

77 Acres in Lyndon Station, Juneau County Online Only Auction

Online Only Auction February 22nd 6:00PM

Highway 12 & 16
Lyndon Station, Wi 53944

77 Acres



**HAMELE
AUCTION
SERVICES**



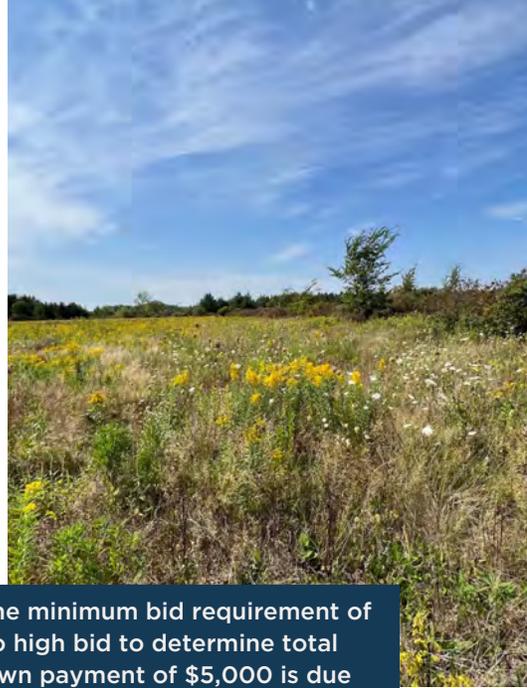

**United
Country
Real Estate**

**Midwest Lifestyle
Properties**



hameleauctions.com

608.697.3349



To participate, interested parties must adhere to the minimum bid requirement of \$1,000 per acre, plus a 10% buyer's fee added to high bid to determine total contract price. Additionally, a non-refundable down payment of \$5,000 is due within 48hrs upon successful bid acceptance. The closing date for the transaction is set for on or before March 15th, 2024, ensuring a swift and seamless transfer of ownership.



Midwest Lifestyle Properties



Midwest Lifestyle Auctions

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Midwest Lifestyle
Properties



Midwest Lifestyle
Auctions



1963439	Active	Lots & Acreage	Price:	\$77,000 AUC
77 AC Highway 12 &16	Town	Kildare		L09
Lyndon Station WI 53944	County:	Juneau		
	Subdivision:			

Total Acreage:	77.00	Assessor	Price/Acre:	\$1,000.00
Wooded Acres:	0.00		Price/SqFt:	
Pasture Acres :	0.00		Number of Lots:	1
Tillable Acres:	0.00		Lot Number(s):	
Wetland Acres:	17.00			
	Open			

From Lyndon Station take Hwy 16 west towards Mauston property on right

Lot Dimensions:	School District: Mauston	Click M for Map:
Lake/River:	Elementary: Call School District	Documents (if any):
Feet WaterFront:	Middle: Call School District	Calculate Payment:
	High: Mauston	USPS Zip Report:
Specific Builder Required: No	Annual HOA	

Legal Description: Multi Parcel	Net Taxes: \$ 403 / 2022
Parcel #: 29-014-0295	Zoning: AG/WRP

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Agricultural, Other	Available Info	Restrictions/Covenants
Utilities Avail. (To Lot)	None	Terms	AUCTION
Water System	None presently	Lot Description	Rural - not in subdivisin, Limited/Non-Buildable
Waste Disposal	None presently	Topography	Level
Road	Paved		
Improvements	None		
Features	Wetland		
Items	n/a		
Items	n/a		

Online Only Auction ending 2-22-24 at 6pm central with a soft close ending. Minimum bid of \$1000 per acre or \$77,000. 10% buyers fee will be added to high bid to determine total contract price. Closing to be on or before 3-15-24. Non refundable down payment of \$5000 within 48hrs of bidding acceptance. Juneau County 77 acres of developed Wetland Reserve Program to enhance the wildlife for bedding, cover and nesting areas. This property has all the warm season grasses and the multiple waterfowl scrapes will allow the right buyer to enjoy years of waterfowl and whitetail hunting as you watch your property grow and mature. Located within a short distance of Mauston and Wisconsin Dells also having great recreational lakes like Castle Rock & Petteenwell to fish or boat in a short drive.

Sold Price:	Seller Concessions	Closing Date:
		02/05/2024 03:18 PM

This information provided courtesy of: United Country Midwest Lifestyle Properties

