



# Real Estate Auction

Ogema, WI  
Price County

Northeast of Eau Claire • Northwest of Wausau

1,428±  
acres

TRACT 7

Offered in 10 Tracts  
Ranging in Size From 2.5± - 319.5± Acres

• Secluded Lodge

**INFORMATION  
BOOKLET**

**Tuesday, September 20 • 6pm**

Auction held at the Simek Recreation Center, 1037 West Broadway Ave., Medford, WI



**SCHRADER**  
Real Estate and Auction Company, Inc.

800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com)

## **DISCLAIMER:**

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SELLER : The Little Mondeaux Limousin Ranch  
Auction Company: Schrader Real Estate and Auction Company, Inc.



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

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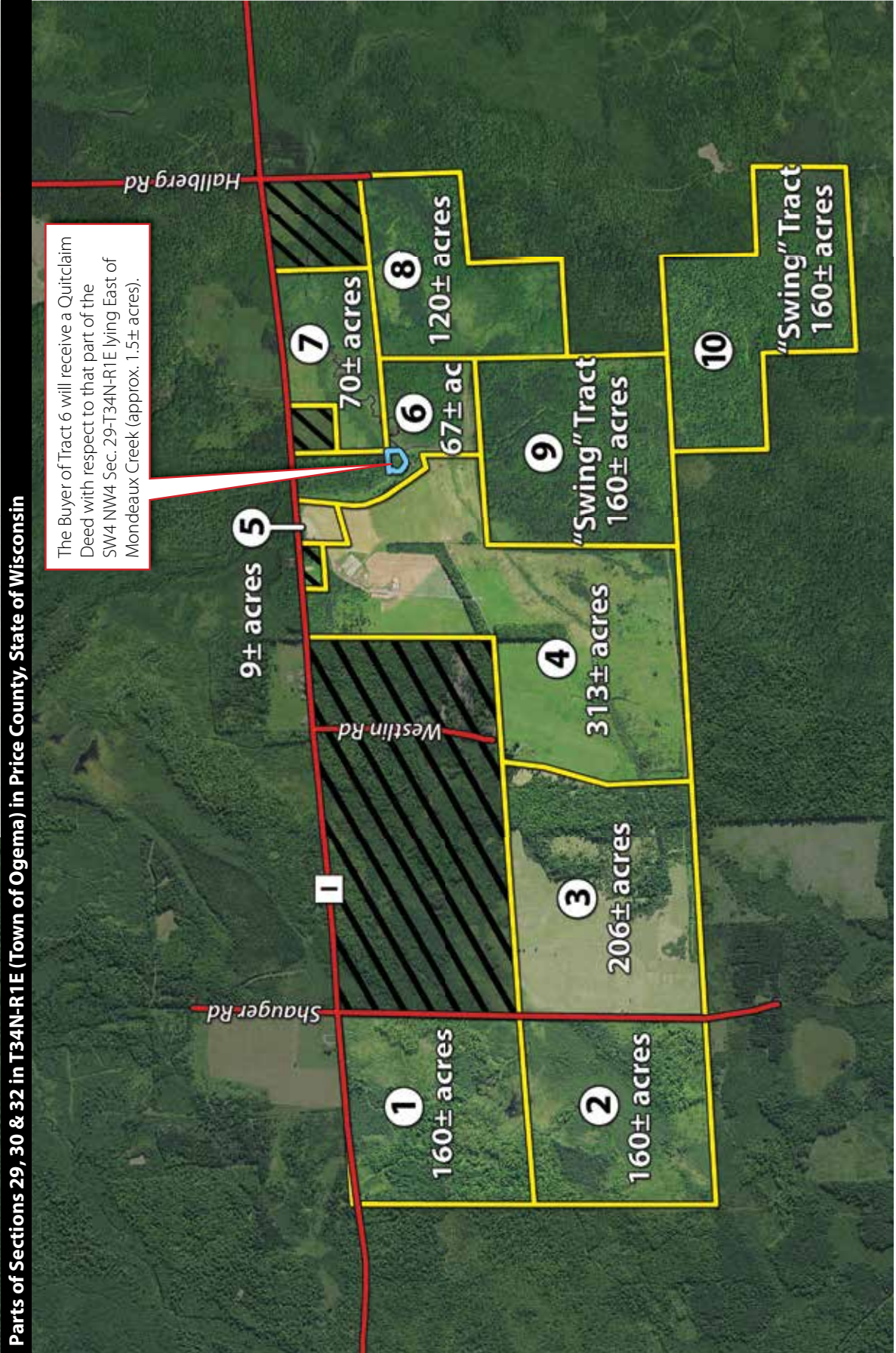
# LOCATION MAP



