

# Marquette County WI 190 Acre Real Estate Auction with Home

Live Auction July 30th 1:00PM (Reg. begins at 11)

W3546 Gem Road  
Montello, WI 53949

Lot #1 Home/Building & 111+/- Acres and Lot #2 78+/- Acres.



[hameleauctions.com](http://hameleauctions.com)  
608.697.2809







**Auction Terms:** High Bid Subject to Seller confirmation per auction lot within 24 hrs of midnight the day of the auction. \$20,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Sept. 13th 2022. Lot #1 Home/Building & 111+/- Acres and Lot #2 78+/- Acres.

**Open House Dates** July 9th 11-1pm, July 13th 4-6pm & July 17th 11-1pm.



 United Country  
Real Estate

Midwest Lifestyle  
Properties

 United Country  
Real Estate

Midwest Lifestyle  
Auctions



**HAMELE  
AUCTION  
SERVICES**





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Midwest Lifestyle  
Properties



Midwest Lifestyle  
Auctions



# Marquette County WI 190 Acre Real Estate Auction with Home Live Auction July 30th 1:00PM (Reg. begins at 11)



W3546 Gem Road  
Montello, WI 53949

Amongst the landscape of this Marquette County Gem lays a 190+/- tract of land that has a 2667+/- square foot custom built ranch home with a million-dollar view of the area landscape rests this secluded home and a stocked pond that one can expect to catch bluegill, crappie and bass. This amazing hunting and recreational property will be offered in a multi parcel bidding process. The property also features well groomed trails, a nice ridge system, food plots, 35x90 pole shed with concrete floors and electric, electric to the dock on the pond, timber and much much more. The home features hardwood floors throughout, Viking Stainless appliances in the kitchen, 2 furnaces and A/C units, wet bar in the large rec room that boasts a 28ft ceiling with real field stone fire place built by the owners with field stones from the land, 4 large bedrooms with the master bedroom have a large bath with jetted tub and large walk-in closet, enjoy nature from the large deck that spans the entire length of the back of the home, mudroom, built in cabinets, custom kitchen cabinets, 2 car attached garage, 2.5 bathrooms all built in 2004. The pond was constructed at various depths ranging from 7 to 11ft with an artesian well that bubbles up into the pond to keep fresh water flowing.

The area that this land is located in has been a proven area for whitetail and turkey hunting with other large land owners in the area that practice deer management. The thick understory, oaks, water, food plots, cedars, marsh area and ridges are where many whitetails and turkeys call home. Multiple access points provide good access to deer stands.

Property is zoned AG2 (property has multiple tax parcels that could allow for other building opportunities for a buyer please check with all County and Township zoning with your plans prior to bidding). The General Agricultural District is designed to provide for and encourage agricultural uses of land, related uses, and certain residential uses in a rural environment. It is also intended for a semi-rural type of environment, allowing for general agricultural uses. 2) Newly created lots and lots or parcels remaining after a land division shall provide a lot area of not less than 10 acres and have a minimum width of 300 feet. Any land division must comply with the requirements of the Town of Buffalo Chapter 10 Subdivision and Land Division Ordinance. 3) The minimum lot line setback shall be 35 feet

Open House Dates July 9th 11-1pm, July 13th 4-6pm & July 17th 11-1pm.

High Bid Subject to Seller confirmation per auction lot within 24 hrs of midnight the day of the auction. \$20,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Sept. 13th 2022. Lot #1 Home/Building & 111+/- Acres and Lot #2 78+/- Acres.

United Country Midwest Lifestyle Properties & Hamele Auctions 1325 W Wisconsin St., Portage, WI 53901. Realtor and auctioneer: Travis Hamele 608-697-3349. Thinking of selling Real Estate or having an auction Call us for a free auction evaluation. We can help you with all of your real estate or auction needs! Visit us at [www.hameleauctions.com](http://www.hameleauctions.com).











**1937993 Active Single Family**

**W3546 Gem Rd** **Town** Buffalo **N01**  
**Montello WI 53949** **County:** Marquette  
**Subdivision:**

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**Bedrooms:** 4 **Est Above Grade SqFt:** 2,667  
**Full Baths:** 2 **Est Part/All Below Grd SqFt:** 0  
**Half Baths:** 1 **Est Total Finished SqFt:** 2,667 *Other*  
**Year Built:** 2004 *Seller* **Full Garage** 2  
**Est. Acres:** 190.1 *Assessor*

**Click M for Map:**   
**Documents (if any):**   
**Calculate Payment:**   
**USPS Zip Report:**   
**Show Date:**

**Open House Info**

From Hwy 22 south of Montello take Gem Rd to the west property on both sides of the road.

						<u>Baths</u>		<u>School Info</u>	
						Full	Half	(D)	Montello
<b>Living/Great:</b>	M 29x31	<b>PrimaryBdrm:</b>	M 14x17	<b>Laundry:</b>	M 7x13	<b>Upper:</b>	0	0	<b>(E)</b> Call School District
<b>Formal Dining:</b>	M 11x17	<b>2nd Bedroom:</b>	M 13x10			<b>Main:</b>	2	1	<b>(M)</b> Montello
<b>Dining Area:</b>		<b>3rd Bedroom:</b>	M 13x11			<b>Lower:</b>	0	0	<b>(H)</b> Montello
<b>Kitchen:</b>	M 13x17	<b>4th Bedroom:</b>	M 13x10						
<b>Family Room:</b>		<b>5th Bedroom:</b>							

<b>Lake/River:</b>		<b>Net Taxes:</b>	\$ 8,651 / 2021	<b>HOA Dues/Yr:</b>	
<b>Feet WaterFront:</b>		<b>Parcel #:</b>	002-00126-0000	<b>Builder:</b>	
<b>Lot Dimensions:</b>		<b>Zoning:</b>	AG2		

<b>Type</b>	1 story	<b>Fuel</b>	Liquid propane
<b>Architecture</b>	Ranch	<b>Heating/Cooling</b>	Forced air, Central air, Multiple Heating Units
<b>Primary Bed Bath</b>	Full, Walk-in Shower, Separate Tub	<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispos
<b>Kitchen Features</b>	Kitchen Island, Range/Oven, Refrigerator, Dishwasher	<b>Driveway</b>	Unpaved
<b>Fireplace</b>	Gas	<b>Barrier-free</b>	Open floor plan, First floor bedroom, First floor full bath, Level lot, Low pile or no carpeting
<b>Basement</b>	Crawl space, Poured concrete foundatn	<b>Terms/Misc.</b>	AUCTION
<b>Garage</b>	2 car, Attached, Opener, Additional Garage	<b>Waterfront</b>	Dock/Pier, Pond
<b>Exterior</b>	Vinyl		
<b>Lot Description</b>	Wooded, Rural-not in subdivision, Horses Allowed		

**Interior Features** Wood or sim. wood floor, Washer, Dryer, Security system, Wet bar

**Exterior Features** Deck, Patio

**Included:** Stove, Fridge, Dishwasher, Trash Compactor, washer, Dryer, lp tank, bar stool and kitchen island stools.

**Excluded:** Sellers personal items

Real Estate Auction July 30th 2022 1:00pm. Property well be offered in a multi parcel bidding process. High Bid Subject to Seller confirmation per auction lot within 24 hrs of midnight the day of the auction. \$20,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Sept. 13th 2022. Lot #1 Home/Building & 111+/- Acres and Lot #2 78+/- Acres. Open House Dates July 9th 11-1pm, July 13th 4-6pm & July 17th 11-1pm. Property consists of a 2667+/- square foot custom built ranch home, hardwood floors & Viking Appliances, builtins, w/35x90 Pole Shed with concrete floors electric, 190+/- acres, stocked pond with bluegill crappie & bass. Whitetail & turkey paradise. Stated price is a suggested opening bid not a contractual price.