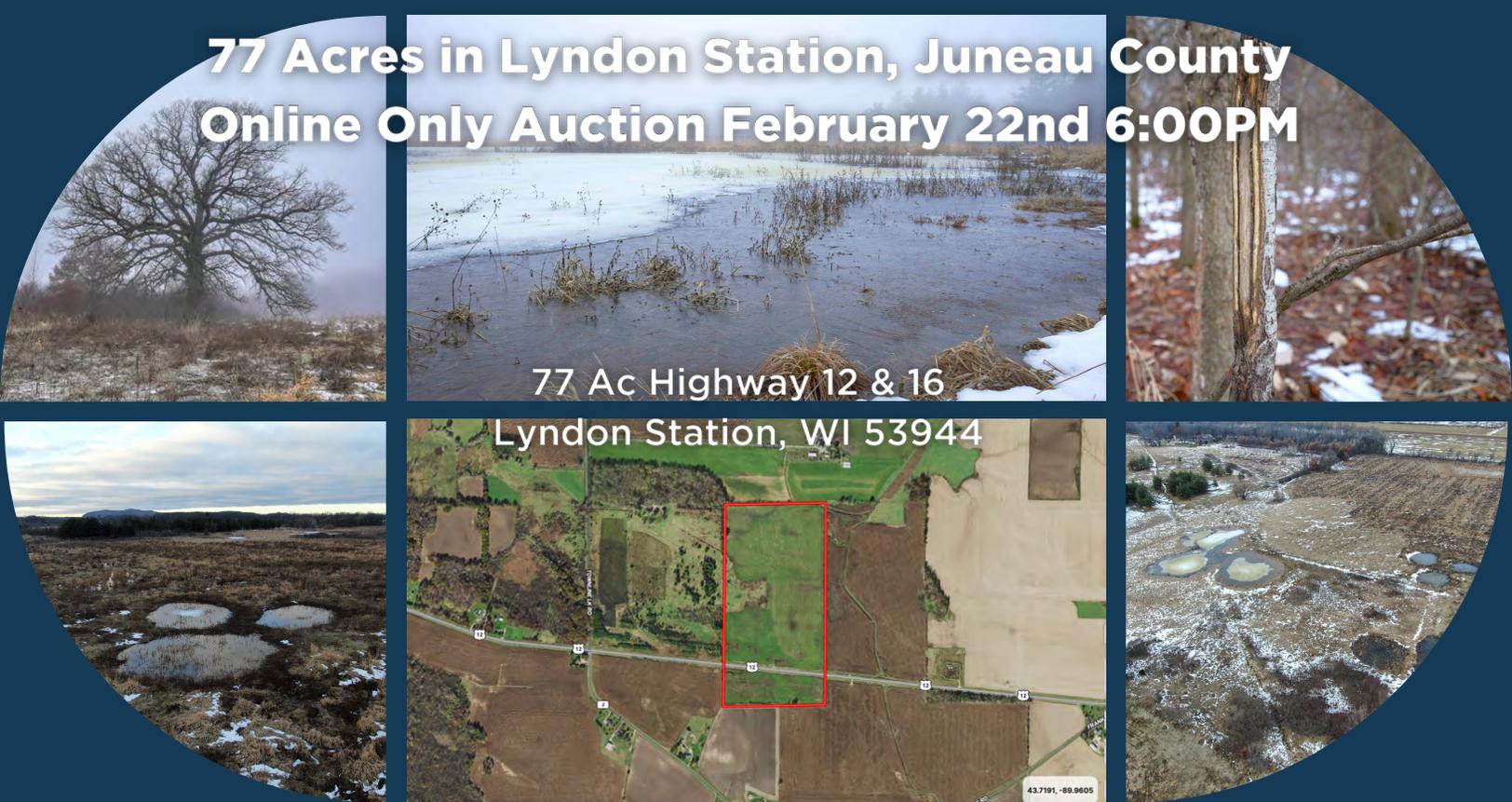
Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS



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



77 Acres in Lyndon Station, Juneau County Online Only Auction February 22nd 6:00PM



77 Ac Highway 12 & 16

Lyndon Station, WI 53944

43.7191, -89.9605

Join us for an exciting online only auction land featuring a pristine parcel of 77 acres nestled in the heart of Juneau County, Wisconsin. This remarkable piece of land, meticulously restored into Wetland Reserve Program (WRP), offers a haven for hunter, nature enthusiasts and conservationists alike.

With its diverse landscape boasting multiple duck scrapes, towering grasses, and lush edge cover, this property provides an idyllic habitat for a variety of wildlife. From whitetail deer to nesting waterfowl and other avian species, the land fosters an ecosystem teeming with biodiversity and natural beauty.

Situated conveniently between Lyndon Station and Mauston, Wisconsin, this parcel promises both tranquility and accessibility. The auction, scheduled to conclude on February 22nd, 2024, at 6:00 PM with a soft closing, presents a rare opportunity to secure your slice of Wisconsin wilderness.

To participate, interested parties must adhere to the minimum bid requirement of \$1,000 per acre, plus a 10% buyer's fee added to high bid to determine total contract price. Additionally, a non-refundable down payment of \$5,000 is due within 48hrs upon successful bid acceptance. The closing date for the transaction is set for on or before March 15th, 2024, ensuring a swift and seamless transfer of ownership.

Don't miss your chance to own this captivating expanse of restored land, brimming with ecological wonders and boundless potential. Join us at the auction and stake your claim to a slice of Wisconsin's. Contract Auctioneer and Land Pro Travis Hamele for more info or to set up a viewing 608-697-3349 or travis@hameleauctions.com

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.



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HUNTING
PROPERTIES



**Addenda to Terms & Conditions Relating to Online Only
Auction 77 Acres Hwy 12 Lyndon Station Town of Kildare
Juneau County Ending with soft close Feb 22nd 2024 6pm**

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 once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

Terms of Purchase: 10% Buyers fee added to high bid price to determine total contract price. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$5,000 nonrefundable down payment 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 March 15th 2024. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. Seller may use the funds from this transaction for a 1031 purchase at no cost to buyer. \$5,000 nonrefundable down payment due within 48hrs of buyer receiving signed offer from seller and the down payment will be credited on the closing statement to be signed by buyer(s) and seller(s). Minimum bid of \$1000 per acre, the property will sell at or above \$1000 per acre . Taxes will be prorated. Contract bid will be determined by final bid per acre times 77 acres plus the 10% buyers fee. Closings to take place at seller's choice of title companies.

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 ENVIROMENTAL LAW.

Property will be offered as follows: Property well be offered in the following in an online only auction with a soft close. 10% Buyers fee added to high bid price to determine total contract price. Minimum bid of \$1000 per acre, the property will sell at or above \$1000 per acre. Contract bid will be determined by

final bid per acre times 77 acres plus the 10% buyers fee.. \$5,000 nonrefundable down payment due within 48hrs of delivery of the seller signed offer. Property is sold as is with no warranties. Closing to be on or before March 15th 2024. Seller has the right to entertain offers under auction terms prior to auction ending and if offer is accepted seller has right to cancel auction.

