

86 +/- ACRE

Farm in the Town on Lewiston, Columbia County

ONLINE ONLY AUCTION AUGUST 20th - 6:00PM CST



**W10630 County Rd X
Portage, WI 53901**



**HAMELE
AUCTION
SERVICES**



**Midwest Lifestyle
Properties**



**HUNTING
PROPERTIES**
powered by REALTREE

608.742.5000 · hameleauctions.com



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ONLINE AUCTION

AUCTION PREVIEW DATES:

AUGUST 1 | 10AM-12PM

AUGUST 8 | 10AM-12PM

OR BY APPOINTMENT

TYPE

FARM

ACRES

86+/-



4 Bedroom



1 Bathroom



1636 Sq Ft

W10630 County Road X, Portage, WI 53901



Farm • Homestead • Hunting • Hobby Farm

86± acres featuring a 4-bedroom farmhouse, multiple agricultural buildings, pasture, tillable ground, and outstanding whitetail habitat in the sought-after Town of Lewiston.

< 608-617-9924

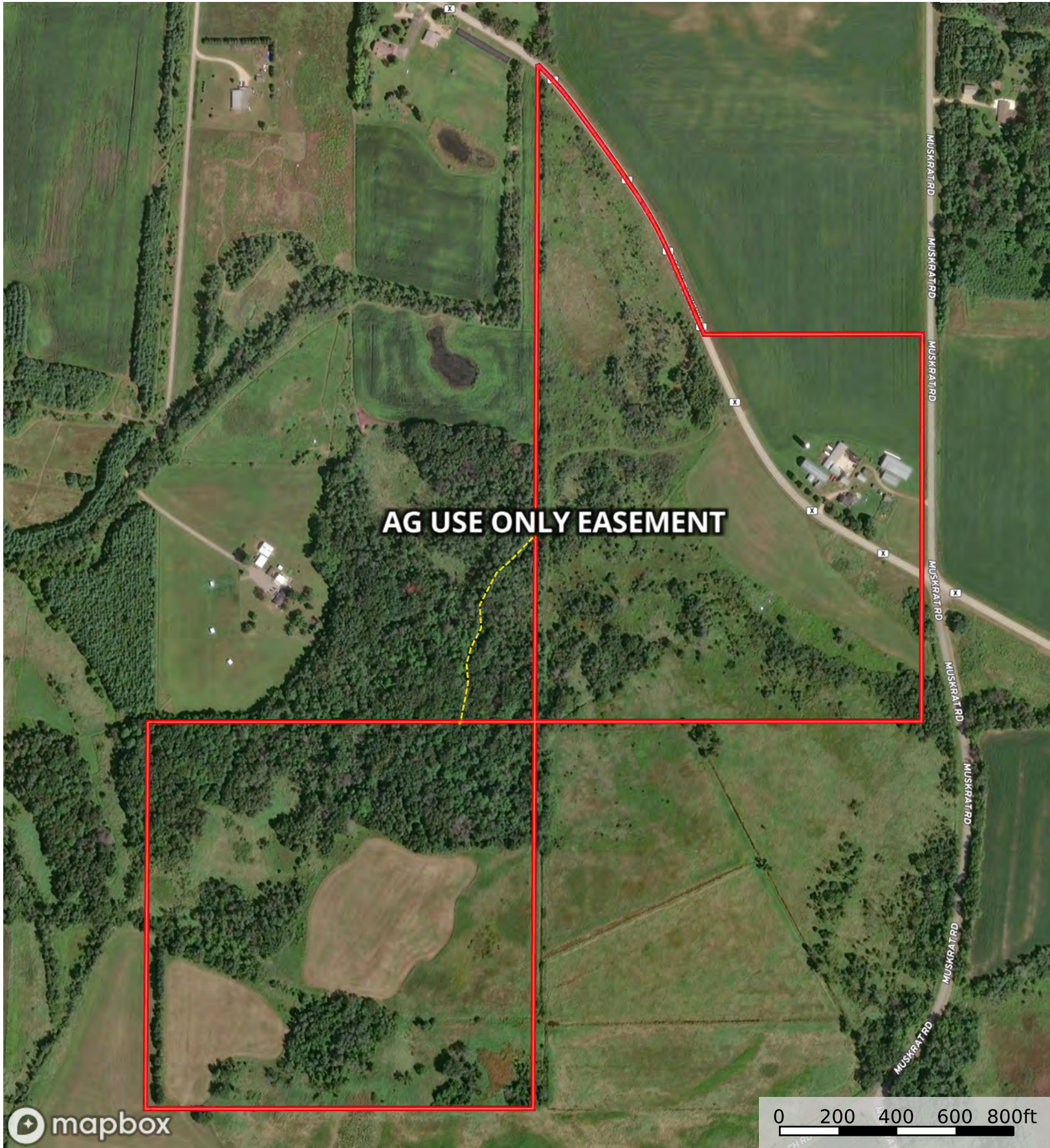
< MARTY@HAMELEAUCTIONS.COM

> 608-697-3349

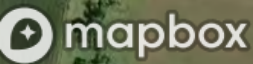
> TRAVIS@HAMELEAUCTIONS.COM

AUCTION TERMS: Property sells subject to seller confirmation 48 hours after midnight following the close of the auction. Successful buyer shall sign a non contingent offer to purchase and shall submit a \$20,000 non-refundable earnest money deposit within 24hrs of acceptance of the offer. Property is being sold AS IS, WHERE IS, with no warranties or representations expressed or implied. Closing shall occur on or before October 5, 2026.