<b>Sold Price:</b>	<b>Seller Concessions:</b>	<b>Closing Date:</b>
<i>This information provided courtesy of:</i>	United Country Midwest Lifestyle Properties	06/28/2022 01:34 PM

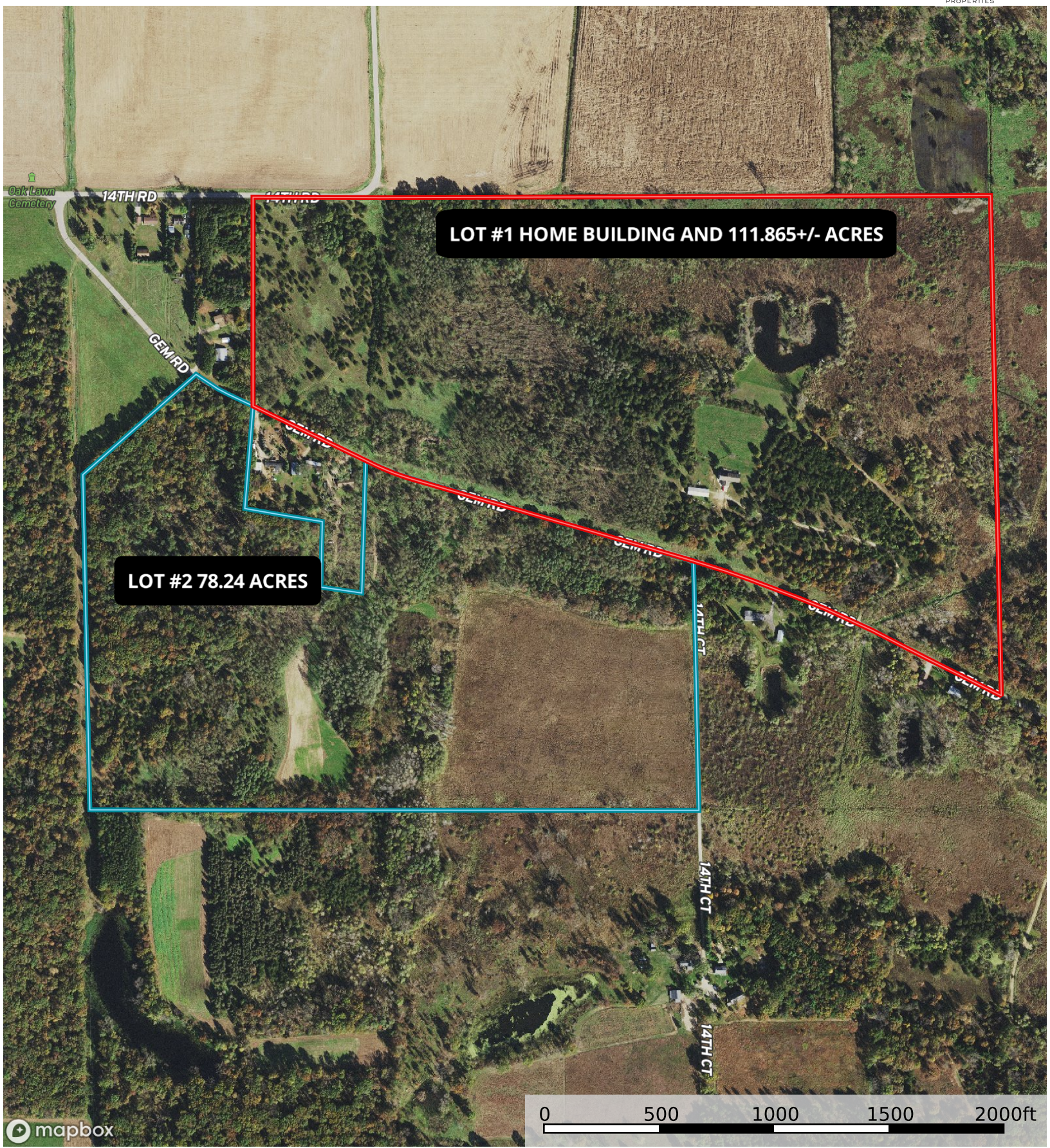
Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2022 SCWMLS



**Travis Hamele**  
**United Country Midwest Lifestyle Properties**  
**Pref: 608-697-3349**  
**travis@hameleauctions.com**  
**www.hameleauctions.com**







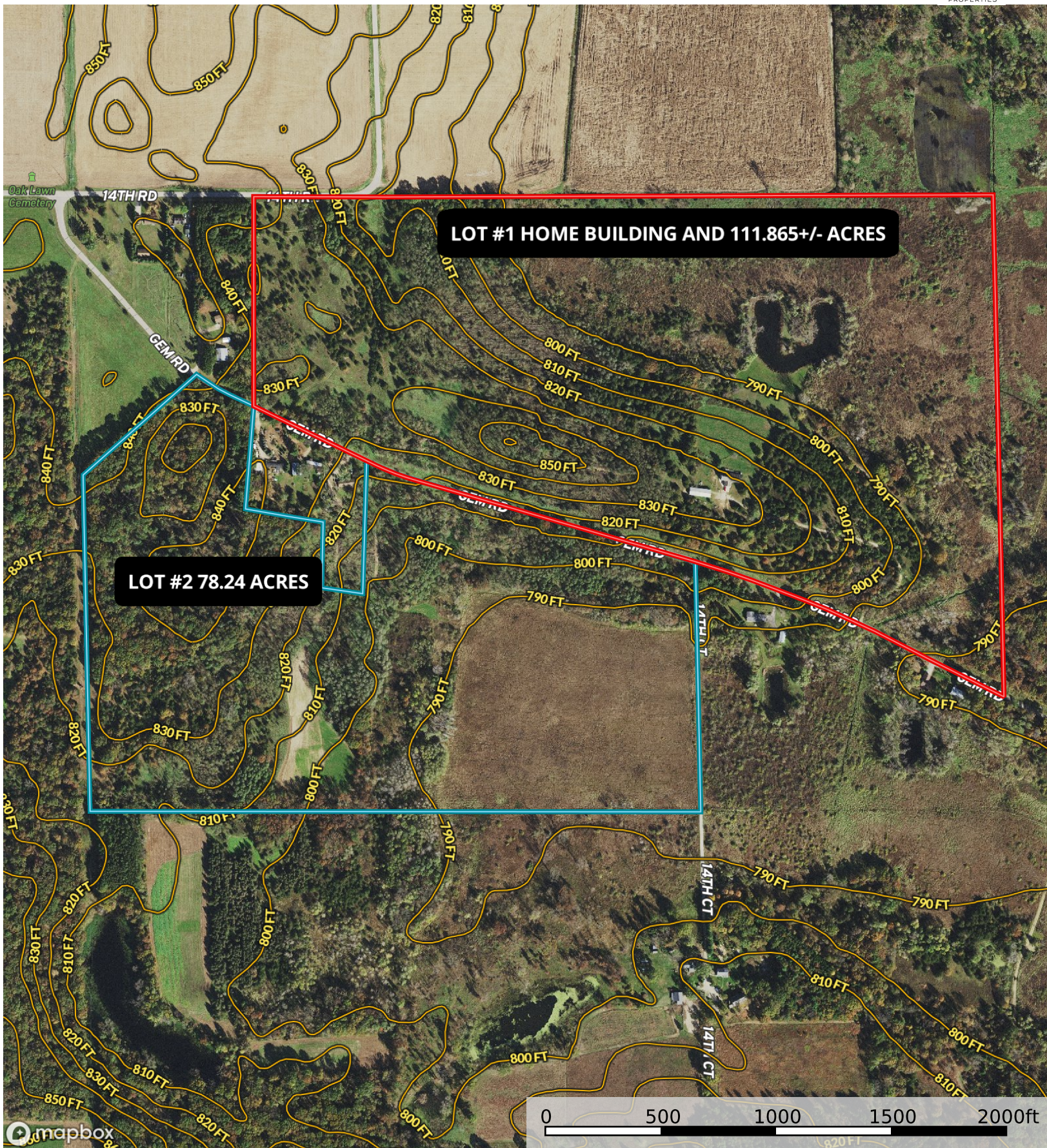
**LOT #1 HOME BUILDING AND 111.865+/- ACRES**