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 12pm Feb 21st 2024. Fax 608-742-5004 or email 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. Only one buyer registered per agent.

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 February 22nd 2024.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

**Hamele Auction Service LLC
P.O. Box 257, Portage, WI 53901
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS
With 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 77 Acres Hwy 12 Town of Kildare Juneau County Wi. _Parcel #s 290140295 and 290140296.

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 Jason, Travis and Greg Lindner ("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:

Within 48hrs of buyer receiving signed offer from seller the high bidder shall pay to the Auctioneer a deposit of \$ 5000. 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 approved by auction company.

BUYER'S PREMIUM:

A buyer's premium of ten percent (10%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before March 15th 2024 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **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.

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, United County Midwest Lifestyle Properties and/or Hamele Auction Service LLC 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 United County Hamele Auction and Realty 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 also 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 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: _____

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:

Warranty Easement Deed

Document Number

Document Title

77 or 12/14

DOCUMENT # 729507
RECORDED 02-07-2019 at 12:37 PM
STACY D. HAVILL, REGISTER OF DEEDS
JUNEAU CO., WI
FEE AMOUNT: \$30.00

TOTAL PAGES: 19
DOCUMENT HAS BEEN ELECTRONICALLY RECORDED

Recording Area

Name and Return Address

USDA-NRCS
8030 Excelsior Dr. Ste. 200
Madison, WI 53717
Attn: Laurel Qualy

Parcel Identification Number (PIN)

Part of 290140296;
Part of 290140295

Exemption code: WI STAT 77.21(1)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). WRDA HB Rev. 1/8/2004

Knight-Barry File # 893918

Warranty Easement Deed

Document Number

Document Title

ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY

Date: 2/7/19

Doc. No. 729607

Knight-Barry Title Group
www.knightbarry.com

Recording Area

Name and Return Address

USDA-NRCS
8030 Excelsior Dr. Ste. 200
Madison, WI 53717
Attn: Laurel Qualy

Parcel Identification Number (PIN)

Part of 290140296;
Part of 290140295

Exemption code: WI STAT 77.21(1)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). WRDA HB Rev. 1/8/2004

Knight-Barry File # 893918



RETURN TO:
Laurel Qualy
USDA - NRCS
8030 Excelsior Dr., Suite 200
Madison, WI 53717

U.S. Department of Agriculture
Natural Resources Conservation Service

NRCS-LTP-30
07/2014

**WARRANTY EASEMENT DEED
IN PERPETUITY**

**AGRICULTURAL CONSERVATION EASEMENT PROGRAM
WETLAND RESERVE EASEMENT
Easement No. 545F481701M80**

THIS WARRANTY EASEMENT DEED is made by and between **GREG L. LINDNER AND PENNY L. LINDNER, his wife; JASON G. LINDNER AND REGINA L. LINDNER, his wife; AND TRAVIS W. LINDNER, a single man**, of W8631 County Road P, Oxford, WI 53952, (hereafter referred to as the "Landowners"), and the **UNITED STATES OF AMERICA** and its assigns, (hereafter referred to as the "United States"), Grantee. The Landowner and the United States are jointly referred to as the "Parties".

The United States of America is acquiring this property by and through the Commodity Credit Corporation (CCC) and the acquiring agency of the United States is the Natural Resources Conservation Service (NRCS), United States Department of Agriculture.

Consideration, Acreage Description checked LD

Reservation, Exception, Easement checked LD

WITNESSETH:

Purposes and Intent. The purpose of this easement is to restore, protect, manage, maintain and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife and their habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values and environmental education. It is the intent of NRCS to give the Landowner the opportunity to participate in the restoration and management activities on the Easement Area.

Authority. This easement deed acquisition is authorized by Subtitle H of Title XII of the Food Security Act of 1985, as amended, for the Agricultural Conservation Easement Program - Wetland Reserve Easement.

NOW THEREFORE, for and in consideration of the terms of this mutual obligation and the benefits recited herein to each party and the sum of _____, paid to Grantor(s), the receipt of which is hereby acknowledged, Grantor(s) hereby grants and conveys with general warranty of title to the UNITED STATES OF AMERICA and its assigns, (Grantee), in perpetuity, **74.30 ACRES**, more or less, in **Juneau County, Wisconsin**, the lands comprising the Easement Area described in Part I and appurtenant rights of access to the Easement Area, but reserving to the Landowner only those rights, title and interest in the lands comprising the Easement Area expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights not so reserved. This easement shall constitute an interest in real property and a servitude upon the land so encumbered; shall run with the land for the duration of the easement; and shall bind the Grantor(s), their heirs, successors, assigns, lessees and any other person claiming under them.

PART I. Description of the Easement Area. The lands encumbered by this easement deed, referred to hereafter as the Easement Area, are described in EXHIBIT A, and depicted in EXHIBIT A-1, which are appended to and made a part of this easement deed.

PART II. Reservations in the Landowner on the Easement Area. Subject to the rights, title and interest conveyed by this easement deed to the United States, including the restoration, protection, management, maintenance, enhancement, and monitoring of the wetland and other natural values of the Easement Area, the Landowner reserves:

- A. **Title.** Record title, along with the Landowner's right to convey, transfer and otherwise alienate title to these reserved rights.
- B. **Quiet Enjoyment.** The right of the Landowner to enjoy the rights reserved on the Easement Area without interference from others.

