

Southern Wisconsin

LAND AUCTION

Green County, WI

276[±] acres

Offered in 5 Tracts,
Combinations, or as a Whole

Ronald L. Bader & Sons

INFORMATION BOOK

Tuesday, September 29 • 6pm

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Seller: Kleiser-Bader Farm LLC



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts & as a total 276± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 60 days after the auction or w/ 10 days of insurable title.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes to be prorated to date of possession.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

SCHRADER REAL ESTATE & AUCTION CO., INC.

260-244-7606 • 1-800-451-2709 • www.schraderauction.com

e-mail: auctions@schraderauction.com

#AC63001504#AU09200182

Sale Managers: Roger Diehm • 800.451.2709, Chris Hoffman • 608.885.0005,
& Darrell Crapp • 608.558.6832

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, SEPTEMBER 29, 2020
276 ACRES – MONROE, WISCONSIN

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, September 22,
2020.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
276± Acres • Grant County, Wisconsin
Tuesday, September 29, 2020

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, September 29, 2020 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners, vendors, and Christian Statler Smart Heirs LLC, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners, vendors, and Christian Statler Smart Heirs LLC will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, September 21, 2020**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

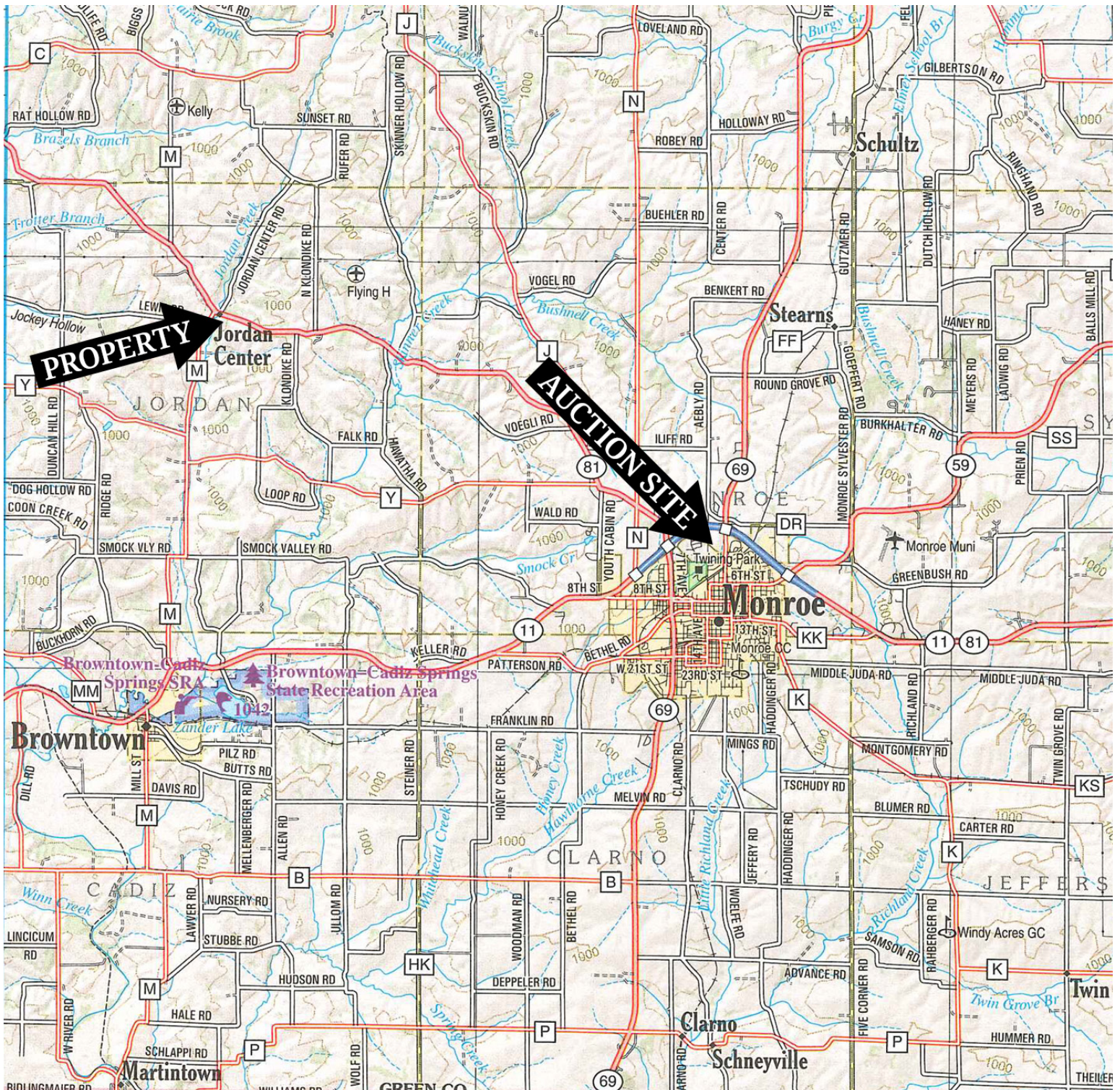
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS

