

125± Acres of Farmland, Recreation & Investment Property

Online Auction June 25th 1:00PM

North Road
Mauston, WI 53948

LOT 2
87.36 +/- ACRES

LOT 1
37.93 +/- ACRES



HAMELE
AUCTION
SERVICES



Midwest Lifestyle
Properties



hameleauctions.com
608.742.5000



Online-Only Real Estate Auction June 25th 1:00 PM CST

- Property sells subject to seller confirmation.
- Closing on each auction lot to be done on or before July 31st 2026.
- Bidding will take place through an online-only auction platform.
- Successful bidder shall submit a \$10,000 non-refundable earnest money deposit per auction lot within 24 hours of accepted offer.
- Property is being sold AS IS, WHERE IS, with no warranties or representations expressed or implied.
- Buyer is responsible for conducting all inspections and due diligence prior to bidding.
- Seller shall provide a marketable title and a warranty deed at closing.
- Real estate taxes shall be prorated to the date of closing.
- Closing shall occur on or before a date specified in the auction contract.
- Possession shall be given at closing, subject to any existing crop lease agreements.
- Current agricultural lease for the 2026 and 2027 crop seasons shall transfer with the property. 2006 rental income will be prorated at closing.
- Announcements and updates made by the auction company take precedence over all printed material.

Bid on a unique opportunity to own a highly productive farm with trout water, hunting potential, and investment appeal just outside of Mauston, Wisconsin.



**HAMELE
AUCTION
SERVICES**



**Midwest Lifestyle
Properties**



**Midwest Lifestyle
Auctions**

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Properties



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Auctions

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LOT 2
87.36 +/- ACRES

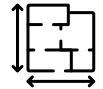
LOT 1
37.93 +/- ACRES

ONLINE AUCTION

TYPE	LAND
ACRES	125+/-



Lot 1
37.93 +/- Acres



Lot 2
87.36 Acres

North Road, Mauston, WI 53948



Farm • Hunting • Fishing • Investment

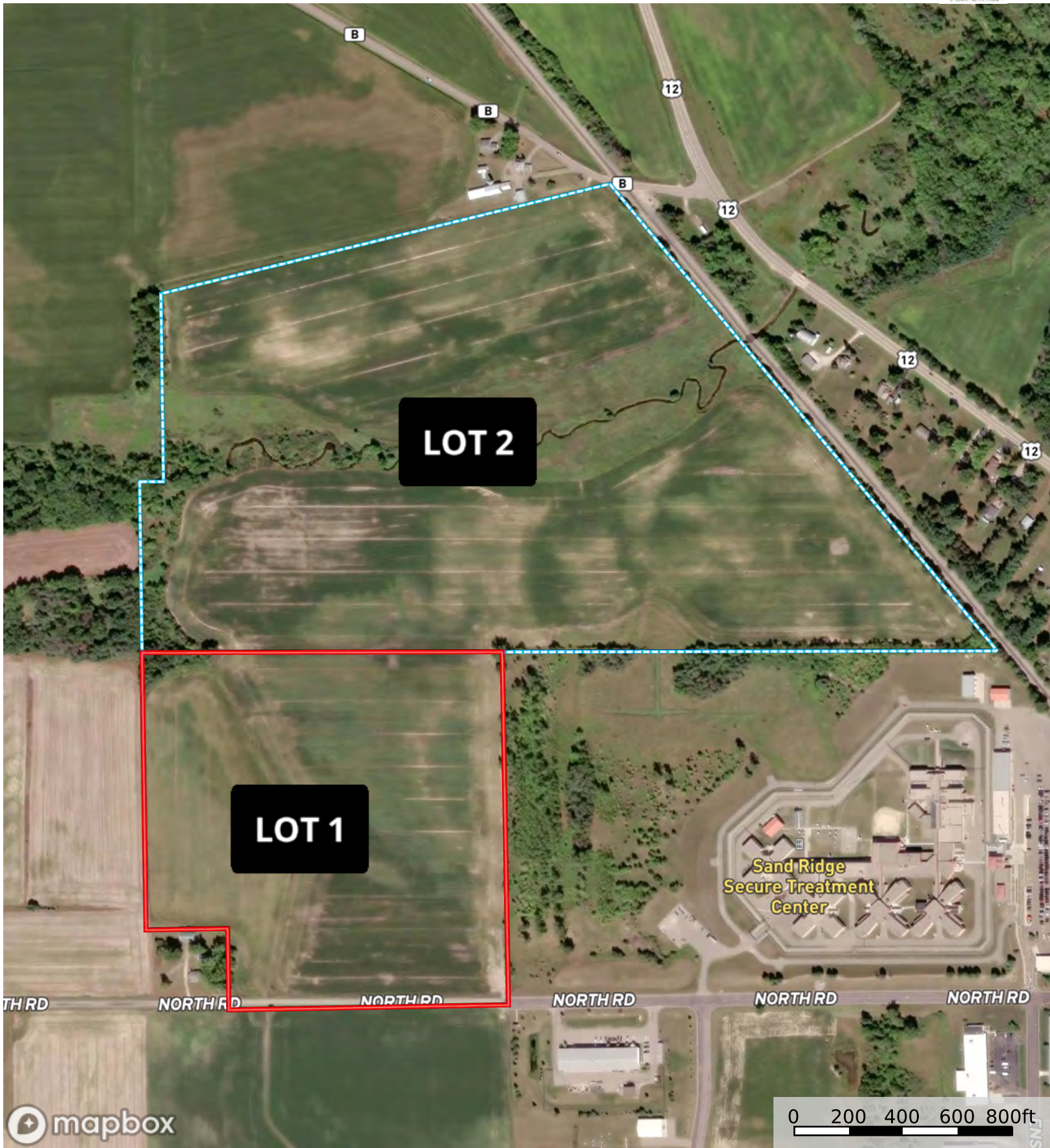
124.29± acres offering productive cropland, Brewer Creek trout water, quality whitetail habitat, and income-producing farmland just outside Mauston.

