

50.82 +/- ACRES

**With 7-Acre Lake, Home &
Outbuildings**

LIVE & ONLINE AUCTION
NOVEMBER 18th • 1:00PM CST



**W5825 Barry Road
Pardeeville, WI 53954**



**HAMELE
AUCTION
SERVICES**



**Midwest Lifestyle
Properties**



**HUNTING
PROPERTIES**
powered by REALTREE

608.742.5000 • hameleauctions.com



CONTENTS:

1. Flyer

2-6. Maps

7-9. Write-up

10-13. Terms & Conditions

14-15. Addenda to Terms

16-18. Floorplans

19-20. Taxes

LIVE & ONLINE AUCTION

AUCTION PREVIEW DATES:

OCTOBER 24 | 11AM-1PM

OCTOBER 31 | 11AM-1PM

NOVEMBER 11 | 2PM-4PM

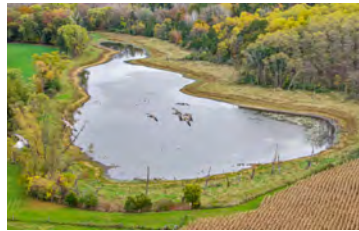
OR BY APPOINTMENT

TYPE

COUNTRY HOME

ACRES

50.82+/-



3 Bedroom



2 Bathroom



2535 Sq Ft

W5825 Barry Road, Pardeeville, WI 53954

**Country Home • Hobby Farm • Hunting •
Recreation**

50.82± acres featuring a spacious 3-bedroom, 2-bath home, 7± acre lake, 17± acres of tillable/pasture ground, multiple outbuildings, abundant wildlife, and excellent hunting and recreational opportunities in the Town of Marcellon, Columbia County.

