted bid the winning bidder will be forwarded via email a Contract to Purchase.
  - b. **All contracts will be prepared by the listing broker to be entered into the date of the sale.** Seller will deliver clear merchantable title at closing.
  - c. A signed copy of the contract along with earnest money due must be sent to Jones Auction & Realty Service, LLC by **end of business or 5:00 P.M. (CT), Tuesday, February 01, 2022.** Contract to Purchase may be hand delivered, faxed, or scanned and emailed.
  - d. In the event the buyer refuses to sign the Contract to Purchase and tender the earnest money deposit the auctioneer may resell the property. The original buyer shall be responsible for any damages and expenses for resale and collection, including reasonable attorney's fees.
  - e. The only condition under which the earnest money and prepaid closing shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refuses for any reason to close, the earnest money and prepaid fees will be forfeited. All earnest money, less incurred expenses, will be given to the seller. Upon acceptance of Contract to Purchase by both parties, earnest money becomes non-refundable.

4. Bidding is not contingent on financing. Qualification for financing must be approved prior to approval for bidding and prior to the sale. You are responsible for cash at closing within 30-45 days of the end of the sale. Possession shall be given at closing.
5. The sale will be subject to existing zoning, ordinances, roads, restrictions of record and easements of record. Real Estate taxes for the year of closing will be prorated to the date of closing. Seller will provide and arrange for all title evidence. Any zoning or use permits, if needed, will be at the buyer's expense.
6. Jones Auction & Realty Service, LLC has been contracted as an agent of the seller to offer this property As Is, Where Is with no warranties to buildings, wells or septic systems. Requirements to meet DILHRs energy code are the responsibility of the buyer.
7. This information is from sources deemed reliable, but no warranty or representation is made to its accuracy. Any information on this sale is subject to verification and no liability for errors, omissions or changes are assumed by Jones Auction & Realty Service, LLC as an agent of the seller or the seller.
8. Under no circumstances shall bidder have any kind of claim against Jones Auction & Realty Service, LLC as an agent of the seller, seller, the online bidding platform, or anyone else if the internet service fails to work correctly, any computer interruptions, or if bidder fails to refresh their browser or use the Live Catalog option as the lot closes.
9. This property sells As Is, Where Is condition without warranty of any kind, expressed or implied, **No Exceptions Whatsoever**. Buyers should verify all information to their satisfaction. Make all inspections and financing arrangements prior to the end of bidding. Buyer acknowledges and agrees that Seller has not made and is not making any representation statement, or warranty to Buyer about the Property, including, but not limited to, physical aspects and condition of any portion of the Property, including personal property included in this transaction, if any, condition of soil, feasibility, desirability, suitability, fitness or adaptability of any part of Property, including personal property included in this transaction, if any, for any particular use, availability of any utility service, assessments, fees or charges that may be assessed against the Property, value of Property or projected income and expenses, or any other matter. Buyer is purchasing Property in an As Is and Where Is condition and acknowledges that Buyer must rely solely on Buyers own investigation of Property. All prior negotiations and discussions have been merged into this Offer to Purchase. Buyer acknowledges and agrees that Buyer has not and will not rely on any representation or statement made by Seller and waives any and all claims against Seller or its agents for any misrepresentation, negligence, fraudulent advertising under section 100.18 of the Wisconsin Statutes, or breach of warranty.
10. All buyers must acknowledge and accept the Terms and Conditions provided at the time of online registration. Bank Letter of Guarantee/Validation of Funds required for bidding approval.
11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
12. All information contained on any website description, or any published advertising is believed to be true and correct to the best of our knowledge and ability but IS NOT GUARANTEED. Please contact us at (920) 261-6820 prior to bidding with questions.
13. Broker Participation is welcome. Participating brokers/agents must complete and return the required Broker/Agent Participation form found at [www.jonesauctionservice.hibid.com](http://www.jonesauctionservice.hibid.com). Completed form may be faxed to (920) 261-6830 or emailed to: [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com). Jones Auction & Realty Service, LLC must receive the completed form at least 48 hours prior to the close of the auction for the participating broker/agent to be eligible to receive a commission. No commission will be paid if the bidder fails to close. There can be no exceptions to this procedure.