> 608-697-3349

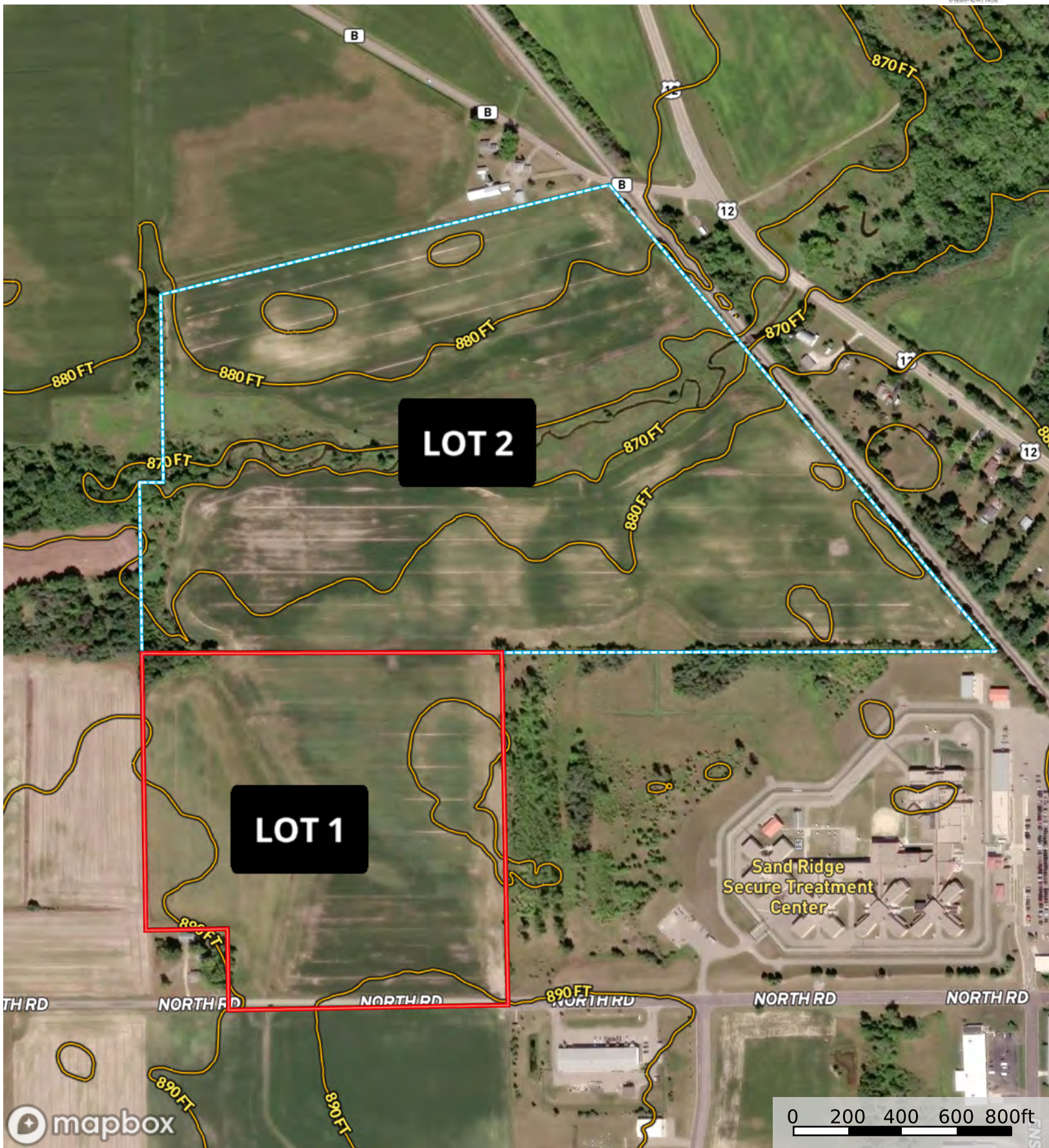
> TRAVIS@HAMELEAUCTIONS.COM

AUCTION TERMS: Online-only auction ending June 25, 2026 at 1:00 PM CST. Property sells subject to seller confirmation. \$10,000 non-refundable earnest money deposit due within 24 hours of accepted offer. Property sells AS IS, WHERE IS. Closing on or before July 31, 2026. Existing crop lease transfers with the property. Buyer responsible for all inspections and due diligence. See website for complete terms and conditions.

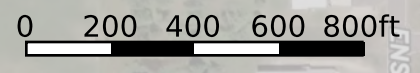
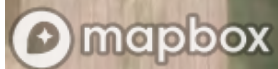
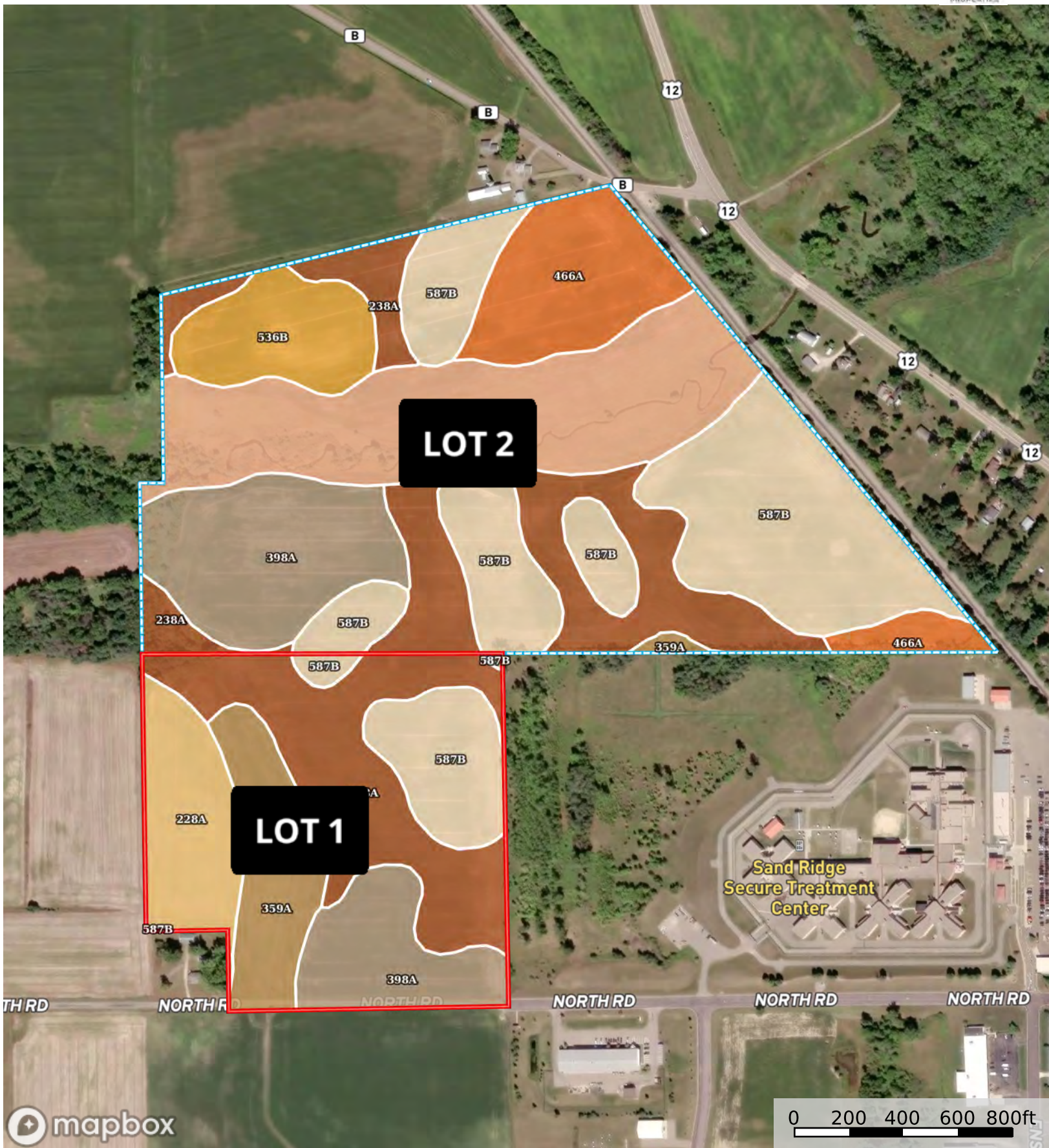