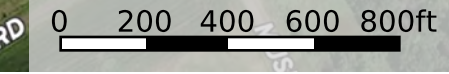




--- Road / Trail □ Boundary



--- Road / Trail
□ Boundary



| Boundary 87.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GaA	Gilford fine sandy loam, stratified substratum, 0 to 3 percent slopes	32.27	36.9	0	33	6w
CoA	Colwood fine sandy loam, 0 to 2 percent slopes	15.89	18.17	0	71	2w
Pa	Palms muck, 0 to 2 percent slopes	15.42	17.63	0	36	3w
BtB2	Briggsville silt loam, silty subsoil variant, 1 to 6 percent slopes, eroded	8.23	9.41	0	76	2e
KbA	Kibbie fine sandy loam, 0 to 4 percent slopes	7.02	8.03	0	70	2w
YaA	Yahara fine sandy loam, 0 to 3 percent slopes	5.63	6.44	0	62	2w
PkB	Plainfield loamy fine sand, loamy substratum, 2 to 6 percent slopes	2.45	2.8	0	24	4s
LaB	Lapeer fine sandy loam, 2 to 6 percent slopes	0.34	0.39	0	67	2e
OkB	Okee loamy fine sand, 2 to 6 percent slopes	0.18	0.21	0	54	3s
MoA	Morocco loamy sand, 0 to 3 percent slopes	0.02	0.02	0	29	4w
TOTALS		87.45(*)	100%	-	49.24	3.71

(*) 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

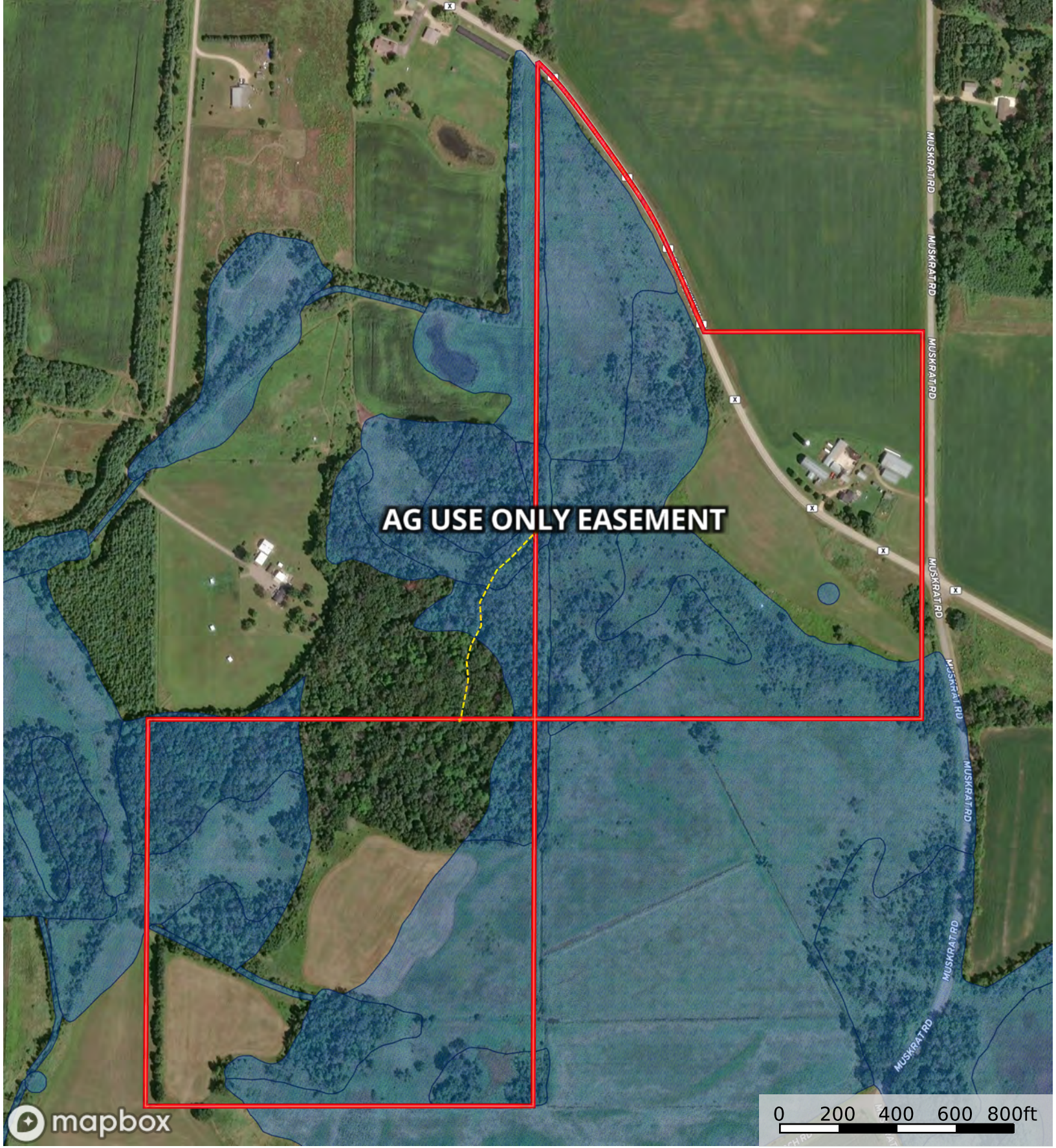
Land, Capability

								
	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



Road / Trail

Boundary

Wetlands

Riparian

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
HAMELE AUCTION SERVICE
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 W10630 Ctt Rd X Town of Lewiston Columbia County WI. Parcels 11020-561,11020-568 and 1102-560.02. 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 ("Auctioneer") has been appointed by Michael Wakerhauser Estate

("Seller"), through a separate written Agreement to offer the Property at auction.