14. Auctioneer is licensed by the Wisconsin Department of Licensing & Regulation.

15. This property is offered for sale to qualified purchasers without regard to perspective purchasers' race, color, sex, marital status, religion, or national origin.

**Seller retains the right to accept, reject or counter any offer.**

**PAYMENT INSTRUCTIONS**

Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the earnest money of \$5,000 must be returned to Jones Auction & Realty Service, LLC before end of business or 5:00 P.M. (CT), Tuesday, February 01, 2022

The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money of \$5,000 must accompany the Offer to Purchase. Earnest money payment can be made by check if paying in person or by wire transfer for an additional \$20 processing fee.

Bidding is not contingent upon financing. All financing arrangements must be made prior to the end of the bidding. Upon accepted offer all earnest money becomes nonrefundable.

Seller: William C Bushe Date: 12/15/2021

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Broker: [Signature] Date: 12/15/2021

Jones Auction & Realty Service, LLC  
Stan Jones, CAI, Wisconsin Registered Auctioneer #993  
818 North Church St, Watertown, WI 53098  
[www.jonesauctionservice.com](http://www.jonesauctionservice.com)  
[info@jonesauctionservice.com](mailto:info@jonesauctionservice.com)  
(920) 261-6820

**Verification of Funds Available**  
**Bank Letter Confirmation of Funds**  
*(Letter should be submitted on bank letterhead)*

Date: \_\_\_\_\_

RE: Buyer's Name

Dear Jones Auction Service:

This letter will serve as your notification that ( Buyer's Name )  
is a customer in good standing with available funds in the amount of \$ \_\_\_\_\_  
for the purpose of bidding on and/or purchasing the 38.6 acres vacant land in the  
Town of Elba, Dodge County in the online real estate auction that will end on  
February 01, 2022.

Please contact me at ( Bank Contact Number ) with questions.

*Bank Officer's Signature and Title*

**PLEASE NOTE: AS PER THE AUCTION TERMS & CONDITIONS**

A Verification of Funds Available letter is needed as a bidding requirement.  
This letter from your bank or financial institution confirming you have funds sufficient and available to close on the land  
is required to be on file at our office prior to being approved to bid in the auction.

Your bank letter *must* include the dollar amount of the amount of bid permission you are requesting.  
Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

\*\*\*Please note: bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct  
phone call from your bank/banker confirming an updated amount is received at our office.\*\*\*

Your letter may be faxed to (920) 261-6830; emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com); mailed or dropped off at our  
818 North Church Street, Watertown, WI office during normal business hours 9:30 to 4pm, Monday-Friday.

**VACANT LAND DISCLOSURE REPORT**

**DISCLAIMER**

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 38.664 AC Sec 20  
IN THE \_\_\_\_\_  
(CITY) (VILLAGE) (TOWN) OF Elba, COUNTY OF \_\_\_\_\_,  
Dodge STATE OF WISCONSIN.

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

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

**NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS**

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

**A. OWNER'S INFORMATION**

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

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

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.

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

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

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

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

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

**B. ENVIRONMENTAL**

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| B1. Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B3. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B4. Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B5. Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B6. Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B7. Explanation of "yes" responses _____   |                          |                                     |                          |

**C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS**

- |  | YES                      | NO                       | N/A                                 |
|--|--------------------------|--------------------------|-------------------------------------|
| C1. Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C3. Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C4. Are you aware of a joint well serving this property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C5. Are you aware of a defect relating to a joint well serving this property?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C6. Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C7. Explanation of "yes" responses _____   |                          |                          |                                     |



**D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.**

- |   | YES                      | NO                                  | N/A                      |
|---|--------------------------|-------------------------------------|--------------------------|
| D1. Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D2. Are you aware of pending special assessments?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D3. Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D4. Are you aware of any land division involving the property for which required state or local permits were not obtained?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D5. Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D6. Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property?                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D7. Explanation of "yes" responses _____  |                          |                                     |                          |

