

LAND

Marathon County
Wisconsin

Auction

22.344± acres

Offered in 1 Tract

- *Productive Tillable Farmland*
- *Strong Past Yields*
- *2 Miles North of Stratford, WI*

INFORMATION Booklet



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

800.451.2709

SchraderAuction.com

Thursday

Starts at 6:00pm

Online Bidding Available

October 26

held at Cleveland Town Hall, Stratford, Wisconsin

Auction Manager:

Christopher J. Hoffman

Real Estate Broker #91134-94

608.885.0005

Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

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

950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.schraderauction.com



YouTube



BOOKLET INDEX



Real Estate Auction Registration Forms

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BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 26, 2023

22.344± ACRES – STRATFORD, 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 Thursday, October 19, 2023.
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
22.344± Acres • Marathon County, Wisconsin
Thursday, October 26, 2023

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 Thursday, October 26, 2023 at 6:00 PM (CST).
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; email: auctions@schraderauction.com

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 and vendors, 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 and vendors 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, Thursday, October 19, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

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:

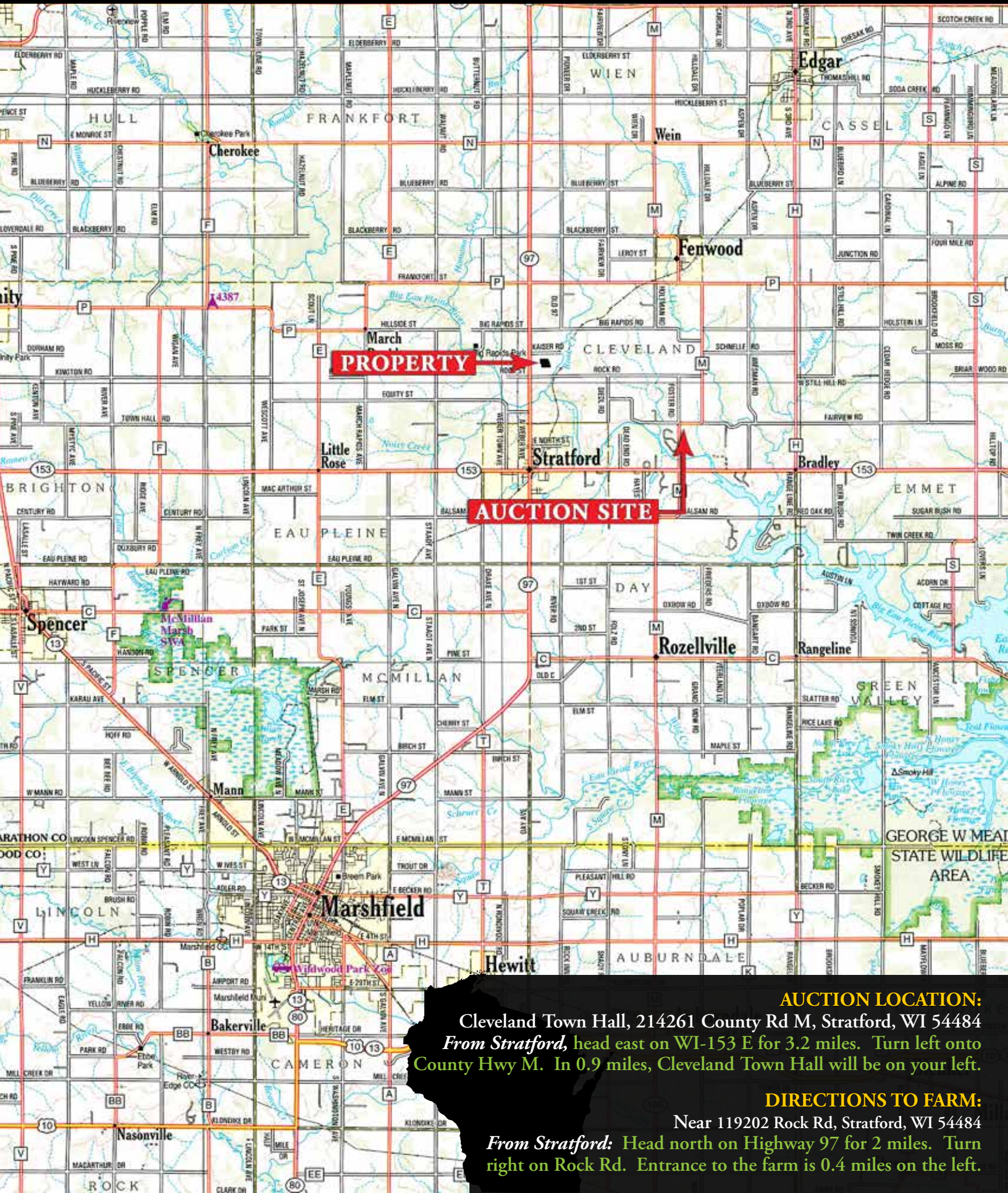
E-mail address of registered bidder: _____

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.

An aerial photograph of a large agricultural field, likely a soybean field, showing distinct rows of crops. The plants are a mix of green and yellow, indicating different stages of growth or maturity. The field is bordered by a dense line of green trees in the background. A small, light-colored building is visible near the tree line. The entire scene is framed by a black silhouette of a map, with the white area of the map corresponding to the field and trees. The text "LOCATION MAP" is overlaid in the center of the field.

LOCATION MAP

LOCATION MAP



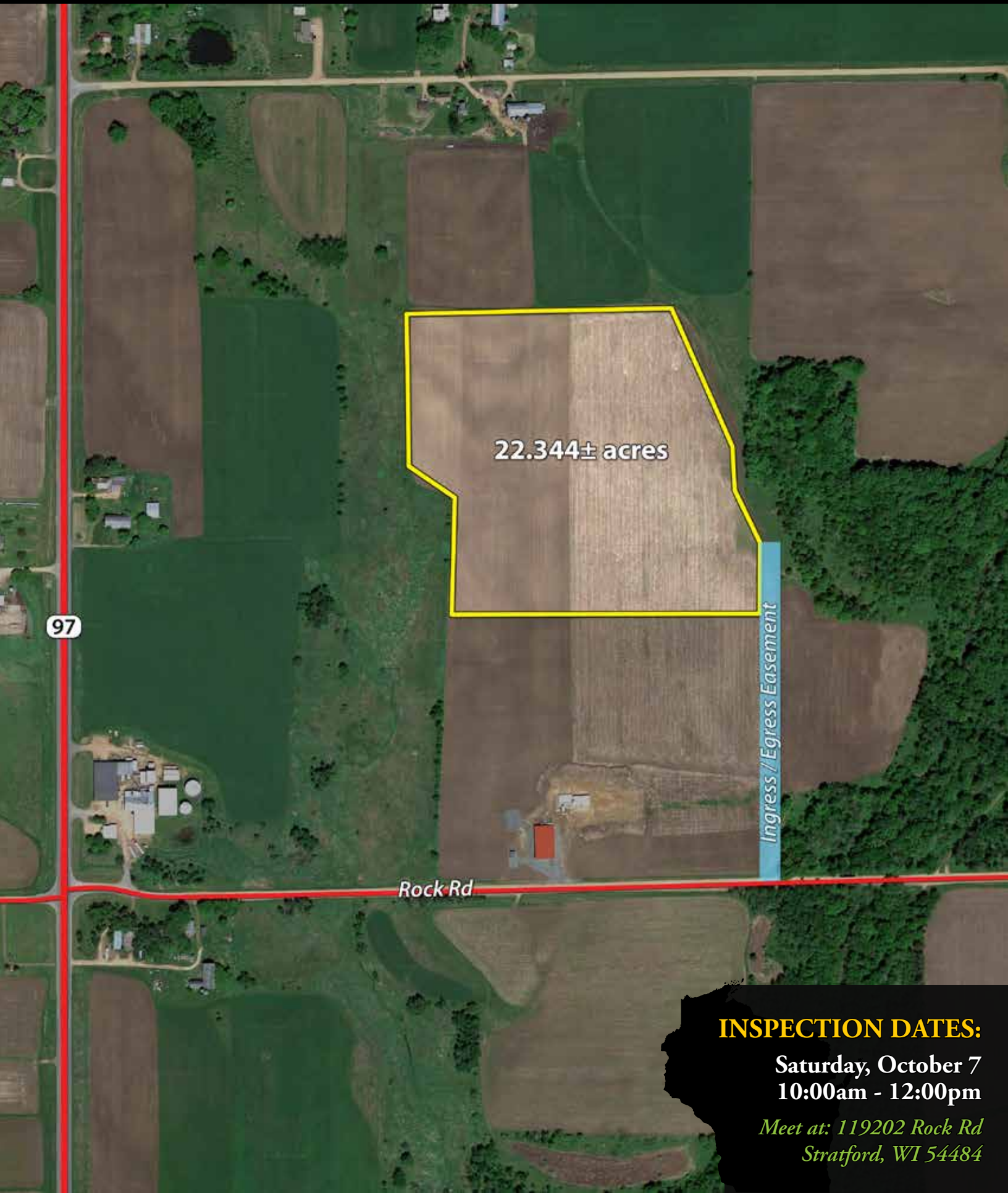
AUCTION LOCATION:
Cleveland Town Hall, 214261 County Rd M, Stratford, WI 54484
From Stratford, head east on WI-153 E for 3.2 miles. Turn left onto County Hwy M. In 0.9 miles, Cleveland Town Hall will be on your left.