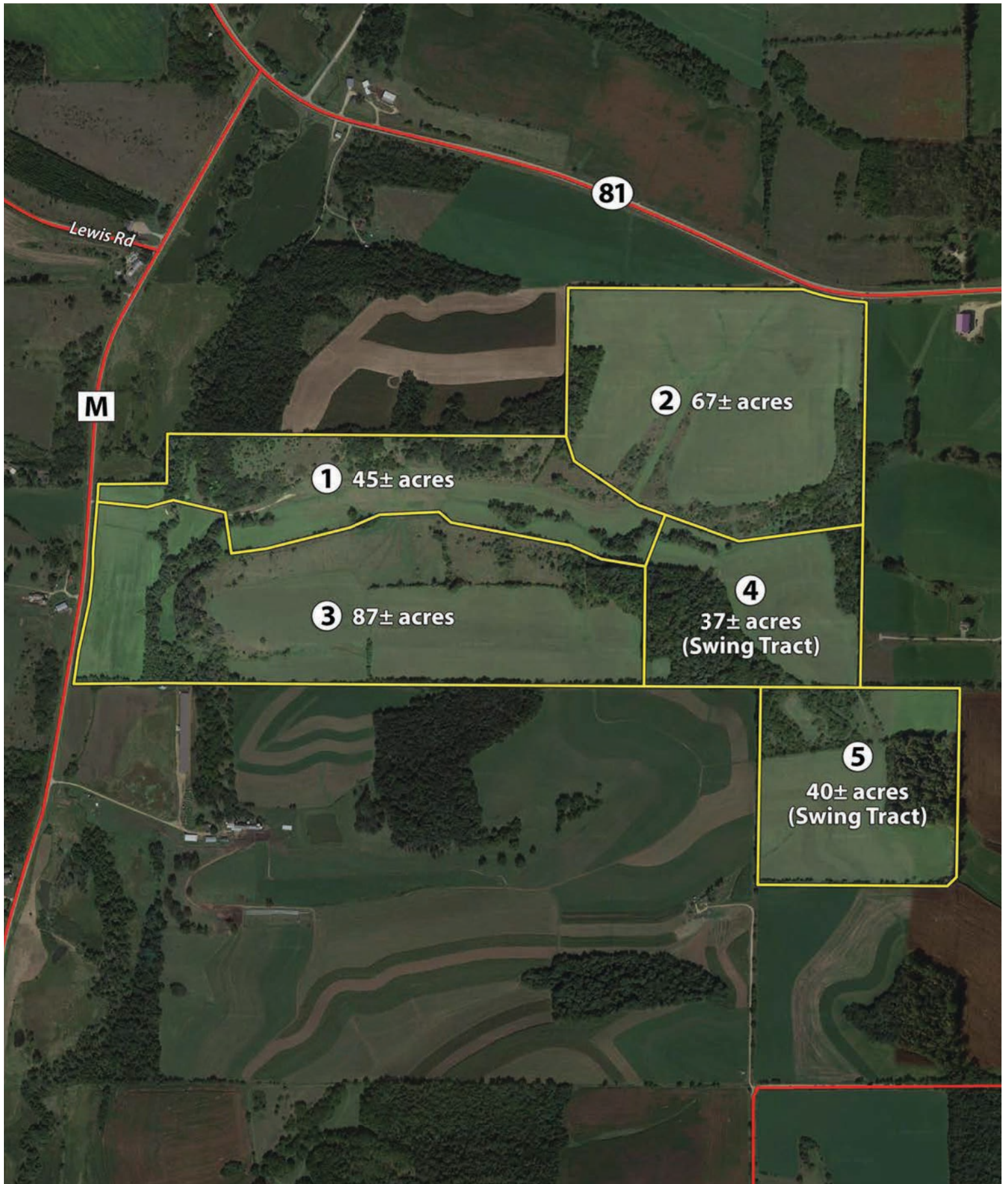


Auction Location: Ludlow Mansion Events • 1417 Mansion Dr., Monroe, WI 53566

Property Location: A 1/2 mile each way from the corner of County HWY M & WI-81 • **From Monroe**, head North on Highway 81 8.5 miles. Turn left on County M. Go 0.6 miles & driveway will be on the left. **From Madison**, Take US-151 South/US-18 West to Co Road Pb. Head to New Glarus, WI. **From New Glarus**, take Co Rd N to Co Rd C. Turn left on County M to property location.

Gps Coordinates: 42.65062, -89.77067

LOCATION & TRACT MAPS





SOIL MAPS

SOIL MAPS

Surety Soils Map Continued

1180C2	Newglarus-Dunbarton silt loams, 6 to 12 percent slopes, moderately eroded	19.84	7.1%		Ille													
OnA	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	15.36	5.5%		Ilw													
1180E	Newglarus-Dunbarton, very stony, silt loams, 20 to 30 percent slopes, very rocky	12.08	4.4%		Vle													
LsD2	Lindstrom silt loam, 12 to 20 percent slopes, moderately eroded	8.01	2.9%		IVe	4.8	3.8	130	20	70	4.6	4.8	43	4.4				
Et	Etrick silt loam, 0 to 2 percent slopes, frequently flooded	4.71	1.7%		VIw													
FeD2	Fayette silt loam, valleys, 12 to 20 percent slopes, moderately eroded	3.13	1.1%		IVe													
Weighted Average						0.3	0.2	8	1.2	2	0.3	0.3	2.6	0.3				

Soils data provided by USDA and NRCS.