**LOT #2 78.24 ACRES**

0 500 1000 1500 2000ft

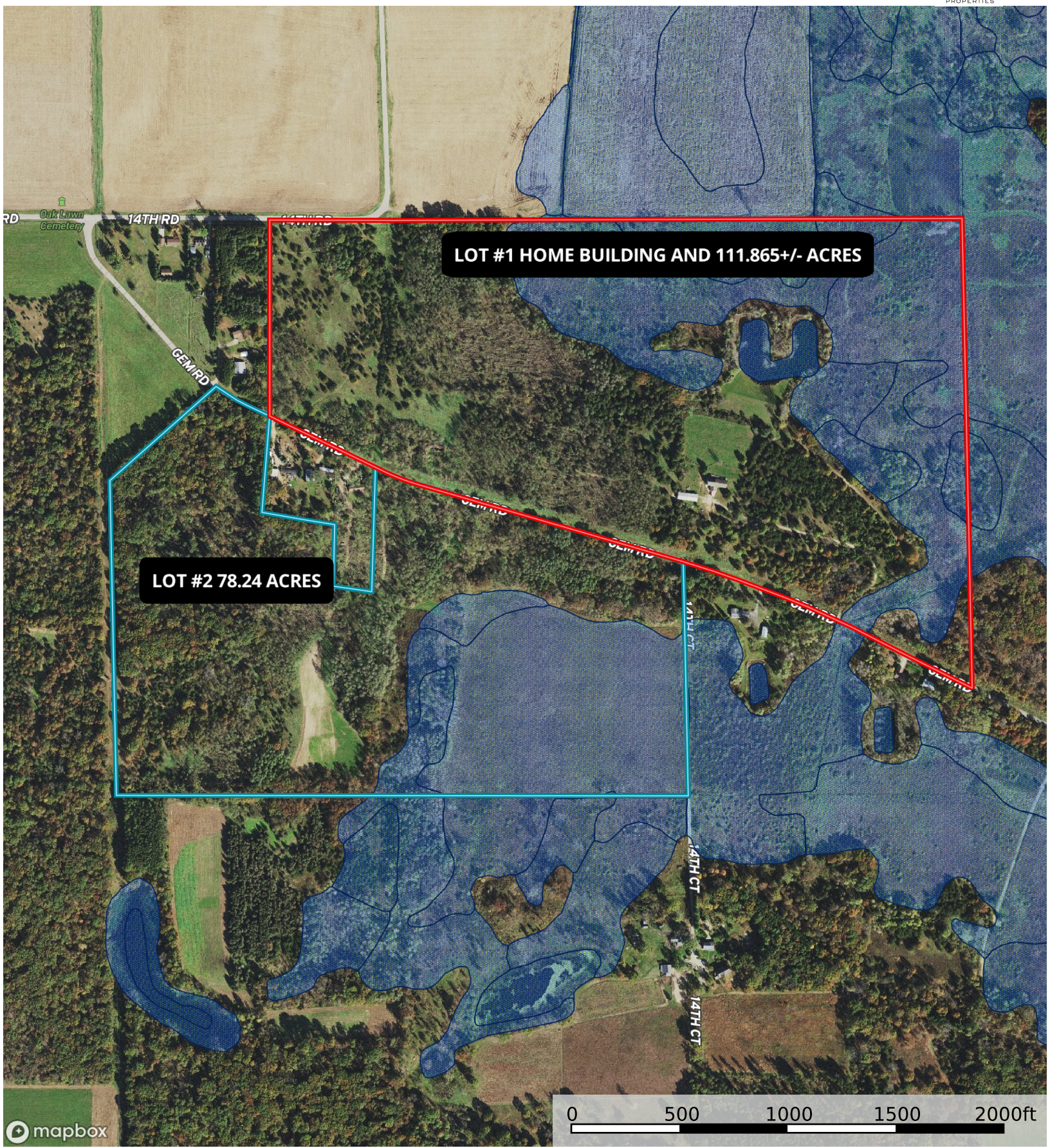
Boundary 1 Boundary





Boundary 1 Boundary





mapbox

- Boundary 1
- Boundary
- Wetlands
- Riparian



**Addenda to Terms & Conditions Relating to Live Auction**  
**W3546 Gem Rd Montello, WI Town of Buffalo Marquette**  
**County July 30<sup>th</sup> 2022 1pm**

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

**Bidders:** Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions and a bid registration on or before the live auction on subject property starts. These requirements must be met to receive a bid number and be allowed to bid on subject property

**Terms of Purchase:** Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Personal Rep Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$20,000 nonrefundable down payment per auction lot along with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before September 13<sup>th</sup> 2022. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$20,000 nonrefundable down payment per auction lot will be a buyer credit on the closing statement to be signed by buyer(s) and seller(s). High Bids per auction lot Subject to Seller confirmation per parcel within 24 hrs of midnight the day of the auction. Closings to take place at Marquette County Title.

**Inspections/Condition:** Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIRONMENTAL LAW.

**Property will be offered as follows:** Property will be offered in the following in a multi parcel bidding process. High Bid Subject to Seller confirmation per auction lot within 24 hrs of midnight the day of the auction. \$20,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Sept. 13<sup>th</sup> 2022. Lot #1 Home/Building & 111+/- Acres and Lot #2 78+/- Acres



**Broker Participation:** Auction Company to pay 2% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than 24hrs prior to auction. Fax 608-742-5004 or email [travis@hameleauctions.com](mailto:travis@hameleauctions.com) Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

**All announcements:** made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated July 30<sup>th</sup> 2022.

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

Bidders Signature(s)

\_\_\_\_\_ Name Printed \_\_\_\_\_

\_\_\_\_\_ Name Printed \_\_\_\_\_



**Hamele Auction Service LLC  
United Country Midwest Lifestyle Properties  
P.O. Box 257, Portage, WI 53901  
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS  
Without Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at 190 +/- Acres W3546 Gem Rd Town of Buffalo Marquette County WI.

These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

**Hamele Auction Service LLC** ("Auctioneer") has been appointed by the **Cecil Redstrom Estate** ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

**CONTRACTS:**

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

**DEPOSITS:**

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 20,000 per auction lot. This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if auction company prior to real estate auction sale approves check". Checks made to Hamele Realty Trust.



**REAL ESTATE CLOSING:**

Buyers must close all sale of real property on or before September 13<sup>th</sup> 2022. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder. Closing will be handled by Marquette County Title in Montello WI.

**CONDITION OF SALE:**

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

**AGENCY AND CONDUCT OF AUCTION:**

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

**RIGHTS:**

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, Hamele Auction Service LLC and or United County Midwest Lifestyle Properties may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of Hamele Auction Service LLC and or United County Midwest Lifestyle Properties or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

**JURISDICTION:**

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.