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

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

CONTRACTS:

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

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 20,000 . 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 October 5th 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 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 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, 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:

Addenda to Terms & Conditions Relating to Online Only
Auction W10630 Cty Rd X Town of Lewiston Columbia County
86.44+/- acres August 20th 2026 6pm 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 \$20,000 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 October 5th 2026. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$20,000 nonrefundable down payment per auction lot will be 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 ENVIRONMENTAL 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 August 6pm 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 per Auction Lot not per acre. High Bid Subject to

Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$20,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Oct 5th 2026. Seller has the right to entertain offers prior to auction ending and if the seller accepts an offer prior to the auction closing, seller can cancel auction.

- **Auction Lot** : Home and Buildings along with 86.44 +/- Acres (offered as a whole price) Tax Parcel #s 11020-561, 11020-568 and 1102-560.02.
- **Easement to Parcel #11020-568** is an ag only easement

Occupancy of Tenant:

- Tillable land tenant will have the rights to maintain and harvest the crops for 2026.
- Tillable Rents prorated at closing based off the entire calendar year. \$100 per acre 5 acres leased
- Crop land lease ends 12-31-2030
- Estate will reassign the remainder of the lease to the buyer at closing.

Proration of Taxes: will be based off 2025 net 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 August 18th 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 August 20th 2026.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

REAL ESTATE CONDITION REPORT - FARM

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT W10630 County X
IN THE Town
(CITY) (VILLAGE) (TOWN) OF Lewiston, COUNTY OF
Columbia STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF July (MONTH) 14 (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises. *"Property", as used in this report, includes: 1) the land; 2) dwellings; 3) barns and outbuildings and 4) any other real or personal property included in the transaction. The questions below apply to all property, not just dwellings.*

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	☒	☐	☐
B2. Are you aware of defects in the electrical system? Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	☒	☐	☐
B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	☐	☒	☐
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.	☐	☒	☐
B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	☐	☐	☒
B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).	☐	☒	☐
B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	☐	☒	☐
B8. Are you aware of defects in any structure on the property? Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	☒	☐	☐
B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.	☐	☒	☐
B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or <i>water treatment system</i> , or other items affixed to or closely associated with the property? <i>Such items may include reverse osmosis systems, iron filters, or other filters.</i>	☒	☐	☐
B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	☐	☒	☐
B12. Explanation of "yes" responses <u><i>see Attached</i></u>			

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	☐	☒	☐
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property?	☐	☒	☐

NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

	YES	NO	N/A
C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?	☐	☒	☐
C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties, including dumpsites on the property where pesticides, herbicides, fertilizer or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer's or government guidelines or other law regulating said disposal?	☐	☒	☐
C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees</i> ?	☐	☒	☐
C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	☐	☒	☐
C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	☐	☒	☐
C8. Explanation of "yes" responses _____			

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

	YES	NO	N/A
D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water? Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, out-of-service wells and cisterns not closed/abandoned according to applicable regulations, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, atrazine or other substances affecting human consumption safety.	☒	☐	☐
D2. Are you aware of a joint well serving the property?	☐	☒	☐
D3. Are you aware of a defect related to a joint well serving the property?	☐	☐	☒
D4. Are you aware that a septic system or other private sanitary disposal system serves the property?	☒	☐	☐
D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles.	☐	☒	☐
D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)	☒	☐	☐
D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.	☐	☒	☐
D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)	☒	☐	☐
D9. Are you aware of defects in an "LP" tank on the property?	☐	☒	☐
D10. Explanation of "yes" responses _____			

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	☐	☒	☐
E2. Are you aware that remodeling was done that may increase the property's assessed value?	☐	☒	☐
E3. Are you aware of pending special assessments?	☐	☒	☐
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☒	☐
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	☐	☒	☐
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	☐	☒	☐
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	☐	☒	☐
E8. Explanation of "yes" responses _____			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association?	☐	☒	☐
F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	☐	☒	☐
F3. Are you aware of any zoning code violations with respect to the property?	☐	☒	☐
F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?	☐	☒	☐
F5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	☐	☒	☐
F6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	☐	☒	☐
F7. Are you aware of restrictive covenants or deed restrictions on the property?	☐	☒	☐
F8. Other than public rights-of-way, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	☐	☒	☐
F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	☒	☐	☐
F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	☐	☒	☐
F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			

- a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?
- b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))
- c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))
- F11. Is all or part of the property subject to or in violation of a farmland preservation agreement?
Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land.
Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information.
- F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?
- F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)
- F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences *including noncompliance with fence laws* (See Wis. Stat. Ch. 90), houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.
- F15. Are you aware there is not legal access to the property?
- F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations *and livestock siting violations* (Wis. Admin. Code Ch. ATCP 51).
- F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See <http://dnr.wi.gov/topic/waterways> for more information.
- F18. Are you aware of a written agreement affecting riparian rights related to the property?
- F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?
Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.
- F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).
- F21. Explanation of "yes" responses _____