**E. LAND USE**

- |  | YES                                 | NO                                  | N/A                      |
|--|-------------------------------------|-------------------------------------|--------------------------|
| E1. Are you aware of the property being part of or subject to a subdivision homeowners' association?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E3. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| E4. Are you aware of any zoning code violations with respect to the property?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E5. Are you aware of nonconforming uses of the property?<br>A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E6. Are you aware of conservation easements on the property?<br>A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E7. Are you aware of restrictive covenants or deed restrictions on the property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E8. <i>Other than public rights of ways</i> , are you aware of nonowners having rights to use part of the property, including, but not limited to, <i>private</i> rights-of-way and easements other than recorded utility easements?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit <a href="https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx">https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx</a> or (608) 266-2486. |                                     |                                     |                          |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |   | YES                      | NO                                  | N/A                      |
|---|--------------------------|-------------------------------------|--------------------------|
| E11. Is all or part of the property subject to or in violation of a farmland preservation agreement?<br>Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit <a href="https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx">https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx</a> for more information.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?<br>Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E15. Are you aware there is not legal access to the property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E16. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See <a href="http://dnr.wi.gov/topic/waterways">http://dnr.wi.gov/topic/waterways</a> for more information.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E16m. Are you aware of a written agreement affecting riparian rights related to the property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E16n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?<br><i>Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.</i>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E17. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or <a href="http://www.wihist.org/burial-information">www.wihist.org/burial-information</a> ).   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E18. Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E19. Are you aware of existing or abandoned manure storage facilities located on the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E20. Are you aware that all or part of the property is enrolled in the managed forest land program?<br>The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit <a href="http://dnr.wi.gov/topic/forestry.html">http://dnr.wi.gov/topic/forestry.html</a> . | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E21. Explanation of "yes" responses <u>E10 A 4th land is zoned Ag</u>   |                          |                                     |                          |

**F. ADDITIONAL INFORMATION**

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| F1. Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	YES	NO	N/A
F2. Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F6. Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Electricity _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Municipal water _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Telephone _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cable television _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Natural gas _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Municipal sewer _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F7. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8. Are you aware of other defects affecting the property? Other defects may include items such as animal, reptile, or insect infestation; drainage easement or grading problems; excessive sliding; or any other defect or material condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9. Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9m. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F10. The owner has owned the property for _____ years.			
F11. Explanation of "yes" responses <u>72 There is Rent of property tenants Mansland</u> <u>74 There is A tile boom Neighboring property</u>			

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

**OWNER'S CERTIFICATION**

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

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

Owner William C. Bushe Date 12/15/2021  
 Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Owner \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION BY PERSON SUPPLYING INFORMATION**

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

Person \_\_\_\_\_ Items \_\_\_\_\_ Date \_\_\_\_\_  
 Person \_\_\_\_\_ Items \_\_\_\_\_ Date \_\_\_\_\_  
 Person \_\_\_\_\_ Items \_\_\_\_\_ Date \_\_\_\_\_

**BUYER'S ACKNOWLEDGEMENT**

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

I acknowledge receipt of a copy of this statement.

Prospective buyer \_\_\_\_\_ Date \_\_\_\_\_  
 Prospective buyer \_\_\_\_\_ Date \_\_\_\_\_  
 Prospective buyer \_\_\_\_\_ Date \_\_\_\_\_

