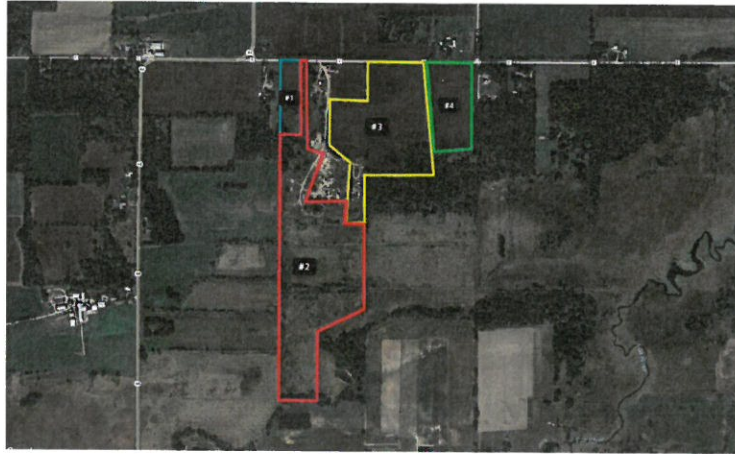


97 +/- Acres Columbia Cty. Multi Parcel Land Auction Live

W4241 County Rd E, Dalton, WI 53926

Saturday July 8th 2017 11:00AM - registration starting at 9AM



Wisconsin Hunting, Buildable Lots and Tillable Multi-parcel land auction to be offered in 4 parcels which can be purchased in individual parcel, combination of parcels or as a whole. Property is located on Cty Rd E east of State Hwy 44 between Pardeeville and Dalton WI. Town of Scott Columbia County. Entire parcel is 97+/- acres which

Parcel #1 is a 5 acre parcel that is approved for building of a single family home with road frontage and a shared driveway consisting of approx. 2.5 tillable acres and the balance woods and hedge rows,

Parcel #2 is a 46+/- acre hunting property with opportunities for marsh grass to be harvested, this parcel has a mixture of open marsh ground with good cover for deer and ditches for ducks with a trail system throughout the property. The open fields offer great areas for deer to bed and also for cutting marsh grass. Property has road frontage with shared driveway leading into a small tillable section of a field into an approx. 3 of woods. Back of property consists of a few open fields, marsh grass, thickets, and hedge rows allowing for great tree stand locations, 2 enclosed blinds, ditch and a small wildlife pond. Great opportunities for hunting on this parcel. Parcel could also be used for pasture lands.

Parcel #3 is a 35 acre parcel with approx. 23 acres of tillable, 3 acres of woods and a gravel pit. Property has road access.

Parcel #4 is a 11+/- acre parcel with approx. 8.5 acres of tillable and is an approved parcel for building a single-family home with road access.

Don't miss this opportunity to bid July 8th 2017 at 11:00 am.

Auction Preview Dates: June 21st 4-6pm and June 25th 11-1pm or by appointment.

Terms and Conditions: 10% Buyer's Fee added to high bid for each parcel to determine total contract price, Buyer must sign Offer to Purchase with no contingencies along with the Terms and Conditions of the Auction w/Addenda to Terms and Conditions, \$5000 nonrefundable down payment per parcel, buyer to close on property on or before August 8th 2017, All bids are subject to Personal Rep. of Estates confirmation of approval of bids. All property is sold as is where is. 2017 crops are tenants. No leases beyond 2017. Buyers to install driveways according to the shared driveway permits no later than 5-16-18.

UNITED COUNTRY HAMELE AUCTION & REALTY: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000 Registered Wisconsin Auctioneers: Travis Hamele #2224 Pardeeville, WI. 608-697-3349. Thinking of selling Real Estate or having an auction? Call us for a free auction evaluation.

We can help you with all of your real estate or auction needs! Visit us at www.HameleAuctions.com



Hamele Auction
& Realty



Sales Map

Offered by United Country Hamele Auction & Realty



David W. Maginnis Estate
Town of Scott, Columbia County

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
620 EAST SILVER STREET, P.O. BOX 373 PORTAGE, WI 53001
PHONE: PORTAGE (800) 742-7788 SAUK (800) 944-8877
FAX: (800) 742-0434 E-MAIL: survey@grothman.com
THIS LOGO REPRESENTS THE ORIGINAL MAP.