YES NO N/A

☒ ☐ ☐☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐**G. ADDITIONAL INFORMATION**

- G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years?
- G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?
- G2a. Does the property currently have internet service?
If so, who is your provider? _____

YES NO N/A

☐ ☒ ☐☐ ☒ ☐☐ ☒ ☐

- G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?
Is the system or station affixed to the property?
- G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see <https://www.wra.org/Disabilities/>).
- G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?
- G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?
- G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g., a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment in Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.
- G5. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; substantial crop damage from disease, insects, soil contamination, wildlife or other causes, diseased trees, or substantial injuries or disease in livestock on the property or neighboring properties; or any other defect or material condition.
- G6. The owner has owned the property for _____ years.
- G7. The owner has lived in the property for _____ years.
- G8. Explanation of "yes" responses _____
- _____
- _____
- _____
- _____

YES	NO	N/A
☐	☒	☐
☐	☐	☒
☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐

Note: Any sales contract provision requiring inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies the person supplied information on which the owner relied for this report and the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person Daniel Waberhauer Items all Date 7/14/26

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

B1: Green shed has damaged or missing roof panels. (Translucent panels to allow natural light damaged due to age/UV deterioration)

B2: Service panel in House replaced in 2026. Line from house to grainery was disconnected at that time and may not have been reconnected.

B8: Floor joists under toilet were damaged at one point by water leaks. Status of repairs is unknown.

B10: LP tank is rented.

D1: Well pump located in the yard that services the live stock pen was previously known to need service. Well had to be primed with water when started for it to pump water. No known issues with well for house/rest of property.

D4: There is a septic system. Condition is unknown.

D6: There is a fuel tank in the basement which is no longer in use. Have not confirmed if filler port on exterior of house has been capped.

D8: LP tank is believed to be a rental from Crawford Oil.

F8a: There is an easement granting access through the neighbor's land to access fields in the marsh area. I believe the easement is limited to agricultural use.

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

Page 1 of 3

LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Disclosures and Acknowledgments made with respect to the Property at W10630 Cty Rd X, Portage

, Wisconsin.

SELLER DISCLOSURE AND CERTIFICATION.

Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

(1) SELLER DISCLOSURES: (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or lead-based paint hazards (collectively referred to as LBP) present in or on the Property except:

(Explain the information known to Seller, including any additional information available about the basis for the determination that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")

(b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

(Identify the LBP record(s) and report(s) (e.g. LBP abatements, inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")

(2) SELLER CERTIFICATION: The undersigned Seller has reviewed the information above and certifies, to the best of their knowledge, that the information provided by them is true and accurate.

(X)

(ALL Sellers' signatures) ▲ Print Names Here ▶ Daniel Wakerhauser PR

7/14/26
(Date) ▲

Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

(Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A, Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)

DISCLOSURE REQUIREMENTS FOR SELLERS. (a) The following activities shall be completed before the Buyer is obligated under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

(1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

(2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

(3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

(4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold. This requirement includes records or reports regarding common areas. This requirement also includes records or reports regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

(b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English, Spanish):

(1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

(2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

(3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no such records or reports are available, the Seller shall so indicate.

(4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

(5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either: (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

(6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing, a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes the required activities. Buyer's agents paid solely by Buyer are exempt.

(7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84) certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

■ **DEFINITIONS:**

Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance with any applicable legal requirements.

Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred to in the singular whether one or more**).

Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision of a report explaining the results of the investigation.

Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls, abatement, etc.

Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1) information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection; (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5) provision of a report explaining the results of the investigation.

Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular whether one or more**).

Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 **(1) ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
 115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
 116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 **(2) CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
 118 knowledge, that the information provided by them is true and accurate.

119 (X) _____ 07/13/2026
 120 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ Travis Hamale UC Midwest Lifestyle Properties (Date) ▲

121 (X) _____
 122 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ (Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
 124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
 125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
 126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
 127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 **(1) LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
 130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 ☐ **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
 132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
 133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
 134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
 135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
 136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
 137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to
 139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
 140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
 141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
 142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
 143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
 144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
 145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
 146 in conformance with the requirements of all applicable law.

147 ☐ Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148 ☐ Buyer waives the opportunity for a LBP inspection or assessment.

149 **(2) EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*
 150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 **(3) BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
 153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
 154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
 155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

156 **(4) BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
 157 knowledge, that the information provided by them is true and accurate.

158 (X) _____
 159 (Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲

160 (X) _____
 161 (Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲

621762

DOCUMENT NO.

DECLARATION AND ESTABLISHMENT
OF EASEMENT

STATE OF WISCONSIN }
COLUMBIA COUNTY }
RECEIVED FOR RECORD

MAY 25 2000

Danny Jull
Reg. of Deeds at 12:05 PM

KNOW ALL MEN BY THESE PRESENCE:

John W. Zimmerman, hereinafter Zimmerman,
is the owner of the following described
premises situated in the Township of Lewiston,
County of Columbia, State of Wisconsin:

Southeast Quarter of the Northwest
Quarter in Section 15, Township 13
North, Range 8 East, Columbia County,
Wisconsin.

Hereinafter referred to as "Parcel I."

Ronald A. Wakerhauser, hereinafter
Wakerhauser, is the owner of the following
described premises situated in the Township of
Lewiston, Columbia County, State of Wisconsin:

The Northeast Quarter of the Southwest Quarter in Section 15, Township 13
North, Range 8 East, Columbia County, Wisconsin.