6. diverting or causing or permitting the diversion of surface or underground water into, within or out of the Easement Area by any means (except as specifically set forth in EXHIBIT D, if applicable);
 7. building, placing or allowing to be placed structures on, under or over the Easement Area; except for individual semi-permanent hunting or observation blinds for undeveloped recreational uses the external dimensions of which will be no more than 80 square feet and 8 feet in height, with the number, locations, and features of blinds approved by NRCS under Part IV;
 8. planting or harvesting any crop;
 9. grazing or allowing livestock on the Easement Area;
 10. disturbing or interfering with the nesting or brood-rearing activities of wildlife including migratory birds;
 11. use of the Easement Area for developed recreation. These uses include but are not limited to, camping facilities, recreational vehicle trails and tracks, sporting clay operations, skeet shooting operations, firearm range operations and the infrastructure to raise, stock and release captive raised waterfowl, game birds and other wildlife for hunting or fishing;
 12. any activities which adversely impact or degrade wildlife cover or other habitat benefits, water quality benefits or other wetland functions and values of the Easement Area; and,
 13. any activities to be carried out on the Landowner's land that is immediately adjacent to, and functionally related to, the Easement Area if such activities will alter, degrade or otherwise diminish the functional value of the Easement Area.
- B. Noxious Plants and Pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State and local laws. A plan to control noxious weeds and pests must be approved in writing by the NRCS prior to implementation by the Landowner.
- C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock shall be the responsibility of the Landowner. The installation or use of fences which have the effect of preventing wildlife access and use of the Easement Area are prohibited on the Easement Area, easement boundary, or on the Landowner's land that is immediately adjacent to, and functionally related to the Easement Area.
- D. Restoration. The Landowner shall allow the restoration and management activities NRCS deems necessary for the Easement Area.

- C. Control of Access. The right to prevent trespass and control access by the general public subject to the operation of State and Federal law.
- D. Recreational Uses. The right to undeveloped recreational uses, including undeveloped hunting and fishing and leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time. Undeveloped recreational uses may include use of hunting or observation blinds that will accommodate no more than four people and are temporary, non-permanent and easily assembled, disassembled and moved without heavy equipment. Undeveloped recreational uses must be consistent with the long-term protection and enhancement of the wetland and other natural values of the Easement Area.
- E. Subsurface Resources. The right to oil, gas, minerals and geothermal resources underlying the Easement Area, provided that any drilling or mining activities are to be located outside the boundaries of the Easement Area, unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C which is appended to and made a part of this easement deed, if applicable.
- F. Water Rights and Water Uses. The right to water uses and water rights identified as reserved to the Landowner in EXHIBIT D which is appended to and made a part of this Easement Deed, if applicable.

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this Easement Deed, including the following:

- A. Prohibitions. Without otherwise limiting the rights of the United States acquired hereunder, it is expressly understood that the rights to carry out the following activities and uses have been acquired by the United States and, unless authorized by the United States under Part IV, are prohibited on the Easement Area:
 - 1. haying, mowing or seed harvesting for any reason;
 - 2. altering of grassland, woodland, wildlife habitat or other natural features by burning, digging, plowing, disking, cutting or otherwise destroying the vegetative cover;
 - 3. accumulating or dumping refuse, wastes, sewage or other debris;
 - 4. harvesting wood or sod products;
 - 5. draining, dredging, channeling, filling, leveling, pumping, diking, impounding or related activities, as well as altering or tampering with water control structures or devices (except as specifically set forth in EXHIBIT D, if applicable);

- E. Access Maintenance. The Landowner is responsible to maintain any non-public portions of the access route described in Exhibit B such that the access route can be traversed by a standard four-wheel all-terrain vehicle at least annually.
- F. Use of Water for Easement Purposes. The Landowner shall use water for easement purposes as set for in EXHIBIT D, which is appended to and made a part of this Easement Deed, if applicable.
- G. Protection of Water Rights and Water Uses. As set forth in EXHIBIT D, if applicable, the Landowner shall undertake actions necessary to protect any water rights and water uses for easement purposes.
- H. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.
- I. Reporting. The Landowner shall report to the NRCS any conditions or events which may adversely affect the wetland, wildlife and other natural values of the Easement Area.
- J. Survival. Irrelevant of any violations by the Landowner of the terms of this Easement Deed, this easement survives and runs with the land for its duration.
- K. Subsequent Conveyances. The Landowner agrees to notify NRCS in writing of the names and addresses of any party to whom the property subject to this Easement Deed is to be transferred at or prior to the time the transfer is consummated. Landowner and its successors and assigns shall specifically refer to this Easement Deed in any subsequent lease, deed or other instrument by which any interest in the property is conveyed.

PART IV. Compatible Uses by the Landowner.

- A. General. The United States may authorize, in writing and subject to such terms and conditions the NRCS may prescribe at its sole discretion, the temporary use of the Easement Area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying or grazing.
- B. Limitations. Compatible use authorizations will only be made if, upon a determination by NRCS in the exercise of its sole discretion and rights, the proposed use is consistent with the long-term protection and enhancement of the wetland and other natural values of the Easement Area. The NRCS shall prescribe the amount, method, timing, intensity and duration of the compatible use. Compatible use authorizations do not vest any rights in the Landowner and can be revoked by NRCS at any time.