**ADDITION TO OR WITHDRAWAL FROM SALE:**

The Seller reserves the right to withdraw from sale the property listed and reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel or postpone the auction sale at any time.

**INSPECTIONS:**

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

**REPRESENTATIONS:**

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

**REAL ESTATE BUYER'S AGENTS:**

Real estate agents who register as buyer's agents will qualify for a 2% commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0% of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.



**TITLE INSURANCE:**

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

**FINANCING:**

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

**ENVIRONMENTAL DISCLAIMER:**

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

**ADDENDA:**

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda To Auction Terms and Conditions

**AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION**

**ADVERTISEMENTS**

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING  
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR  
TITLE DEED**

**ACCEPTANCE OF TERMS AND CONDITIONS:**

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:



<u>Tax ID</u>	<u>Acres</u>	<u>Roadside</u>	<u>Land Assessment</u>	<u>Improvements</u>	<u>Taxes</u>
002-00126-0000	40	North	\$ 50,500.00	\$ 241,100.00	\$ 5,350.95
002-00127-0000	34.13	North	\$ 49,400.00	\$ -	\$ 914.87
002-00164-0000	14.85	North	\$ 14,900.00	\$ -	\$ 275.94
002-00128-0000	0.87	North	\$ 2,500.00	\$ -	\$ 46.29
002-00132-0000	6.015	North	\$ 6,100.00	\$ -	\$ 112.98
002-00133-0000	16	North	\$ 26,800.00	\$ -	\$ 496.33
002-00131-0000	4.46	South	\$ 11,600.00	\$ -	\$ 214.83
002-00163-0000	10.69	South	\$ 10,700.00	\$ -	\$ 198.15
002-00173-0000	34.56	South	\$ 32,800.00	\$ -	\$ 607.46
002-00129-0000	28.53	South	\$ 23,400.00	\$ -	\$ 433.36
	190.105		\$ 228,700.00	\$ 241,100.00	\$ 8,651.16
North Side of Road	111.865				
South Side of Road	78.24				



**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2021**

TOWN OF BUFFALO  
MARQUETTE COUNTY

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

REDSTROM ESTATE, CECIL R

**BILL NUMBER: 120**

**IMPORTANT:** · Correspondence should refer to parcel number.  
· See reverse side for important information.  
· Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
221270 128608 120559 ACRES: 40.000  
SEC 05, T 14 N, R 10 E, NE¼ of SW¼  
PLAT: N/A-NOT AVAILABLE  
NE-SW 40.00A

**Property Address:** W3546 GEM RD

**Parcel #:** 002-00126-0000  
**Alt. Parcel #:** 0205141031000

<b>Assessed Value Land</b> 50,500	<b>Ass'd. Value Improvements</b> 241,100	<b>Total Assessed Value</b> 291,600	<b>Ave. Assmt. Ratio</b> 0.7912	<b>Net Assessed Value Rate</b> (Does NOT reflect credits)	0.018519642
<b>Est. Fair Mkt. Land</b> 99,800	<b>Est. Fair Mkt. Improvements</b> 304,700	<b>Total Est. Fair Mkt.</b> 404,500	<input type="checkbox"/> <b>A Star in this box means Unpaid Prior Year Taxes</b>	<b>School taxes reduced by school levy tax credit</b>	\$ 444.19
<b>Taxing Jurisdiction</b>	<b>2020 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2020 Net Tax</b>	<b>2021 Net Tax</b>	<b>% Tax Change</b>
MARQUETTE COUNTY	53,189	55,905	2,702.29	2,834.55	4.9%
TOWN OF BUFFALO	114,010	150,978	286.44	286.22	-0.1%
MONTELLO SCH DIST	699,106	752,458	1,919.12	1,982.20	3.3%
MADISON AREA MATC	89,607	102,990	282.50	297.35	5.3%
<b>Total</b>	955,912	1,062,331	5,190.35	5,400.32	4.0%
	<b>First Dollar Credit</b>		52.32	49.37	-5.6%
	<b>Lottery &amp; Gaming Credit</b>		128.22		-100.0%
	<b>Net Property Tax</b>		5,009.81	5,350.95	6.8%

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	<b>Full Payment Due On or Before January 31, 2022</b> \$5,350.95
	<b>Or First Installment Due On or Before January 31, 2022</b> \$2,675.48
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	<b>And Second Installment Due On or Before July 31, 2022</b> \$2,675.47
	<b>FOR TREASURERS USE ONLY</b>
	PAYMENT _____
	BALANCE _____
	DATE _____

<b>Net Property Tax</b>	5,350.95
<b>TOTAL DUE FOR FULL PAYMENT</b>	
Pay By January 31, 2022	\$ 5,350.95
<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

**FOR INFORMATIONAL PURPOSES ONLY**  
- Voter Approved Temporary Tax Increases

<b>Total Additional Taxes</b>	<b>Total Additional Taxes Applied to Property</b>	<b>Year Increase Ends</b>
87,292.87	249.13	2029

**Taxing Jurisdiction**  
MONTELLO SCH DIST

PLEASE RETURN LOWER PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2021**

**Bill #:** 120  
**Parcel #:** 002-00126-0000  
**Alt. Parcel #:** 0205141031000

**Total Due For Full Payment** \$5,350.95  
Pay to Local Treasurer By Jan 31, 2022

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$2,675.48 BY January 31, 2022	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$2,675.47 BY July 31, 2022
---	---

Check For Billing Address Change.

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_



STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2021**

TOWN OF BUFFALO  
 MARQUETTE COUNTY

ATTN JOIE WOODARD CO-PERS REP  
 CECIL R REDSTROM ESTATE  
 PO BOX 430  
 MONTELLO WI 53949

REDSTROM ESTATE, CECIL R

**BILL NUMBER: 121**

IMPORTANT: · Correspondence should refer to parcel number.  
 · See reverse side for important information.  
 · Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.

172364 ACRES: 34.130  
 SEC 05, T 14 N, R 10 E, NW¼ of SW¼  
 PLAT: 0571-0571 CSM  
 LOT 1 CSM 571 BEING PRT OF NW-SW 34.13A

**Property Address:**

**Parcel #:** 002-00127-0000  
**Alt. Parcel #:** 0205141032010

Assessed Value Land 49,400	Ass'd. Value Improvements	Total Assessed Value 49,400	Ave. Assmt. Ratio 0.7912	Net Assessed Value Rate (Does NOT reflect credits)	0.018519642
Est. Fair Mkt. Land 89,100	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 89,100	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$75.25

Taxing Jurisdiction	2020		2021		2020 Net Tax	2021 Net Tax	% Tax Change	
	Est. State Aids Allocated Tax Dist.		Est. State Aids Allocated Tax Dist.					
MARQUETTE COUNTY	53,189		55,905		457.79	480.20	4.9%	
TOWN OF BUFFALO	114,010		150,978		48.53	48.49	-0.1%	
MONTELLO SCH DIST	699,106		752,458		325.12	335.81	3.3%	
MADISON AREA MATC	89,607		102,990		47.86	50.37	5.2%	
<b>Total</b>		955,912		1,062,331	879.30	914.87	4.0%	
					<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>	879.30	914.87	4.0%

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	Full Payment Due On or Before January 31, 2022 \$914.87	<b>Net Property Tax</b> 914.87
	Or First Installment Due On or Before January 31, 2022 \$457.44	
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	And Second Installment Due On or Before July 31, 2022 \$457.43	<b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2022 ▶ \$ 914.87
	<b>FOR TREASURERS USE ONLY</b>	
	PAYMENT _____	<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>
	BALANCE _____	
	DATE _____	

**FOR INFORMATIONAL PURPOSES ONLY**  
 - Voter Approved Temporary Tax Increases

**Taxing Jurisdiction**  
 MONTELLO SCH DIST

<b>Total Additional Taxes</b>	<b>Total Additional Taxes Applied to Property</b>	<b>Year Increase Ends</b>
87,292.87	42.21	2029

PLEASE RETURN LOWER  
 PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2021**

**Bill #:** 121  
**Parcel #:** 002-00127-0000  
**Alt. Parcel #:** 0205141032010

**Total Due For Full Payment** \$914.87  
 Pay to Local Treasurer By Jan 31, 2022

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$457.44 BY January 31, 2022	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$457.43 BY July 31, 2022
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Check For Billing Address Change.