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

Farm 8411  
Tract 53195

2015 Program Year

CLU	Acres	HEL	Crop
1	7.1	NHEL	
2	32.57	UHEL	

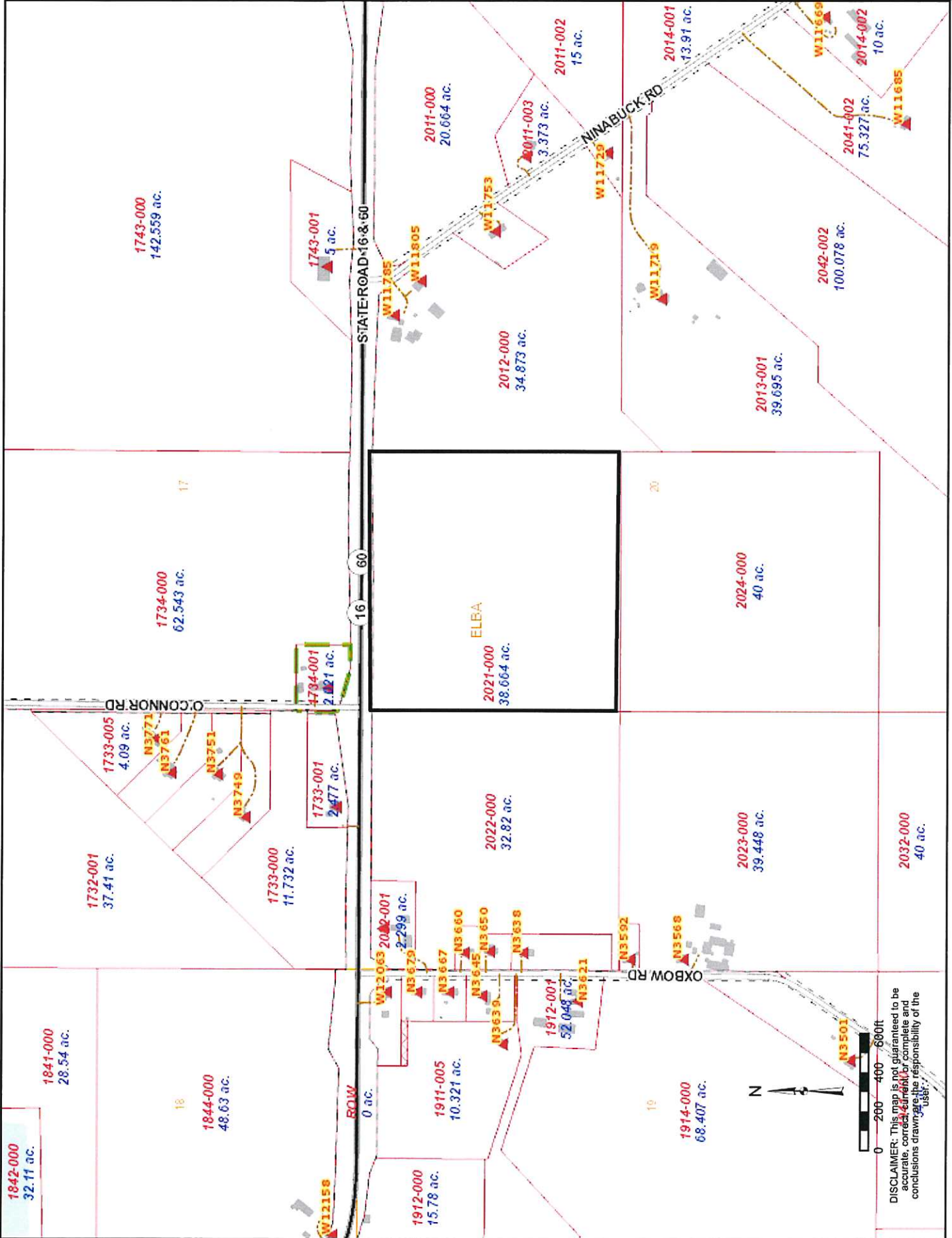
Page Cropland Total: 7.1 acres



Map Created October 17, 2014

- Common Land Unit**
- Cropland
  - Non-Cropland
  - Tract Boundary
  - PLSS
- Wetland Determination Identifiers**
- NAIP Imagery 2013
  - Wetland Determination Identifiers
  - Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



DISCLAIMER: This map is not guaranteed to be accurate, correct, current or complete and conclusions drawn are the responsibility of the user.



1732-001  
37.41 ac

1733-000  
11.732 ac.  
#1145714

NB650  
2022-000  
32.82 ac.

NB638

NB672  
2.259 ac.

NB740  
1.73 ac  
#1145714

NB751

#1009840  
#4445  
187/108

1734-000  
62.543 ac.

2021-000  
38.824 ac.  
ELBA

2024-000  
40 ac.

16 60  
STATE ROAD 16 & 60

1743-000  
142.559 ac.

743-001  
5 ac.  
#7058  
48/213

2012-000  
34.873 ac.

2011-000  
20.664 ac.

2013-001  
38.893 ac.  
#3913  
124/77

2042-002  
100.078 ac.