PART V. Rights of the United States. The rights of the United States include:

- A. Management Activities. The United States has the right to enter the Easement Area to undertake, on a cost-share basis with the Landowner or other entity as determined by the United States, any activities to restore, protect, manage, maintain, enhance and monitor the wetland and other natural values of the Easement Area. The United States may apply to, or impound additional waters, in accordance with State water law, on the Easement Area in order to maintain or improve wetland and other natural values.
- B. Access. The United States has a right of reasonable ingress and egress to the Easement Area over the Landowner's property, whether or not the property is adjacent or appurtenant to the Easement Area, for the exercise of any of the rights of the United States under this Easement Deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes. To the extent practical, the United States shall utilize the access identified in EXHIBIT B. The United States may, in its discretion, conduct maintenance activities on the access route identified in Exhibit B to obtain physical access to the Easement Area for the exercise of any of the rights of the United States under this Easement Deed.
- C. Easement Management. The Secretary of Agriculture, by and through the NRCS, may delegate all or part of the management, monitoring or enforcement responsibilities under this Easement Deed to any Federal or State agencies authorized by law that the NRCS determines to have the appropriate authority, expertise and resources necessary to carry out such delegated responsibilities. State or federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify, subordinate, exchange or terminate this easement under Subtitle H of Title XII of the Food Security Act of 1985 is reserved to the Secretary of Agriculture in accordance with applicable law. If the United States at some future time acquires the underlying fee title in the property, the interest conveyed by this Easement Deed will not merge with fee title but will continue to exist and be managed as a separate estate.
- D. Violations and Remedies - Enforcement. The Parties, Successors and Assigns, agree that the rights, title, interests and prohibitions created by this Easement Deed constitute things of value to the United States and this Easement Deed may be introduced as evidence of same in any enforcement proceeding, administrative, civil or criminal, as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this Easement Deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:

1. To enter upon the Easement Area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,
2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

PART VI. General Provisions.

- A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents or assigns. All obligations of the Landowner under this Easement Deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees and any other person claiming under them. All the Landowners who are parties to this Easement Deed shall be jointly and severally liable for compliance with its terms.
- B. Rules of Construction and Special Provisions. All rights in the Easement Area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this Easement Deed shall be construed in favor of the United States to affect the wetland and conservation purposes for which this Easement Deed is being acquired. The property rights of the United States acquired under this easement deed shall be unaffected by any subsequent amendments or repeal of the Agricultural Conservation Easement Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.
- C. Environmental Warranty. "Environmental Law" or "Environmental Laws" means any and all Federal, State, local or municipal laws, orders, regulations, statutes, ordinances, codes, guidelines, policies or requirements of any governmental authority regulating or imposing standards of liability or standards of conduct (including common law) concerning air, water, solid waste, hazardous materials or substance, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, subdivision, inland wetlands and watercourses, health protection and similar environmental health, safety, building and land use as may now or at any time hereafter be in effect.

"Hazardous Materials" means any petroleum, petroleum products, fuel oil, waste oils, explosives, reactive materials, ignitable materials, corrosive materials, hazardous chemicals, hazardous wastes, hazardous substances, extremely hazardous substances, toxic substances, toxic chemicals, radioactive materials, infectious materials and any other element, compound, mixture, solution or

substance which may pose a present or potential hazard to human health or the environment.

Landowner warrants that it is in compliance with, and shall remain in compliance with all applicable Environmental Laws. Landowner warrants that there are no notices by any government authority of any violation or alleged violation of non-compliance or alleged non-compliance with or any liability under any Environmental Law relating to the operations or conditions of the Easement Area. Landowner further warrants that it has no actual knowledge of a release or threatened release of Hazardous Materials on, beneath, near or from the Easement Area.

- D. General Indemnification. Landowner shall indemnify and hold harmless the United States, its employees, agents and assigns for any and all liabilities, claims, demands, losses, expenses, damages, fines, fees, penalties, suits, proceedings, actions and cost of actions, sanctions asserted by or on behalf of any person or government authority and other liabilities (whether legal or equitable in nature and including, without limitation, court costs and reasonable attorneys' fees and attorneys' fees on appeal) to which the United States may be subject or incur relating to the Easement Area, which may arise from, but is not limited to, Landowner's negligent acts or omissions or Grantor's breach of any representation, warranty, covenant or agreements contained in this Easement Deed or violations of any Federal, State, local or municipal laws, including all Environmental Laws.

TO HAVE AND TO HOLD, this Warranty Easement Deed is granted to the United States of America and its assigns forever. The Landowner covenants that he, she or they are vested with good title to the Easement Area and will warrant and defend the same on behalf of the United States against all claims and demands. The Landowner covenants to comply with the terms and conditions enumerated in this document for the use of the Easement Area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this Easement Deed.

Dated this 2nd day of January 2019, 2018.

Landowners:

Jason G. Lindner
 JASON G. LINDNER

Regina L. Lindner
 REGINA L. LINDNER

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
 COUNTY OF Marquette)

On this 2 day of January, 2018, before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jason G. Lindner, married to Regina L. Lindner, known or proved to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Mary P. Walters
 NOTARY PUBLIC Mary P. Walters
 My Commission Expires 12/18/2022

ACCEPTANCE BY GRANTEE:

I, Angela L. Biggs (name), State Conservationist (title), being the duly authorized representative of the United States Department of Agriculture, Natural Resources Conservation Service, do hereby accept this Warranty Easement Deed with respect to the rights and duties of the United States of America, Grantee.

Dated this 1st day of February, 201~~8~~⁹.

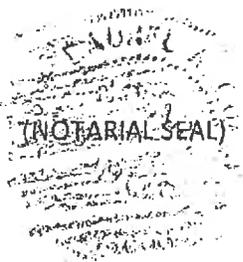

Signature Angela L. Biggs
State Conservationist
Title

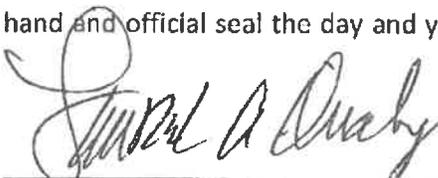
ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

On this 1st day of February, 201~~8~~⁹, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Angela L. Biggs known or proved to me to be the persons described in and who executed the foregoing Acceptance by Grantee, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year first above written.