ATTN JOIE WOODARD CO-PERS REP  
 CECIL R REDSTROM ESTATE  
 PO BOX 430  
 MONTELLO WI 53949

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_

PA-6562 (R. 8-15)



**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2021**

TOWN OF BUFFALO  
MARQUETTE COUNTY

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

REDSTROM ESTATE, CECIL R

**BILL NUMBER: 122**

**IMPORTANT:** · Correspondence should refer to parcel number.  
· See reverse side for important information.  
· Be sure this description covers your property. This description is  
for property tax bill only and may not be a full legal description.

151620 ACRES: 0.870  
SEC 05, T 14 N, R 10 E, NW¼ of SW¼  
PLAT: N/A-NOT AVAILABLE  
BLOCK/CONDO: LOT 1  
PRT OF LOT 1 CSM 749 BEING PRT OF NW-SW 0.87A

**Property Address:**

**Parcel #:** 002-00128-0000  
**Alt. Parcel #:** 0205141032020

<b>Assessed Value Land</b> 2,500	<b>Ass'd. Value Improvements</b>	<b>Total Assessed Value</b> 2,500	<b>Ave. Assmt. Ratio</b> 0.7912	<b>Net Assessed Value Rate</b> (Does NOT reflect credits)	0.018519642
<b>Est. Fair Mkt. Land</b> 3,200	<b>Est. Fair Mkt. Improvements</b>	<b>Total Est. Fair Mkt.</b> 3,200	<input type="checkbox"/> <b>A Star in this box means Unpaid Prior Year Taxes</b>	<b>School taxes reduced by school levy tax credit</b>	\$3.81
<b>Taxing Jurisdiction</b>	<b>2020 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2020 Net Tax</b>	<b>2021 Net Tax</b>	<b>% Tax Change</b>
MARQUETTE COUNTY	53,189	55,905	23.17	24.30	4.9%
TOWN OF BUFFALO	114,010	150,978	2.46	2.45	-0.4%
MONTELLO SCH DIST	699,106	752,458	16.45	16.99	3.3%
MADISON AREA MATC	89,607	102,990	2.42	2.55	5.4%
<b>Total</b>	955,912	1,062,331	44.50	46.29	4.0%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		44.50	46.29	4.0%

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	<b>Full Payment Due On or Before January 31, 2022</b> \$46.29	<b>Net Property Tax</b> 46.29
	<b>Or First Installment Due On or Before January 31, 2022</b> \$46.29	
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	<b>And Second Installment Due On or Before July 31, 2022</b> \$0.00	
	<b>FOR TREASURERS USE ONLY</b> PAYMENT _____ BALANCE _____ DATE _____	
<b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2022 ▶ \$ 46.29		

**FOR INFORMATIONAL PURPOSES ONLY**  
- Voter Approved Temporary Tax Increases

<b>Taxing Jurisdiction</b> MONTELLO SCH DIST	<b>Total Additional Taxes</b> 87,292.87	<b>Total Additional Taxes Applied to Property</b> 2.14	<b>Year Increase Ends</b> 2029
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**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.**

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

**REAL ESTATE PROPERTY TAX BILL FOR 2021**

**Bill #:** 122  
**Parcel #:** 002-00128-0000  
**Alt. Parcel #:** 0205141032020

**Total Due For Full Payment** \$46.29  
Pay to Local Treasurer By Jan 31, 2022

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$46.29 BY January 31, 2022	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2022
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Check For Billing Address Change.

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

**FOR TREASURERS USE ONLY**  
PAYMENT \_\_\_\_\_  
BALANCE \_\_\_\_\_  
DATE \_\_\_\_\_

PA-656/2 (R. 8-15)



**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2021**

TOWN OF BUFFALO  
MARQUETTE COUNTY

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

REDSTROM ESTATE, CECIL R

**BILL NUMBER: 123**

IMPORTANT: · Correspondence should refer to parcel number.  
· See reverse side for important information.  
· Be sure this description covers your property. This description is  
for property tax bill only and may not be a full legal description.

164447 ACRES: 28.530  
SEC 05, T 14 N, R 10 E, SW¼ of SW¼  
PLAT: 0750-0750 CSM  
PRT OF SW-SW BEING PRT OF CSM 750 28.53A

**Property Address:**

**Parcel #:** 002-00129-0000  
**Alt. Parcel #:** 0205141033010

<b>Assessed Value Land</b> 23,400	<b>Ass'd. Value Improvements</b>	<b>Total Assessed Value</b> 23,400	<b>Ave. Assmt. Ratio</b> 0.7912	<b>Net Assessed Value Rate</b> (Does NOT reflect credits)	0.018519642
<b>Est. Fair Mkt. Land</b> 59,200	<b>Est. Fair Mkt. Improvements</b>	<b>Total Est. Fair Mkt.</b> 59,200	<input type="checkbox"/> <b>A Star in this box means Unpaid Prior Year Taxes</b>	<b>School taxes reduced by school levy tax credit</b>	\$35.64
<b>Taxing Jurisdiction</b>	<b>2020 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2020 Net Tax</b>	<b>2021 Net Tax</b>	<b>% Tax Change</b>
MARQUETTE COUNTY	53,189	55,905	216.85	227.46	4.9%
TOWN OF BUFFALO	114,010	150,978	22.99	22.97	-0.1%
MONTELLO SCH DIST	699,106	752,458	154.01	159.07	3.3%
MADISON AREA MATC	89,607	102,990	22.67	23.86	5.2%
<b>Total</b>	955,912	1,062,331	416.52	433.36	4.0%
	<b>First Dollar Credit Lottery &amp; Gaming Credit</b>		416.52	433.36	4.0%
	<b>Net Property Tax</b>				

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	<b>Full Payment Due On or Before January 31, 2022</b> \$433.36
	<b>Or First Installment Due On or Before January 31, 2022</b> \$216.68
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	<b>And Second Installment Due On or Before July 31, 2022</b> \$216.68
	<b>FOR TREASURERS USE ONLY</b>
	PAYMENT _____
	BALANCE _____
	DATE _____

<b>Net Property Tax</b>	433.36
<b>TOTAL DUE FOR FULL PAYMENT</b>	
Pay By January 31, 2022	
<b>\$ 433.36</b>	
<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

**FOR INFORMATIONAL PURPOSES ONLY**  
- Voter Approved Temporary Tax Increases

<b>Taxing Jurisdiction</b> MONTELLO SCH DIST	<b>Total Additional Taxes</b> 87,292.87	<b>Total Additional Taxes Applied to Property</b> 19.99	<b>Year Increase Ends</b> 2029
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PLEASE RETURN LOWER PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2021**

**Bill #:** 123  
**Parcel #:** 002-00129-0000  
**Alt. Parcel #:** 0205141033010

**Total Due For Full Payment** \$433.36  
Pay to Local Treasurer By Jan 31, 2022

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$216.68 BY January 31, 2022	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$216.68 BY July 31, 2022
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Check For Billing Address Change.