DIRECTIONS TO FARM:
Near 119202 Rock Rd, Stratford, WI 54484
From Stratford: Head north on Highway 97 for 2 miles. Turn right on Rock Rd. Entrance to the farm is 0.4 miles on the left.



TRACT MAP

TRACT MAP



22.344± acres

97

Rock Rd

Ingress / Egress Easement

INSPECTION DATES:

Saturday, October 7
10:00am - 12:00pm

Meet at: 119202 Rock Rd
Stratford, WI 54484



TRACT DESCRIPTIONS

LAND Auction

22.344± acres

Offered in 1 Tract



- **Productive Tillable Farmland**
- **Strong Past Yields**
- **2 Miles North of Stratford**

This tract consists of a 66' wide easement leading back to a tillable field comprised of silt loam soil with the majority being Loyal Silt Loam. The farm has produced excellent yields in the past. With a natural crest topography, the farm has excellent surface drainage. A great farm to add onto an existing operation or to use recreationally!

Thursday, October 26

Starts at 6:00pm

held at Cleveland
Town Hall, Stratford, WI

 Online Bidding Available

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company, 800.451.2709.

SELLER:
DuWayne
Strehlow

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract, as a total 22.344± acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids may compete.

PURCHASE CONTRACT: Immediately after the close of bidding, any high bidder will sign a purchase contract in the form provided in the bidder packets. All information in this brochure and/or other marketing materials is subject to the terms and conditions of the purchase contract. Seller will not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.

PAYMENT: 10% earnest money will be due on the day of auction, payable with a cashier's check or a personal or corporate check immediately negotiable. The balance of the purchase price will be due at closing. **BIDS ARE NOT CONTINGENT ON FINANCING**, so be sure you have arranged financing, if needed, are able to pay cash at closing.

DELIVERY OF TITLE: The property will be conveyed by Warranty Deed, subject to the Permitted Exceptions as defined in the purchase contract.

EVIDENCE OF TITLE: Seller will furnish Preliminary Title Evidence before the auction and a Final Title Commitment before closing. At closing, Seller will pay for the cost of issuing a standard coverage owner's title insurance policy to Buyer.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is subject to removal of the 2023 crop.

REAL ESTATE TAXES: 2023 taxes due and payable in 2024 will be paid by the seller. All taxes thereafter will be the responsibility of the Buyer.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and have been based on the current legal description and survey.

SURVEY: Any need for a new survey shall be determined solely by the Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance

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

CONDUCT OF AUCTION: The conduct of the auction; increments of bidding will be at the direction and discretion of the auctioneer. All decisions of the auctioneer at the auction are final. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.

DISCLAIMER AND ABSENCE OF WARRANTIES:

All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.**

Auction Manager
CHRIS HOFFMAN
608.885.0005

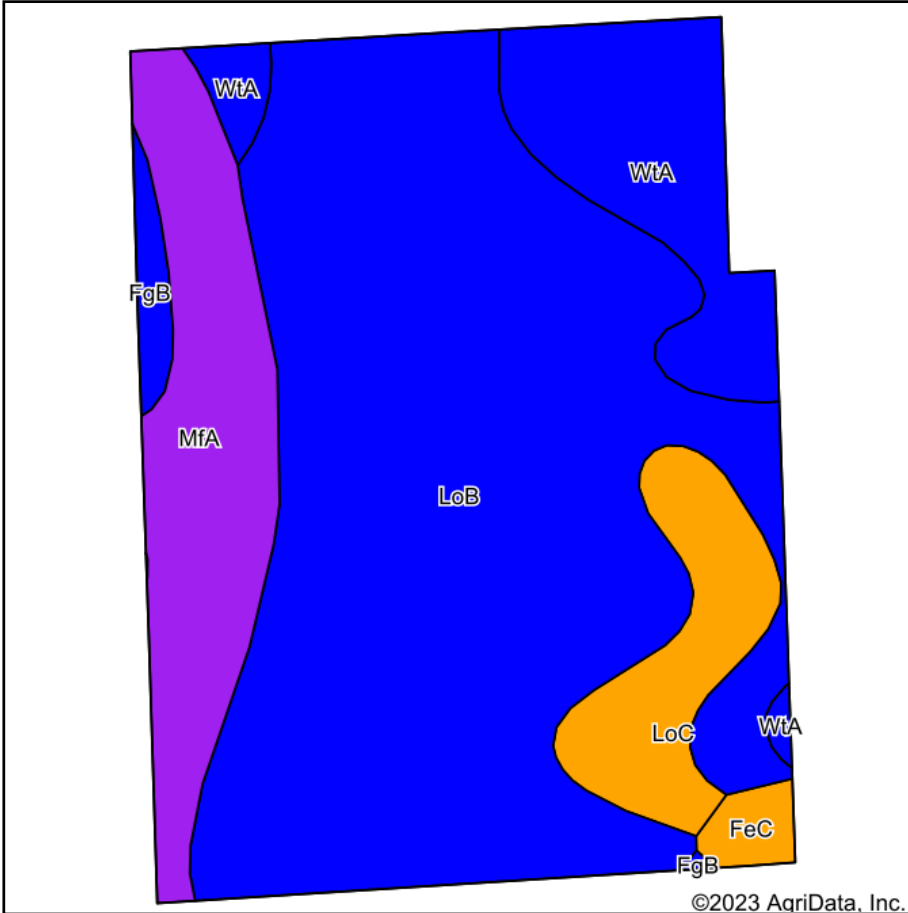


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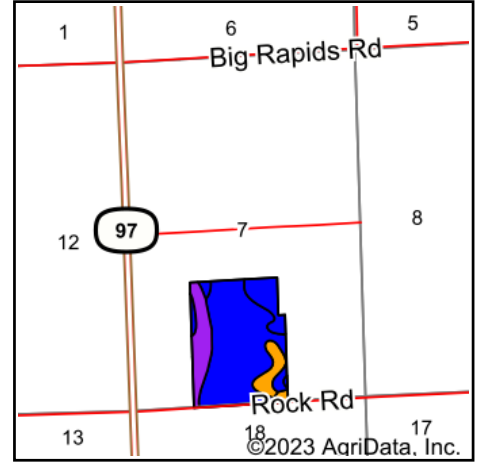
An aerial photograph of a large agricultural field, likely a cornfield, showing distinct yellow and green patches. The field is framed by a white outline that follows the shape of the state of Michigan. The background features a dense line of green trees under a clear sky. The text "SOILS MAP" is centered over the field in a white, serif font with a black drop shadow.