NOTARY PUBLIC Laurel A. Quady
My Commission Expires Mar 25, 2022

This Instrument was drafted by the
Office of General Counsel, U.S. Department of Agriculture
Washington, D.C. 20250-1400

NON-DISCRIMINATION STATEMENT

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Ave., S.W., Washington, D.C. 20250-9410 or call (800) 705-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

PRIVACY ACT STATEMENT

The above statements are made in accordance with the Privacy Act of 1974 (U.S.C. 522a). Furnishing this information is voluntary, however, failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice or other State or Federal Law enforcement agencies or in response to orders of a court, magistrate or administrative tribunal.

54-5F48-17-01M80

Juneau County, WI

8/8/16
KBP

DESCRIPTION

ACEP WETLAND RESERVE EASEMENT AREA

NRCS ACEP Agreement #54-5F48-17-01M80
Greg L. Lindner, et al

A USDA-NRCS Agricultural Conservation Easement Program (ACEP) Wetlands Reserve Easement (WRE) situated in:

Part of the Southwest quarter of the Southeast quarter and part of the Northwest quarter of the Southeast quarter of fractional Section 6, T 14 N, R 5 E, Town of Kildare, Juneau County, Wisconsin.

As depicted on the drawing attached as Exhibit "A-1", and more particularly described as follows:

Easement Area 1

Commencing at the South quarter corner of said Section 6 said point being marked by a 3-inch Juneau County monument, from which the Southwest corner of said Section 6 bears S 88°45'48" W, 1730.08 feet (Basis of Bearings).

Thence N 32°10'04" E, 36.08 feet to the **POINT OF BEGINNING.**

Said point marked by a ¾" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence N 01°49'01" W, 473.56 feet to a point on the southern right of way line of USH 12 / STH 16.

Said point marked by a ¾" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence S 84°00'43" E along said southern right of way, 716.68 feet.

Said point marked by a ¾" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence continuing S 84°00'43" E along said southern right of way, 608.09 feet.

Said point marked by a ¾" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence S 00°13'58" W, 337.19 feet.

Said point marked by a ¾" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

8/8/18
MKBP

Thence N 89°54'32" W, 650.58 feet.

Said point marked by a ¾" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence continuing N 89°54'32" W, 650.58 feet to the POINT OF BEGINNING.

Easement Area 1 Access:

A 30 foot wide access to the above easement is provided along the southern right of way of USH 12 / STH 16 the center of which is 670 feet east of the northwest corner of easement area 1, utilizing an existing field entrance.

ACEP Wetland Reserve Easement contains 12.1 acres more or less.

Easement Area 2

Commencing at the South quarter corner of said Section 6 said point being marked by a 3-inch Juneau County monument, from which the Southwest corner of said Section 6 bears S 88°45'48" W, 1730.08 feet (Basis of Bearings).

Thence N 32°10'04" E, 36.08 feet.

Thence N 01°49'01" W, 473.56 feet to a point on the southerly right of way line of USH 12 / STH 16.

Thence N 00°28'37" E, 100.46 feet to a point on the northerly right of way line of USH 12 / STH 16 and the **POINT OF BEGINNING.**

Said point falls in a drainage ditch, therefore it is witnessed by a ¾" x 24" iron rebar with plastic cap set N 00°28'37" E, 10.00 feet with a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence N 00°28'37" E, 711.08 feet.

Said point marked by a ¾" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence continuing N 00°28'37" E, 657.71 feet.

Said point marked by a ¾" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence continuing N 00°28'37" E, 657.71 feet.

8/8/18
NKB

54-5F48-17-01M80

Juneau County, WI

Said point marked by a 3/4" x 24" iron rebar found, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence N 88°56'16" E, 654.68 feet.

Said point marked by a 3/4" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence continuing N 88°56'16" E, 654.68 feet.

Said point marked by a 3/4" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence S 03°39'01" W, 639.71 feet.

Said point marked by a 3/4" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence S 00°29'34" E, 675.49 feet.

Said point marked by a 3/4" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence continuing S 00°29'34" E, 873.08 feet to a point on the northern right of way line of USH 12 /STH 16.

Said point marked by a 3/4" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence N 84°00'43" W along said northern right of way, 658.84 feet.

Said point marked by a 3/4" x 24" iron rebar with plastic cap set, and witnessed by a steel sign post set 1.5 feet in the ground and projecting approximately 4 feet above ground.

Thence continuing N 84°00'43" W along said northern right of way, 646.87 feet to the POINT OF BEGINNING.

Easement Area 2 Access:

A 30 foot wide access to the above easement is provided along the northern right of way of USH 12 / STH 16 the center of which is 660 feet east of the southwest corner of easement area 2, utilizing an existing field entrance.

ACEP Wetland Reserve Easement contains 62.2 acres more or less.

8/8/18
MKBP

54-5F48-17-01M80

Juneau County, WI

These Easement Descriptions and attached map were prepared at the request of the USDA Natural Resources Conservation Service, for the purpose of delineating the corners and defining the boundaries of an ACEP Wetland Reserve Easement.