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_



STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2021**

TOWN OF BUFFALO  
 MARQUETTE COUNTY

ATTN JOIE WOODARD CO-PERS REP  
 CECIL R REDSTROM ESTATE  
 PO BOX 430  
 MONTELLO WI 53949

REDSTROM ESTATE, CECIL R

**BILL NUMBER: 124**

IMPORTANT: · Correspondence should refer to parcel number.  
 · See reverse side for important information.  
 · Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.

300401 233699 233698 ACRES: 4.460  
 SEC 05, T 14 N, R 10 E, SW¼ of SW¼  
 PLAT: N/A-NOT AVAILABLE  
 PRT OF SW-SW 4.46A

**Property Address:**

**Parcel #:** 002-00131-0000  
**Alt. Parcel #:** 0205141033030

Assessed Value Land 11,600	Ass'd. Value Improvements	Total Assessed Value 11,600	Ave. Assmt. Ratio 0.7912	Net Assessed Value Rate (Does NOT reflect credits)	0.018519642
Est. Fair Mkt. Land 14,700	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 14,700	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$17.67
<b>Taxing Jurisdiction</b>	<b>2020</b> Est. State Aids Allocated Tax Dist.	<b>2021</b> Est. State Aids Allocated Tax Dist.	<b>2020</b> Net Tax	<b>2021</b> Net Tax	<b>% Tax Change</b>
MARQUETTE COUNTY	53,189	55,905	107.50	112.76	4.9%
TOWN OF BUFFALO	114,010	150,978	11.39	11.39	
MONTELLO SCH DIST	699,106	752,458	76.35	78.85	3.3%
MADISON AREA MATC	89,607	102,990	11.24	11.83	5.2%
<b>Total</b>	955,912	1,062,331	206.48	214.83	4.0%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		206.48	214.83	4.0%

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	Full Payment Due On or Before January 31, 2022 \$214.83
	Or First Installment Due On or Before January 31, 2022 \$107.42
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	And Second Installment Due On or Before July 31, 2022 \$107.41
	<b>FOR TREASURERS USE ONLY</b>
	PAYMENT _____
	BALANCE _____
	DATE _____

<b>Net Property Tax</b>	214.83
<b>TOTAL DUE FOR FULL PAYMENT</b>	
Pay By January 31, 2022	\$ 214.83
<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

**FOR INFORMATIONAL PURPOSES ONLY**  
 - Voter Approved Temporary Tax Increases

**Taxing Jurisdiction**  
 MONTELLO SCH DIST

<b>Total Additional Taxes</b>	<b>Total Additional Taxes Applied to Property</b>	<b>Year Increase Ends</b>
87,292.87	9.91	2029

PLEASE RETURN LOWER PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2021**

**Bill #:** 124  
**Parcel #:** 002-00131-0000  
**Alt. Parcel #:** 0205141033030

**Total Due For Full Payment** \$214.83  
 Pay to Local Treasurer By Jan 31, 2022

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$107.42 BY January 31, 2022	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$107.41 BY July 31, 2022
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Check For Billing Address Change.

ATTN JOIE WOODARD CO-PERS REP  
 CECIL R REDSTROM ESTATE  
 PO BOX 430  
 MONTELLO WI 53949

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_



**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2021**

TOWN OF BUFFALO  
MARQUETTE COUNTY

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

REDSTROM ESTATE, CECIL R

**BILL NUMBER: 125**

IMPORTANT: · Correspondence should refer to parcel number.  
· See reverse side for important information.  
· Be sure this description covers your property. This description is  
for property tax bill only and may not be a full legal description.

172364 ACRES: 6.105  
SEC 05, T 14 N, R 10 E, SW¼ of SW¼  
PLAT: 0307-0307 CSM  
BLOCK/CONDO: LOT 1  
CSM 307 BEING PRT OF NW-SW & SW-SW 6.105A

**Property Address:**

**Parcel #:** 002-00132-0000  
**Alt. Parcel #:** 0205141033040

<b>Assessed Value Land</b> 6,100	<b>Ass'd. Value Improvements</b>	<b>Total Assessed Value</b> 6,100	<b>Ave. Assmt. Ratio</b> 0.7912	<b>Net Assessed Value Rate</b> (Does NOT reflect credits)	0.018519642
<b>Est. Fair Mkt. Land</b> 15,400	<b>Est. Fair Mkt. Improvements</b>	<b>Total Est. Fair Mkt.</b> 15,400	<input type="checkbox"/> <b>A Star in this box means Unpaid Prior Year Taxes</b>	<b>School taxes reduced by school levy tax credit</b>	\$9.29
<b>Taxing Jurisdiction</b>	<b>2020 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2020 Net Tax</b>	<b>2021 Net Tax</b>	<b>% Tax Change</b>
MARQUETTE COUNTY	53,189	55,905	56.53	59.30	4.9%
TOWN OF BUFFALO	114,010	150,978	5.99	5.99	
MONTELLO SCH DIST	699,106	752,458	40.15	41.47	3.3%
MADISON AREA MATC	89,607	102,990	5.91	6.22	5.2%
<b>Total</b>	955,912	1,062,331	108.58	112.98	4.1%
	<b>First Dollar Credit Lottery &amp; Gaming Credit</b>				
			108.58	112.98	4.1%

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	<b>Full Payment Due On or Before January 31, 2022</b> \$112.98
	<b>Or First Installment Due On or Before January 31, 2022</b> \$56.49
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	<b>And Second Installment Due On or Before July 31, 2022</b> \$56.49
	<b>FOR TREASURERS USE ONLY</b>
	PAYMENT _____
	BALANCE _____
	DATE _____

<b>Net Property Tax</b>	112.98
<b>TOTAL DUE FOR FULL PAYMENT</b>	
Pay By January 31, 2022	\$ 112.98
<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

**FOR INFORMATIONAL PURPOSES ONLY**  
- Voter Approved Temporary Tax Increases

**Taxing Jurisdiction**  
MONTELLO SCH DIST

<b>Total Additional Taxes</b>	<b>Total Additional Taxes Applied to Property</b>	<b>Year Increase Ends</b>
87,292.87	5.21	2029

PLEASE RETURN LOWER PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2021**

**Bill #:** 125  
**Parcel #:** 002-00132-0000  
**Alt. Parcel #:** 0205141033040

**Total Due For Full Payment** \$112.98  
Pay to Local Treasurer By Jan 31, 2022

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$56.49 BY January 31, 2022	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$56.49 BY July 31, 2022
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Check For Billing Address Change.