Boundary Boundary 1



Boundary Boundary 1



Boundary Boundary 1

 All Polygons 124.44 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
587B	Tintson sand, lake terrace, 1 to 6 percent slopes	30.73	24.7	0	34	3s
238A	Korobago sandy loam, 0 to 3 percent slopes	27.9	22.42	0	59	2w
798A	Sechler loam, cool, 0 to 3 percent slopes, frequently flooded	20.3	16.32	0	46	3w
398A	Neenah silt loam, 0 to 3 percent slopes	16.67	13.4	0	62	2w
466A	Bilmod sandy loam, lake terrace, 0 to 3 percent slopes	9.56	7.68	0	60	3s
359A	Menasha silty clay loam, 0 to 2 percent slopes	6.91	5.55	0	3	6w
228A	Partridge loam, 0 to 3 percent slopes	6.39	5.14	0	44	3w
536B	Delton loamy fine sand, moderately well drained, 1 to 6 percent slopes	5.98	4.81	0	58	3e
TOTALS		124.44(*)	100%	-	47.26	2.81

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 1 86.65 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
587B	Tintson sand, lake terrace, 1 to 6 percent slopes	24.97	28.82	0	34	3s
798A	Sechler loam, cool, 0 to 3 percent slopes, frequently flooded	20.3	23.43	0	46	3w
238A	Korobago sandy loam, 0 to 3 percent slopes	14.94	17.24	0	59	2w
398A	Neenah silt loam, 0 to 3 percent slopes	10.55	12.18	0	62	2w
466A	Bilmod sandy loam, lake terrace, 0 to 3 percent slopes	9.56	11.03	0	60	3s
536B	Delton loamy fine sand, moderately well drained, 1 to 6 percent slopes	5.98	6.9	0	58	3e
359A	Menasha silty clay loam, 0 to 2 percent slopes	0.35	0.4	0	3	6w
TOTALS		86.65(*)	100%	-	48.94	2.72

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 37.79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
238A	Korobago sandy loam, 0 to 3 percent slopes	12.96	34.3	0	59	2w
359A	Menasha silty clay loam, 0 to 2 percent slopes	6.56	17.36	0	3	6w
228A	Partridge loam, 0 to 3 percent slopes	6.39	16.91	0	44	3w
398A	Neenah silt loam, 0 to 3 percent slopes	6.12	16.2	0	62	2w
587B	Tintson sand, lake terrace, 1 to 6 percent slopes	5.76	15.25	0	34	3s
TOTALS		37.79(*)	100%	-	43.43	3.02









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

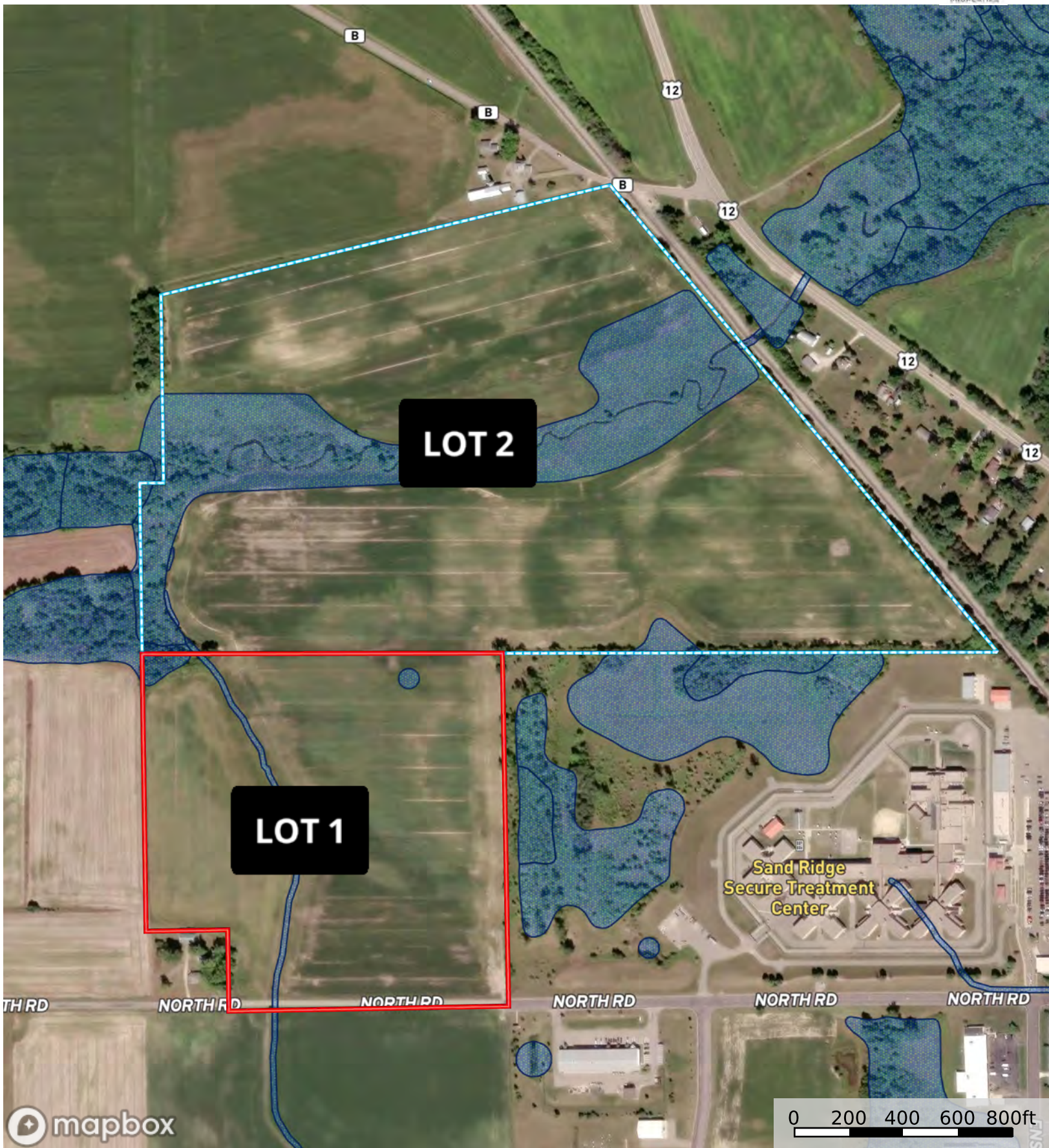
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