< 608-617-9924

< MARTY@HAMELEAUCTIONS.COM

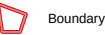
> 608-697-3349

> TRAVIS@HAMELEAUCTIONS.COM

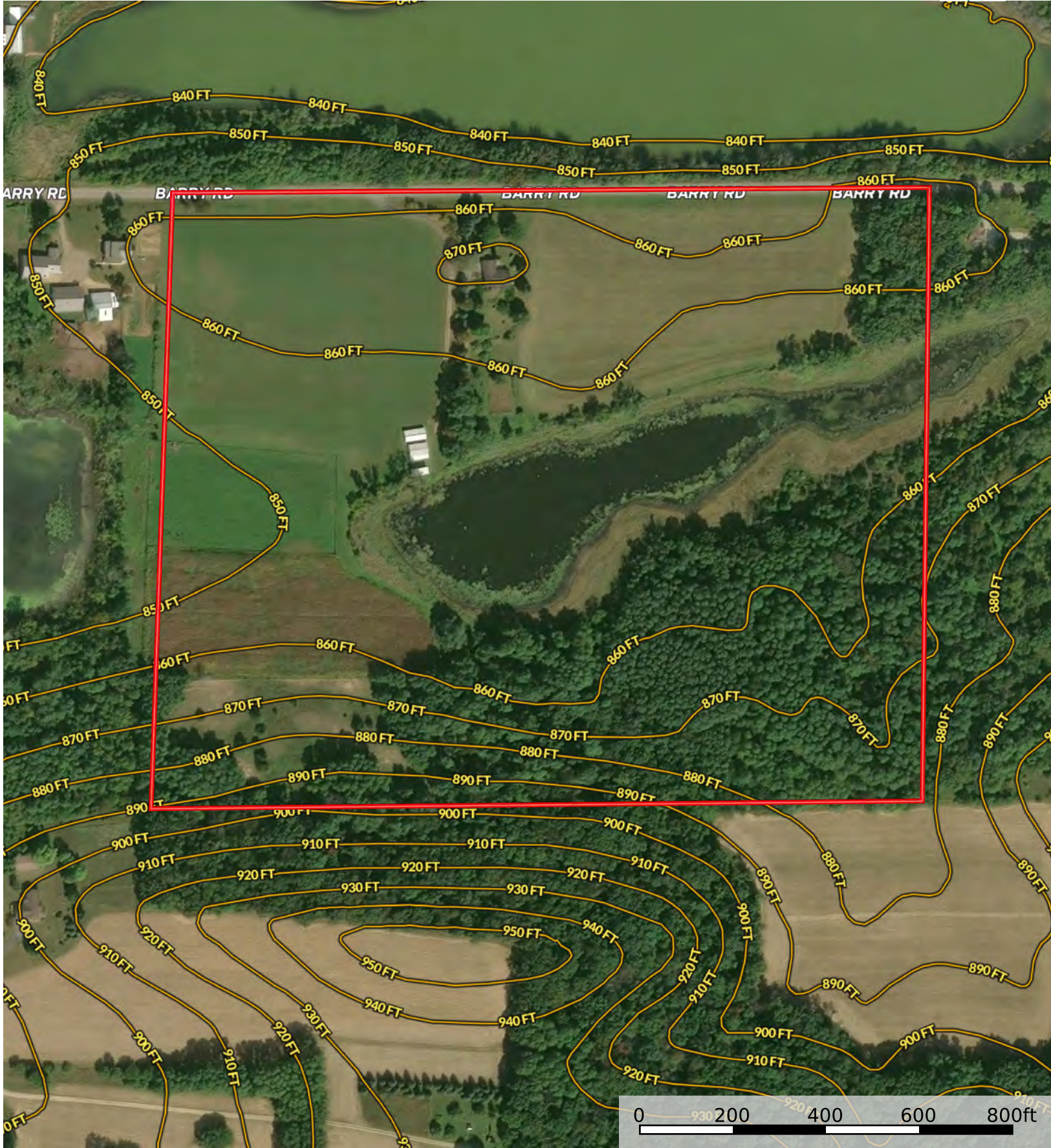
AUCTION TERMS & CONDITIONS

Auction Date: November 18, 2026, at 1:00 PM • Auction Format: Live simulcast auction with on-site bidding and online bidding through HiBid • Earnest Money/Down Payment: \$20,000 nonrefundable down payment due on auction day • Offer to Purchase: Successful bidder must execute an Offer to Purchase on auction day with no contingencies • Closing: On or before December 31, 2026





Boundary



 Boundary



 Boundary

| Boundary 49.74 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7133C2	Lapeer fine sandy loam, 6 to 12 percent slopes, eroded	14.14	28.43	0	62	3e
W	Water	7.14	14.35	0	-	-
7133B	Lapeer fine sandy loam, 2 to 6 percent slopes	6.93	13.93	0	67	2e
7131C2	Wyocena loamy sand, 6 to 12 percent slopes, eroded	5.7	11.46	0	44	4e
7318C2	Lorenzo loam, 6 to 12 percent slopes, eroded	4.82	9.69	0	46	3e
7133D2	Lapeer fine sandy loam, 12 to 20 percent slopes, eroded	3.42	6.88	0	57	4e
7833B	Plainfield loamy fine sand, 2 to 6 percent slopes	3.29	6.61	0	30	4s
7515A	Granby loamy sand	2.93	5.89	0	20	4w
7568A	Morocco loamy sand, 0 to 3 percent slopes	0.68	1.37	0	29	4w
7130C	Okee loamy fine sand, 6 to 12 percent slopes	0.45	0.9	0	52	3e
7931B	Wyocena fine sandy loam, sandstone substratum, 2 to 6 percent slopes	0.24	0.48	0	51	3e
TOTALS		49.74(*)	100%	-	44.65	3.21

(*) 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

LIVE & ONLINE REAL ESTATE AUCTION – 50.82± Acres with 7-Acre Lake, Home & Outbuildings

Town of Marcellon | Columbia County, Wisconsin

AUCTION DATE: Wednesday, November 18, 2026, at 1:00 PM

Here's an exceptional opportunity to purchase a diverse 50.82± acre property in the Town of Marcellon, Columbia County, Wisconsin! Featuring a 2,500± square foot home, multiple outbuildings, approximately 17 acres of tillable/pasture ground, and a beautiful 7-acre lake, this property offers an outstanding combination of country living, hunting, recreation, and agricultural opportunities. Property Zoned Ag 1 and Ag 2.

Located approximately one hour from Madison and two hours from Milwaukee, this property provides the space and privacy of rural Wisconsin while remaining within convenient driving distance of larger communities.

Home & Improvements

The property features a spacious 2,500± square foot home offering 3 bedrooms, 2 bathrooms, and a sunroom where you can relax and enjoy the surrounding countryside. With kitchens on both the main and lower levels, the home offers additional flexibility for entertaining, gatherings, or extended family needs.

An attached 2-car garage provides convenient parking and storage.

For those needing additional space for equipment, vehicles, hobbies, or agricultural uses, the property offers an impressive collection of outbuildings:

- **24' x 45' garage** with concrete floor and electricity
- **24' x 40' garage** with concrete floor and electricity
- **14' x 34' hay shed** for agricultural or equipment storage
- **10' x 12' storage shed**
- **Attached 2-car garage**

Whether you're looking to establish a hobby farm, store recreational equipment, work on vehicles, or simply have room for your projects, these buildings provide plenty of possibilities.