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_



STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2021**

TOWN OF BUFFALO  
 MARQUETTE COUNTY

ATTN JOIE WOODARD CO-PERS REP  
 CECIL R REDSTROM ESTATE  
 PO BOX 430  
 MONTELLO WI 53949

REDSTROM ESTATE, CECIL R

**BILL NUMBER: 126**

IMPORTANT: · Correspondence should refer to parcel number.  
 · See reverse side for important information.  
 · Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.  
 221270 128608 120559 ACRES: 16.000  
 SEC 05, T 14 N, R 10 E, SE¼ of SW¼  
 PLAT: N/A-NOT AVAILABLE  
 SE-SW LY N OF GEM RD 16.00A

**Property Address:**

**Parcel #:** 002-00133-0000  
**Alt. Parcel #:** 0205141034010

Assessed Value Land 26,800	Ass'd. Value Improvements	Total Assessed Value 26,800	Ave. Assmt. Ratio 0.7912	Net Assessed Value Rate (Does NOT reflect credits)	0.018519642
Est. Fair Mkt. Land 41,500	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 41,500	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$40.82
<b>Taxing Jurisdiction</b>	<b>2020</b> Est. State Aids Allocated Tax Dist.	<b>2021</b> Est. State Aids Allocated Tax Dist.	<b>2020</b> Net Tax	<b>2021</b> Net Tax	<b>% Tax Change</b>
MARQUETTE COUNTY	53,189	55,905	248.36	260.51	4.9%
TOWN OF BUFFALO	114,010	150,978	26.33	26.31	-0.1%
MONTELLO SCH DIST	699,106	752,458	176.38	182.18	3.3%
MADISON AREA MATC	89,607	102,990	25.96	27.33	5.3%
<b>Total</b>	955,912	1,062,331	477.03	496.33	4.0%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		477.03	496.33	4.0%

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	Full Payment Due On or Before January 31, 2022 \$496.33	<b>Net Property Tax</b> 496.33
	Or First Installment Due On or Before January 31, 2022 \$248.17	
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	And Second Installment Due On or Before July 31, 2022 \$248.16	<b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2022 ▶ \$ 496.33
	<b>FOR TREASURERS USE ONLY</b> PAYMENT _____ BALANCE _____ DATE _____	

**FOR INFORMATIONAL PURPOSES ONLY**  
 - Voter Approved Temporary Tax Increases

<b>Taxing Jurisdiction</b> MONTELLO SCH DIST	<b>Total Additional Taxes</b> 87,292.87	<b>Total Additional Taxes Applied to Property</b> 22.90	<b>Year Increase Ends</b> 2029
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**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.**

PLEASE RETURN LOWER  
 PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2021**

**Bill #:** 126  
**Parcel #:** 002-00133-0000  
**Alt. Parcel #:** 0205141034010

**Total Due For Full Payment** \$496.33  
 Pay to Local Treasurer By Jan 31, 2022

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$248.17 BY January 31, 2022	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$248.16 BY July 31, 2022
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Check For Billing Address Change.

ATTN JOIE WOODARD CO-PERS REP  
 CECIL R REDSTROM ESTATE  
 PO BOX 430  
 MONTELLO WI 53949

**FOR TREASURERS USE ONLY**  
 PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-656/2 (R. 8-15)



**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2021**  
TOWN OF BUFFALO  
MARQUETTE COUNTY

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

REDSTROM ESTATE, CECIL R

**BILL NUMBER: 166**

**IMPORTANT:** · Correspondence should refer to parcel number.  
· See reverse side for important information.  
· Be sure this description covers your property. This description is  
for property tax bill only and may not be a full legal description.

164447 ACRES: 10.690  
SEC 06, T 14 N, R 10 E, NE¼ of SE¼  
PLAT: 0750-0750 CSM  
PRT OF NE-SE BEING PRT OF CSM 750 10.69A

**Property Address:**

**Parcel #:** 002-00163-0000  
**Alt. Parcel #:** 0206141041010

<b>Assessed Value Land</b> 10,700	<b>Ass'd. Value Improvements</b>	<b>Total Assessed Value</b> 10,700	<b>Ave. Assmt. Ratio</b> 0.7912	<b>Net Assessed Value Rate</b> (Does NOT reflect credits)	0.018519642
<b>Est. Fair Mkt. Land</b> 27,000	<b>Est. Fair Mkt. Improvements</b>	<b>Total Est. Fair Mkt.</b> 27,000	<input type="checkbox"/> <b>A Star in this box means Unpaid Prior Year Taxes</b>	<b>School taxes reduced by school levy tax credit</b>	\$16.30
<b>Taxing Jurisdiction</b>	<b>2020 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2020 Net Tax</b>	<b>2021 Net Tax</b>	<b>% Tax Change</b>
MARQUETTE COUNTY	53,189	55,905	99.16	104.01	4.9%
TOWN OF BUFFALO	114,010	150,978	10.51	10.50	-0.1%
MONTELLO SCH DIST	699,106	752,458	70.42	72.73	3.3%
MADISON AREA MATC	89,607	102,990	10.37	10.91	5.2%
<b>Total</b>	955,912	1,062,331	190.46	198.15	4.0%
	<b>First Dollar Credit Lottery &amp; Gaming Credit</b>		190.46	198.15	4.0%
	<b>Net Property Tax</b>				

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	<b>Full Payment Due On or Before January 31, 2022</b> \$198.15
	<b>Or First Installment Due On or Before January 31, 2022</b> \$99.08
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	<b>And Second Installment Due On or Before July 31, 2022</b> \$99.07
	<b>FOR TREASURERS USE ONLY</b>
	PAYMENT _____
	BALANCE _____
	DATE _____

<b>Net Property Tax</b>	198.15
<b>TOTAL DUE FOR FULL PAYMENT</b>	
Pay By January 31, 2022	\$ 198.15
<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

**FOR INFORMATIONAL PURPOSES ONLY**  
- Voter Approved Temporary Tax Increases

<b>Total Additional Taxes</b>	<b>Total Additional Taxes Applied to Property</b>	<b>Year Increase Ends</b>
87,292.87	9.14	2029

**Taxing Jurisdiction**  
MONTELLO SCH DIST

PLEASE RETURN LOWER PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2021**

**Bill #:** 166  
**Parcel #:** 002-00163-0000  
**Alt. Parcel #:** 0206141041010

**Total Due For Full Payment** \$198.15  
Pay to Local Treasurer By Jan 31, 2022

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$99.08 BY January 31, 2022	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$99.07 BY July 31, 2022
--	--

Check For Billing Address Change.

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_



**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2021**

TOWN OF BUFFALO  
MARQUETTE COUNTY

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

REDSTROM ESTATE, CECIL R

**BILL NUMBER: 167**

IMPORTANT: · Correspondence should refer to parcel number.  
· See reverse side for important information.  
· Be sure this description covers your property. This description is  
for property tax bill only and may not be a full legal description.

151620 ACRES: 14.850  
SEC 06, T 14 N, R 10 E, NE¼ of SE¼  
PLAT: N/A-NOT AVAILABLE  
BLOCK/CONDO: LOT 1  
PRT OF LOT 1 CSM 749 BEING PRT OF NE-SE 14.85A

**Property Address:**

**Parcel #:** 002-00164-0000  
**Alt. Parcel #:** 0206141041020

<b>Assessed Value Land</b> 14,900	<b>Ass'd. Value Improvements</b>	<b>Total Assessed Value</b> 14,900	<b>Ave. Assmt. Ratio</b> 0.7912	<b>Net Assessed Value Rate</b> (Does NOT reflect credits)	0.018519642
<b>Est. Fair Mkt. Land</b> 37,700	<b>Est. Fair Mkt. Improvements</b>	<b>Total Est. Fair Mkt.</b> 37,700	<input type="checkbox"/> <b>A Star in this box means Unpaid Prior Year Taxes</b>	<b>School taxes reduced by school levy tax credit</b>	\$22.70
<b>Taxing Jurisdiction</b>	<b>2020 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2020 Net Tax</b>	<b>2021 Net Tax</b>	<b>% Tax Change</b>
MARQUETTE COUNTY	53,189	55,905	138.08	144.84	4.9%
TOWN OF BUFFALO	114,010	150,978	14.64	14.63	-0.1%
MONTELLO SCH DIST	699,106	752,458	98.06	101.28	3.3%
MADISON AREA MATC	89,607	102,990	14.44	15.19	5.2%
<b>Total</b>	955,912	1,062,331	265.22	275.94	4.0%
	<b>First Dollar Credit Lottery &amp; Gaming Credit</b>		265.22	275.94	4.0%
	<b>Net Property Tax</b>				