SOILS MAP

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Marathon**
 Location: **7-27N-4E**
 Township: **Cleveland**
 Acres: **59.92**
 Date: **9/18/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: WI073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass clover AUM	Kentucky bluegrass AUM	Oats Bu	Soybeans Bu	Winter wheat Bu	
LoB	Loyal silt loam, 1 to 6 percent slopes	38.26	63.9%		Ile									
MfA	Marshfield silt loam, 0 to 2 percent slopes	8.68	14.5%		VIw									
WtA	Withee silt loam, 0 to 3 percent slopes	6.97	11.6%		IIw									
LoC	Loyal silt loam, 6 to 12 percent slopes	4.41	7.4%		IIIe									
FgB	Fenwood-Rozellville silt loams, 2 to 6 percent slopes	0.85	1.4%		Ile	4.2	100	16	6.6	3.6	75	33	45	
FeC	Fenwood silt loam, 6 to 12 percent slopes	0.75	1.3%		IIIe	4	95	15	6.4	3.4	70	31	43	
Weighted Average						2.67	0.1	2.6	0.4	0.2	0.1	1.9	0.9	1.2

Soils data provided by USDA and NRCS.

An aerial photograph of a vast agricultural field, likely a cornfield, showing distinct rows of crops. The field is a mix of green and yellow, indicating different stages of growth or harvest. In the background, a dense line of green trees borders the field, and a small white building is visible among them. The entire scene is framed by a white outline that follows the shape of a state, with the rest of the background being black.

FSA INFORMATION

FSA INFORMATION

2019

Marathon, Wisconsin
FSA - 578 (09-13-16)
Farm Number: 19653

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2019
DATE: 09/25/2023
PAGE: 1

Operator Name and Address
 Original: JSH
 Revision: _____
 Cropland: 46.17
 Farmland: 58.06

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
15703	1	CORN	YEL	GR	GR	N	C	N	I	A	18.64	Yes	Yes		N	05/17/2019	01		
Producer LUCAS J SERWE Share 100.00 FSA Physical Location Marathon, Wisconsin NAP Unit 4917 Signature Date 07/10/2019																			
2		SOYBN	COM	GR	GR	N	C	N	I	A	27.53	Yes	Yes		N	05/23/2019	01		
Producer LUCAS J SERWE Share 100.00 FSA Physical Location Marathon, Wisconsin NAP Unit 4917 Signature Date 07/10/2019																			
Tract 15703 Summary																			
PP Cr/Co	01	SOYBN	COM	GR	GR	N	A		YEL	GR	N	A	18.64	PP Cr/Co	01	CORN			
Photo Number/Legal Description: G11 S7 E1/2 SW1/4 T27NR4E CLEVELAND										Reported on Non-Cropland: 0.00									
Cropland: 46.17										Difference: 0.00									
Reported on Cropland: 46.17										Reported on Non-Cropland: 0.00									

FSA INFORMATION

2019

PROGRAM YEAR: 2019

REPORT OF COMMODITIES FARM SUMMARY

Marathon, Wisconsin
FSA - 578 (09-13-16)
Farm Number: 19653

DATE: 09/25/2023
PAGE: 2

Original: JSH
 Revision:
 Cropland: 46.17
 Farmland: 58.06

Operator Name and Address

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Share	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	SOYBN	COM	GR	N	A	27.53	100.00	SOYBN	COM	GR	N	A	18.64	18.64
	LUCAS J SERWE						100.00	CORN	YEL	GR	N	A		

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By) _____ Title/Relationship of Individual Signing in the Representative Capacity _____ Date _____

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

2020

Marathon, Wisconsin
FSA - 578 (09-13-16)
Farm Number: 19653

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2020
DATE: 09/25/2023
PAGE: 1

Operator Name and Address
 Original: ALO
 Revision: _____
 Cropland: 46.17
 Farmland: 58.06

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date		
15703	1	SOYBN	COM	GR		N	C	N	I	A	18.64		Yes		N	05/16/2020	01			
Producer LUCAS J SERWE Share 100.00 FSA Physical Location Marathon, Wisconsin NAP Unit 4917 Signature Date 09/16/2020																				
2		CORN	YEL	GR		N	C	N	I	A	27.53		Yes		N	05/02/2020	01			
Producer LUCAS J SERWE Share 100.00 FSA Physical Location Marathon, Wisconsin NAP Unit 4917 Signature Date 09/16/2020																				
Tract 15703 Summary																				
PP Cr/Co	01	SOYBN	COM	GR		N	A		YEL	GR	N	A			Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
					18.64		01	CORN		GR	N	A							27.53	
Photo Number/Legal Description: G11 S7 E1/2 SW1/4 T27NR4E CLEVELAND Reported on Cropland: 46.17 Reported on Non-Cropland: 0.00 Difference: 0.00																				

FSA INFORMATION

2020

Marathon, Wisconsin

FSA - 578 (09-13-16)

Farm Number: 19653

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2020

DATE: 09/25/2023

PAGE: 2

Original: ALO

Revision:

Cropland: 46.17

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01	SOYBN	COM	GR	N	A	100.00	SOYBN	COM	100.00	01	CORN	YEL	GR	N	A	100.00	CORN	YEL	GR	01	18.64	27.53

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By) _____ Title/Relationship of Individual Signing in the Representative Capacity _____ Date _____

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

2022

Marathon, Wisconsin
FSA - 578 (09-13-16)
Farm Number: 19653

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2022
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15703	2	CORN	YEL	GR		N	C	N	I	A	27.53		Yes		N	05/11/2022	01							
Producer LUCAS J SERWE Share 100.00 FSA Physical Location Marathon, Wisconsin NAP Unit 4917 Signature Date 08/03/2022																								
Tract 15703 Summary																								
PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty							
01 CORN	YEL	GR	N	A	27.53																			
Photo Number/Legal Description: G11 S7 E1/2 SW1/4 T27NR4E CLEVELAND															Reported on Non-Cropland: 0.00									
Cropland: 46.17															Reported on Cropland: 27.53					Difference: -18.64				

Note: All cropland has not been reported.

FSA INFORMATION

2022

Marathon, Wisconsin

FSA - 578 (09-13-16)

Farm Number: 19653

Operator Name and Address

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2022

DATE: 09/25/2023

PAGE: 2

Original: CMB

Revision:

Cropland: 46.17

Farmland: 58.06

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Share	Crop/Commodity	Variety/Type	Share	Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	CORN	YEL	GR	N	A	100.00	CORN	YEL	100.00							27.53	