Timothy M. Held, Wis. Professional Land Surveyor #S2591

Date: November 30, 2017

Revised: December 14, 2017

END OF DESCRIPTION



8/8/18
MKBP

EXHIBIT "A-1" Page 1

MAP OF SURVEY - WETLANDS RESERVE EASEMENT
Greg L. Lindner et al, Juneau County, WI

Wetlands Reserve Program Conservation Easement, Contract #54-5F48-17-01M60
on lands owned by Greg L. Lindner, et al, located in Section 6, T 14 N, R 5 E, Town
of Kildare, Juneau County, Wisconsin

Surveyor Certification

This is to certify to the United States of America, Knight / Barry Title Group and Lindner Grain Farms, LLC, that this survey, done by the undersigned, was done on the ground in accordance with the most recent Minimum Standards for Property Boundary Surveys as set forth by the Wisconsin Department of Safety and Professional Services. The accuracy and position tolerance are also in accordance with rural surveys. I further certify that the ACEP Wetland Reserve Easement description and map shown hereon is a true representation thereof and shows the size and location of the easement, its exterior boundaries, the location of visible structures, fences, apparent easements, water courses, roadways and visible encroachments if any to the best of my knowledge and belief.

This survey is made for the exclusive use of the present Owners of the property, and also those who purchase, mortgage or insure the title thereto within one (1) year from the date thereof, and as to them I warrant the accuracy of said survey map.

Dated this 30th day of November, 2017

Timothy M. Held S-2591
600 King James Way
Suite 200
Madison, WI 53717
608-663-1218



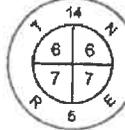
- LEGEND
- SECTION CORNER
 - 3/4" IRON PIPE FOUND
 - 3/4" IRON REBAR SET
 - SECTION LINE
 - QUARTER LINE
 - - - RIGHT OF WAY LINE
 - PROPERTY LINE
 - USDA/NRCS BOUNDARY

Surveyed for the United States Department of Agriculture -
Natural Resource Conservation Service

Bearings are referenced to the Wisconsin County Coordinate System (WCCS), Juneau Co. NAD 83, 2011 Adjustment with a grid bearing on the South line of the southwest 1/4 of Section 6, T14N, R5E being N 88°45'48" E.

The recorded description of the property on which the easement is located on is referenced in Title Commitment File No. 893818 by Knight / Barry Title Group with an effective date of May 10, 2017.

FOUND 3"
COUNTY MONUMENT



EASEMENT AREA 1
12.1 ARCRES
NO BUILDINGS

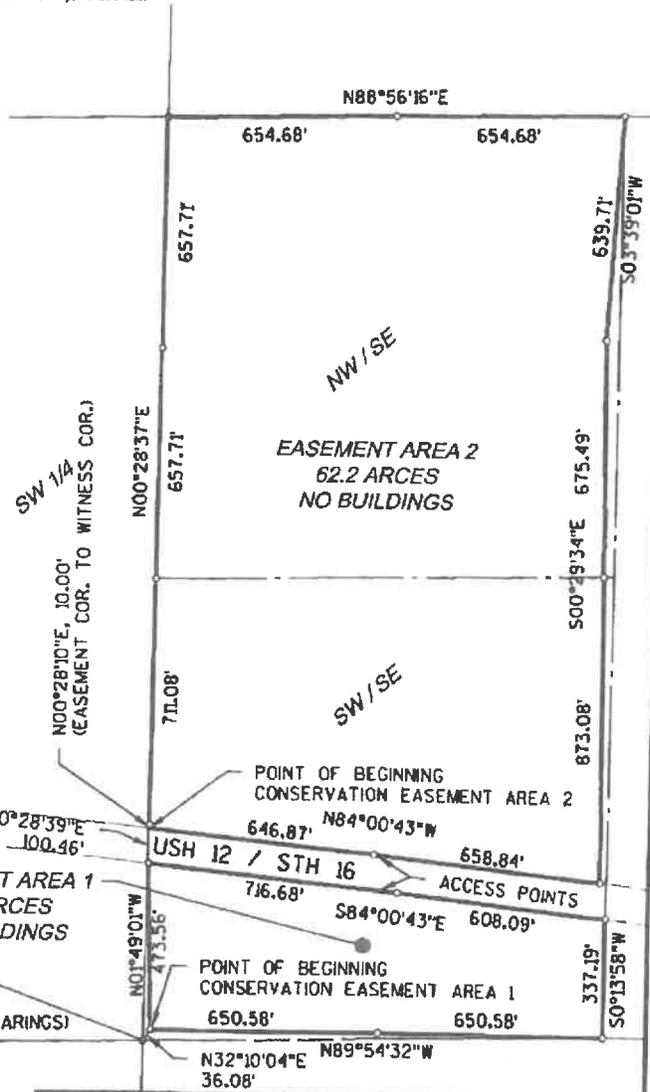


FOUND 3"
COUNTY MONUMENT

N88°45'48"E (BASIS OF BEARINGS)



0 250 500
GRAPHIC SCALE, 1"=500'





5400 King James Way
Suite 200
Madison, WI. 53719
Phone: (608) 663-1218
Phone: (800)-810-4012
<http://klengineering.com>
cmail@klengineering.com

Drafted By: JAL
Checked By: TMH
Date Drafted: November 30, 2017
Revision Date: December 14, 2017
Field Work Date: November 15, 2017
Scale 1" = 500'

MICHELLE SENZIG TREASURER
 N2865 COUNTY RD HH
 LYNDON STATION WI 53944

Please inform the treasurer of any address change.