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	<b>Full Payment Due On or Before January 31, 2022</b> \$275.94
	<b>Or First Installment Due On or Before January 31, 2022</b> \$137.97
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	<b>And Second Installment Due On or Before July 31, 2022</b> \$137.97
	<b>FOR TREASURERS USE ONLY</b>
	PAYMENT _____
	BALANCE _____
	DATE _____

<b>Net Property Tax</b>	275.94
<b>TOTAL DUE FOR FULL PAYMENT</b>	
Pay By January 31, 2022	\$ 275.94
<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

**FOR INFORMATIONAL PURPOSES ONLY**  
- Voter Approved Temporary Tax Increases

<b>Total Additional Taxes</b>	<b>Total Additional Taxes Applied to Property</b>	<b>Year Increase Ends</b>
87,292.87	12.73	2029

**Taxing Jurisdiction**  
MONTELLO SCH DIST

PLEASE RETURN LOWER PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2021**

**Bill #:** 167  
**Parcel #:** 002-00164-0000  
**Alt. Parcel #:** 0206141041020

**Total Due For Full Payment** \$275.94  
Pay to Local Treasurer By Jan 31, 2022

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$137.97 BY January 31, 2022	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$137.97 BY July 31, 2022
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Check For Billing Address Change.

ATTN JOIE WOODARD CO-PERS REP  
CECIL R REDSTROM ESTATE  
PO BOX 430  
MONTELLO WI 53949

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2021**

TOWN OF BUFFALO  
 MARQUETTE COUNTY

ATTN JOIE WOODARD CO-PERS REP  
 CECIL R REDSTROM ESTATE  
 PO BOX 430  
 MONTELLO WI 53949

REDSTROM ESTATE, CECIL R

**BILL NUMBER: 178**

IMPORTANT: · Correspondence should refer to parcel number.  
 · See reverse side for important information.  
 · Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.

164447 ACRES: 34.560  
 SEC 06, T 14 N, R 10 E, SE¼ of SE¼  
 PLAT: 0750-0750 CSM  
 PRT OF SE-SE BEING PRT OF CSM 750 34.56A

**Property Address:**

**Parcel #:** 002-00173-0000  
**Alt. Parcel #:** 0206141044010

<b>Assessed Value Land</b> 32,800	<b>Ass'd. Value Improvements</b>	<b>Total Assessed Value</b> 32,800	<b>Ave. Assmt. Ratio</b> 0.7912	<b>Net Assessed Value Rate</b> (Does NOT reflect credits)	0.018519642
<b>Est. Fair Mkt. Land</b> 82,900	<b>Est. Fair Mkt. Improvements</b>	<b>Total Est. Fair Mkt.</b> 82,900	<input type="checkbox"/> <b>A Star in this box means Unpaid Prior Year Taxes</b>	<b>School taxes reduced by school levy tax credit</b>	\$49.96

Taxing Jurisdiction	2020		2021		2020 Net Tax	2021 Net Tax	% Tax Change	
	Est. State Aids Allocated Tax Dist.		Est. State Aids Allocated Tax Dist.					
MARQUETTE COUNTY	53,189		55,905		303.96	318.84	4.9%	
TOWN OF BUFFALO	114,010		150,978		32.22	32.20	-0.1%	
MONTELLO SCH DIST	699,106		752,458		215.87	222.97	3.3%	
MADISON AREA MATC	89,607		102,990		31.78	33.45	5.3%	
<b>Total</b>		955,912		1,062,331	583.83	607.46	4.0%	
					<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>	583.83	607.46	4.0%

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	<b>Full Payment Due On or Before January 31, 2022</b> \$607.46	<b>Net Property Tax</b> 607.46
	<b>Or First Installment Due On or Before January 31, 2022</b> \$303.73	
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	<b>And Second Installment Due On or Before July 31, 2022</b> \$303.73	
	<b>FOR TREASURERS USE ONLY</b>	
	PAYMENT _____	
	BALANCE _____	
	DATE _____	
	<b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2022 ▶ \$ 607.46	

**FOR INFORMATIONAL PURPOSES ONLY**  
 - Voter Approved Temporary Tax Increases

**Taxing Jurisdiction**  
 MONTELLO SCH DIST

<b>Total Additional Taxes</b>	<b>Total Additional Taxes Applied to Property</b>	<b>Year Increase Ends</b>
87,292.87	28.02	2029

**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.**

PLEASE RETURN LOWER PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2021**

**Bill #:** 178  
**Parcel #:** 002-00173-0000  
**Alt. Parcel #:** 0206141044010

**Total Due For Full Payment** \$607.46  
 Pay to Local Treasurer By Jan 31, 2022

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$303.73 BY January 31, 2022	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$303.73 BY July 31, 2022
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Check For Billing Address Change.

ATTN JOIE WOODARD CO-PERS REP  
 CECIL R REDSTROM ESTATE  
 PO BOX 430  
 MONTELLO WI 53949

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_





**Travis Hamele**  
**608.697.3349**



**HAMELE**  
**AUCTION**  
**SERVICES**

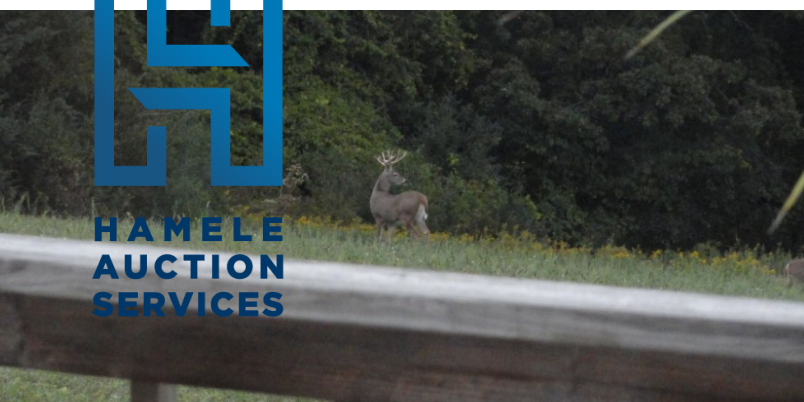
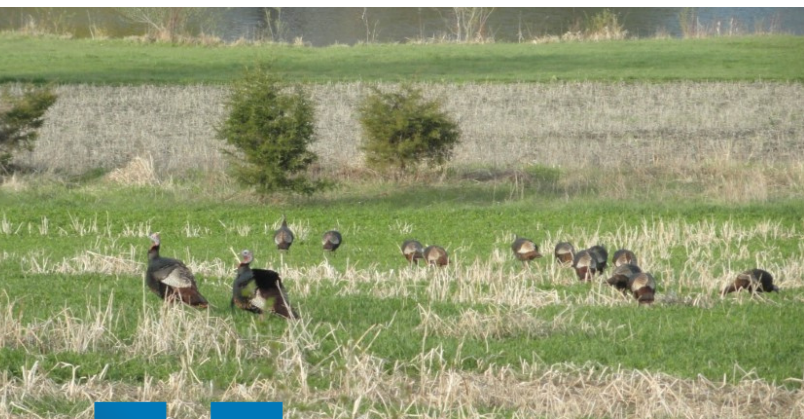
**United Country**  
**Real Estate**

**Midwest Lifestyle**  
**Properties**

**United Country**  
**Real Estate**

**Midwest Lifestyle**  
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