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

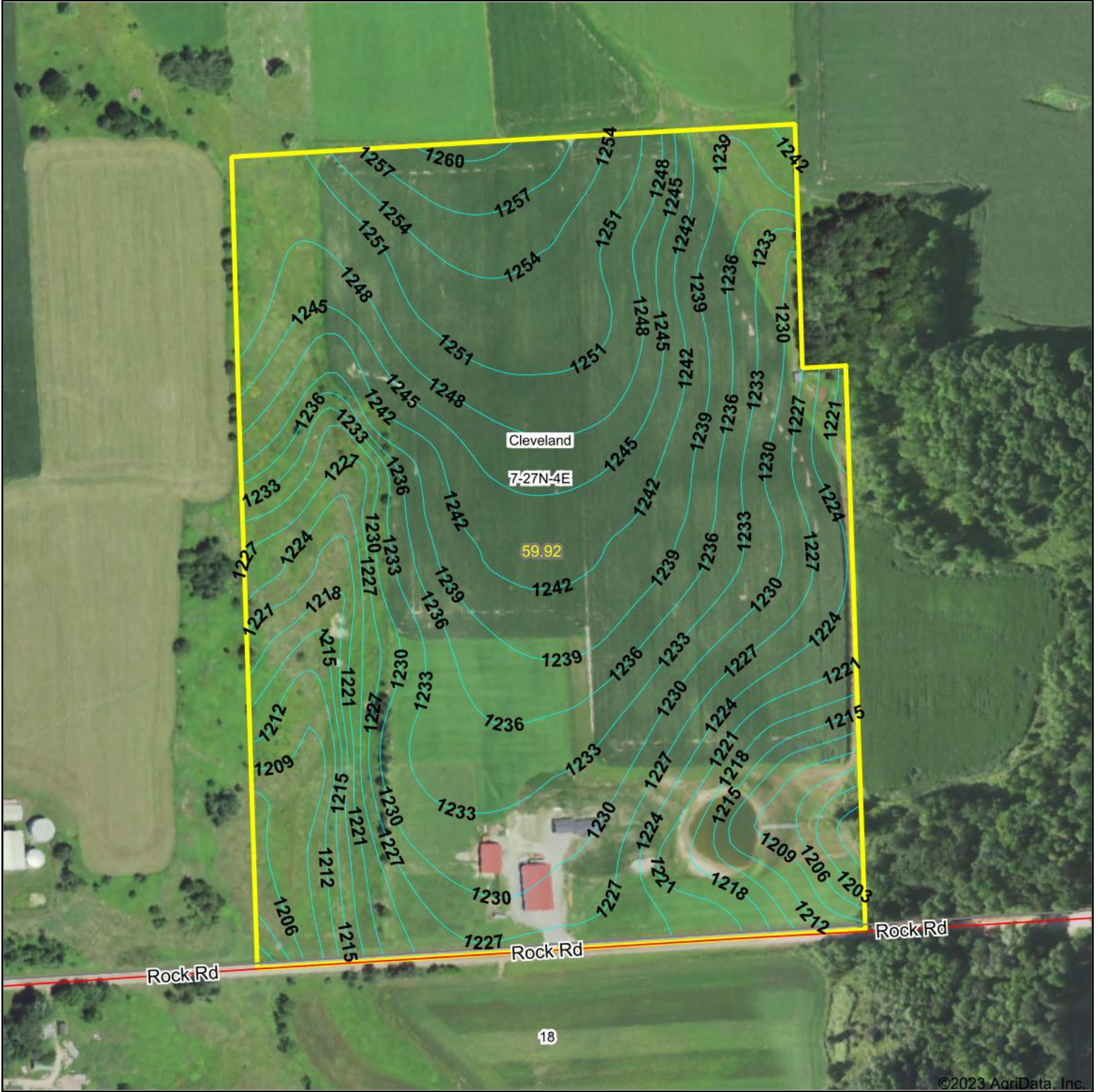
Producer's Signature (By) _____ Title/Relationship of Individual Signing in the Representative Capacity _____ Date _____

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

A landscape photograph showing a vast field of yellow wildflowers in the foreground, transitioning into a dense forest of green trees on a rising slope in the background. A small, light-colored building is visible in the distance among the trees. The entire scene is framed by a white outline that resembles a map of a region, with the background outside the outline being black.

TOPOGRAPHY MAP

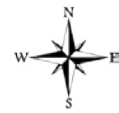
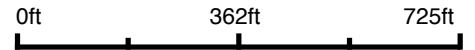
TOPOGRAPHY MAP



©2023 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,198.6
 Max: 1,260.3
 Range: 61.7
 Average: 1,233.7
 Standard Deviation: 13.39 ft



9/18/2023

7-27N-4E
Marathon County
Wisconsin

Boundary Center: 44° 49' 56.18, -90° 4' 22.28



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An aerial photograph of a vast agricultural field, likely a cornfield, showing distinct rows of crops. The field is a mix of green and yellow, indicating different stages of growth or harvest. In the background, a dense line of green trees borders the field, and a small white building is visible among them. The entire scene is framed by a black silhouette of a state, with the top and bottom edges of the silhouette visible against a dark background.

TAX STATEMENTS

TAX STATEMENTS

Marathon County

Owner (s):

**STREHLOW, DUWAYNE L
JIRSCHLE, DEBRA K**

Location:

NW1/4 SE1/4, Sect. 7, T27N, R4E

Mailing Address:

**DUWAYNE L STREHLOW
120538 COUNTY ROAD P
STRATFORD, WI 54484**

School District:

5628 - STRATFORD

Request Mailing Address Change

Tax Parcel ID Number: Tax District:

014-2704-074-0986 014-TOWN OF CLEVELAND Active

Status:

Alternate Tax Parcel Number: Government Owned: Acres:

7-072704-014-005-00-00 17.4400

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

SEC 07-27-04 NW 1/4 SE 1/4 - EX CSM VOL 49 PG 56 (#11574) (DOC# 1219497) EX CSM VOL 41 PG 12 (#9989) (DOC# 1121152) EX COM AT NE COR CSM VOL 49 PG 56 (#11574) S 727' E 640.12' TO 40 LN N ALG 40 LN 726.97' TO PT ON S R/W KAISER RD W ALG SD RD 639' TO POB

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2022	<input type="checkbox"/>	\$76.77	\$76.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	<input type="checkbox"/>	\$70.90	\$70.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	<input type="checkbox"/>	\$312.38	\$312.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	<input type="checkbox"/>	\$321.92	\$321.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	<input type="checkbox"/>	\$313.30	\$313.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	<input type="checkbox"/>	\$300.28	\$300.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	<input type="checkbox"/>	\$291.08	\$291.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	<input type="checkbox"/>	\$294.05	\$294.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	<input type="checkbox"/>	\$318.11	\$318.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	<input type="checkbox"/>	\$319.90	\$319.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	<input type="checkbox"/>	\$309.30	\$309.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$0.00

'PAY TAXES' button may be used to pay the SECOND installment for all municipalities except for the City of Wausau. It may also be used to pay past year delinquent taxes for all municipalities. If the first installment is not received by the municipality by January 31 of the year due, interest and penalty will also be due. Please contact the County Treasurer's Office at (715) 261-1150 for exact amount due if after January 31 or if taxes are 3 years or more delinquent.

TAX STATEMENTS

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to **September 30, 2023.**

Assessments

Districts

Documents

Notes

Parcel History

Permits

Sales History

Survey History



PRELIMINARY TITLE

PRELIMINARY TITLE

Ordered By:

Schrader Real Estate and Auction
Company, Inc.
Luke Schrader



GOWEY Abstract & Title Company, Inc. Amended Search and Hold

SCHEDULE A

Direct inquiries to:



Gowey Abstract & Title Company, Inc.
1400 N Central Ave, Marshfield, WI 54449
Phone: 715-387-4270
Office Email: Marshfield@GoweyTitle.com

Offices in: Adams-Friendship, Antigo, Appleton, Ashland, Chippewa Falls, Crandon, Eau Claire, Fond du Lac, Green Bay, Hayward, Hudson, Marshfield, Medford, Minocqua, Montello, Neillsville, Oshkosh, Park Falls, Phillips, Rhinelander, Ripon, Spooner, Stevens Point, Superior, Tomahawk, Waupaca, Wausau, Wisconsin Rapids

Title Insurer: **(Preliminary)**
File Number: **238048**
County: **Marathon**
Commitment Date: **September 20, 2023 at 4:30 PM**

1. Policy or Policies to be issued:

(a) No Owner's Policy Amount: **NONE**

Purchaser(s): **Any Legally Qualified Purchaser**

(b) No Loan Policy Amount: **NONE**

Proposed Insured: **N/A**

2. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment, as of the commitment date hereof, is vested in:

DuWayne L. Strehlow and Debra K. Jirschele, as joint tenants

3. The land referred to in this Commitment is described in attached Addendum/Exhibit A.

PRELIMINARY TITLE

GOWEY Abstract & Title Company, Inc.

(800) 673-8710 • www.goweytitle.com

File Number: **238048**

ADDENDUM/EXHIBIT A

Lot Two (2) of Certified Survey Map No. 19628 recorded as Document No. 1887417, located in and being part of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4), the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) and the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4), Section Seven (7), Township Twenty-seven (27) North, Range Four (4) East, Town of Cleveland, Marathon County, Wisconsin.