# REVISED TRACT MAP

## EXHIBIT A Revised Auction Tract Map

Buyer: \_\_\_\_\_  
Seller: \_\_\_\_\_



Boundary lines and/or acreages depicted in the marketing materials and auction tract maps, including this Exhibit A, are approximations and are provided for illustrative purposes only. They are not provided or intended as survey products or as authoritative representations of property boundaries and/or acreages.

# TRACT 8



# TRACT 8

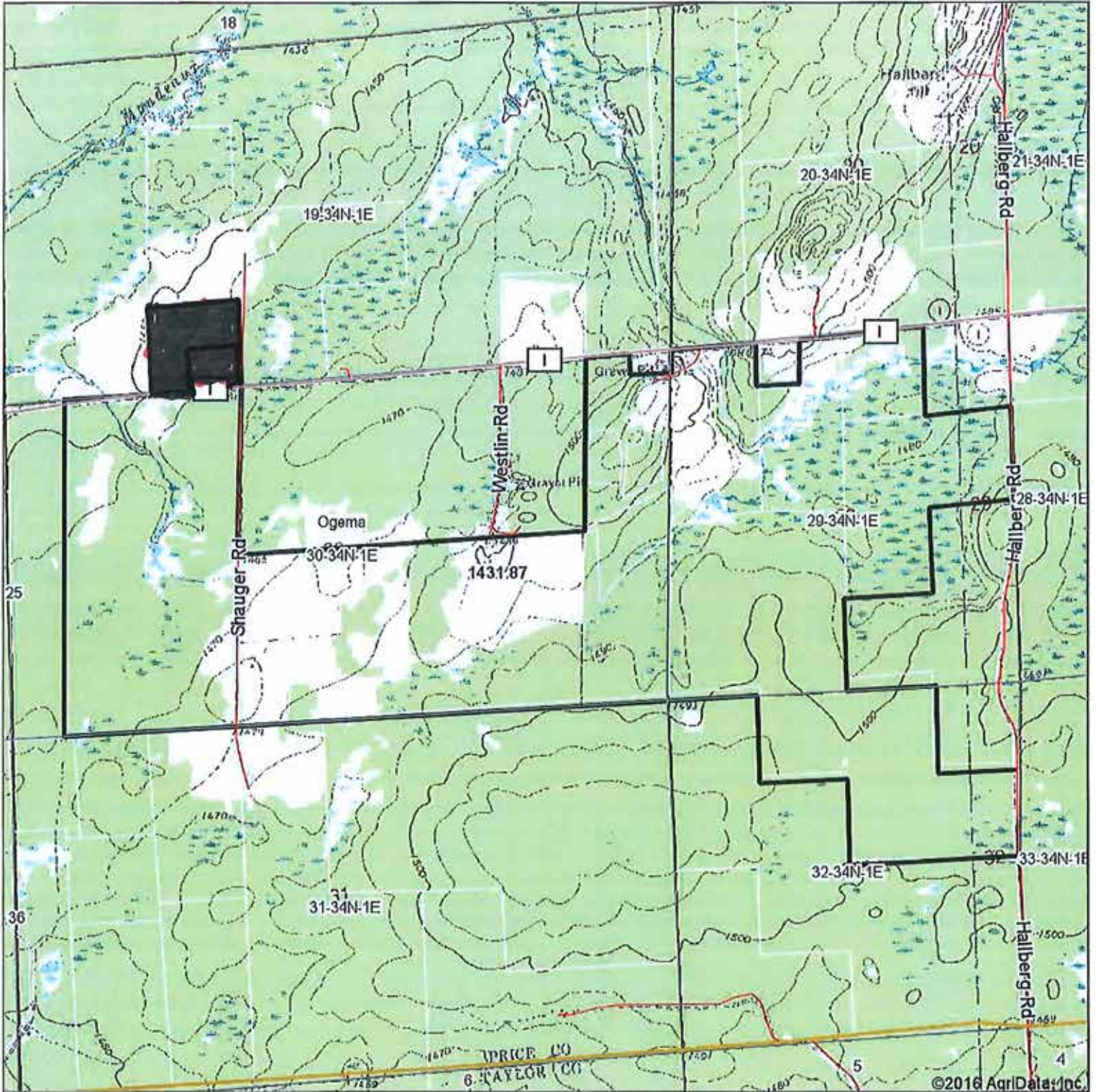