7-Acre Lake, Hunting & Recreation

One of the property's most attractive features is the approximately 7-acre lake, creating a unique setting for wildlife, outdoor recreation, and country living.

For the outdoor enthusiast, this property offers opportunities to pursue whitetail deer, wild turkeys, and waterfowl, all on your own land. The combination of open acreage, water, and surrounding habitat provides the diversity that hunters and wildlife enthusiasts appreciate.

Imagine starting your morning in a deer stand, spending an afternoon enjoying the property, or watching ducks and geese work the lake during the fall migration.

With 50.82± acres to explore, there's room to develop your own hunting setup, establish wildlife food plots, or simply enjoy the peace and quiet of the Wisconsin countryside.

Tillable Ground, Pasture & Country Lifestyle

Approximately 17 acres of the property consist of tillable and pasture ground, providing opportunities for agricultural use, livestock, hay production, or potential rental income.

This combination of acreage, buildings, and water makes the property especially appealing to buyers looking for a hobby farm, rural homestead, recreational property, or a full-time country residence.

Properties offering this much versatility, with a sizable home, multiple functional outbuildings, productive open acreage, and a 7-acre lake, are not something you come across every day.

LIVE SIMULCAST REAL ESTATE AUCTION

Wednesday, November 18, 2026 – 1:00 PM

This property will be offered through a live simulcast auction, allowing buyers to participate in person or online.

Live bidding will take place on-site at the property, with online bidding available through HiBid for buyers who prefer to participate remotely.

OPEN HOUSE DATES

- **Saturday, October 24, 2026: 11:00 AM – 1:00 PM**
- **Saturday, October 31, 2026: 11:00 AM – 1:00 PM**
- **Wednesday, November 11, 2026: 2:00 PM – 4:00 PM**

We encourage all interested buyers to attend an open house to tour the home, inspect the outbuildings, and experience the land and lake firsthand.

AUCTION TERMS & CONDITIONS

- **Auction Date:** November 18, 2026, at 1:00 PM
- **Auction Format:** Live simulcast auction with on-site bidding and online bidding through HiBid
- **Earnest Money/Down Payment:** \$20,000 nonrefundable down payment due on auction day
- **Offer to Purchase:** Successful bidder must execute an Offer to Purchase on auction day with no contingencies
- **Closing:** On or before December 31, 2026

Additional auction terms and conditions will be provided in the bidder information packet available on auction website or from Auctioneers.

Don't Miss This Opportunity!

50.82± acres. A 7-acre lake. Approximately 17 acres of tillable/pasture ground. A 3-bedroom home. Multiple outbuildings. Excellent hunting and recreational opportunities.

Whether you're searching for a country residence, hunting retreat, hobby farm, or a property where you can enjoy the outdoors right outside your back door, this Columbia County property deserves your attention.

Attend an open house, explore the possibilities, and come prepared to bid on November 18th!

Presented by United Country Midwest Lifestyle Properties & Hamele Auction Service.

Contact Marty Griepentrog 608-617-9924 marty@hameleauctions.com or Travis Hamele 608-697-3349 travis@hameleauctions.com Wisconsin Auctioneer 2224-052

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
HAMELE AUCTION SERVICE
1225 Wauona Trail, 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 W5825 Barry Rd Pardeeville WI. Town of Marcellon Columbia County Tax parcels 11026-36 & 11026-35. 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 Edward Jones Trust Company Trustee for Ortman Trust("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 December 31st 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 0 % 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 Simulcast Auction
W5825 Barry Rd Town of Marcellon Columbia County 50.82
acres November 18th 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 online or in person for the 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 via online or live. These requirements must be met to be approved to bid on subject property.

Terms of Purchase: High Bids per lot are subject so trustees 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. Trustee only warrants insured title & Trustee's Deed. Trustee 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 December 31st 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 Trust's 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 and live simulcast auction bidding process with online bidding prior to November 18th 2026 and day of auction live bidders will bid onsite and online bidders will be able to bid simulcast with live bidders. No Buyers Fee. Price will be determined by total dollar of auction lot not per acre. High Bid Subject to Trustee

confirmation within 48 hrs of midnight the day of the auction. \$20,000 nonrefundable down payment required day of auction. Property is sold as is with no warranties. Closing to be on or before December 31st 2026.

Auction Lot: Home and Buildings along with 50 +/- Acres (offered as a whole price) Tax Parcel #s 11026-35 and 11026-36.

Occupancy of Tenant:

- Tillable & pasture land tenant will have the rights to maintain and harvest the crops for 2026 and tenant will have cattle removed by November 1st 2026.
- Tillable & pasture land Rents will not prorated for 2026.
- Crop land & pasture lease ends 11-1-2026

Proration of Taxes: will be based off 2025 net tax bills.