TOGETHER WITH a perpetual, non-exclusive easement for ingress, egress and utilities over and across that "66 foot wide Ingress/Egress Easement" as shown on Lot 1 of Certified Survey Map No. 19628 recorded as Document No. 1887417, for the benefit of the above-described lands.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 014-2704-074-0991 (Parent)
014-2704-074-0986 (Parent)

Property Address(s): Vacant Land on Rock Road
Stratford, WI 54484

PRELIMINARY TITLE

File Number: **238048**

SCHEDULE B - SECTION 1 Requirements

All of the following requirements must be complied with:

- A. 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.
- B. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- C. Payment to the Company of the premiums, fees, and charges for the policy.
- D. Proper instruments creating the estate or interest to be insured must be executed and duly filed for record, to wit:

If transaction is a sale, Deed in recordable form from title holder as shown on Schedule A, paragraph 2, to Proposed Insured. Said deed should indicate that the property is non-homestead, identify the grantor as single, or be joined in by grantor's spouse.

- E. Full Value Requirement.** The amount of insurance must be increased to reflect the full value of the estate being insured. Additional title premium will also be due commensurate therewith.
- F. Easement** over the 66 foot wide ingress/egress easement as shown over Lot 1 of Certified Survey Map No. 19628 must be granted for the benefit of Lot 2 of said Certified Survey Map being insured herein. Said easement is included in Addendum/Exhibit A herein and can be granted on the Deed reference in Paragraph D. above.

PRELIMINARY TITLE

File Number: **238048**

SCHEDULE B - SECTION 2 Exceptions from Coverage

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 or policies issued will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will contain exceptions as set forth below unless the same are disposed of to the satisfaction of the Company and expressly set forth commensurate therewith:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Policy.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens or deferred charges not shown on the tax roll for installations and connections of water and sewer laterals, mains and service pipes.
4. Any lien, or right to a lien, for services, labor, or material heretofore furnished, imposed by law and not shown by the public records.
5. Rights or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the Land; and any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.
9. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due or payable on the development or improvement of the land, whether assessed or charged before or after the Date of Policy.
10. General Taxes and assessments for the current year, not yet due and payable.
11. Rights of the public in any portion of the subject premises lying within the limits of any public highway, street, or road. The policy will also be subject to any existing easements in that portion of the subject premises which was part of any vacated public highway, street, alley or road.
12. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, lake, or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to land cut off by a change in the course of the water body (avulsion); or ownership of artificially filled land.
13. Homestead, marital property or other rights of the spouse of the insured, if any, or rights of third parties claiming against, under or through said spouse. This exception does not apply to and is hereby deleted from the loan policy herein, if applicable.
- 14. 2022 Real Estate Taxes** in the total amount of \$5,751.68 - Paid in Full. (Includes Additional Lands)
- 15. Mortgage** in favor of AbbyBank in the amount of [REDACTED], executed by DuWayne L. Strehlow and Debra K. Jirschele on September 1, 2020 and recorded September 2, 2020 in Volume N/A on Page N/A as Document No. 1813593. (Includes Additional Lands)
- 16. Utility Easement** in favor of General Telephone Company of Wisconsin as recorded January 29, 1973 in Volume 161 on Page 20, as Document No. 648892.
- 17. Well Rights** as set forth in that document recorded April 26, 1979 in Volume 293 on Page 696, as Document No. 749678.

PRELIMINARY TITLE

File Number: **238048**

SCHEDULE B - SECTION 2 Continued

- 18. Holding Tank Agreement** as set forth in that document recorded February 3, 2021 in Volume N/A on Page N/A, as Document No. 1826667.
- 19. Easement Terms, Conditions, Provisions, and Encumbrances** pertaining to the Insured Easement as set forth on Addendum/Exhibit A. It is also stipulated that nothing herein is to be construed as insuring the exact location of said easement; nor shall it be construed that said easement premises is open and unobstructed.

END OF EXCEPTIONS

Each exception shown above expressly includes, and is subject to ALL terms and provisions as contained in the document referred to by reference. See recorded documents for said terms and provisions

GOWEY ABSTRACT & TITLE COMPANY INC.



Michael S. Brandner

AS/sw

PRELIMINARY TITLE

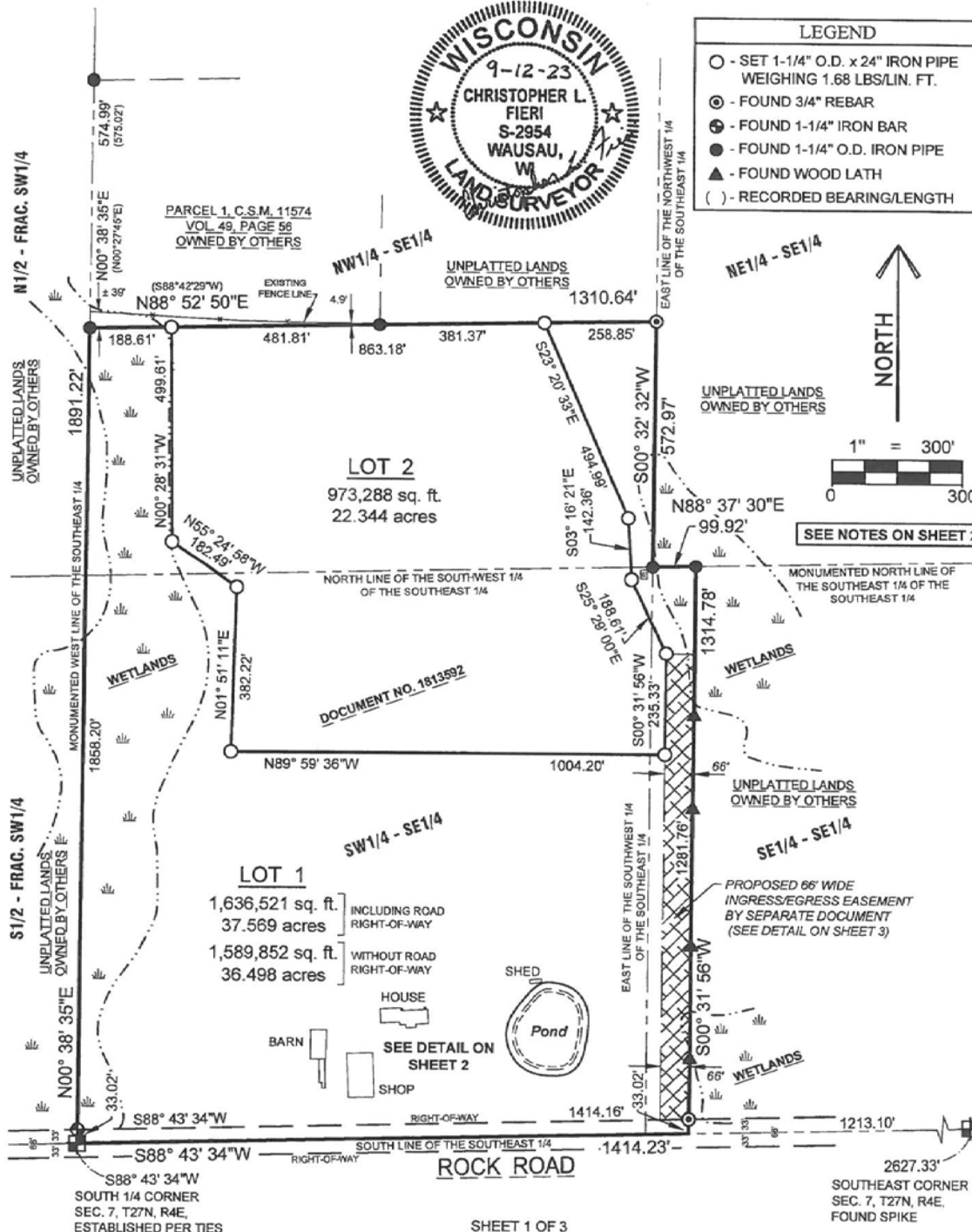
STATE OF WISCONSIN - MARATHON COUNTY
 RECORDED
 09-13-2023 at 9:34 AM
 DEAN J. STRATZ, REGISTER OF DEEDS
 DOC#: **1887417**
CSM MAP # 19628
 Pages: 3

MARATHON COUNTY CERTIFIED SURVEY MAP NO.