As prepared by:

G GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

G & A FILE NO. 916-523



DRAFTED BY: T. JONES

CHECKED BY: TG

PROJ. 714-363

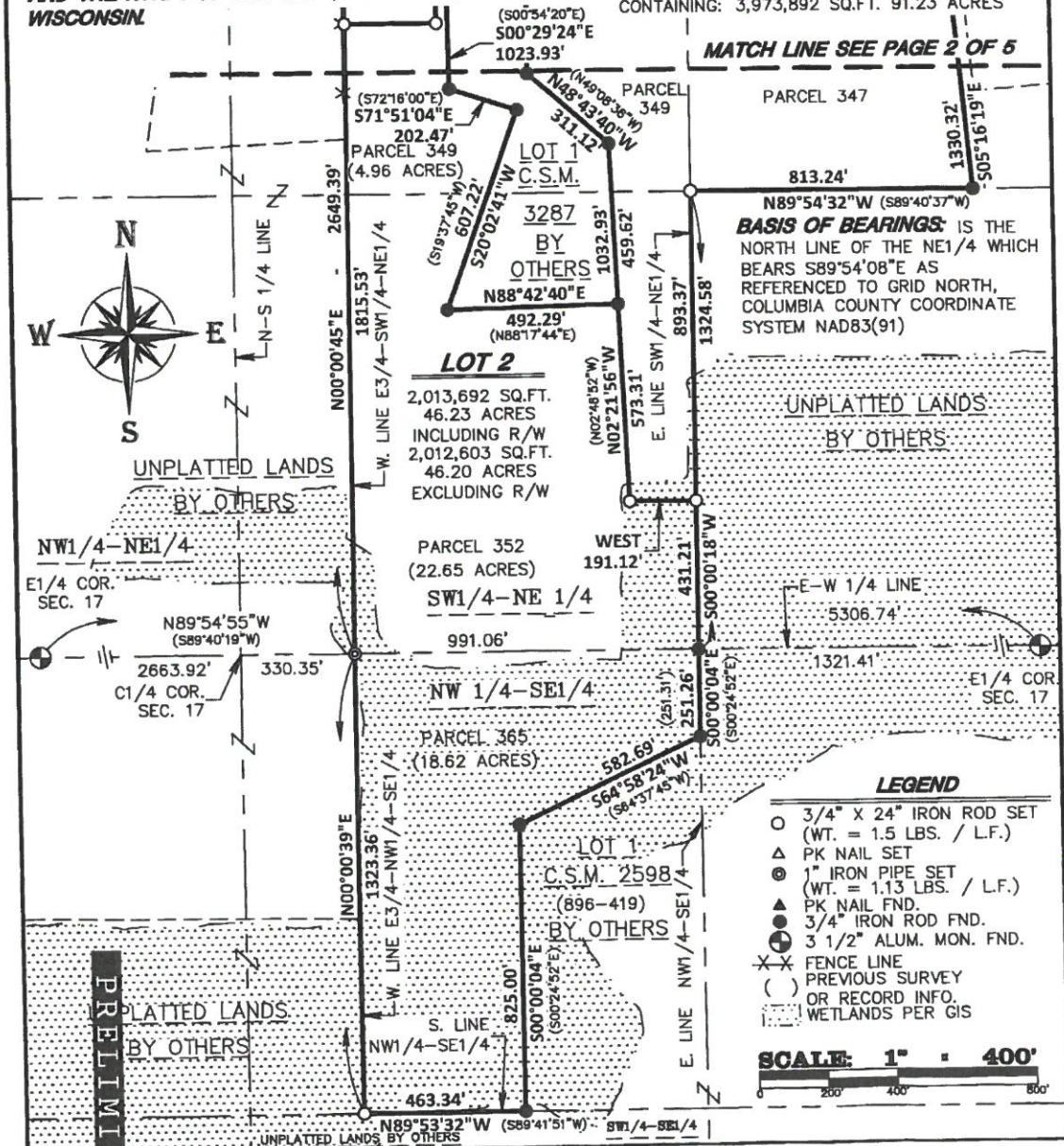
DWG. 916-523 SHEET 3 OF 5

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO.
GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF THE NW1/4 OF THE NE1/4, THE NE1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION 17, T. 13 N, R. 11 E, TOWN OF SCOTT, COLUMBIA COUNTY, WISCONSIN.