Broker Participation: No compensation from Listing Broker, Auctioneer or Trustee to buyers broker.

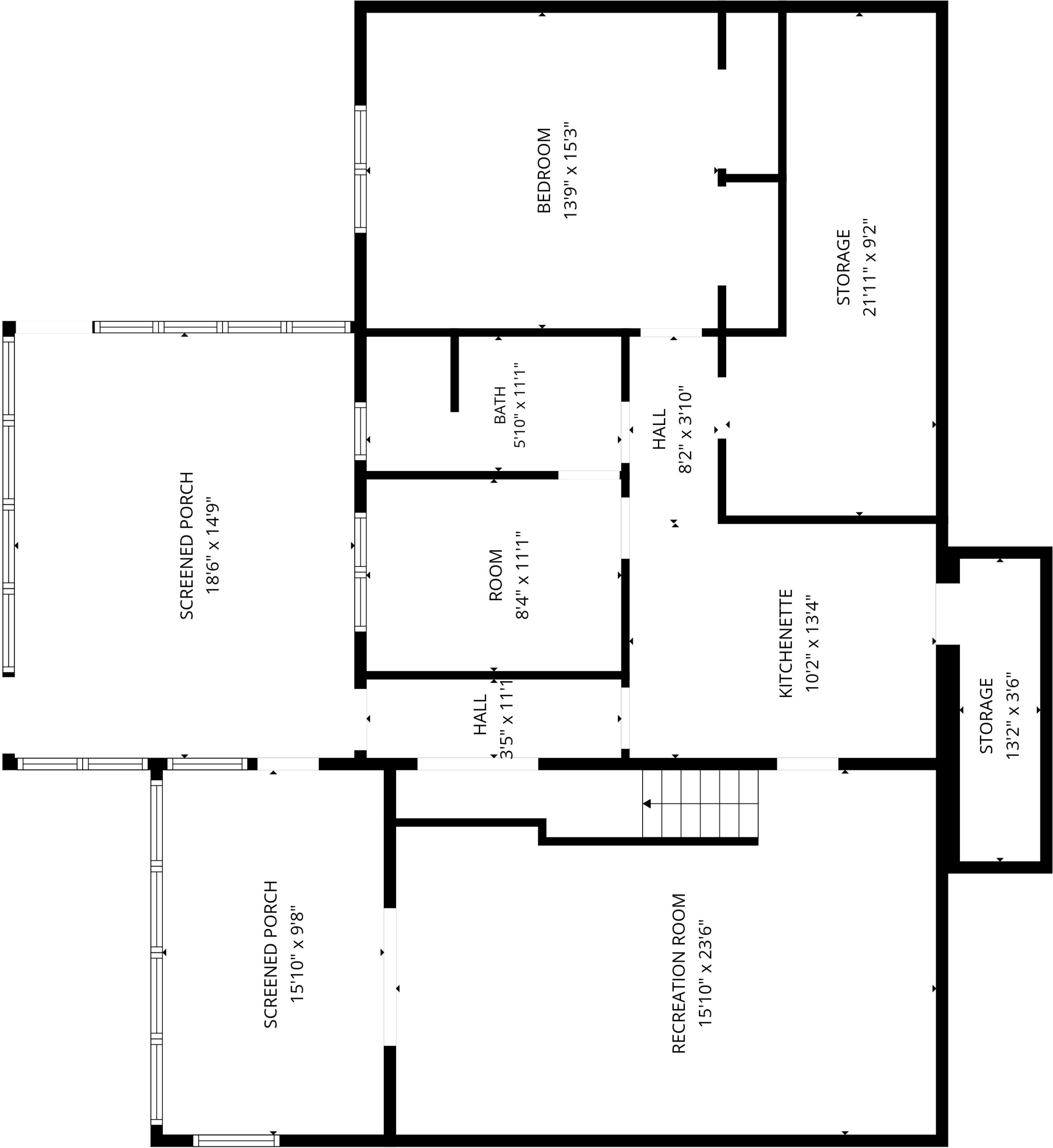
All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated November 18th 2026.