Hereinafter referred to as "Parcel II."

WHEREAS, Wakerhauser seeks to obtain a good and sufficient easement of
ingress and egress to Parcel II;

NOW THEREFORE, the parties hereto set forth the terms, covenants and
conditions that apply to said easement:

1. **EASEMENT:** Zimmerman hereby declares, imposes and places upon said
Parcel I a permanent, non-exclusive easement of ingress and egress located
on and over that strip of land described as follows:

An easement 20 feet in width, located in the Southeast 1/4 of the Northwest
1/4 of Section 15, Town 13 North, Range 8 East, Town of Lewiston, Columbia
County, Wisconsin, lying 10 feet on each side of the following described
centerline:

Commencing at the north 1/4 corner of Section 15, Town 13 North, Range 8 East;
thence S 00°25'37" W 1975.45 feet along the north-south 1/4 line to the point
of beginning; thence S 55°34'56" W 20.99 feet; thence S 34°53'00" W 266.15
feet; thence S 12°20'21" W 55.04 feet; thence S 29°55'12" W 112.71 feet;
thence S 10°06'28" E 120.69 feet; thence S 25°49'32" W 158.43 feet; thence S
14°25'03" W 43.77 feet to the south line of the SE 1/4 of the NW 1/4, being
the terminus of this easement.

Hereinafter referred to as "Easement Strip."

RETURN TO:

Carlson, Rogers & Owens
P.O. Box 277
Portage, WI 53901

Tax Parcel No. Part of
11-020-567

Said Easement Strip is shown on a survey map attached hereto as Appendix A.

2. **TAXES:** Zimmerman and his successors and assigns shall at all times be responsible for paying real estate taxes, and special assessments, if any, imposed upon said Easement Strip.

3. **IMPROVEMENTS, REPAIRS AND MAINTENANCE:** A roadway upon said Easement Strip shall be a dirt farm road. The costs of maintaining and repairing said farm road located on said Easement Strip shall be the sole responsibility of Wakerhauser and his successors and assigns.

4. **USAGE:** The owners of Parcels I and II shall not block or otherwise obstruct access over said Easement Strip by another who possess rights to use such easement or by their guests or invitees. Usage of said Easement Strip for access purposes shall, at all times, be limited to agricultural purposes.

5. **RESERVATION:** Zimmerman and his successors and assigns reserve the right to use all or any portion of said Easement Strip in any manner which will not interfere with or otherwise hinder or make unreasonably burdensome the use of said Easement Strip by the owners of said Parcel II.

6. **CHANGES:** No amendment, substitutions, or revocation of this easement shall be effective unless the same is in writing and signed by all of the then owners of Parcels I and II.

7. **BINDING EFFECT:** The rights and obligations created by this agreement shall be covenants running with the land and said Parcels I and II and the Easement Strip described herein and shall inure to the benefit of, be binding on and be enforceable at law or equity by the owners of said Parcels I and II, and said their heirs, successors, personal representatives and assigns.

Debra A. Zimmerman, as spouse of John W. Zimmerman, joins in this agreement as her right, title and interest may appear in Parcels I and said Easement Strip pursuant to the Wisconsin Marital Property Act.

IN WITNESS WHEREOF the parties hereto have executed this agreement on the 23rd day of May, 2000.

John W. Zimmerman
JOHN W. ZIMMERMAN

Ronald A. Wakerhauser
RONALD A. WAKERHAUSER

Debra A. Zimmerman
DEBRA A. ZIMMERMAN

CASH FARM LEASE

Landlord: Michael J. Wakerhauser

Renter: Todd Warren

PROPERTY DESCRIPTION: Tillable acres in SW-NE Section 15, T13N,R8E owned by Michael Wakerhauser at W10630 County Rd X, Consisting of approx 5 acres.

GENERAL DESCRIPTION OF LEASE:

1. Timetable: This agreement shall be in effect for the 2024 to 2030 growing season.
2. Amendments and alterations to this lease shall be in writing and shall be signed by both parties.

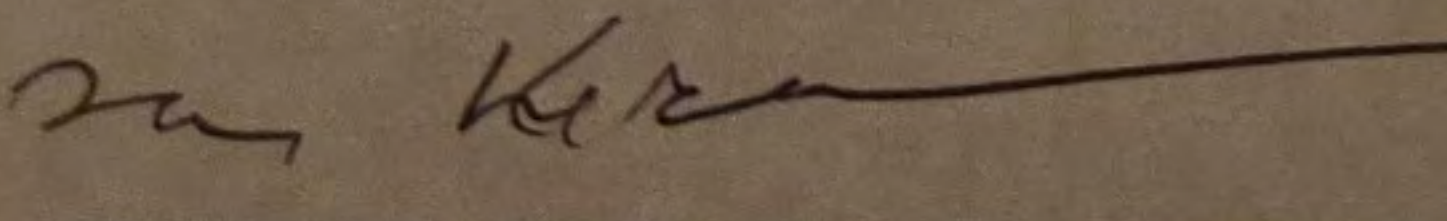
LAND USE:

1. The land will be managed for the purpose of agriculture.
2. The proceeds from any government program relating to this land will be paid directly to the renter.