SOIL MAPS

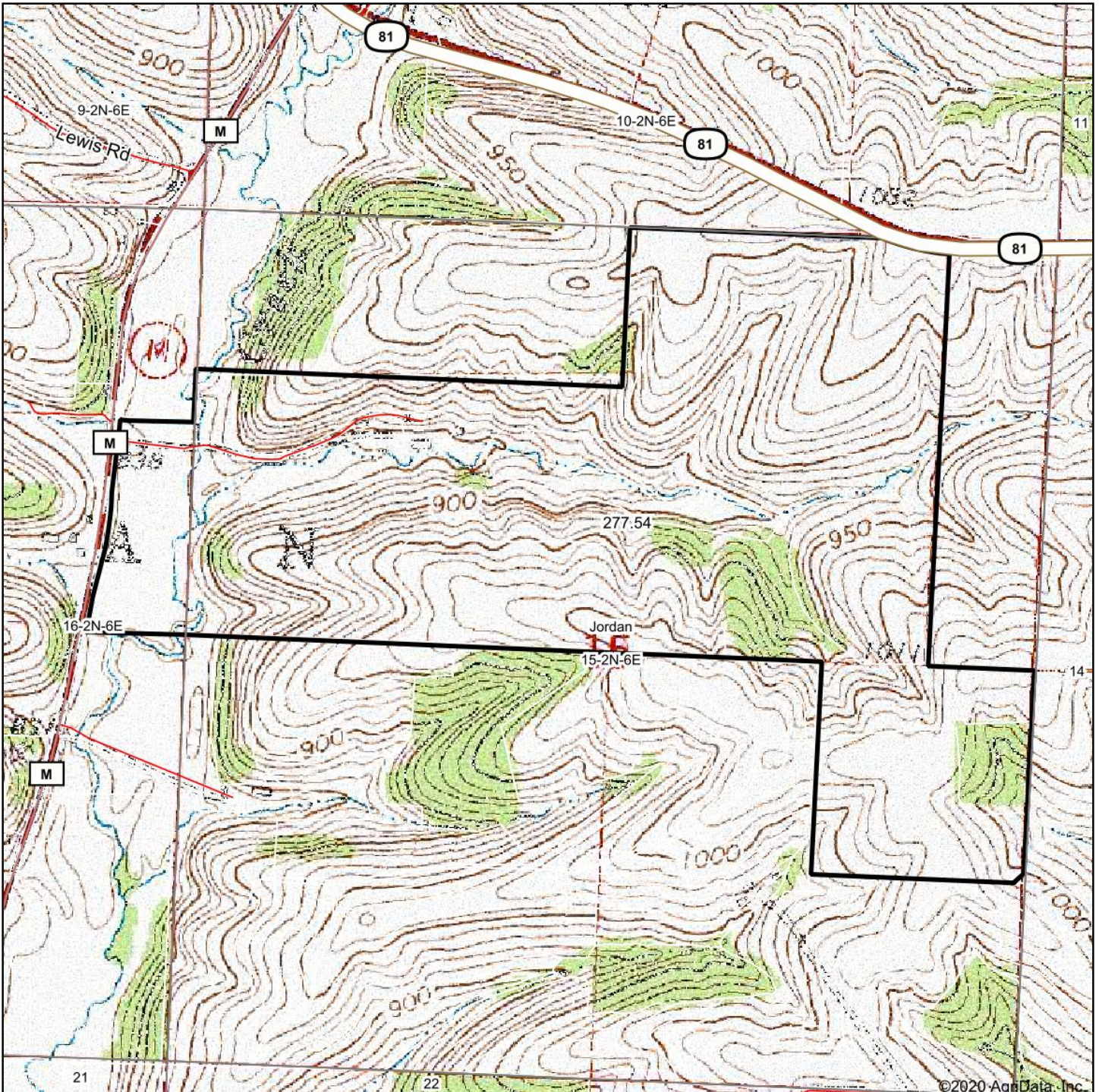
Tillable Soils Map Continued

OnA	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	7.10	4.6%		Ilw									
LsD2	Lindstrom silt loam, 12 to 20 percent slopes, moderately eroded	5.11	3.3%		IVe	4.8	3.8	130	20	70	4.6	4.8	43	4.4
Et	Ettrick silt loam, 0 to 2 percent slopes, frequently flooded	4.59	2.9%		VIw									
SoE2	Sogn silt loam, 12 to 30 percent slopes, moderately eroded	3.43	2.2%		Vlls	1.3	1	40	6		1.6	1.8	13	1.4
1180E	Newglarus-Dunbarton, very stony, silt loams, 20 to 30 percent slopes, very rocky	0.89	0.6%		Vle									
FeD2	Fayette silt loam, valleys, 12 to 20 percent slopes, moderately eroded	0.40	0.3%		IVe									
Weighted Average						0.2	0.1	5.1	0.8	2.3	0.2	0.2	1.7	0.2

Soils data provided by USDA and NRCS.

SOIL MAPS

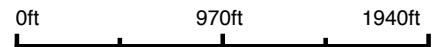
Topography Map



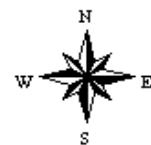
©2020 AgriData, Inc.



map center: 42° 38' 55.58, -89° 46' 13.22



15-2N-6E
Green County
Wisconsin



8/12/2020

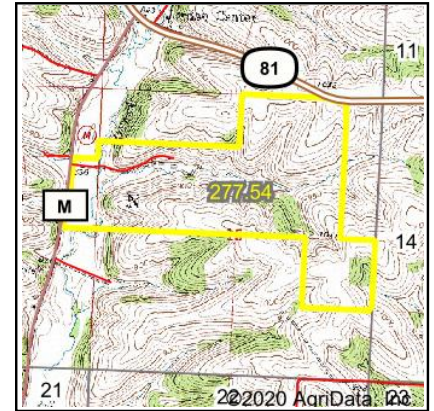
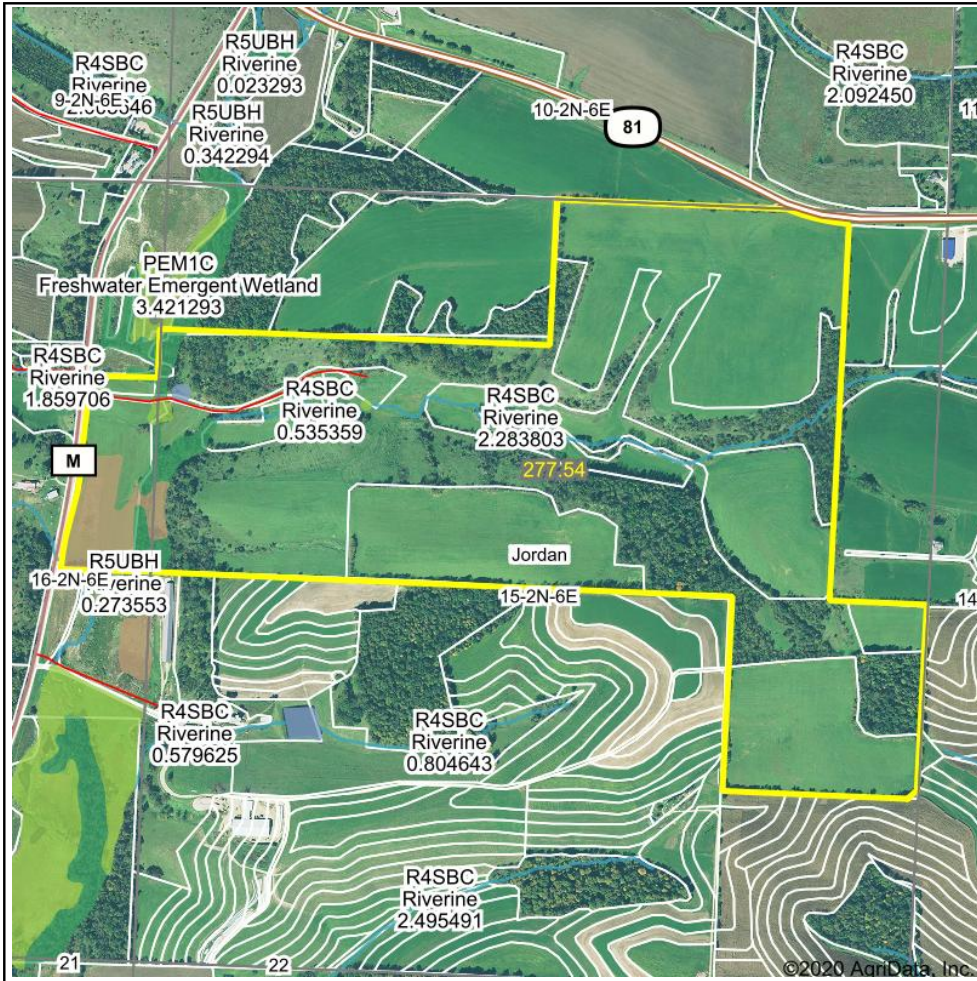
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAPS