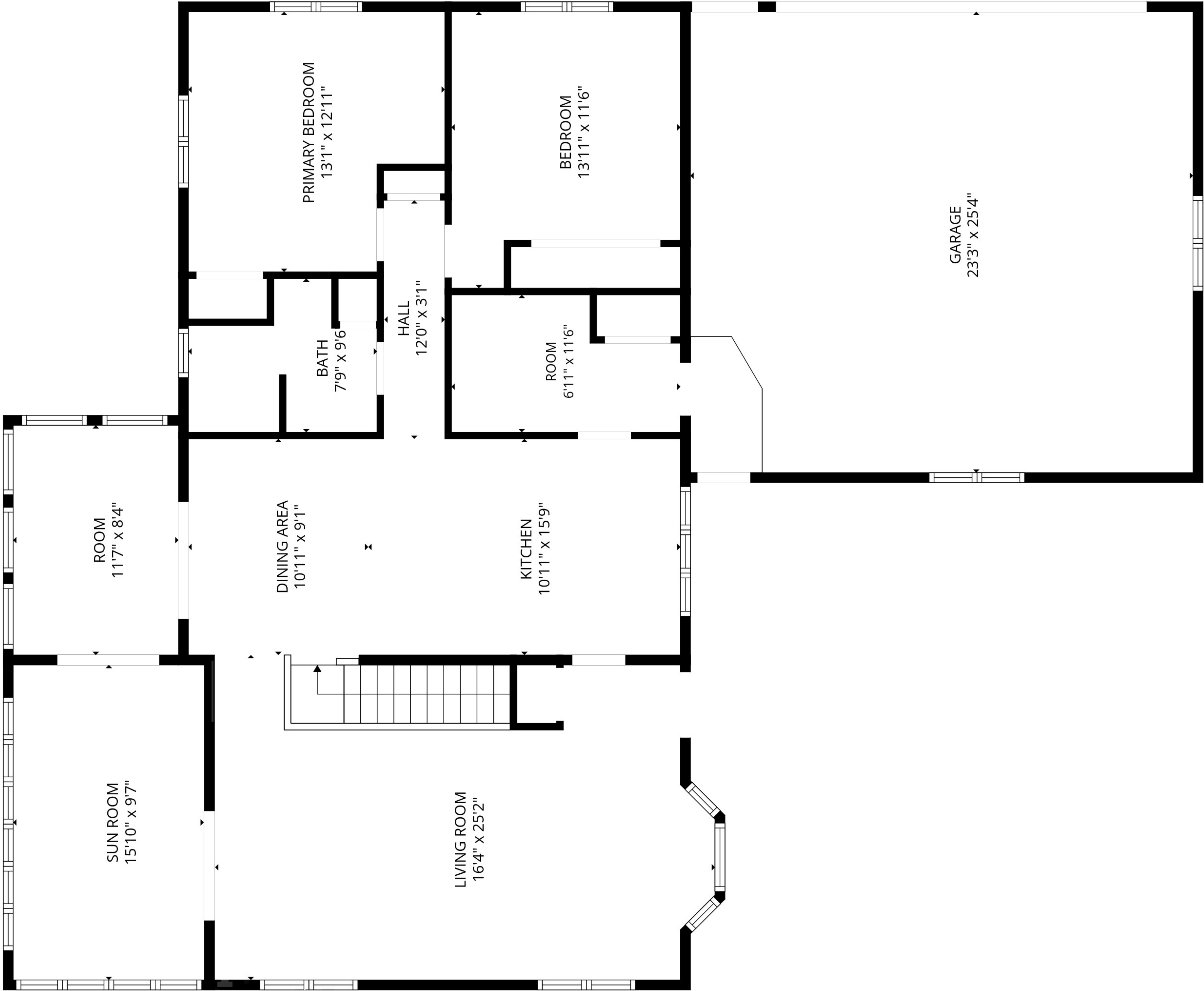
This addenda is dated: _____

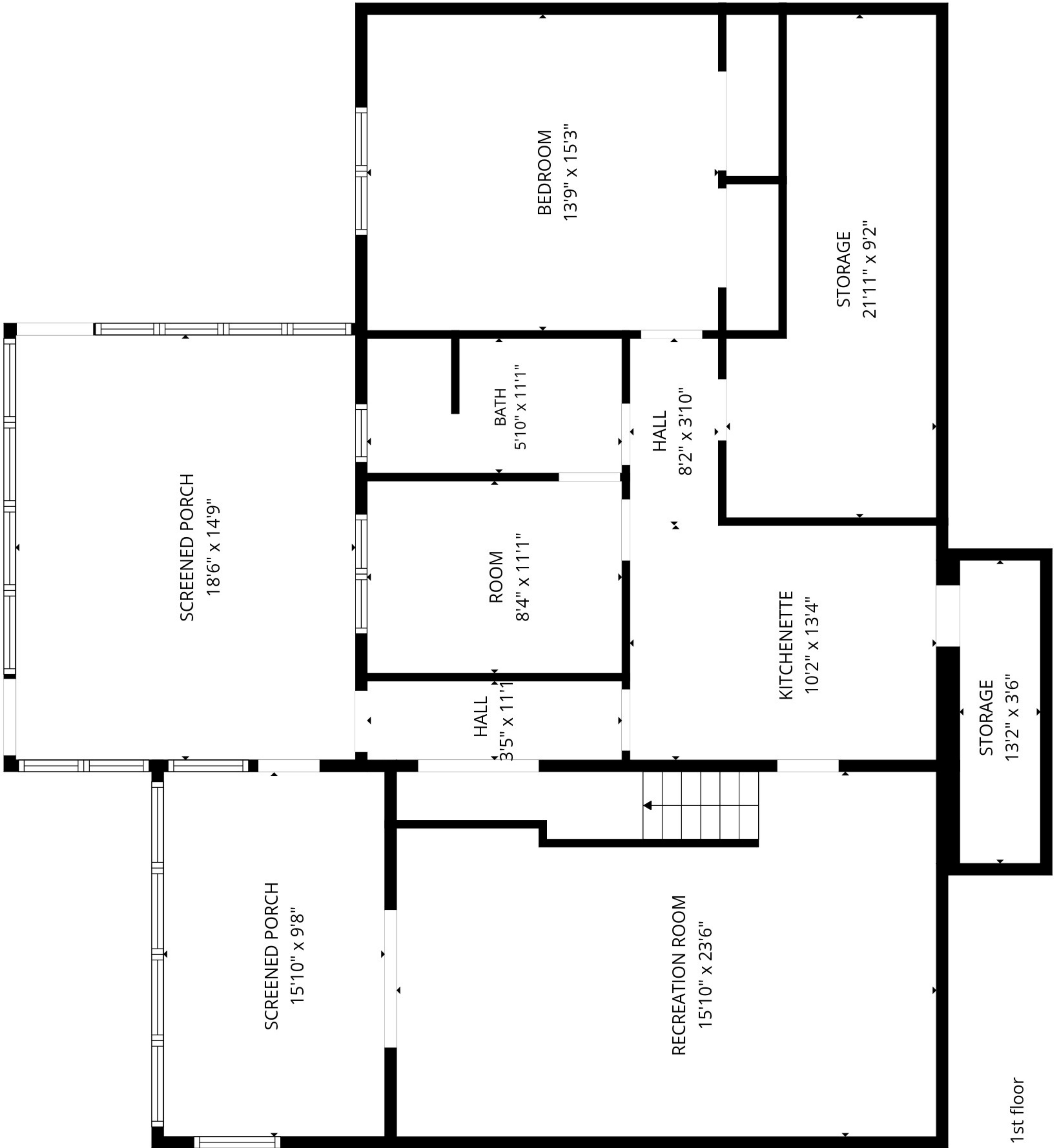
Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____







TOWN OF MARCELLON
JUDITH JEROME, TREAS
W5570 MILITARY RD
PARDEEVILLE, WI 53954

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

Ortman Living Trust dated 5/19/1999



Parcel Number: 11026 35
Bill Number: 1223805

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
W5825 Barry Rd
Sec. 3, T13N, R10E
NE1/4 OF NE1/4 EXC R 94-535
30.000 ACRES

1223805/11026 35
ORTMAN LIVING TRUST DATED 5
W5825 BARRY ROAD
PARDEEVILLE WI 53954

Please inform treasurer of address changes.

ASSESSED VALUE LAND 39,300	ASSESSED VALUE IMPROVEMENTS 232,500	TOTAL ASSESSED VALUE 271,800	AVERAGE ASSMT. RATIO 0.541005737	NET ASSESSED VALUE RATE 0.01923553 (Does NOT reflect credits)	NET PROPERTY TAX 4980.17
ESTIMATED FAIR MARKET VALUE LAND 85,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 429,800	TOTAL ESTIMATED FAIR MARKET VALUE 515,600	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 576.77	
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	87,906	91,028	1,499.60	1,563.33	4.2%
Town of Marcellon	185,048	195,927	570.21	479.05	-16.0%
Pardeeville Area School	1,167,322	1,135,270	2,073.50	2,884.67	39.1%
MATC	95,744	100,380	284.90	301.16	5.7%
TOTAL	1,536,020	1,522,605	4,428.21	5,228.21	18.1%
FIRST DOLLAR CREDIT			-54.12	-62.01	14.6%
LOTTERY AND GAMING CREDIT			-174.27	-186.03	6.7%
NET PROPERTY TAX			4,199.82	4,980.17	18.6%
TOTAL DUE: \$4,980.17 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
Pardeeville Area School	138,208	388.52	2028				
Pardeeville Area School	60,466	169.98	2026				
Pardeeville Area School	156,048	438.67	2038				