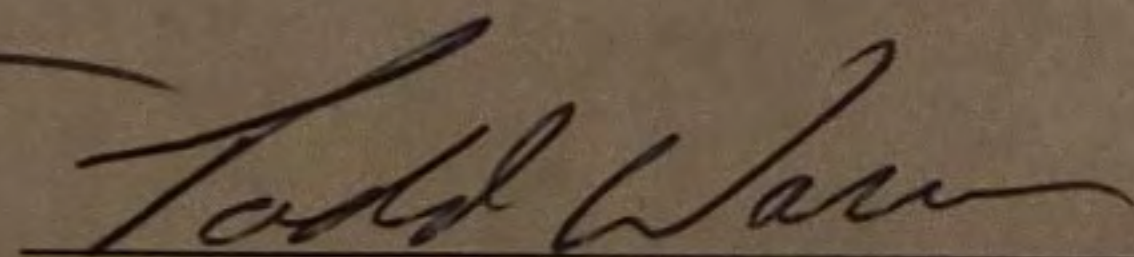
PAYMENT:

1. The renter agrees to pay \$100.00 / acre for the total of \$500.00.
2. The payment in full will be made directly to the landlord by December 31 of each growing season.

Executed on the 11th of July 2024.



Michael J. Wakerhauser



Todd Warren

TOWN OF LEWISTON
STEPHANIE WARREN, TREAS
PO BOX 555
WISCONSIN DELLS, WI 53965

COLUMBIA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE

Wakerhauser, Michael J

Parcel Number: 11020 561
Bill Number: 1237730

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

Location of Property/Legal Description
W10630 County Highway X
Sec. 15, T13N, R8E
SW 1/4 OF NE 1/4

40.000 ACRES

1237730/11020 561
MICHAEL J WAKERHAUSER
W10630 COUNTY X
PORTAGE WI 53901

Please inform treasurer of address changes.

ASSESSED VALUE LAND 38,400	ASSESSED VALUE IMPROVEMENTS 207,800	TOTAL ASSESSED VALUE 246,200	AVERAGE ASSMT. RATIO 0.957408852	NET ASSESSED VALUE RATE 0.01125311 (Does NOT reflect credits)	NET PROPERTY TAX 2503.36
ESTIMATED FAIR MARKET VALUE LAND 32,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 217,000	TOTAL ESTIMATED FAIR MARKET VALUE 249,600	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 320.06	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
Columbia County	121,392	126,744	760.49	798.57	5.0%
Town of Lewiston	199,501	210,880	233.14	233.66	0.2%
Portage Community School	1,794,552	1,944,648	1,541.68	1,584.45	2.8%
MATC	132,457	140,020	144.48	153.84	6.5%
TOTAL	2,247,902	2,422,292	2,679.79	2,770.52	3.4%
FIRST DOLLAR CREDIT			-73.23	-66.79	-8.8%
LOTTERY AND GAMING CREDIT			-235.78	-200.37	-15.0%
NET PROPERTY TAX			2,370.78	2,503.36	5.6%

TOTAL DUE: \$2,503.36
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026

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

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Portage Community School	198,378	202.21	2045				
Portage Community School	398,912	406.61	2026				

PAY 1ST INSTALLMENT OF: \$1,151.50
BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
STEPHANIE WARREN, TREAS
PO BOX 555
WISCONSIN DELLS, WI 53965

PIN# 11020 561
WAKERHAUSER, MICHAEL J
BILL NUMBER: 1237730

PAY 2ND INSTALLMENT OF: \$1,351.86
BY JULY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
STACY L OPALEWSKI TREASURER
PO BOX 198
PORTAGE, WI 53901

PIN# 11020 561
WAKERHAUSER, MICHAEL J
BILL NUMBER: 1237730

PAY FULL AMOUNT OF: \$2,503.36
BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
STEPHANIE WARREN, TREAS
PO BOX 555
WISCONSIN DELLS, WI 53965

PIN# 11020 561
WAKERHAUSER, MICHAEL J
BILL NUMBER: 1237730

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF LEWISTON
STEPHANIE WARREN, TREAS
PO BOX 555
WISCONSIN DELLS, WI 53965

COLUMBIA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE

Wakerhauser, Michael J

Parcel Number: 11020 568
Bill Number: 1237737

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

Location of Property/Legal Description
Sec. 15, T13N, R8E
NE 1/4 OF SW 1/4

40.000 ACRES

1237737/11020 568

MICHAEL J WAKERHAUSER
W10630 COUNTY X
PORTAGE WI 53901

Please inform treasurer of address changes.

ASSESSED VALUE LAND 85,600	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 85,600	AVERAGE ASSMT RATIO 0.957408852	NET ASSESSED VALUE RATE 0.01125311 (Does NOT reflect credits)	NET PROPERTY TAX 963.27
ESTIMATED FAIR MARKET VALUE LAND 176,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 176,400	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 111.28	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
Columbia County	121,392	126,744	264.41	277.65	5.0%
Town of Lewiston	199,501	210,880	81.06	81.24	0.2%
Portage Community School	1,794,552	1,944,648	536.02	550.89	2.8%
MATC	132,457	140,020	50.23	53.49	6.5%
TOTAL	2,247,902	2,422,292	931.72	963.27	3.4%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			931.72	963.27	3.4%

TOTAL DUE: \$963.27
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026

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

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Portage Community School	198,378	70.30	2045				
Portage Community School	398,912	141.37	2026				