Wetlands Map



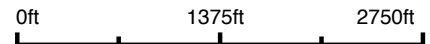
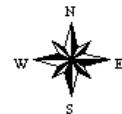
State: **Wisconsin**
 Location: **15-2N-6E**
 County: **Green**
 Township: **Jordan**
 Date: **8/12/2020**



Maps Provided By:



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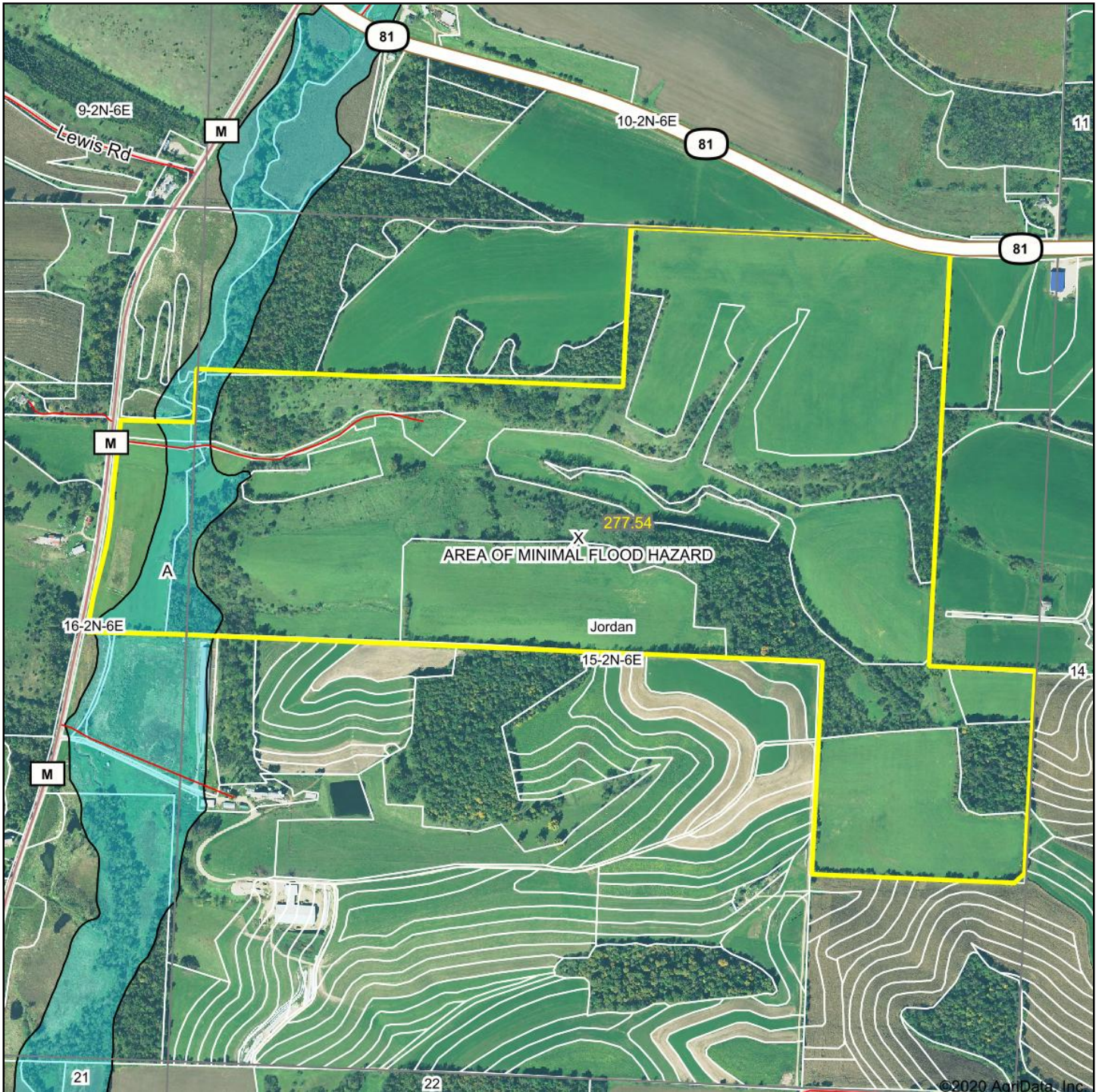


Classification Code	Type	Acres
Pf	Other	7.76
PFO1C	Freshwater Forested/Shrub Wetland	5.37
R4SBC	Riverine	2.22
PEM1C	Freshwater Emergent Wetland	0.65
PUBGx	Freshwater Pond	0.30
Total Acres		16.30

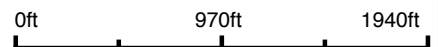
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SOIL MAPS

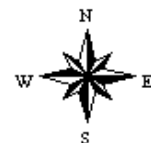
Floodzone Map



Map Center: 42° 38' 55.58, -89° 46' 13.22



15-2N-6E
Green County
Wisconsin



8/12/2020



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Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

FSA INFORMATION

FSA INFORMATION

Wisconsin
Green

U.S. Department of Agriculture
Farm Service Agency

FARM: 1029
Prepared: 8/24/20 1:59 PM
Crop Year: 2020
Page: 1 of 2

DISCLAIMER: This is data extracted from FSAfarm+. Because of potential delayed farm or tract updates, this data is not guaranteed to be an accurate and complete representation of data contained in the system of record for Farm Records.