PAY 1ST INSTALLMENT OF: \$2,397.08
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF MARCELLON
JUDITH JEROME, TREAS
W5570 MILITARY RD
PARDEEVILLE, WI 53954

PIN# 11026 35
ORTMAN LIVING TRUST DATED 5/19/1999
BILL NUMBER: 1223805

PAY 2ND INSTALLMENT OF: \$2,583.09
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# 11026 35
ORTMAN LIVING TRUST DATED 5/19/1999
BILL NUMBER: 1223805

PAY FULL AMOUNT OF: \$4,980.17
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF MARCELLON
JUDITH JEROME, TREAS
W5570 MILITARY RD
PARDEEVILLE, WI 53954

PIN# 11026 35
ORTMAN LIVING TRUST DATED 5/19/1999
BILL NUMBER: 1223805



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF MARCELLON
JUDITH JEROME, TREAS
W5570 MILITARY RD
PARDEEVILLE, WI 53954

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

Ortman Living Trust dated 5/19/1999



Parcel Number: 11026 36
Bill Number: 1223807

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.

1223807/11026 36
ORTMAN LIVING TRUST DATED 5
W5825 BARRY ROAD
PARDEEVILLE WI 53954

Location of Property/Legal Description
W5874 County Highway CM
Sec. 3, T13N, R10E
NW1/4 OF NE1/4 EXC R150-20
20.820 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 6,900	ASSESSED VALUE IMPROVEMENTS 24,700	TOTAL ASSESSED VALUE 31,600	AVERAGE ASSMT. RATIO 0.541005737	NET ASSESSED VALUE RATE 0.01923553 (Does NOT reflect credits)	NET PROPERTY TAX \$45.82																																				
ESTIMATED FAIR MARKET VALUE LAND 5,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 45,700	TOTAL ESTIMATED FAIR MARKET VALUE 51,100	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit. 67.06																																					
<table><tr><td>TAXING JURISDICTION</td><td>2024 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2025 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2024 NET TAX</td><td>2025 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>Columbia County</td><td>87,906</td><td>91,028</td><td>174.35</td><td>181.76</td><td>4.3%</td></tr><tr><td>Town of Marcellon</td><td>185,048</td><td>195,927</td><td>66.29</td><td>55.69</td><td>-16.0%</td></tr><tr><td>Pardeeville Area School</td><td>1,167,322</td><td>1,135,270</td><td>241.07</td><td>335.37</td><td>39.1%</td></tr><tr><td>MATC</td><td>95,744</td><td>100,380</td><td>33.12</td><td>35.01</td><td>5.7%</td></tr><tr><td>TOTAL</td><td>1,536,020</td><td>1,522,605</td><td>514.83</td><td>607.83</td><td>18.1%</td></tr></table>						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	87,906	91,028	174.35	181.76	4.3%	Town of Marcellon	185,048	195,927	66.29	55.69	-16.0%	Pardeeville Area School	1,167,322	1,135,270	241.07	335.37	39.1%	MATC	95,744	100,380	33.12	35.01	5.7%	TOTAL	1,536,020	1,522,605	514.83	607.83	18.1%
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	87,906	91,028	174.35	181.76	4.3%																																				
Town of Marcellon	185,048	195,927	66.29	55.69	-16.0%																																				
Pardeeville Area School	1,167,322	1,135,270	241.07	335.37	39.1%																																				
MATC	95,744	100,380	33.12	35.01	5.7%																																				
TOTAL	1,536,020	1,522,605	514.83	607.83	18.1%																																				
FIRST DOLLAR CREDIT			-54.12	-62.01	14.6%																																				
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																				
NET PROPERTY TAX			460.71	545.82	18.5%																																				

TOTAL DUE: \$545.82
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
Pardeeville Area School	138,208	45.17	2028				
Pardeeville Area School	60,466	19.76	2026				
Pardeeville Area School	156,048	51.00	2038				

PAY 1ST INSTALLMENT OF: \$272.92
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF MARCELLON
JUDITH JEROME, TREAS
W5570 MILITARY RD
PARDEEVILLE, WI 53954

PIN# 11026 36
ORTMAN LIVING TRUST DATED 5/19/1999
BILL NUMBER: 1223807

PAY 2ND INSTALLMENT OF: \$272.90
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# 11026 36
ORTMAN LIVING TRUST DATED 5/19/1999
BILL NUMBER: 1223807

PAY FULL AMOUNT OF: \$545.82
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF MARCELLON
JUDITH JEROME, TREAS
W5570 MILITARY RD
PARDEEVILLE, WI 53954