PAY 1ST INSTALLMENT OF: \$481.64
BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
STEPHANIE WARREN, TREAS
PO BOX 555
WISCONSIN DELLS, WI 53965

PIN# 11020 568
WAKERHAUSER, MICHAEL J
BILL NUMBER: 1237737

PAY 2ND INSTALLMENT OF: \$481.63
BY JULY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
STACY L OPALEWSKI TREASURER
PO BOX 198
PORTAGE, WI 53901

PIN# 11020 568
WAKERHAUSER, MICHAEL J
BILL NUMBER: 1237737

PAY FULL AMOUNT OF: \$963.27
BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
STEPHANIE WARREN, TREAS
PO BOX 555
WISCONSIN DELLS, WI 53965

PIN# 11020 568
WAKERHAUSER, MICHAEL J
BILL NUMBER: 1237737

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF LEWISTON
STEPHANIE WARREN, TREAS
PO BOX 555
WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE**

Wakerhauser, Michael J

**Parcel Number: 11020 560.02
Bill Number: 1238758**

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

Location of Property/Legal Description

Sec. 15, T13N, R8E
Lot 2, CSM 6753-51-3

6.440 ACRES

1238758/11020 560.02

**MICHAEL WAKERHAUSER
W10630 COUNTY X
PORTAGE WI 53901**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 16,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 16,100	AVERAGE ASSMT. RATIO 0.957408852	NET ASSESSED VALUE RATE 0.01125311 (Does NOT reflect credits)	NET PROPERTY TAX 181.17
ESTIMATED FAIR MARKET VALUE LAND 33,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 33,600	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 20.93	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
Columbia County	121,392	126,744	49.73	52.22	5.0%
Town of Lewiston	199,501	210,880	15.25	15.28	0.2%
Portage Community School	1,794,552	1,944,648	100.81	103.61	2.8%
MATC	132,457	140,020	9.45	10.06	6.5%
TOTAL	2,247,902	2,422,292	175.24	181.17	3.4%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			175.24	181.17	3.4%

TOTAL DUE: \$181.17

**FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026**

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

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Portage Community School	198,378	13.22	2045				
Portage Community School	398,912	26.59	2026				

PAY 1ST INSTALLMENT OF: \$90.59

BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
STEPHANIE WARREN, TREAS
PO BOX 555
WISCONSIN DELLS, WI 53965

PIN# 11020 560.02
WAKERHAUSER, MICHAEL J
BILL NUMBER: 1238758

PAY 2ND INSTALLMENT OF: \$90.58

BY JULY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
STACY L OPALEWSKI TREASURER
PO BOX 198
PORTAGE, WI 53901

PIN# 11020 560.02
WAKERHAUSER, MICHAEL J
BILL NUMBER: 1238758

PAY FULL AMOUNT OF: \$181.17

BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
STEPHANIE WARREN, TREAS
PO BOX 555
WISCONSIN DELLS, WI 53965

PIN# 11020 560.02
WAKERHAUSER, MICHAEL J
BILL NUMBER: 1238758

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

W10630 County Rd X Portage WI Town of Lewiston Columbia County

- 1636+/- Sq Ft Farm House
- 4 Bedroom (2 rooms no Closets)
- 1 Full Bath
- 3 Season Porch 7x20
- Kitchen 13x13
- Pantry 6x8
- Laundry 6x8
- Dining 15x13
- Bath 9x11
- Bedroom/Office 15x7
- Living 12x15
- Bedroom/Den 9x8
- Bedroom upper 12x15
- Bedroom upper 10x15
- Block and Stone wall foundation full basement
- LP Forced Air Furnace
- Barn 34x100 with Hay Mow
- Milk House 15x20
- Chicken Coop/Grainery 16x30
- Pole Barn 44x100 Concrete Floor
- Machine Shed 26x55
- Loafing Barn 25x100
- Calf Barn 25x36
- Chicken Coop 16x30
- Corn Crib 18x24
- Goat Barn 16x24
- Garden Shed 12x18
- 86+/- Acres
- 17+/- Acres Tillable
- 20+/- Acres Woods
- 30+/- Acres of Pasture
- 40+/- Acres determined wetlands
- Well and Septic
- Total 2025 Assessment \$347,900 and Taxes \$3,647.80
- Zoned AG1