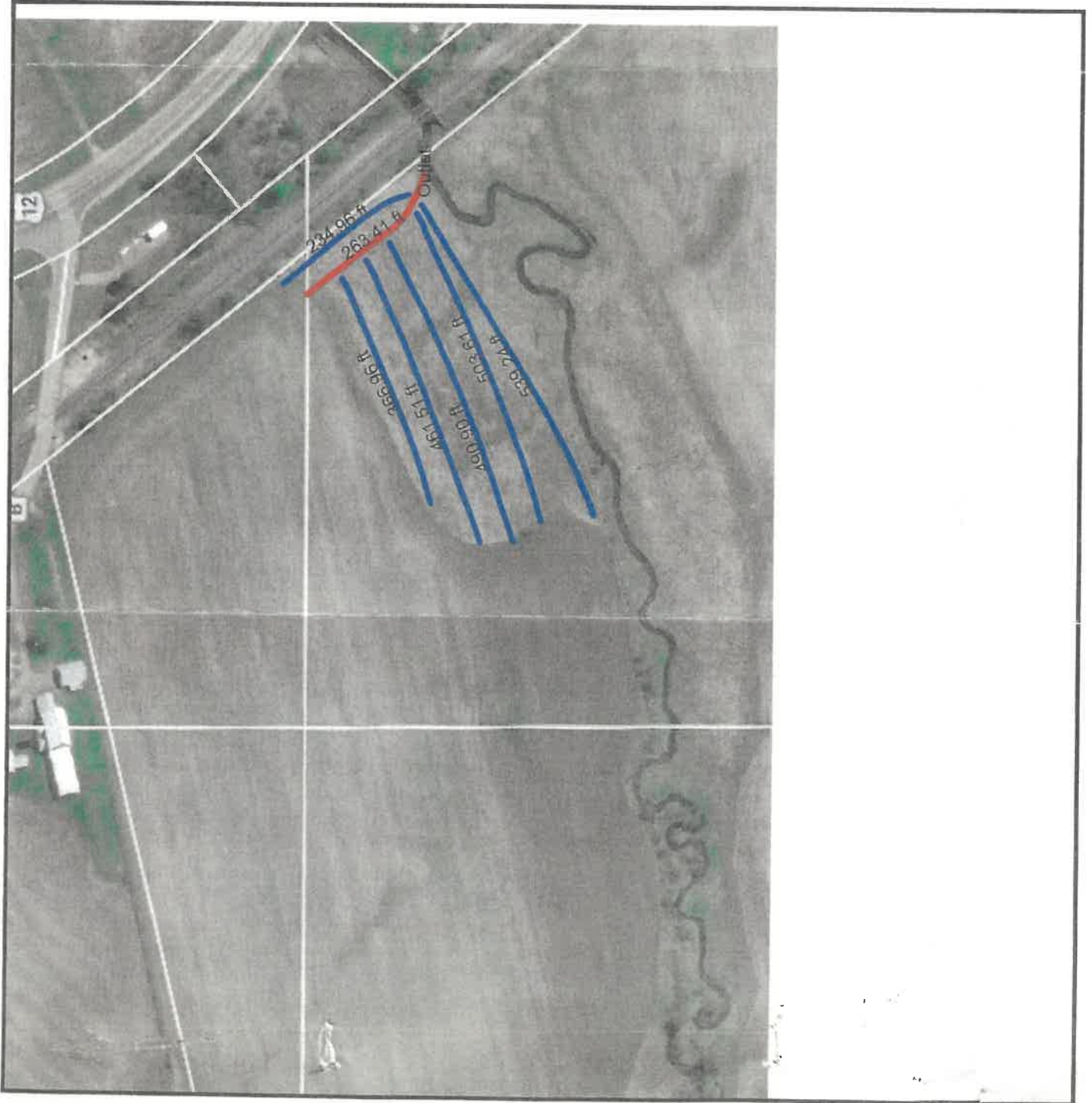


12-6-12 = Good DAY
12-6-12



■ 4 inch w/ sock 2597.16 ft
■ 6 inch 263.41 ft

Pison

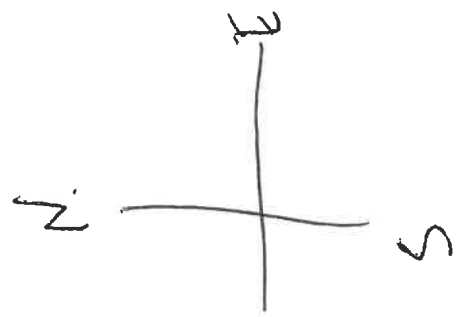
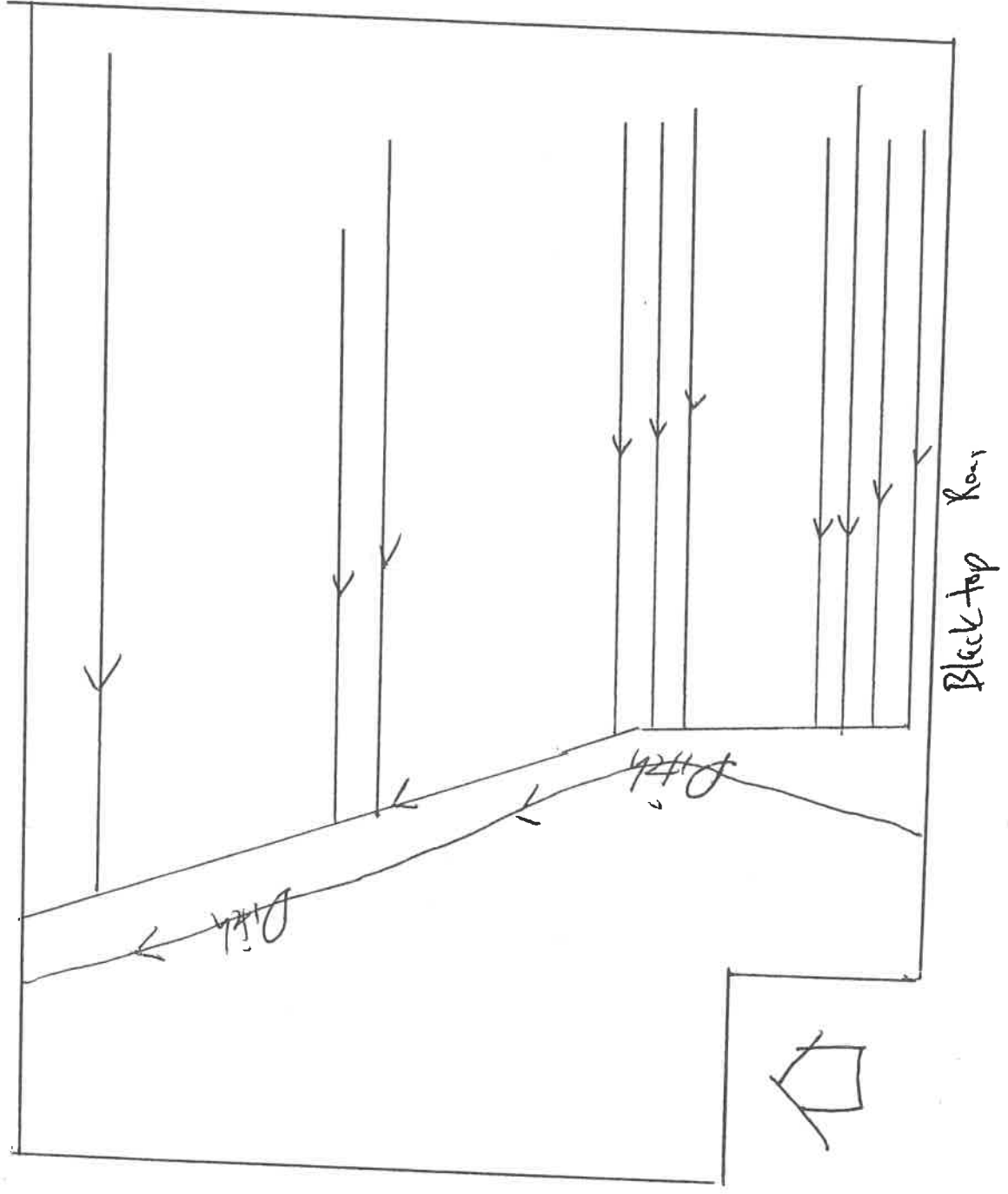


Pison

1/4" X 1/4" Park
1/2" X 1/2" Park
1/4" X 1/4" Park
1/2" X 1/2" Park

Door
Seit

Approx
18,000 ft²
4"
Knitfoot

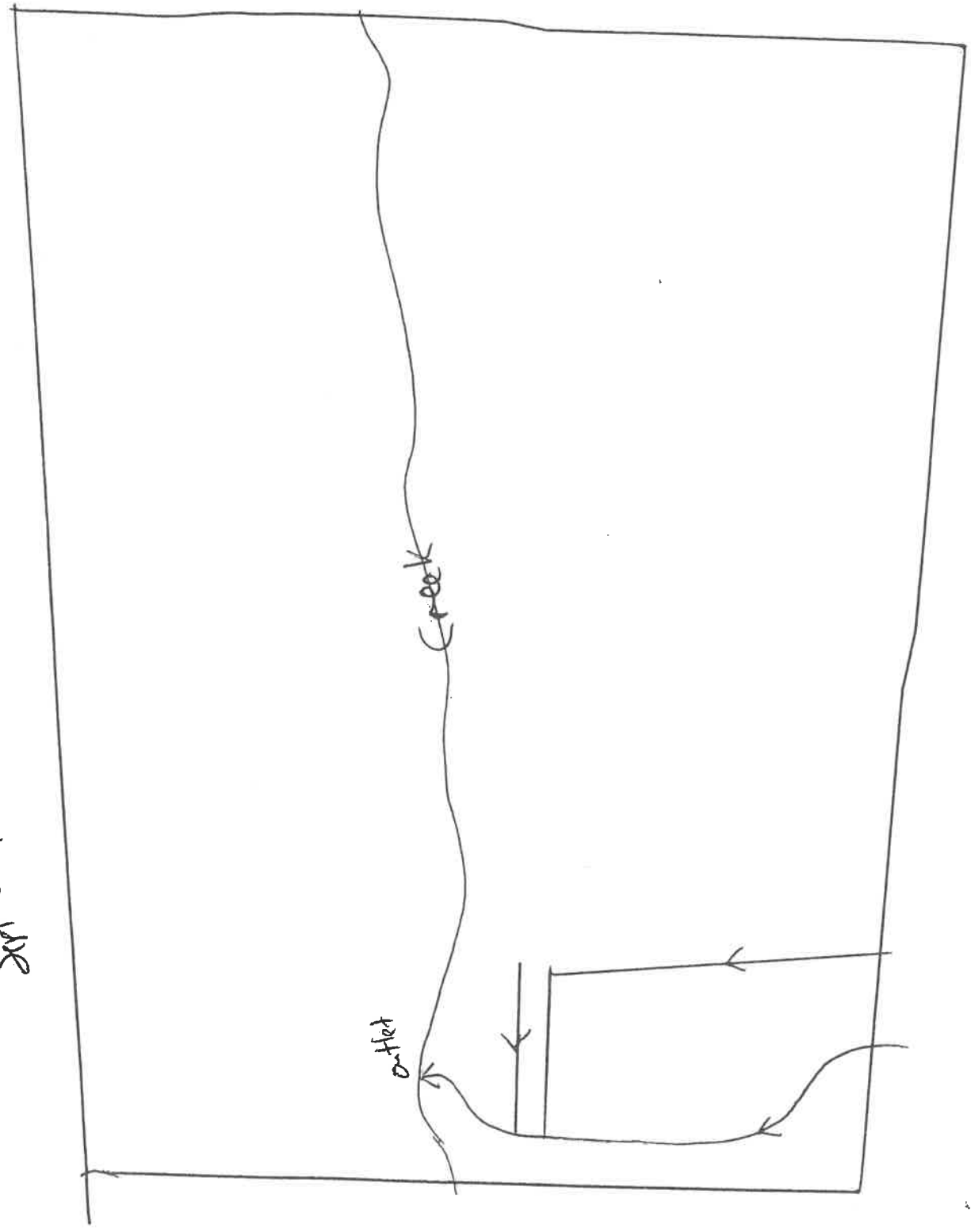


XXXX 1337

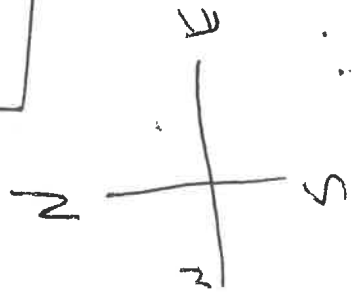
Installed
Sept 20, 2023

4

Prison



Approx 4000 ft
Kinfcent



**UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
HAMELE AUCTION SERVICE LLC
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 125+/- Acres North Rd in town of Lindina Juneau County WI. Tax parcel #s 290200136, 290200130, 290200131, 290200126 and 290200127.