PIN# 11026 36
ORTMAN LIVING TRUST DATED 5/19/1999
BILL NUMBER: 1223807



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

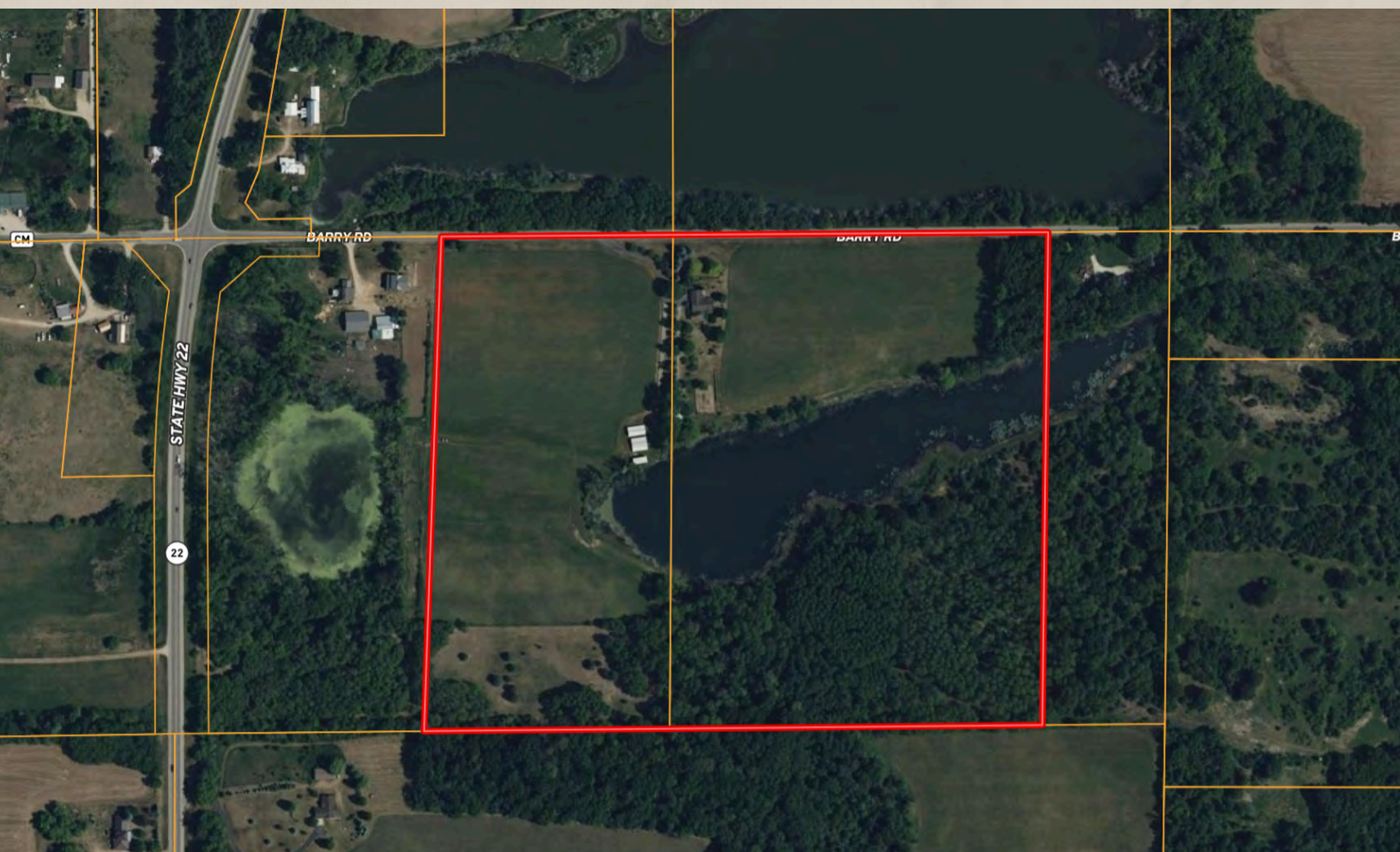


INCLUDE THIS STUB WITH YOUR PAYMENT



PROPERTY HIGHLIGHTS

- ✓ **50.82± Acres** – Scenic country setting with diverse land.
- ✓ **7± Acre Lake** – Ideal for wildlife and recreation.
- ✓ **Spacious Home** – 3 bedrooms, 2 baths, and 2,500± sq. ft.
- ✓ **17± Acres Tillable/Pasture** – Great for farming or livestock.
- ✓ **Outbuildings & Hunting** – Multiple garages and abundant wildlife.



ONLINE ONLY AUCTION

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