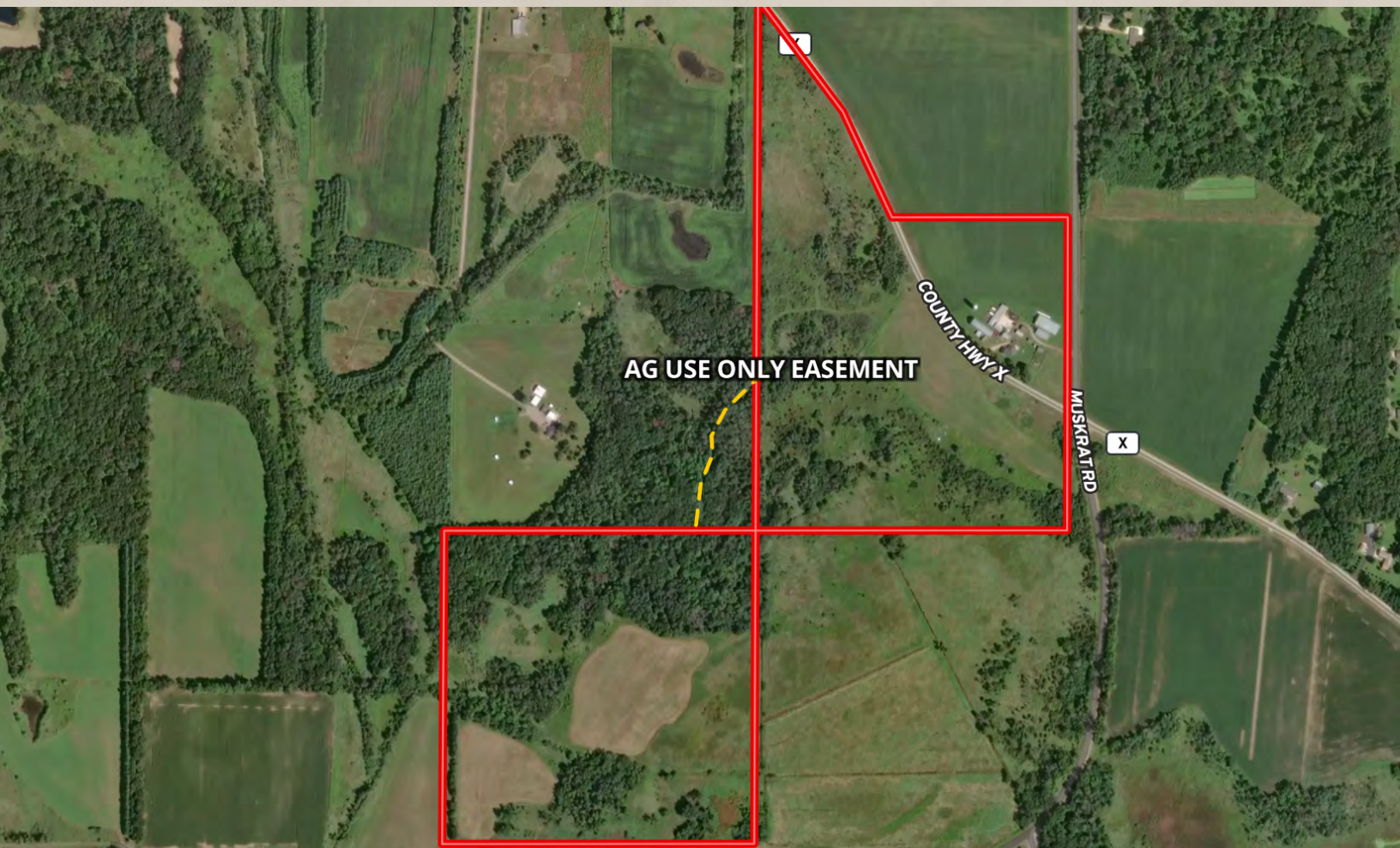
Town of Lewiston Columbia County WI 86+/- Acre Farm brought to you at Online Only Auction

Online-Only Real Estate Auction – Bidding Ends August 20, 2026, at 6:00 PM. Don't miss this rare opportunity to purchase an exceptional 86+/- acre farm located in the Town of Lewiston, Columbia County, just outside of Briggsville and only minutes from Portage, Wisconsin Dells, and Interstate access. Properties in this highly desirable area seldom come to market. This versatile farm offers a 4-bedroom farmhouse along with an outstanding collection of agricultural buildings including a 44x100 pole shed, 34x100 barn with hay mow, 25x100 loafing barn, 25x36 calf barn, 16x30 granary/chicken coop, 16x24 goat barn, 12x18 garden shed, and a 26x55 machine shed. Approximately 17+/- acres of tillable/hay ground and 30+/- acres of pasture make this an ideal setup for horses, cattle, hobby farming, or expanding an existing livestock operation. The balance of the property features woods, thick bedding cover, and excellent wildlife habitat, creating outstanding whitetail deer hunting opportunities right out your back door. Back forty acres is accessed by an Agricultural only easement. Whether you're looking for a working farm, country homestead, recreational retreat, or investment property, this farm offers tremendous potential. Property sells subject to seller confirmation 48 hours after midnight following the close of the auction. Successful buyer shall sign a non contingent offer to purchase and shall submit a \$20,000 non-refundable earnest money deposit within 24hrs of acceptance of the offer. Property is being sold AS IS, WHERE IS, with no warranties or representations expressed or implied. Closing shall occur on or before October 5, 2026. Auction preview dates are August 1 from 10:00 AM–12:00 PM and August 8 from 10:00 AM–12:00 PM. Call or email for Bidder Packet information. Bid with confidence and seize this opportunity to own a beautiful Columbia County farm in one of south-central Wisconsin's most sought-after rural locations. Contact Travis Hamele 608-697-3349 travis@hameleauctions.com or Marty Griepentrog 608-617-9924 marty@hameleauctions.com



PROPERTY HIGHLIGHTS

- ✓ 86± Acres in the Town of Lewiston, Columbia County
- ✓ 4-Bedroom Farmhouse with Full Basement & 3-Season Porch
- ✓ 17± Acres Tillable • 30± Acres Pasture • 20± Acres Woods
- ✓ Extensive Farm Buildings Including 44x100 Pole Barn & 34x100 Barn
- ✓ Excellent Whitetail Hunting, Hobby Farm & Livestock Potential



ONLINE ONLY AUCTION

BID AT [HAMELEAUCTIONS.HIBID.COM](https://hameleauctions.hibid.com)