Of a Parcel of land described in Document Number 1813592, being all of the Southwest 1/4 of the Southeast 1/4, part of the Northwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 27 North, Range 4 East, Town of Cleveland, Marathon County, Wisconsin.



LEGEND	
○	SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
⊙	FOUND 3/4" REBAR
⊕	FOUND 1-1/4" IRON BAR
●	FOUND 1-1/4" O.D. IRON PIPE
▲	FOUND WOOD LATH
()	RECORDED BEARING/LENGTH



SEE NOTES ON SHEET 2

S88° 43' 34"W
 SOUTH 1/4 CORNER
 SEC. 7, T27N, R4E,
 ESTABLISHED PER TIES

SHEET 1 OF 3

2627.33'
 SOUTHEAST CORNER
 SEC. 7, T27N, R4E,
 FOUND SPIKE

RIVERSIDE LAND SURVEYING LLC
 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
 email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	DATE SEPTEMBER 11, 2023
CHECKED BY C.L.F.	PROJECT NO. 4177
PREPARED FOR: DUWAYNE STREHLOW	

PRELIMINARY TITLE

CSM MAP #19628

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of a Parcel of land described in Document Number 1813592, being all of the Southwest 1/4 of the Southeast 1/4, part of the Northwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 27 North, Range 4 East, Town of Cleveland, Marathon County, Wisconsin.

I, Christopher L. Fieri, Professional Land Surveyor S-2954, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided a Parcel of land described in Document Number 1813592, being all of the Southwest 1/4 of the Southeast 1/4, part of the Northwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 27 North, Range 4 East, Town of Cleveland, Marathon County, Wisconsin, described as follows:

Beginning at the South 1/4 corner of said Section 7; Thence North 00°38'35" East along the monumented West line of said Southeast 1/4, 1891.22 feet to the South line of Parcel 1 of Certified Survey Map Number 11574 and the North line of said Parcel of land described in Document Number 1813592; Thence North 88°52'50" East along said South line of Parcel 1 and said North line of said Parcel of land described in Document Number 1813592, 1310.64 feet to the East line of said Northwest 1/4 of the Southeast 1/4; Thence South 00°32'32" West along said East line, 572.97 feet to the monumented North line of said Southeast 1/4 of the Southeast 1/4; Thence North 88°37'30" East along said monumented North line, 99.92 feet to the East line of said Parcel of land described in Document Number 1813592; Thence South 00°31'56" West along said East line, 1314.78 feet to the South line of said Southeast 1/4; Thence South 88°43'34" West along said South line, 1414.23 feet to the point of beginning.

That the above described parcel of land contains 2,609,809 square feet or 59.913 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a proposed 66' wide ingress/egress easement;

That I have made this survey, division and map thereof at the direction of DuWayne Strehlow, Owner of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Marathon County and the Town of Cleveland in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 12th day of SEPTEMBER 2023

Christopher L. Fieri
Riverside Land Surveying LLC
Christopher L. Fieri
P.L.S. No. 2954



NOTES:

1. BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 4 EAST, MEASURED TO BEAR SOUTH 88°43'34" WEST.
2. THE WETLANDS LOCATION AS SHOWN HEREON WERE SCALED FROM THE MARATHON COUNTY GIS WETLAND MAPPING AND ARE APPROXIMATE. A WETLANDS DELINEATION WOULD NEED TO BE PERFORMED TO DETERMINE THE EXACT LOCATION OF THE WETLANDS.

SHEET 2 OF 3

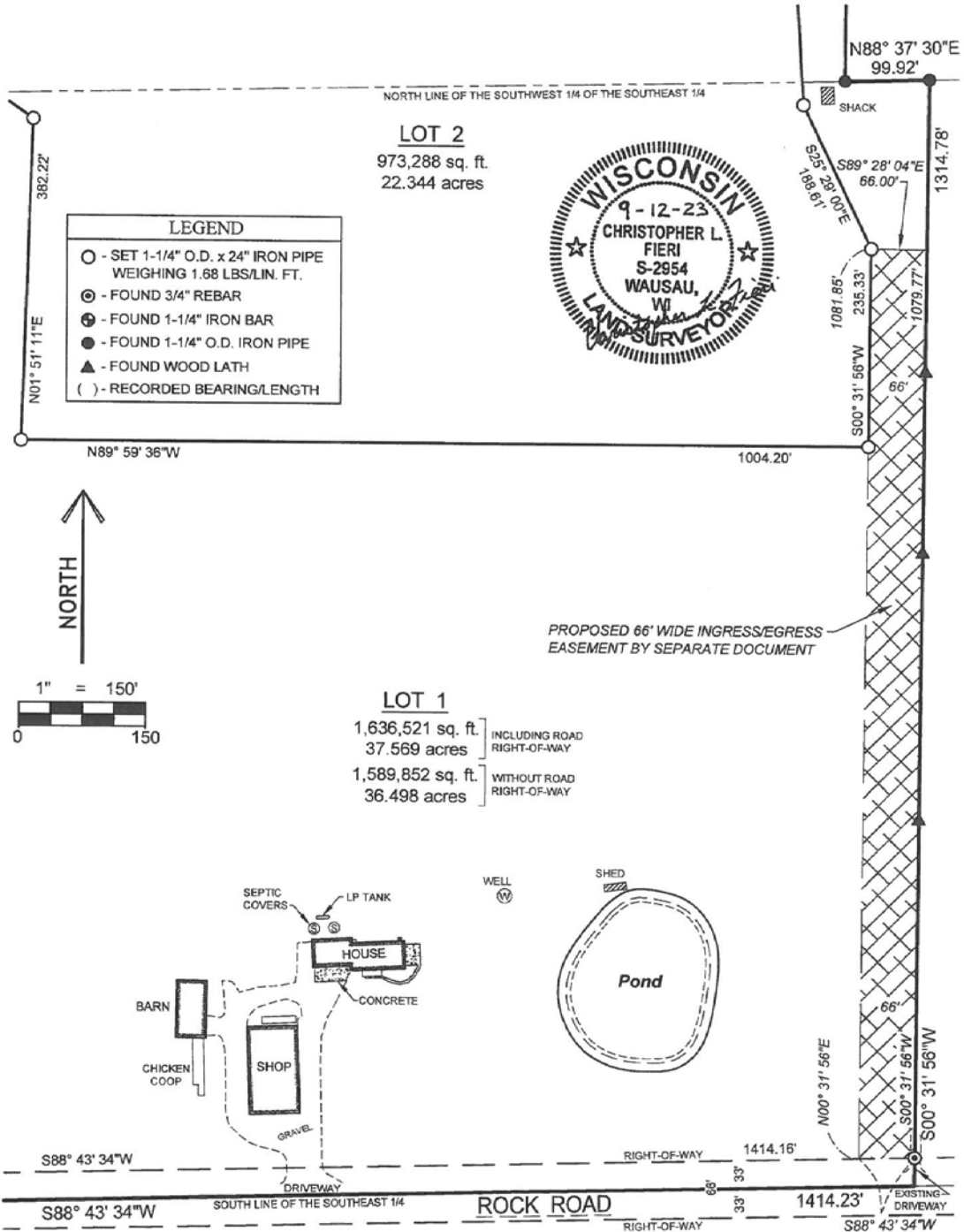
 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE SEPTEMBER 11, 2023
	CHECKED BY C.L.F.	PROJECT NO. 4177
PREPARED FOR: DUWAYNE STREHLOW		

PRELIMINARY TITLE

CSM MAP #19628

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of a Parcel of land described in Document Number 1813592, being all of the Southwest 1/4 of the Southeast 1/4, part of the Northwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 27 North, Range 4 East, Town of Cleveland, Marathon County, Wisconsin.