Operator Name: BADER BROTHERS ENTERPRISES
Farm Identifier:

Farms Associated with

17-085-5911, 55-045-741, 55-045-1029, 55-045-3169, 55-045-3243, 55-045-1827, 55-045-3942, 55-045-4117, 55-045-5594, 55-045-7059, 55-045-6101, 55-045-6611, 55-045-6624, 55-045-9183, 55-045-9395, 55-045-8142, 55-045-8143, 55-045-8417, 55-045-8474, 55-045-8985, 55-045-9119, 55-045-9185, 55-045-9570, 55-045-9575, 55-045-9577, 55-065-1315, 55-065-7973, 55-065-8209, 55-065-8082, 55-045-9759

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
278.75	165.94	165.94	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Sugarcane			
0.00	0.00	165.94	0.00	0.00	0.00			

Tract Number: 1340 Description: Sec 15,16 Jordan

BIA Range Unit Number: None

HEL Status: HEL: Conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: no

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
278.75	165.94	165.94	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.00	0.00	165.94	0.00	0.00		

Owners: KLEISER-BADER FARM LLC

Other Producers:

Field#	Acres	Congressional District	3-CM
4	4.12	02	Cropland
5	26.89	02	Cropland
6	53.42	02	Cropland
8	3.57	02	Cropland
10	12.85	02	Cropland
11	1.28	02	Cropland
13	12.62	02	Cropland
15	3.29	02	Cropland
16	8.95	02	Cropland
17	5.04	02	Cropland
18	2.96	02	Cropland

FSA INFORMATION

Wisconsin
Green

U.S. Department of Agriculture
Farm Service Agency

FARM: 1029
Prepared: 8/24/20 1:59 PM
Crop Year: 2020
Page: 2 of 2

DISCLAIMER: This is data extracted from FSAfarm+. Because of potential delayed farm or tract updates, this data is not guaranteed to be an accurate and complete representation of data contained in the system of record for Farm Records.

Field#: 19	Acres: 2.51	Congressional District: 02	3-CM: Cropland
Field#: 20	Acres: 2.57	Congressional District: 02	3-CM: Cropland
Field#: 21	Acres: 3.42	Congressional District: 02	3-CM: Cropland
Field#: 22	Acres: 0.96	Congressional District: 02	3-CM: Cropland
Field#: 23	Acres: 1.12	Congressional District: 02	3-CM: Cropland
Field#: 24	Acres: 1.37	Congressional District: 02	3-CM: Cropland
Field#: 25	Acres: 1.74	Congressional District: 02	3-CM: Cropland
Field#: 26	Acres: 1.80	Congressional District: 02	3-CM: Cropland
Field#: 27	Acres: 10.95	Congressional District: 02	3-CM: Cropland
Field#: 28	Acres: 1.56	Congressional District: 02	3-CM: Cropland
Field#: 29	Acres: 0.84	Congressional District: 02	3-CM: Cropland
Field#: 30	Acres: 0.80	Congressional District: 02	3-CM: Cropland
Field#: 31	Acres: 1.31	Congressional District: 02	3-CM: Cropland
Field#: 39	Acres: 3.25	Congressional District: 02	3-CM: Non-Cropland
Field#: 40	Acres: 109.56	Congressional District: 02	3-CM: Non-Cropland

FSA INFORMATION

8/24/2020

USDA FSA FarmPlus

USDA Green County, Wisconsin



2020 Crop Year

- Wetland Determination Identifiers**
- Restricted Use
 - ▲ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Farm 0001029

United States Department of Agriculture (USDA) Farm Service Agency (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 ESRI imagery service. The producer accepts the data, as is, and assumes all risks associated with its use. USDA-FSA 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 of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Note: Draw mode functionality is provided for informational purposes only. Any graphics created using the draw tool and its associated acreage will not be considered official acreage for program purposes.

PRELIMINARY TITLE

PRELIMINARY TITLE



Fidelity National Title
Insurance Company

COMMITMENT FOR TITLE INSURANCE
Issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No.: AT-8007

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:



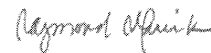
Authorized Signatory

Green County Title & Abstract, Inc.
1720 10th St., Suite 1
Monroe, WI 53566
Phone: 608-329-7707
Fax: 608-329-7754
gct@greencountytitle.com



FIDELITY NATIONAL TITLE INSURANCE COMPANY

By:



President

Attest:



Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].

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PRELIMINARY TITLE

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; [and]
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

PRELIMINARY TITLE

- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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PRELIMINARY TITLE



Fidelity National Title
Insurance Company

Fidelity National Title Insurance Company
P.O. Box 45023
Jacksonville FL 32232-5023
SCHEDULE A

Commitment Number: AT-8007

1. Commitment Date: August 18, 2020 at 4:00 P.M.
2. Policy or Policies to be issued:
 - (a) 2006 ALTA[®] Owner's Policy Proposed Policy Amount: \$ 15,000.00

Proposed Insured:

***Purchaser with contractual rights under a purchase agreement with
the vested owner identified at Item 4 below***
 - (b) 2006 ALTA[®] Loan Policy Proposed Policy Amount: \$ NONE

Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

Kleiser-Bader Farm, LLC

Green County Title & Abstract, Inc.
1720 10th St., Suite 1
Monroe, WI 53566
Phone: 608-329-7707
gct@greencountytitle.com
ALTA[®] Universal ID: 6460115

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance[issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].

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PRELIMINARY TITLE

SCHEDULE A (continued)

Commitment Number: AT-8007

5. The Land is described as follows:

The Northeast Quarter of the Southeast Quarter of Section 15, Town 2 North, Range 6 East, EXCEPTING therefrom a triangular parcel of land conveyed to Joseph B. Tschanz and more particularly described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Southeast Quarter, thence North a distance of 60 feet on the East line of said Northeast Quarter of the Southeast Quarter, thence in a Southwesterly direction to the South line of said Northeast Quarter of the Southeast Quarter to a point 60 feet West from the place of beginning, thence East on said South line to the Northeast Quarter of the Southeast Quarter to the place of beginning.