# UNDERGROUND POWER LINES





# TOPOGRAPHY MAP



**SCHRADER**  
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map center: 45° 23' 57.71, -90° 23' 58.91

0ft 2343ft 4685ft

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

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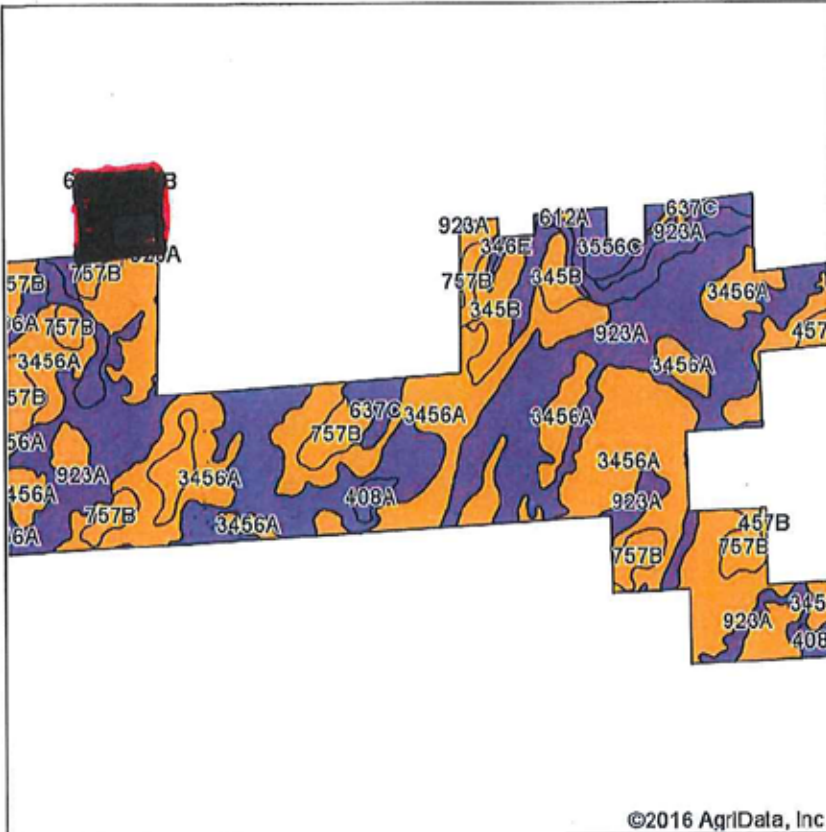
**30-34N-1E**  
Price County  
Wisconsin



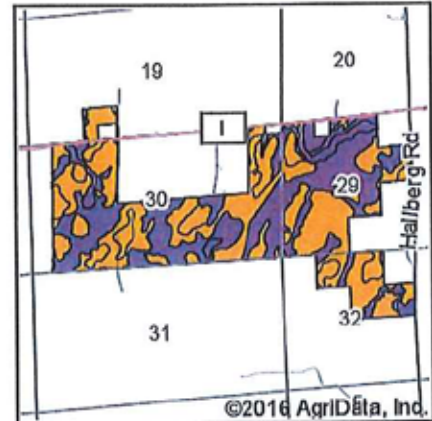
10/10/2016

# SOIL MAP

## Soils Map



Soils data provided by USDA and NRCS.



State: Wisconsin  
 County: Price  
 Location: 30-34N-1E  
 Township: Ogema  
 Acres: 1431.87  
 Date: 10/10/2016