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:

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC ("Auctioneer") has been appointed by Six Ps Enterprises LLC and Jason 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:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$10,000 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 approved by auction company.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before July 25th 2026 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 COUNTRY MIDWEST LIFESTYLE PROPERTIES & 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 COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC 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 1% 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, contaminates 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):

Buyers Signature

Buyers Signature

Bidder Number:

Addenda to Terms & Conditions Relating to Online Only
Auction 125+/- Acres North Rd town of Lindina Juneau County
WI June 25th 2026 1pm central.

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: High Bids per lot are subject so sellers' confirmation within 48hrs of auction ending. 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. No Buyers fee. Buyer will be required to pay a \$10,000 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 July 31st 2026. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$10,000 nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Title Company of Sellers choice. Title Company will also hold the nonrefundable down payment.

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 will be offered in the following in an online only auction bidding process with a soft close October 23rd 1pm 2026 with 2 minutes added to all bids coming in after the soft closing starts, all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended bidding time. No Buyers Fee. Price will be determined by price per acre per

auction lot. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$10,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before July 31st 2026.

- **Auction Lot 1:** 37.93+/- Acres taxes \$98.09 tax id 290200136 2025
- **Auction Lot 2:** 87.36+/- Acres taxes \$307.61 tax ids 290200130, 290200131, 290200126 and 290200128.

Occupancy of Tenant:

- 2026 Crop Rents to be prorated at closing (\$310 per tillable acre rent. 110 Tillable Acres)
- Crop land lease ends 12-31-27

Proration of Taxes: All parcels with a 2025 tax bills probation will be based off of 2025 tax bills.

Bidders with No Internet: Bidders can register with Auction Company for bidding on the property and Auction Company on the direction of the registered bidder will enter the bids for those bidders. Communication of bids can be done either by phone or in person.

Broker Participation: Auction Company to pay 1% 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 June 24th 2026 12:00pm. 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. One registered buyer 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 June 25th 2026.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

JENNIFER SARNOW TREASURER
 PO BOX 477
 MAUSTON WI 53948

Please inform the treasurer of any address change.

JASON G LINDNER
 4154 4TH DR
 WISCONSIN DELLS WI 53965

Property Address

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF LINDINA
 JUNEAU COUNTY

BILL NO. 550473
 Correspondence should refer to parcel number
 PARCEL#: 290200136
 ALT. PARCEL #: 29020136

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.	
8,100		8,100	0.9909	200		200	<input type="checkbox"/> A star in this box means unpaid prior year taxes
2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	Gross Property Tax		
JUNEAU COUNTY	68,981	74,484	77.99	36.23	-53.5%	98.09	
TOWN OF LINDINA	208,710	220,409	13.44	7.40	-44.9%	98.09	
WWTC	79,780	82,085	12.64	7.33	-42.0%	98.09	
SCH D OF MAUSTON	1,001,345	70.00	47.13	-32.7%	98.09		
Total	357,471	1,378,323	174.07	98.09	-43.6%	98.09	
First Dollar Credit Lottery & Gaming Credit Net Property Tax				174.07	98.09	-43.6%	
School taxes reduced by school levy tax credit	\$10.68	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)	0.012108223		
		748340	ACRES: 37.934				
		SEC 02, T 15 N, R 03 E					
		PLAT: N/A-NOT AVAILABLE					
		NW 1/4 SW 1/4 EX. 502 R 261					

TOTAL DUE FOR FULL PAYMENT
 PAY BY **January 31, 2026**
 ▶ \$ 98.09
 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	134,002.24	9.94	2029
SCH D OF MAUSTON	196,618.20	14.59	2041

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

PAY 1ST INSTALLMENT OF: \$98.09 By January 31, 2026
 AND PAY 2ND INSTALLMENT OF: \$0.00 By July 31, 2026
 OR PAY FULL AMOUNT OF: \$98.09 By January 31, 2026

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:
 JENNIFER SARNOW TREASURER
 PO BOX 477
 MAUSTON WI 53948
 608-847-7057
 2025 Real Estate Property Bill # 550473
 Parcel # 290200136
 Alt. Parcel # 29020136
 LINDNER, JASON G

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
 2025 Real Estate Property Bill # 550473
 Parcel # 290200136
 Alt. Parcel # 29020136
 LINDNER, JASON G

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:
 JENNIFER SARNOW TREASURER
 PO BOX 477
 MAUSTON WI 53948
 608-847-7057
 2025 Real Estate Property Bill # 550473
 Parcel # 290200136
 Alt. Parcel # 29020136
 LINDNER, JASON G

Include This Stub With Your Payment

Include This Stub With Your Payment

Include This Stub With Your Payment



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

JENNIFER SARNOV TREASURER
 PO BOX 477
 MAUSTON WI 53948

Please inform the treasurer of any address change.

SIX PS ENTERPRISES LLC
 4154 4TH DR
 WISCONSIN DELLS WI 53965

Property Address

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF LINDINA
 JUNEAU COUNTY

BILL NO. 550471
 Correspondence should refer to parcel number
PARCEL#: 290200130
ALT. PARCEL #: 29020130

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.	
12,100		12,100	0.9909	1,800		1,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	Gross Property Tax
JUNEAU COUNTY		68,981	74,484	114.94	54.12	-52.9%	146.51
TOWN OF LINDINA		208,710	220,409	19.80	11.06	-44.1%	
WWTC		79,780	82,085	18.62	10.94	-41.2%	
SCH D OF MAUSTON			1,001,345	103.15	70.39	-31.8%	
Total		357,471	1,378,323	256.51	146.51	-42.9%	
		First Dollar Credit Lottery & Gaming Credit		256.51	146.51	-42.9%	Net Property Tax
							146.51
School taxes reduced by school levy tax credit	\$15.96	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)			
		741716 ACRES: 38.680		0.012108223			
		SEC 02, T 15 N, R 03 E					
		PLAT: N/A-NOT AVAILABLE					
		PT. SW 1/4 NW 1/4					