The West 120 acres of the Northeast Quarter of Section 15; the South 100 acres of the Northwest Quarter of Section 15; All that part of the Southeast Quarter of the Northeast Quarter of Section 16 lying East of the center of the highway, Town 2 North, Range 6 East, Green County, Wisconsin.

EXCEPT: land conveyed for highway purposes in Volume 330 of Records, on Page 45 as Document No. 270507.

ALSO EXCEPT: Land conveyed for highway purposes in Volume 398 of Records, on Page 45 as Document No. 305104.

For Information purposes:

Tax Parcel Number: 23-018-0104.0000
23-018-0104.1000
23-018-0108.0000

Property Address: N3992 County M, Monroe, WI 53566

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PRELIMINARY TITLE

SCHEDULE B, PART I Requirements

Commitment Number: AT-8007

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

WARRANTY DEED from Kleiser-Bader Farm, LLC, by all of its members, or if it is manager-managed, by all of its managers to Qualified Purchaser to be Determined.

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PRELIMINARY TITLE

5. The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: *Kleiser-Bader Farm, LLC*

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

(Note: Affidavit of LLC Status in blank is provided. The operating agreement or completed affidavit shall be returned at this time to the Company for examination.)

6. This Commitment does not insure against judgments and/or liens which may appear of record against the unnamed proposed owners. Said judgments and/or liens, if any, will be made a part of the commitment after the names of said proposed owners are disclosed to us.

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PRELIMINARY TITLE

SCHEDULE B, PART II Exceptions

Commitment Number: AT-8007

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy. The company assures the priority of the lien of the insured mortgage over any such lien, charge or fee.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties other than Insured in actual possession of any or all of the property.
6. Easements or claims of easements not shown by the public records.
7. Any claim of adverse possession or prescriptive easement.
8. Special taxes, assessments, or special charges, if any, payable with taxes levied or to be levied for the year 2020 and subsequent years.
9. General Taxes for the year 2020 and subsequent years.
10. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway and/or alley purposes.

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PRELIMINARY TITLE

SCHEDULE B, PART II (continued) Exceptions

Commitment Number: AT-8007

11. EASEMENT from Ralph Isely and Helen K. Isely, his wife, to Lafayette Electric Cooperative, by instrument dated January 7, 1952 and recorded in the Green County Register of Deeds office on January 10, 1952 in Volume 27 of Misc. on Page 150 as Document No. 182419.
12. EASEMENT from Ralph Isely and Arlene Isely to the United Telephone Company, by instrument dated November 27, 1956 and recorded in the Green County Register of Deeds office on January 7, 1957 in Volume 38 of Misc. on Page 329 as Document No. 193959.
13. EASEMENT from Wilford R. Kleiser, Darrell L. Hudson and Jean K. Hudson, for himself, his heirs, successors and assigns to the United Telephone Company, its successors, assigns, joint tenants and lessees, by instrument dated January 27, 1971 and recorded in the Green County Register of Deeds office April 6, 1971 in Volume 244 of Records on Page 52 as Document No. 234388.
14. EASEMENT from Jean K. Hudson, for herself, her heirs, successors and assigns to the United Telephone Company, its successors, assigns, joint tenants and lessees, by instrument dated May 25, 1975 and recorded in the Green County Register of Deeds office April 6, 1976 in Volume 297 of Records on Page 523 as Document No. 255581.
15. HIGHWAY DEED from Wilford R. Kleiser, (a single man), Vendee and Jean K. Hudson, a widow as vendor to State of Wisconsin, by instrument dated October 6, 1978 and recorded in the Green County Register of Deeds office November 29, 1978 in Volume 330 of Records on Page 45 as Document No. 270507.
16. CONVEYANCE OF LANDS FOR HIGHWAY PURPOSES from Wilford R. Kleiser to Green County, Wisconsin, by instrument dated July 2, 1986 and recorded in the Green County Register of Deeds office August 6, 1986 in Volume 398 of Records on Page 45 as Document No. 305104.
17. MORTGAGE from Kleiser-Bader Farm, LLC, A Wisconsin Limited Liability Company, to Badgerland Financial, FLCA, in the originally stated amount of \$637,000.00, by instrument dated January 3, 2013 and recorded in the Green County Register of Deeds office January 4, 2013 in Volume 1234 of Records on Page 651 as Document No. 549254.
18. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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PRELIMINARY TITLE

Real Estate Taxes through the year 2019 are paid in full.

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PRELIMINARY TITLE

701 234 PAGE 0649

DOCUMENT # 549253

Recorded
January 04, 2013 2:40 PM
CYNTHIA A MEUDT
REGISTER OF DEEDS
GREEN COUNTY, WISCONSIN
Fee Amount: \$30.00
Transfer Fee: \$2,500.00



State Bar of Wisconsin Form 5-2003
PERSONAL REPRESENTATIVE'S DEED

Document Number

Document Name

THIS DEED, made between Sarah Kleiser and Gwen Penniston

as Personal Representative of the estate of Wilford R. Kleiser

("Decedent"), ("Grantor," whether one or more), and Kleiser-Bader Farm, LLC

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Green County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Recording Area

Name and Return Address

Atty. Charles R. Wellington
Kittelsen Law Firm
916 17th Avenue, P.O. Box 710
Monroe, WI 53566-0710

SEE ATTACHED LEGAL DESCRIPTION

CODE
W-7
EXCLUSION

23-18-104.0; 23-18-104.10; 23-18-108.0

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated January 4, 2013

PERSONAL REPRESENTATIVE:

Sarah Kleiser (SEAL)
* Sarah Kleiser

Gwen Penniston (SEAL)
* Gwen Penniston

AUTHENTICATION

Signature(s) of Sarah Kleiser and Gwen Penniston

authenticated on January 4, 2013

* Scott Thompson

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

GREEN COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Attorney Scott Thompson

Monroe, WI 53566-0710 (tjb)

*

Notary Public, State of Wisconsin

My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

PERSONAL REPRESENTATIVE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 5-2003

*Type name below signatures.