CONTAINING: 3,973,892 SQ.FT. 91.23 ACRES



PRELIMINARY

OWNER/CLIENT: DAVID W. MAGINNIS
W4241 C.T.H. "E"
DALTON, WI 53926

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (800) 742-7788 SAUK: (800) 844-8877
FAX: (800) 742-0434 E-MAIL: survey@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

G & A FILE NO. 916-583

DRAFTED BY: T. JONES

CHECKED BY: JG

PROJ. 714-363

DWG. 916-523

SHEET 2 OF 5

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF THE NW1/4 OF THE NE1/4, THE NE1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION 17, T. 13 N, R. 11 E, TOWN OF SCOTT, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 3,973,892 SQ.FT. 91.23 ACRES

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- △ PK NAIL SET
- ⊙ 1" IRON PIPE SET (WT. = 1.13 LBS. / L.F.)
- ▲ PK NAIL FND.
- 3/4" IRON ROD FND.
- ⊕ 3 1/2" ALUM. MON. FND.
- X-X- FENCE LINE
- () PREVIOUS SURVEY OR RECORD INFO.
- ▨ WETLANDS PER GIS



SCALE: 1" = 200'

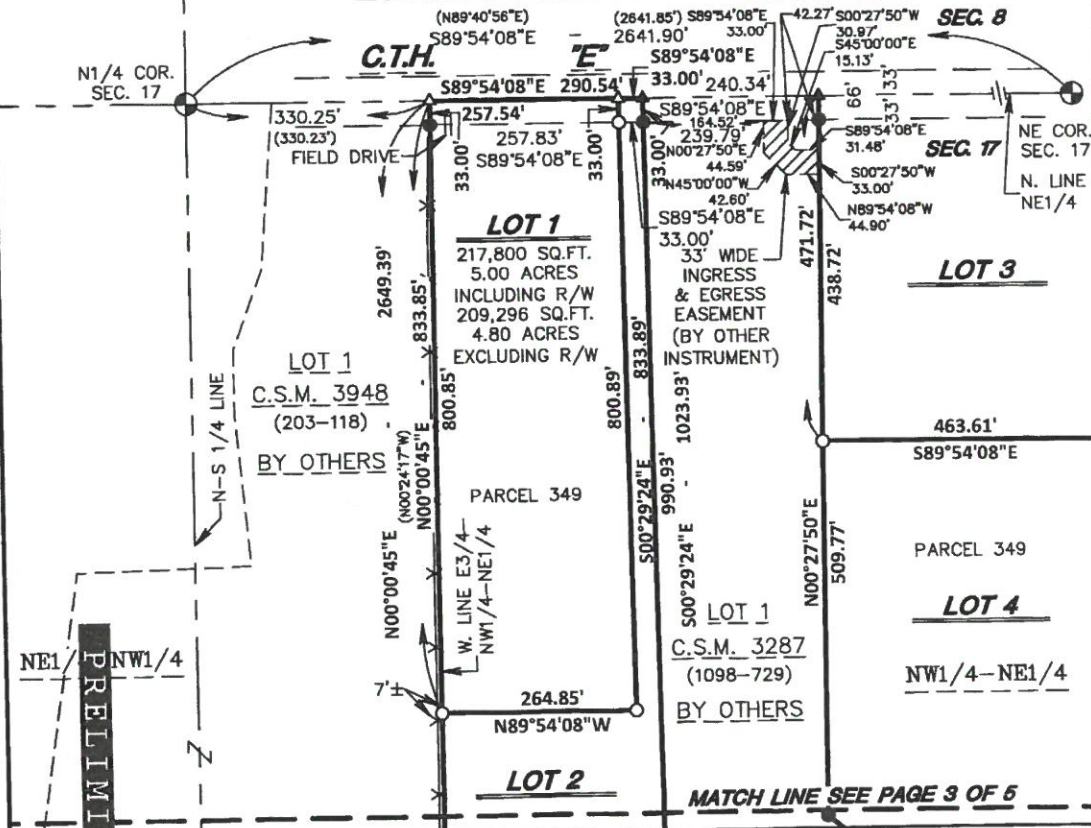
BASIS OF BEARINGS: IS THE NORTH LINE OF THE NE1/4 WHICH BEARS S89°54'08"E AS REFERENCED TO GRID NORTH, COLUMBIA COUNTY COORDINATE SYSTEM NAD83(91)

NOTE: THE DEPICTION OF A 33 FOOT WIDE INGRESS & EGRESS EASEMENT ON THIS SURVEY DOES NOT CONSTITUTE A CREATION OF SUCH EASEMENT. A SEPARATE EASEMENT AGREEMENT OR DOCUMENT MUST BE EXECUTED BY PERSONS HAVING AN INTEREST IN THE REAL ESTATE IN ORDER FOR THE EASEMENT TO BECOME EFFECTIVE.