Archived Soils Ending 11/15/2015

Area Symbol: WI099, Soil Area Version: 12

| Code  | Soil Description   | Acres  | Percent of field | Non-Irr Class Legend | Non-Irr Class | Alfalfa hay | Bluegrass white clover | Corn | Corn silage | Oats | Orchardgrass alsike | Orchardgrass red clover | Red clover hay | Soybeans | Timothy alsike |
|-------|--|--------|------------------|----------------------|---------------|-------------|------------------------|------|-------------|------|---------------------|-------------------------|----------------|----------|----------------|
| 3456A | Magnor, very stony-Magnor complex, ground moraine, 0 to 3 percent slopes | 620.52 | 43.3%            |                      | Ills          | 4           | 2.6                    | 100  | 15          | 75   | 3.4                 | 3.6                     | 3              | 34       | 3.2            |
| 923A  | Capitola-Cebana complex, 0 to 2 percent slopes, very stony               | 507.42 | 35.4%            |                      | Vllw          |             | 1.2                    |      |             |      |                     |                         |                |          |                |
| 757B  | Magnor-Freeon complex, 0 to 6 percent slopes, very stony                 | 125.77 | 8.8%             |                      | Ills          | 4           | 2.6                    | 100  | 15          | 75   | 3.4                 | 3.6                     | 3              | 34       | 3.2            |
| 555A  | Fordum silt loam, 0 to 2 percent slopes, frequently flooded              | 49.94  | 3.5%             |                      | Vlw           |             | 1                      |      |             |      |                     |                         |                |          |                |
| 345B  | Freeon, very stony-Sconsin complex, 2 to 6 percent slopes                | 41.38  | 2.9%             |                      | Ills          | 4.2         | 2.8                    | 105  | 16          | 75   | 3.6                 | 3.8                     | 3.2            | 36       | 3.4            |
| 545C  | Freeon, very stony-Antigo complex, 6 to 15 percent slopes                | 18.73  | 1.3%             |                      | Vs            | 3.8         | 2.4                    | 95   | 15          | 70   | 3.2                 | 3.4                     | 2.8            | 32       | 3              |

# SOIL MAP

Maps Provided By:



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|                  |  |       |      |  |      |     |     |      |     |      |  |     |     |     |      |     |
|------------------|--|-------|------|--|------|-----|-----|------|-----|------|--|-----|-----|-----|------|-----|
| 3556C            | Newood, very stony-Magnor, very stony-Cathro complex, 0 to 15 percent slopes | 18.62 | 1.3% |  | Vs   | 3.6 | 2.2 | 90   | 14  | 70   |  | 3   | 3.2 | 2.6 | 30   | 2.8 |
| 637C             | Newood sandy loam, 6 to 15 percent slopes, very stony                        | 17.30 | 1.2% |  | Vls  | 3.4 | 2   | 85   | 14  | 65   |  | 2.8 | 3   | 2.4 | 28   | 2.6 |
| 408A             | Lupton and Cathro soils, 0 to 1 percent slopes                               | 15.08 | 1.1% |  | Vlw  |     |     |      |     |      |  |     |     |     |      |     |
| 457B             | Freeon, very stony-freeon complex, ground moraine, 1 to 6 percent slopes     | 8.03  | 0.6% |  | Ills | 4.2 | 2.8 | 105  | 16  | 75   |  | 3.6 | 3.8 | 3.2 | 36   | 3.4 |
| 346E             | Newol-Pence complex, 15 to 45 percent slopes, very stony                     | 7.78  | 0.5% |  | Vlls |     | 1   |      |     |      |  |     |     |     |      |     |
| 612A             | Magnor, very stony-Ossmer complex, 0 to 3 percent slopes                     | 1.30  | 0.1% |  | Ills | 4   | 2.6 | 100  | 15  | 75   |  | 3.4 | 3.6 | 3   | 34   | 3.2 |
| Weighted Average |  |       |      |  |      | 2.4 | 2   | 59.3 | 8.9 | 44.4 |  | 2   | 2.1 | 1.8 | 20.1 | 1.9 |

Area Symbol: WI099, Soil Area Version: 12

Soils data provided by USDA and NRCS.

# REAL ESTATE TAXES

## APPROXIMATE REAL ESATE TAXES

This information is based on information taken from the preliminary title report provided by Rusk County Abstract & Title and from Price County GIS tax information. Actual taxes may be more or less and are determined by Price County Government Officials this is provided as a rough estimate and may not be relied upon as accurate.

TRACT # 1. \$3,585.30

TRACT # 2. \$3,367.49

TRACT # 3. \$2,742.27

TRACT #4. \$5,144.47

TRACT #5. \$3,711.18

TRACT #6. \$387.63

TRACT #7. \$1,310.75

TRACT #8. \$180.20

TRACT #9. \$2,409.27

TRACT #10. \$2,467.28

TOTAL = \$25,305.84

# WELLS & WATER LINES

Approximate location of wells and water lines. This information may not be accurate, and is based on information received from the sellers. Red dots are possible wells and pink lines are possible water lines.



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