INFO-PRO® www.infoproforms.com

PRELIMINARY TITLE

VOL 1234 PAGE 0650

549253

ATTACHMENT TO PERSONAL REPRESENTATIVE'S DEED

Grantor: Estate of Wilford R. Kleiser

Grantee: Kleiser-Bader Farm, LLC

Legal Description of Property:

The Northeast Quarter of the Southeast Quarter of Section 15, Town 2 North, Range 6 East, EXCEPTING therefrom a triangular parcel of land conveyed to Joseph B. Tschanz and more particularly described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Southeast Quarter, thence North a distance of 60 feet on the East line of said Northeast Quarter of the Southeast Quarter, thence in a Southwesterly direction to the South line of said Northeast Quarter of the Southeast Quarter to a point 60 feet West from the place of beginning, thence East on said South line to the Northeast Quarter of the Southeast Quarter to the place of beginning. ✓

The West 120 acres of the Northeast Quarter of Section 15; the South 100 acres of the Northwest Quarter of Section 15; All that part of the Southeast Quarter of the Northeast Quarter of Section 16 lying East of the center of the highway, Town 2 North, Range 6 East, Green County, Wisconsin.

EXCEPT: Land conveyed for highway purposes in Volume 330 of Records, on Page 45 as Document No. 270507.

ALSO EXCEPT: Land conveyed for highway purposes in Volume 398 of Records, on Page 45 as Document No. 305104.

PRELIMINARY TITLE

TOWN OF JORDAN
ATTN: TOWN TREASURER
W8428 STATE ROAD 81
MONROE WI 53566

GREEN COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2019 REAL ESTATE

KLEISER-BADER FARM LLC



282770/23018 01040000
KLEISER-BADER FARM LLC
W7210 COUNTY ROAD B
MONROE WI 53566

Parcel Number: 23018 01040000
Bill Number: 282770

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
N3992 COUNTY HWY M
Sec. 15, T2N, R6E
W 120A NE4 EXC .45A FOR HWY -119.55A; S 100A NW4
219.550 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
59,500	1,500	61,000	0.888702706	0.02225794 <small>(Does NOT reflect credits)</small>	1285.11
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
See Reverse, Use Value Assessment					136.99
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Green County	30,988	32,917	387.83	389.92	0.5%
Town of Jordan	120,544	131,103	255.89	326.26	27.5%
Argyle School	175,359	184,880	645.15	565.20	-12.4%
BLACKHAWK TECH	64,824	65,065	77.05	76.37	-0.9%
TOTAL	391,715	413,965	1,365.92	1,357.75	-0.6%
FIRST DOLLAR CREDIT			-82.04	-72.64	-11.5%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,283.88	1,285.11	0.1%

TOTAL DUE: \$1,285.11
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2020

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Argyle School	30,410	187.86	2036				
Green County	17,274	16.93	2025				
Argyle School	12,164	75.14	2036				

PAY 1ST INSTALLMENT OF: \$642.56

BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF JORDAN
ATTN: TOWN TREASURER
W8428 STATE ROAD 81
MONROE WI 53566

PIN# 23018 01040000
KLEISER-BADER FARM LLC
BILL NUMBER: 282770

PAY 2ND INSTALLMENT OF: \$642.55

BY JULY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

GREEN COUNTY TREASURER
1016 16TH AVENUE
MONROE, WI 53566-1702

PIN# 23018 01040000
KLEISER-BADER FARM LLC
BILL NUMBER: 282770

PAY FULL AMOUNT OF: \$1,285.11

BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF JORDAN
ATTN: TOWN TREASURER
W8428 STATE ROAD 81
MONROE WI 53566

PIN# 23018 01040000
KLEISER-BADER FARM LLC
BILL NUMBER: 282770



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

PRELIMINARY TITLE

TOWN OF JORDAN
ATTN: TOWN TREASURER
W8428 STATE ROAD 81
MONROE WI 53566

GREEN COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2019 REAL ESTATE

KLEISER-BADER FARM LLC

Parcel Number: 23018 01041000
Bill Number: 282771



282771/23018 01041000
KLEISER-BADER FARM LLC
W7210 COUNTY ROAD B
MONROE WI 53566

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 15, T2N, R6E
NE4 SE4 EXC TRIANGLE PARC IN SE COR .04A
39.960 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
10,800	0	10,800	0.888702706	0.02149543 <small>(Does NOT reflect credits)</small>	232.15
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	24.25
See Reverse, Use Value Assessment					
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Green County	30,988	32,917	64.55	64.71	0.2%
Town of Jordan	120,544	131,103	45.59	57.76	26.7%
Monroe School	835,462	866,057	100.89	96.16	-4.7%
BLACKHAWK TECH	64,824	65,065	13.73	13.52	-1.5%
TOTAL	1,051,818	1,095,142	224.76	232.15	3.3%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			224.76	232.15	3.3%

TOTAL DUE: \$232.15
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2020
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Monroe School	75,638	17.43	2021				
Monroe School	64,763	14.92	2024				
Green County	17,274	3.00	2025				

PAY 1ST INSTALLMENT OF: \$116.08
BY JANUARY 31, 2020
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF JORDAN
ATTN: TOWN TREASURER
W8428 STATE ROAD 81
MONROE WI 53566
PIN# 23018 01041000
KLEISER-BADER FARM LLC
BILL NUMBER: 282771

PAY 2ND INSTALLMENT OF: \$116.07
BY JULY 31, 2020
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
GREEN COUNTY TREASURER
1016 16TH AVENUE
MONROE, WI 53566-1702
PIN# 23018 01041000
KLEISER-BADER FARM LLC
BILL NUMBER: 282771

PAY FULL AMOUNT OF: \$232.15
BY JANUARY 31, 2020
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF JORDAN
ATTN: TOWN TREASURER
W8428 STATE ROAD 81
MONROE WI 53566
PIN# 23018 01041000
KLEISER-BADER FARM LLC
BILL NUMBER: 282771