SE1/4-SW1/4

UNPLATTED LANDS BY OTHERS

SW1/4-SE1/4



OWNER/CLIENT: DAVID W. MAGINNIS
W4241 C.T.H. "E"
DALTON, WI 53926

As prepared by:

G GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

825 EAST SILVER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7708 SAUK: (808) 844-2877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

G & A FILE NO. **916-583**

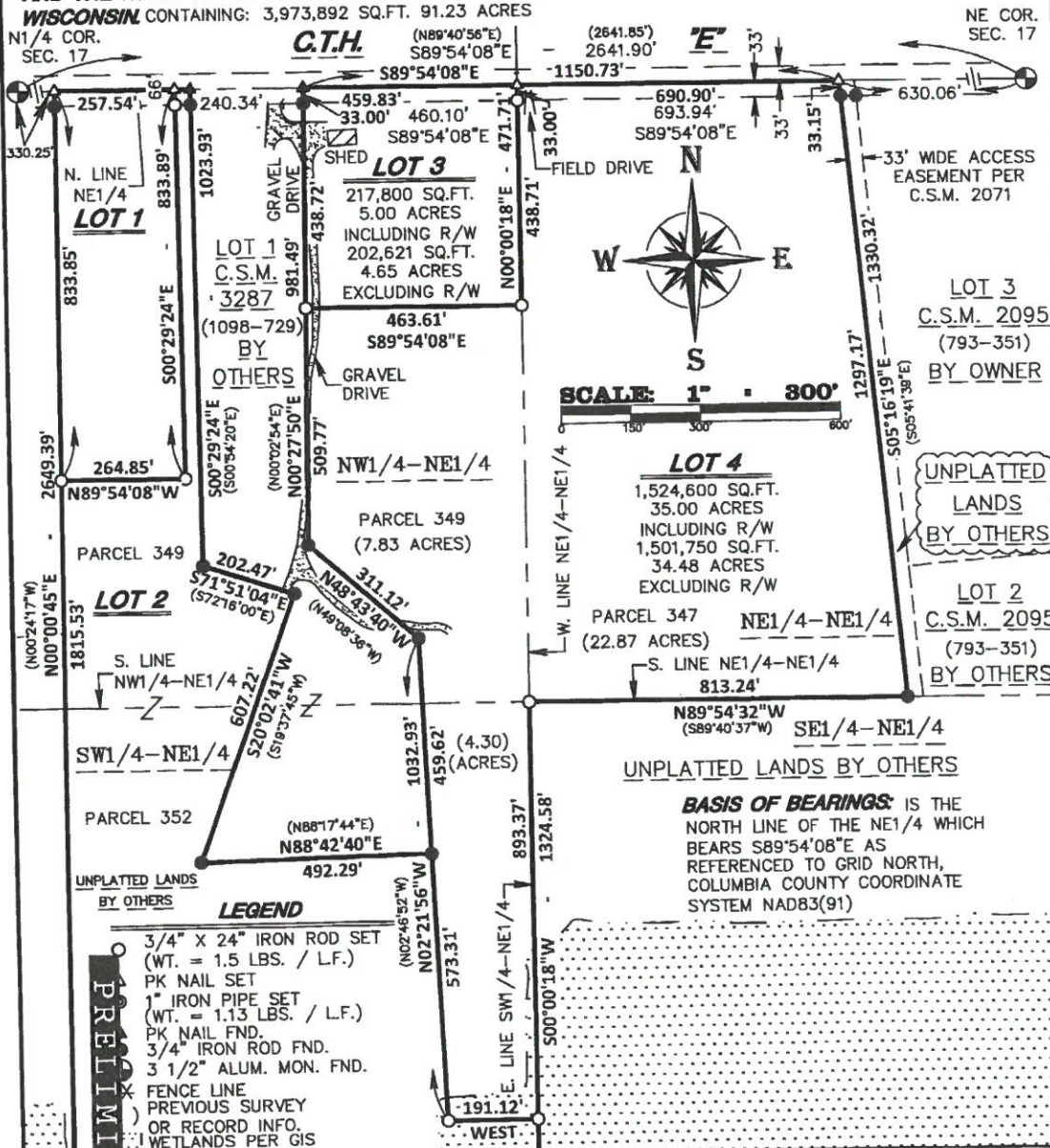
DRAFTED BY: T. JONES
CHECKED BY: JG
PROJ. 714-363
DWG. 916-523 SHEET 4 OF 5