SHEET 3 OF 3

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE SEPTEMBER 11, 2023
	CHECKED BY C.L.F.	PROJECT NO. 4177
	PREPARED FOR: DUWAYNE STREHLOW	

PRELIMINARY TITLE RECORDED EXCEPTIONS

648892

VOL 161 PAGE 20

M-211 (Rev. 1-68)

RIGHT-OF-WAY AUTHORIZATION

G.T. WIS.

R.C. No. 7230

Exchange

Stratford 4-770 Line No.

Easement No.

In consideration of the sum of One Hundred Sixty Two and 00/100 DOLLARS (\$162.00), the undersigned, for them sel yes, their heirs, successors and assigns, grant and convey unto the GENERAL TELEPHONE COMPANY OF WISCONSIN, its successors and assigns, an exclusive right of way and easement to place, replace, maintain or remove an underground cable telephone line, including associated appliances such as conduits, marker posts and pressure alarm apparatus, on and through certain lands owned by the grantor in the Town of Cleveland, Marathon County, Wisconsin, and described as:

North 4 rods of the NW 1/4 of the SE 1/4 except com 9.5 rods east of NW corner, thence South 7 rods, thence East 11.4 rods, thence North 7 rods, thence West 11.4 rods to pob and the South 4 rods of the SW 1/4 of the SE 1/4 and the South 4 rods of part of the SE 1/4 of the (OVER)

This grant includes the right, on and through the lands herein before described, to place, replace, maintain or remove additional underground cable telephone lines, together with associated appliances, subsequent to the placing of the telephone line to be initially installed hereunder, to be installed hereunder, however, that such additional lines shall be located roughly parallel to, and not more than about 2.222 feet distant from the first line installed hereunder.

This grant likewise includes the right of ingress and egress on the lands of the undersigned for the purpose of exercising the rights herein granted; the right to install a gate or to make a temporary opening in any fence on said lands at the point where such fence crosses the route of said telephone line or lines; and the right to cut down and, by continued cutting, to control the future growth of all trees and brush which may, in the judgment of the grantee, interfere with the exercise of the rights herein granted.

The rights herein granted may be assigned by the grantee in whole or in part.

The grantor is for them sel yes, their heirs, successors and assigns, covenant not to erect any structure on said lands that would interfere with the installation, replacement, maintenance or removal hereunder of said telephone line or lines and associated appliances.

The grantee, for itself, its successors and assigns, covenants that it will pay the reasonable value of any crops destroyed and other physical damage done to the property of the grantor is, their heirs, successors and assigns, arising at any time out of the exercise by it of the rights herein granted.

Signed this 19 day of December, 1972

WITNESS:

Victor B. Sebald
VICTOR B. SEBALD

James A. Kaiser (SEAL)
JAMES A. KAISER, Land Owner
Betty Lou Kaiser (SEAL)
BETTY LOU KAISER, His Wife

State of Wisconsin)

) SS

County of MARATHON

Personally appeared before me this 19 day of December, 1972 James A. Kaiser and Betty Lou Kaiser, to me known to be the person is who executed the instrument above and acknowledged the same.

(Register of Deeds Stamp)

~~ROBERT A. GONNERT
Register of Deeds~~

Victor B. Sebald
Notary Public, State of Wisconsin
My Commission expires Dec. 12, 1976

Document Drafted By
GENERAL TELEPHONE COMPANY OF WISCONSIN
By Lawrence J. Moersch

Work Order No. 07-346-3



INFORMATION CONTAINS LAND NOT BEING SOLD

PRELIMINARY TITLE RECORDED EXCEPTIONS

VOL 161 PAGE 21.

3.10.28

REGISTER'S OFFICE
Madison County, Wis.
Received for Record this
day of 05 JAN 29 1973 A D 38
at 10:00 o'clock AM and recorded
in Vol. 161 of the Madison County
Register
Robert G. Gentry
Register

648892

7-27-7

Set lying North and West of the RR R/W all in Section 7 T-27-N, R-4-E.

REC'D FOR RECORD
JAN 29 1973
1:52 P.M.
ROBERT G. GENTRY
Register of Deeds

INFORMATION CONTAINS LAND NOT BEING SOLD

PRELIMINARY TITLE RECORDED EXCEPTIONS

749678

DOCUMENT NO.

203 PAGE 696
749678

STATE BAR OF WISCONSIN - FORM 11
LAND CONTRACT - Individual and Corporate
THIS SPACE RESERVED FOR RECORDING DATA

1979 APR 21 AM 9 52

CONTRACT, by and between
James A. Kaiser and Betty Lou Kaiser
husband and wife as joint tenants ("Vendor",
whether one or more) and
Gordon J. Gaebel and Janice L. Gaebel
husband and wife ("Purchaser", whether one or more).
Vendor sells and agrees to convey to Purchaser, upon the prompt and full per-
formance of this contract by Purchaser, the following property, together with the
rents, profits, fixtures and other appurtenant interests (all called the "Property"),
in Marathon County, State of Wisconsin:

REGISTRY OFFICE }
Marathon County, Wis. }
Filed for Record this _____
Day of _____ A.D. 19 _____
at _____ M and recorded
in Vol. _____ of _____
on page _____
[Signature]
Register

RETURN TO
Stauder et al Chg 300

The NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 7, Township 27 North, Range 4 East, Except that part thereof specifically described as follows, to-wit:

Beginning at a point on the North line of the NW $\frac{1}{4}$ - SE $\frac{1}{4}$ 7 Tax Key No. _____
-27-N 4 East, and 9-1/2 rods East of the NW corner of said forty, run thence South
parallel with the West line of said forty a distance of 7 rods; thence East a distance
of 11.4 rods; thence North 7 rods; thence West along the North line of said forty
a distance of 11.4 rods to the point of beginning.

AND

That part of the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 7, and that part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 8,
lying West of the Chicago and Northwestern Railway Co., right-of-way, all in Township
27 North, Range 4 East.
This property shall be subject to well rights by the owners of the property located in the
NW of the SE, 7-27-4 East. The owners of that property shall have the perpetual right to
water for their home from the present or future well on the premises.

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

FEE
77.32(2)
EXEMPT

Purchaser agrees to purchase the Property, and to pay to Vendor at Hewitt, Wisconsin,
the sum of \$ 100,000.00 in the following manner: \$ 25,000.00
at the execution of this Contract, and the balance of \$ 75,000.00 together with interest from date
hereof on such portions as remain from time to time unpaid, at the rate of 8-1/2 per cent per annum, until paid
in full, as follows: *see below

Payments of principal and interest shall be payable monthly, commencing May 20,
1979, in the amount of \$750.00 per month, providing that the entire balance shall be fully
paid within five (5) years after the date of this Contract.