TOTAL DUE FOR FULL PAYMENT
PAY BY January 31, 2026
\$ 146.51
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:
 73.26 DUE BY 01/31/2026
 73.25 DUE BY 07/31/2026

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	134,002.24	14.85	2029
SCH D OF MAUSTON	196,618.20	21.80	2041

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

PAY 1ST INSTALLMENT OF:
 \$73.26
 By January 31, 2026

AND PAY 2ND INSTALLMENT OF:
 \$73.25
 By July 31, 2026

OR PAY FULL AMOUNT OF:
 \$146.51
 By January 31, 2026

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

JENNIFER SARNOV TREASURER
 PO BOX 477
 MAUSTON WI 53948
 608-847-7057

2025 Real Estate Property Bill #
 550471

Parcel #
 290200130

Alt. Parcel #
 29020130

SIX PS ENTERPRISES LLC

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

2025 Real Estate Property Bill #
 550471

Parcel #
 290200130

Alt. Parcel #
 29020130

SIX PS ENTERPRISES LLC

Include This Stub With Your Payment

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

JENNIFER SARNOV TREASURER
 PO BOX 477
 MAUSTON WI 53948
 608-847-7057

2025 Real Estate Property Bill #
 550471

Parcel #
 290200130

Alt. Parcel #
 29020130

SIX PS ENTERPRISES LLC

Include This Stub With Your Payment



PA-688/3 (R. 8-15)

JENNIFER SARNOW TREASURER
 PO BOX 477
 MAUSTON WI 53948

Please inform the treasurer of any address change.

SIX PS ENTERPRISES LLC
 4154 4TH DR
 WISCONSIN DELLS WI 53965

Property Address

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF LINDINA
 JUNEAU COUNTY

BILL NO. 550472
 Correspondence should refer to parcel number
PARCEL#: 290200131
ALT. PARCEL #: 29020131

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.	
10,700		10,700	0.9909	10,900		10,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	Gross Property Tax
JUNEAU COUNTY	68,981	74,484	88.26	47.86	-45.8%		129.57
TOWN OF LINDINA	208,710	220,409	15.21	9.78	-35.7%		
WWTC	79,780	82,085	14.30	9.68	-32.3%		
SCH D OF MAUSTON		1,001,345	79.21	62.25	-21.4%		
Total	357,471	1,378,323	196.98	129.57	-34.2%		
	First Dollar Credit Lottery & Gaming Credit						Net Property Tax
							129.57
							TOTAL DUE FOR FULL PAYMENT
							PAY BY January 31, 2026
							\$ 129.57

School taxes reduced by school levy tax credit \$14.11
IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 741716 ACRES: 40.000
 SEC 02, T 15 N, R 03 E
 PLAT: N/A-NOT AVAILABLE
 PT. SE 1/4 NW 1/4 & PT SW 1/4 NE
 1/4 S. OF RR ROW

Net Assessed Value Rate (Does NOT reflect credits)
 0.012108223

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	134,002.24	13.13	2029
SCH D OF MAUSTON	196,618.20	19.27	2041

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

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:
 64.79 DUE BY 01/31/2026
 64.78 DUE BY 07/31/2026

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

PAY 1ST INSTALLMENT OF:
 \$64.79
 By January 31, 2026

AND PAY 2ND INSTALLMENT OF:
 \$64.78
 By July 31, 2026

OR PAY FULL AMOUNT OF:
 \$129.57
 By January 31, 2026

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

JENNIFER SARNOW TREASURER
 PO BOX 477
 MAUSTON WI 53948
 608-847-7057

2025 Real Estate Property Bill #
 550472

Parcel #
 290200131

Alt. Parcel #
 29020131

SIX PS ENTERPRISES LLC

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

2025 Real Estate Property Bill #
 550472

Parcel #
 290200131

Alt. Parcel #
 29020131

SIX PS ENTERPRISES LLC

Include This Stub With Your Payment

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

JENNIFER SARNOW TREASURER
 PO BOX 477
 MAUSTON WI 53948
 608-847-7057

2025 Real Estate Property Bill #
 550472

Parcel #
 290200131

Alt. Parcel #
 29020131

SIX PS ENTERPRISES LLC

Include This Stub With Your Payment



JENNIFER SARNOW TREASURER
 PO BOX 477
 MAUSTON WI 53948

Please inform the treasurer of any address change.

SIX PS ENTERPRISES LLC
 4154 4TH DR
 WISCONSIN DELLS WI 53965

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF LINDINA
 JUNEAU COUNTY

BILL NO. 550469
 Correspondence should refer to parcel number
PARCEL#: 290200128
ALT. PARCEL #: 29020128

Property Address

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.	
1,300		1,300	0.9909				<input type="checkbox"/> A star in this box means unpaid prior year taxes
2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	Gross Property Tax		
JUNEAU COUNTY	68,981	74,484	12.31	5.81	-52.8%	15.75	
TOWN OF LINDINA	208,710	220,409	2.12	1.19	-43.9%	15.75	
WWTC	79,780	82,085	2.00	1.18	-41.0%	15.75	
SCH D OF MAUSTON		1,001,345	11.06	7.57	-31.6%	15.75	
Total	357,471	1,378,323	27.49	15.75	-42.7%	15.75	
First Dollar Credit Lottery & Gaming Credit Net Property Tax				27.49	15.75	-42.7%	
School taxes reduced by school levy tax credit	\$1.71	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)	0.012108223	
				741716	ACRES: 4.280		
				SEC 02, T 15 N, R 03 E			
				PLAT: N/A-NOT AVAILABLE			
				PT. FRNW 1/4 NW 1/4			

TOTAL DUE FOR FULL PAYMENT
 PAY BY **January 31, 2026**
\$ 15.75
 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	134,002.24	1.59	2029
SCH D OF MAUSTON	196,618.20	2.34	2041

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

PAY 1ST INSTALLMENT OF:
 \$15.75
 By January 31, 2026

AND PAY 2ND INSTALLMENT OF:
 \$0.00
 By July 31, 2026

OR PAY FULL AMOUNT OF:
 \$15.75
 By January 31, 2026

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:
 JENNIFER SARNOW TREASURER
 PO BOX 477
 MAUSTON WI 53948
 608-847-7057
2025 Real Estate Property Bill #
 550469
Parcel #
 290200128
Alt. Parcel #
 29020128
 SIX PS ENTERPRISES LLC
 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
2025 Real Estate Property Bill #
 550469
Parcel #
 290200128
Alt. Parcel #
 29020128
 SIX PS ENTERPRISES LLC
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Amount Enclosed: \$ _____
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 608-847-7057
2025 Real Estate Property Bill #
 550469
Parcel #
 290200128
Alt. Parcel #
 29020128
 SIX PS ENTERPRISES LLC
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PA-685/3 (R. 8-15)

JENNIFER SARNOW TREASURER
 PO BOX 477
 MAUSTON WI 53948

Please inform the treasurer of any address change.