N  
39.448 ac.

0 200 400 600ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.





# ELBA

Refer to page 75 for keyed parcels

# T.10N.-R.13E.

SEE PAGE 30



SEE PAGE 20

SEE PAGE 8

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W12450 W12050 W11650 W11250 W10850 W10450 W10050



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# Full Report

Property Location : Not Available

**Owner:**

Wilcrest Llc  
 W2252 Harver Ct  
 Brownsville, WI 53006

**Owner Occupied:**  
**Property Address:**

**County:** Dodge  
**Taxed by:** Town Of Elba  
**Taxkey #** 01410132021000

**Assessments**

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2020	Undeveloped	\$ 23,700		\$ 23,700		32.664	
2020	Agricultural Land	\$ 1,600		\$ 1,600		6.000	
- 2020	Total of Multiple Classes	\$ 25,300		\$ 25,300	0.000-	38.664	0.851304088
+ 2019	Total of Multiple Classes	\$ 25,300		\$ 25,300	-0.394↓	38.664	0.890919264
+ 2018	Total of Multiple Classes	\$ 25,400		\$ 25,400	0.395↑	38.664	0.926133518
+ 2017	Total of Multiple Classes	\$ 25,300		\$ 25,300	-0.394↓	38.664	0.945247607
+ 2016	Total of Multiple Classes	\$ 25,400		\$ 25,400	0.000-	38.664	0.981986051
+ 2015	Total of Multiple Classes	\$ 25,400		\$ 25,400	40.331↑	38.664	1.006065298
+ 2014	Total of Multiple Classes	\$ 18,100		\$ 18,100	0.000-	38.664	0.931036652
+ 2013	Total of Multiple Classes	\$ 18,100		\$ 18,100	-0.549↓	38.664	0.998536664
+ 2012	Total of Multiple Classes	\$ 18,200		\$ 18,200	0.000-	38.664	1.094287284

**Taxes**

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2020	\$511.31			\$511.31				\$511.31	0.851304088
2019	\$448.04			\$448.04				\$448.04	0.890919264
2018	\$439.95			\$439.95				\$439.95	0.926133518
2017	\$440.59			\$440.59				\$440.59	0.945247607
2016	\$444.16			\$444.16				\$444.16	0.981986051
2015	\$453.10			\$453.10				\$453.10	1.006065298
2014	\$361.69			\$361.69				\$361.69	0.931036652
2013	\$360.87			\$360.87				\$360.87	0.998536664
2012	\$319.12			\$319.12				\$319.12	1.094287284

**Assessor**

<b>Building Square Feet :</b>	<b>Year Built :</b>	<b>Township :</b> 10N
<b>Bedrooms :</b>	<b>Year Remodeled :</b>	<b>Range :</b> 13E
<b>Full Baths :</b>	<b>Effective Year Built :</b>	<b>Section :</b> 20
<b>Half Baths :</b>	<b>Air Conditioning :</b>	<b>Quarter :</b>
<b>Total Rooms :</b>	<b>Fireplace :</b>	<b>Pool :</b>
<b>Number of Stories :</b>	<b>Number of Units :</b>	<b>Attic :</b>
<b>Building Type :</b>	<b>Basement :</b>	
<b>Exterior Wall :</b>	<b>Heat :</b>	
<b>Exterior Condition :</b>	<b>Garage :</b>	
<b>Land Use :</b>	<b>School District :</b> 1183 Columbus	
<b>Zoning :</b>	<b>Historic Designation :</b>	

**Legal Description**

NE1/4 NW1/4 Sec 20 Ex Hwy Desc In Doc# 1009840

**Sales**

<b>Conveyance Date :</b> 4/15/2005	<b>Date Recorded :</b> 4/27/2005	<b>Value/Sale Price :</b> \$ 11,400.00
<b>Grantor Name :</b> Buske William C	<b>Transfer Fee :</b>	
<b>Grantee Name :</b> Wilcrest Llc	<b>Document# :</b> 1044869	
<b>Conveyance Instrument :</b> Warranty / Condo Deed	<b>Conveyance Type :</b> Contribution To Llc	

Information provided is deemed reliable but not guaranteed (2021)