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

PRELIMINARY TITLE

TOWN OF JORDAN
ATTN: TOWN TREASURER
W8428 STATE ROAD 81
MONROE WI 53566

GREEN COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2019 REAL ESTATE

KLEISER-BADER FARM LLC

Parcel Number: 23018 01080000
Bill Number: 282783



282783/23018 01080000
KLEISER-BADER FARM LLC
W7210 COUNTY ROAD B
MONROE WI 53566

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 16, T2N, R6E
PRT SE4 NE4 LYG E HWY, EXC 1.53A HWY
16.470 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX	
2,200	0	2,200	0.888702706	0.02225794 <small>(Does NOT reflect credits)</small>	48.96	
ESTIMATED FAIR MARKET VALUE LAND ESTIMATED FAIR MARKET VALUE IMPROVEMENTS TOTAL ESTIMATED FAIR MARKET VALUE			<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	4.94	
See Reverse, Use Value Assessment						
TAXING JURISDICTION		2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
State of Wisconsin		0	0	0.00	0.00	
Green County		30,988	32,917	14.32	14.06	-1.8%
Town of Jordan		120,544	131,103	9.45	11.77	24.6%
Argyle School		175,359	184,880	23.82	20.38	-14.4%
BLACKHAWK TECH		64,824	65,065	2.84	2.75	-3.2%
TOTAL		391,715	413,965	50.43	48.96	-2.9%
FIRST DOLLAR CREDIT				0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				50.43	48.96	-2.9%

TOTAL DUE: \$48.96
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2020
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Argyle School	30,410	6.78	2036				
Argyle School	12,164	2.71	2036				
Green County	17,274	0.61	2025				

PAY 1ST INSTALLMENT OF: \$48.96
BY JANUARY 31, 2020
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF JORDAN
ATTN: TOWN TREASURER
W8428 STATE ROAD 81
MONROE WI 53566
PIN# 23018 01080000
KLEISER-BADER FARM LLC
BILL NUMBER: 282783

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2020
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
GREEN COUNTY TREASURER
1016 16TH AVENUE
MONROE, WI 53566-1702
PIN# 23018 01080000
KLEISER-BADER FARM LLC
BILL NUMBER: 282783

PAY FULL AMOUNT OF: \$48.96
BY JANUARY 31, 2020
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF JORDAN
ATTN: TOWN TREASURER
W8428 STATE ROAD 81
MONROE WI 53566
PIN# 23018 01080000
KLEISER-BADER FARM LLC
BILL NUMBER: 282783

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

PHOTOS

PHOTOS



TRACT 5



PHOTOS

TRACTS 4 & 5

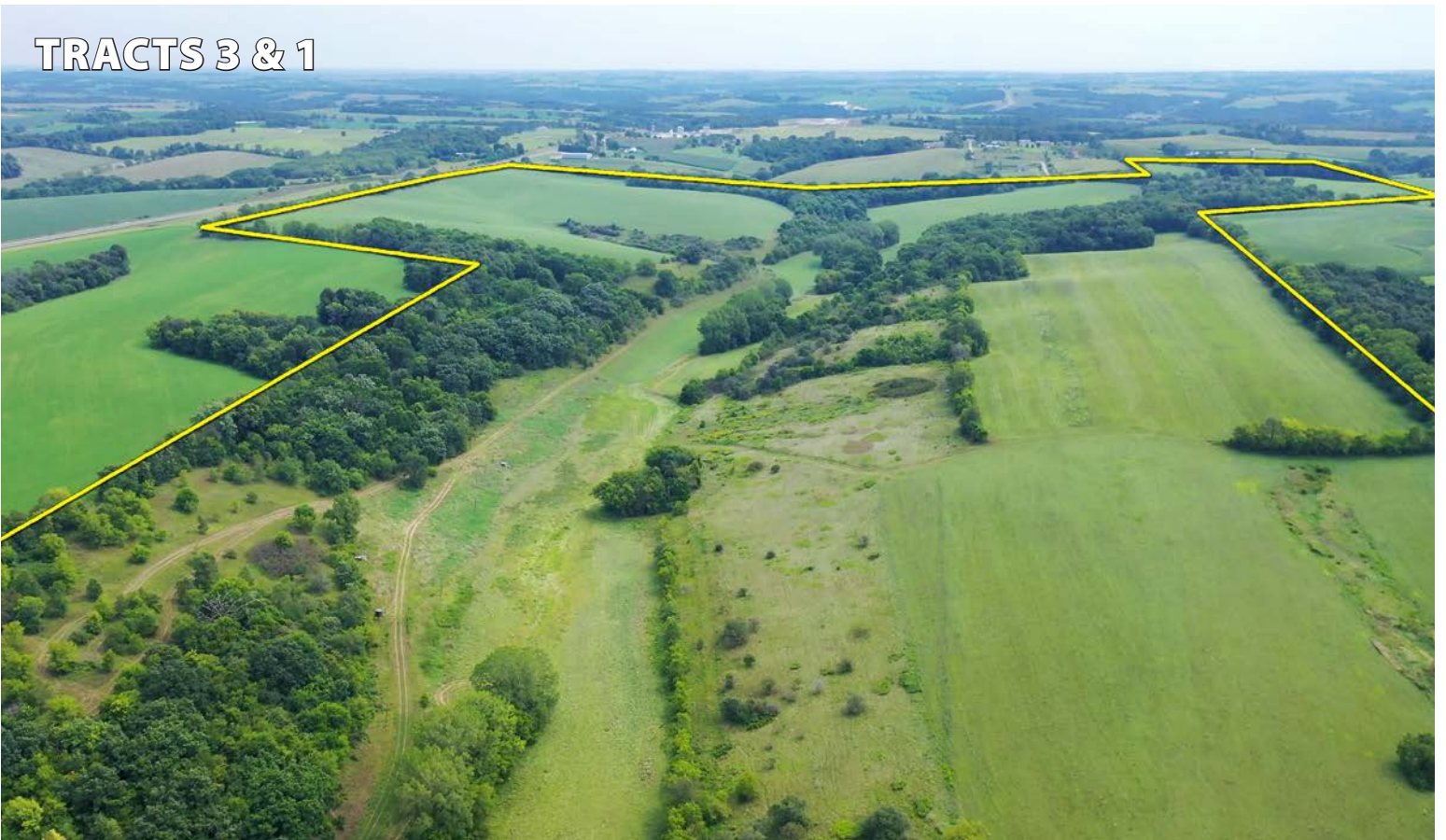


PHOTOS

TRACTS 3 & 1



TRACTS 3 & 1



PHOTOS



TRACT 2



PHOTOS

PHOTO TAKEN IN 2020



PHOTOS



PHOTO TAKEN IN 2020



PHOTOS



PHOTO TAKEN IN 2020



PHOTOS



SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