GREG L LINDNER
 JASON G LINDNER, ET AL
 W8631 COUNTY ROAD P
 OXFORD WI 53952

Property Address

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2023
 TOWN OF KILDARE
 JUNEAU COUNTY

BILL NO. 470645
 Correspondence should refer to parcel number
PARCEL#: 290140295
ALT. PARCEL #: 29014295

Assessed Value Land	Asa'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
12,100		12,100	1.0137	8,900		8,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change	Gross Property Tax
JUNEAU COUNTY		60,847	85,436	74.67	65.19	-12.7%	169.90
TOWN OF KILDARE		133,146	176,475	20.73	17.09	-17.6%	
WWTC		86,100	100,289	13.49	12.19	-9.6%	
SCH D OF MAUSTON		1,183,415	1,281,704	77.42	75.43	-2.6%	
Total		1,463,508	1,643,904	186.31	169.90	-8.8%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		186.31	169.90	-8.8%	
School taxes reduced by school levy tax credit		\$18.43	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)		
		725015	ACRES: 40.000		0.014041368		
		SEC 06, T 14 N, R 05 E					
		PLAT: N/A-NOT AVAILABLE					
		NW 1/4 SE 1/4					

TOTAL DUE FOR FULL PAYMENT
 PAY BY **January 31, 2024**
 ▶ \$ **169.90**
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCH D OF MAUSTON	348,263.66	36.77	2041

RETAIN THIS PORTION AS YOUR COPY
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Installments may be paid as follows:
 84.95 DUE BY 01/31/2024
 84.95 DUE BY 07/31/2024

PAY 1ST INSTALLMENT OF:
 \$84.95
 By January 31, 2024

AND PAY 2ND INSTALLMENT OF:
 \$84.95
 By July 31, 2024

OR PAY FULL AMOUNT OF:
 \$169.90
 By January 31, 2024

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

MICHELLE SENZIG TREASURER
 N2865 COUNTY RD HH
 LYNDON STATION WI 53944
 608-666-2445

2023 Real Estate Property Bill #
 470645

Parcel #
 290140295

Alt. Parcel #
 29014295

LINDNER, GREG L

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

JUNEAU COUNTY TREASURER
 DENISE J GIEBEL
 220 E STATE ST ROOM 112
 MAUSTON WI 53948
 608-847-9308

2023 Real Estate Property Bill #
 470645

Parcel #
 290140295

Alt. Parcel #
 29014295

LINDNER, GREG L

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

MICHELLE SENZIG TREASURER
 N2865 COUNTY RD HH
 LYNDON STATION WI 53944
 608-666-2445

2023 Real Estate Property Bill #
 470645

Parcel #
 290140295

Alt. Parcel #
 29014295

LINDNER, GREG L

Include This Stub With Your Payment



PA-685/3 (R. 8-15)

MICHELLE SENZIG TREASURER
 N2865 COUNTY RD HH
 LYNDON STATION WI 53944

Please inform the treasurer of any address change.

GREG L LINDNER
 JASON G LINDNER, ET AL
 W8631 COUNTY ROAD P
 OXFORD WI 53952

Property Address

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2023
 TOWN OF KILDARE
 JUNEAU COUNTY

BILL NO. 470646
 Correspondence should refer to parcel number
PARCEL#: 290140296
ALT. PARCEL #: 29014296

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
12,300		12,300	1.0137	13,000		13,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change	Gross Property Tax
JUNEAU COUNTY		60,847	85,436	86.98	66.27	-23.8%	172.70
TOWN OF KILDARE		133,146	176,475	24.15	17.37	-28.1%	
WWTC		86,100	100,289	15.71	12.39	-21.1%	
SCH D OF MAUSTON		1,183,415	1,281,704	90.18	76.67	-15.0%	
Total		1,463,508	1,643,904	217.02	172.70	-20.4%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		217.02	172.70	-20.4%	Net Property Tax
							172.70

School taxes reduced by voter approved temporary tax increases \$18.74
 School taxes reduced by school levy tax credit

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

725015 ACRES: 37.000
 SEC 06, T 14 N, R 05 E
 PLAT: N/A-NOT AVAILABLE
 SW 1/4 SE 1/4 EXCEPT HWY.

Net Assessed Value Rate (Does NOT reflect credits)
 0.014041368

TOTAL DUE FOR FULL PAYMENT
 PAY BY **January 31, 2024**
 \$ 172.70
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.

Installments may be paid as follows:
 86.35 DUE BY 01/31/2024
 86.35 DUE BY 07/31/2024

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCH D OF MAUSTON	348,263.66	37.38	2041

RETAIN THIS PORTION AS YOUR COPY
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION

PAY 1ST INSTALLMENT OF:
 \$86.35
 By January 31, 2024

AND PAY 2ND INSTALLMENT OF:
 \$86.35
 By July 31, 2024

OR PAY FULL AMOUNT OF:
 \$172.70
 By January 31, 2024

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

MICHELLE SENZIG TREASURER
 N2865 COUNTY RD HH
 LYNDON STATION WI 53944
 608-666-2445

2023 Real Estate Property Bill #
 470646

Parcel #
 290140296

Alt. Parcel #
 29014296

LINDNER, GREG L

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

JUNEAU COUNTY TREASURER
 DENISE J GIEBEL
 220 E STATE ST ROOM 112
 MAUSTON WI 53948
 608-847-9308

2023 Real Estate Property Bill #
 470646

Parcel #
 290140296

Alt. Parcel #
 29014296

LINDNER, GREG L

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

MICHELLE SENZIG TREASURER
 N2865 COUNTY RD HH
 LYNDON STATION WI 53944
 608-666-2445

2023 Real Estate Property Bill #
 470646

Parcel #
 290140296

Alt. Parcel #
 29014296

LINDNER, GREG L

Include This Stub With Your Payment



PA-685/3 (R. 8-16)



Travis Hamele
608.697.3349



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