*Interest shall be reviewed two (2) years after the anniversary date of this Contract
and shall be adjusted at that time and every two (2) years thereafter to a rate 2% less than
the Tri County State Bank of Marshfield, WI., then current real estate interest loan rate.
Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor payments sufficient to amortize
the payment of taxes, special assessments, fire and required insurance premiums. To the extent received by Vendor, Vendor
agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of taxes,
assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest unless
otherwise required by law.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any amount
may be prepaid without premium or fee upon principal at any time after May 1, 19 82.
~~may be no payment of principal without the permission of Vendor.~~

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long as the
unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated as unpaid
principal) is less than the amount that said indebtedness would have been had the monthly payments been made as first
specified above; provided that monthly payments shall be continued in the event of credit of any proceeds of insurance or
condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for
examination except:

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall be
retained by Vendor until the full purchase price is paid.
Purchaser shall be entitled to take possession of the Property on April 17, 19 79.
*Cross Out One. (To Be Used in Non-Consumer Act Transactions)

INFORMATION CONTAINS LAND NOT BEING SOLD

PRELIMINARY TITLE RECORDED EXCEPTIONS

V. 293 PAGE 697

Purchaser promises to pay when due all taxes and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of \$ maximum insurable but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

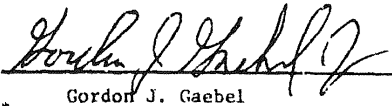
Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except:

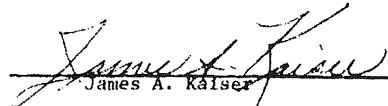
Purchaser agrees that time is of the essence and in case of default in the payment of any principal or interest when due, or in the performance of any of the conditions, covenants, or promises of Purchaser, and such default shall continue for a period of 30 days, then Vendor may, at Vendor's option, declare the contract at an end, all rights of the Purchaser under this agreement cancelled, and the amounts paid by Purchaser hereunder forfeited, the same to remain Vendor's property as rental of said premises and as liquidated damages for the failure completely to fulfill this agreement; and Vendor shall forthwith and without notice have the right of re-entry, or, at the option of Vendor and without notice to Purchaser, notice being hereby expressly waived, the whole amount of unpaid principal shall be deemed to have become due and payable; in case such option shall be exercised, the unpaid principal and interest together with all sums which may be or have been paid by Vendor as herein authorized with interest on such disbursements at the rate aforesaid shall be collectible in a suit at law, or by foreclosure of this contract in the same manner as if the whole of unpaid principal had been due at the time when any such default occurred, and the indebtedness shall embrace, with unpaid principal and interest, all the sums so disbursed with interest as aforesaid. In case of legal proceedings to enforce any remedy hereunder, whether abated or not, all expenses, including reasonable attorney's fees, shall be added to the principal, become due as incurred, and in case of judgment shall be included therein.

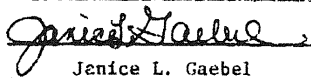
Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property, during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.

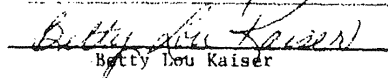
All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Dated this 24 day of April, 1979

 (SEAL)
Gordon J. Gaebel

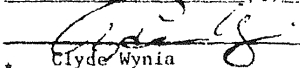
 (SEAL)
James A. Kaiser

 (SEAL)
Janice L. Gaebel

 (SEAL)
Betty Lou Kaiser

AUTHENTICATION

Signatures authenticated this 24 day of April, 1979


Clyde Wynia

ACKNOWLEDGMENT

STATE OF WISCONSIN

County, ss.

Personally came before me, this day of the above named

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

This instrument was drafted by
Stauber, Dehn, WYNIA & Kissinger

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

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

The use of witnesses is optional.

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration date 19)

* Names of persons signing in any capacity should be typed or printed below their respective signatures.

APR 26 1979
9:52 AM

INFORMATION CONTAINS LAND NOT BEING SOLD

PRELIMINARY TITLE RECORDED EXCEPTIONS

STATE OF WISCONSIN - MARATHON COUNTY

RECORDED

February 03, 2021 8:03 AM

DEAN J. STRATZ, REGISTER OF DEEDS

DOC# 1826667 PAGES: 1



HOLDING TANK AGREEMENT

This agreement is made
between the government unit and holding tank owner(s)

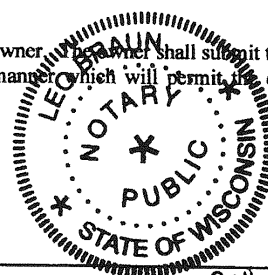
Document Number			
Name and Return Address (BLACK INK ONLY):			
DUWAYNE L STREHLOW 120538 County Rd P Stratford, WI 54484			
Parcel Identifier Number (PIN):	Agreement Date:		
014-2704-074-0991	2/2/2021		
Governmental Unit:	Holding Tank Owner(s):		
Marathon County	DUWAYNE L STREHLOW		

We acknowledge that application is being made for the installation of (a) holding tank(s) on the following property: (Provide legal land description. Use reverse side if needed.)

SEC 07-27-04 SW 1/4 SE 1/4 INCL W 100 FT OF SE 1/4 SE 1/4.
Town of Cleveland

As an inducement to MARATHON COUNTY to issue a sanitary permit for the above-described property, we agree to do the following:

1. To conform to all applicable requirements of the Marathon County Private Sewage Systems Ordinance and SPS 383, Wis. Admin. Code relating to holding tanks. If the owner fails to have the holding tank properly serviced in response to orders issued by Marathon County to prevent or abate a human health hazard as described in s.254.59, Stats., the governmental unit may enter upon the property and service the tank or cause to have the tank to be serviced and charge the owner by placing the charges on the tax bill as a special assessment for current services rendered. The charges will be assessed as prescribed by s.145.20(4), Stats.
2. To pay all charges and cost incurred by the governmental unit for inspection, pumping, hauling, or otherwise servicing and maintaining the holding tank in such a matter as to prevent or abate any human health hazard caused by the holding tank. The governmental unit shall notify the owner of any costs which shall be paid by the owner within thirty (30) days from the date of notice. In the event the owner does not pay the costs within thirty (30) days, the owner specifically agrees that all the costs and charges may be placed on the tax roll as a special assessment for the abatement of a human health hazard, and the tax shall be collected as provided by law.
3. Except as provided by s.281.48(3)(d) Stats., agrees to contract with a person who is licensed under s.281.48(3)(a), Stats. to have the holding tank serviced and to file a copy of the contract or the owner's registration with Marathon County. The owner further agrees to file a copy of any changes to the service contract, or a copy of a new service contract, with Marathon County within ten (10) business days from the date of change to the service contract.
4. To contract with a person licensed under s.281.48(3)(a), Stats., who shall submit holding tank servicing reports to the county in accordance with SPS 383.55, Wis. Adm. Code. In the case of exception under s. 281.48(3)(d), Stats., the owner shall submit the reports to the county. The governmental unit or county may enter upon the property to investigate the condition of the holding tank when pumping reports or meter readings may indicate that the holding tank is not being properly maintained.
5. This agreement will remain in effect only until Marathon County certifies that the property is served by either a municipal sewer or a private sewage system, other than a holding tank that complies with SPS 383, Wis. Adm. Code. In addition, this agreement may be canceled by executing and recording said certification with reference to this agreement in such manner which will permit the existence of the certification to be determined by reference to the property.
6. This agreement shall be binding upon the owner, the heirs of the owner, and assignees of the owner. The owner shall submit the agreement to the register of deeds, and the agreement shall be recorded by the register of deeds in a manner which will permit the existence of the agreement to be determined by reference to the property where the holding tank is installed.



Owner's Name(s) - Please print: DUWAYNE L STREHLOW Owner(s) Signature(s): 	This instrument was acknowledged before me on this date <u>28th January</u> by (owner name) <u>Duwayne Strehlow</u> Notary Public- Marathon Co, State of WI My commission expires: <u>March 3, 2021</u>
---	--

Drafted by: Duwayne Strehlow

Personal information you provide may be used for secondary purposes (Privacy Law, s.15.04(1)(m))
O:\ZONING\POWTSContracts&MaintAgreements\HTAgreement-NoTrnSig.doc - 5/13

INFORMATION CONTAINS LAND NOT BEING SOLD



PROPERTY PHOTOS









Schrader Real Estate and Auction Company, Inc.
WI Brokerage #937019-91, WI Auction Company #116-053
Auctioneer: Luke N. Schrader, registered WI Auctioneer #3088-52
Auctioneer: Rex D. Schrader II, registered WI Auctioneer #2669-52
Terms: 10% Down payment due when bidding concludes, balance due at real estate closing.

Auction Manager: **Christopher J. Hoffman**
Real Estate Broker #91134-94
608.885.0005



SCHRADER
Real Estate and Auction Company, Inc.

950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.schraderauction.com