SIX PS ENTERPRISES LLC
 4154 4TH DR
 WISCONSIN DELLS WI 53965

Property Address

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2025
 TOWN OF LINDINA
 JUNEAU COUNTY

BILL NO. 550467
 Correspondence should refer to parcel number
PARCEL#: 290200126
ALT. PARCEL #: 29020126

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.		
1,300		1,300	0.9909				<input type="checkbox"/> A star in this box means unpaid prior year taxes	
2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change	Gross Property Tax			
JUNEAU COUNTY	68,981	74,484	13.34	5.81	-56.4%	15.75		
TOWN OF LINDINA	208,710	220,409	2.30	1.19	-48.3%	First Dollar Credit		
WWTC	79,780	82,085	2.16	1.18	-45.4%	Lottery Credit		
SCH D OF MAUSTON		1,001,345	11.97	7.57	-36.8%	Net Property Tax		
						15.75		
Total	357,471	1,378,323	29.77	15.75	-47.1%	TOTAL DUE FOR FULL PAYMENT		
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		29.77	15.75	-47.1%	PAY BY January 31, 2026		
School taxes reduced by school levy tax credit	\$1.71	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)	0.012108223			\$ 15.75
	741716	ACRES: 4.400		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.				
	SEC 02, T 15 N, R 03 E	PLAT: N/A-NOT AVAILABLE		RETAIN THIS PORTION AS YOUR COPY				
	PT. FRNE 1/4 NW 1/4			SEE REVERSE SIDE FOR IMPORTANT INFORMATION				

PA-885/S (R. 8-15)

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	134,002.24	1.59	2029
SCH D OF MAUSTON	196,618.20	2.34	2041

PAY 1ST INSTALLMENT OF:
 \$15.75
 By January 31, 2026

AND PAY 2ND INSTALLMENT OF:
 \$0.00
 By July 31, 2026

OR PAY FULL AMOUNT OF:
 \$15.75
 By January 31, 2026

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

JENNIFER SARNOW TREASURER
 PO BOX 477
 MAUSTON WI 53948
 608-847-7057
2025 Real Estate Property Bill #
 550467
Parcel #
 290200126
Alt. Parcel #
 29020126
 SIX PS ENTERPRISES LLC
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
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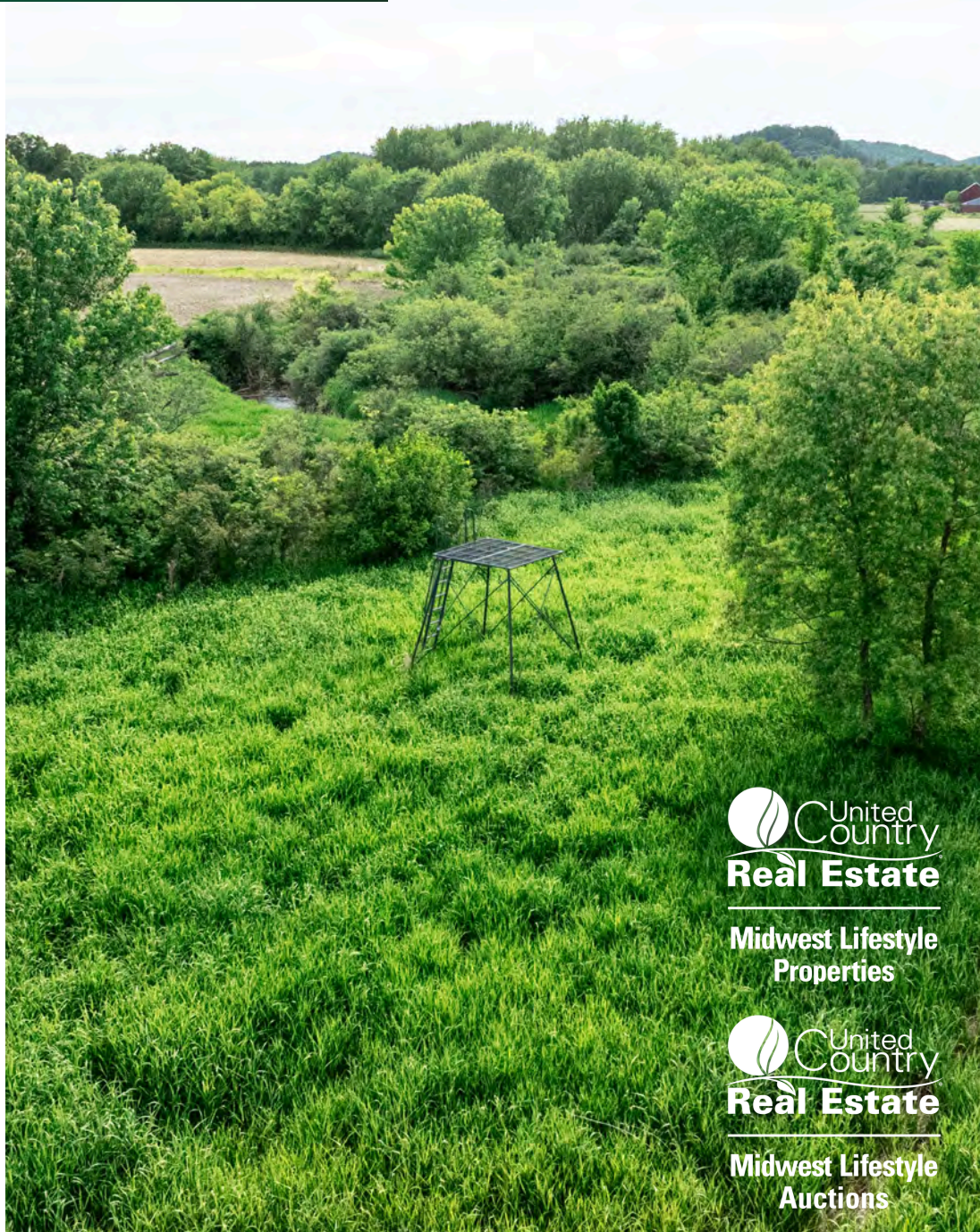
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Parcel #
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Alt. Parcel #
 29020126
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Travis Hamele 608.697.3349



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**Midwest Lifestyle
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Real Estate
Midwest Lifestyle
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