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____ Page _____

BEING A PART OF THE NW1/4 OF THE NE1/4, THE NE1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION 17, T. 13 N, R. 11 E, TOWN OF SCOTT, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 3,973,892 SQ.FT. 91.23 ACRES



OWNER/CLIENT: DAVID W. MAGINNIS
W4241 C.T.H. "E"
DALTON, WI 53926

PRELIMINARY

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Professional Land Surveyor, do hereby certify that by the order of **David W. Maginnis**, I have surveyed, monumented, mapped and divided a part of the Northwest Quarter of the Northeast Quarter, the Northeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter all located in Section 17, Town 13 North, Range 11 East, Town of Scott, Columbia County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 17;
thence South 89°54'08" East along the North line of the Northeast Quarter of said Section 17, 330.25 feet to the point of beginning;
thence continuing South 89°54'08" East along the North line of the Northeast Quarter of said Section 17 and the centerline of County Trunk Highway E, 290.54 feet to the Northwest corner of Lot 1, Certified Survey Map, No. 3287;
thence South 00°29'24" East along the West line of said Lot 1, 1,023.93 feet;
thence South 71°51'04" East along the West line of said Lot 1, 202.47 feet;
thence South 20°02'41" West along the West line of said Lot 1, 607.22 feet;
thence North 88°42'40" East along the South line of said Lot 1 492.29 feet;
thence South 02°21'56" West along the East line of said Lot 1, 459.62 feet;
thence North 48°43'40" West along the East line of said Lot 1, 311.12 feet;
thence North 00°27'50" East along the East line of said Lot 1, 981.49 feet to the Northeast corner of said Lot 1, said point being in the North line of the Northeast Quarter of Section 17 and the centerline of County Trunk Highway E;
thence South 89°54'08" East along the North line of the Northeast Quarter of said Section 17 and the centerline of County Trunk Highway E, 1,150.73 feet;
thence South 05°16'19" East, 1,330.32 feet to point in the South line of the Northeast Quarter of the Northeast Quarter of said Section 17;
thence North 89°54'32" West along the South line of the Northeast Quarter of the Northeast Quarter of said Section 17, 813.24 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 17;
thence South 00°00'18" West along the East line of the Southwest Quarter of the Northeast Quarter of said Section 17, 1,324.58 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 17, said point being the Northwest corner of Lot 1, Certified Survey Map, No. 2598;
thence South 00°00'04" East along the East line of the Northwest Quarter of the Southeast Quarter of said Section 17 and the West line of said Lot 1, 251.26 feet;
thence South 64°58'24" West along the West line of said Lot 1, 582.69 feet;
thence South 00°00'04" East along the West line of said Lot 1, 825.00 feet to a point in the South line of the Northwest Quarter of the Southeast Quarter of said Section 17;
thence North 89°53'32" West along the South line of the Northwest Quarter of the Southeast Quarter of said Section 17, 463.34 feet;
thence North 00°00'39" East along the West line of the East ¼ of the Northwest Quarter of the Southeast Quarter of said Section 17, 1,323.36 feet;
thence North 00°00'45" East along the West line of East ¼ of the Southwest Quarter of the Northeast Quarter and the West line of the East ¼ of the Northwest Quarter of the Northeast Quarter of said Section 17, 2,649.39 feet to the point of beginning.
Containing 3,973,892 square feet, (91.23 acres), more or less. Being subject to County Trunk Highway E right-of-way along the Northerly 33 feet thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the exterior boundaries of the land surveyed and the division of it and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 200 of the Columbia County Land Division and Subdivision Ordinance to the best of my knowledge and belief.

JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: March 7, 2017
File No.: 916-523

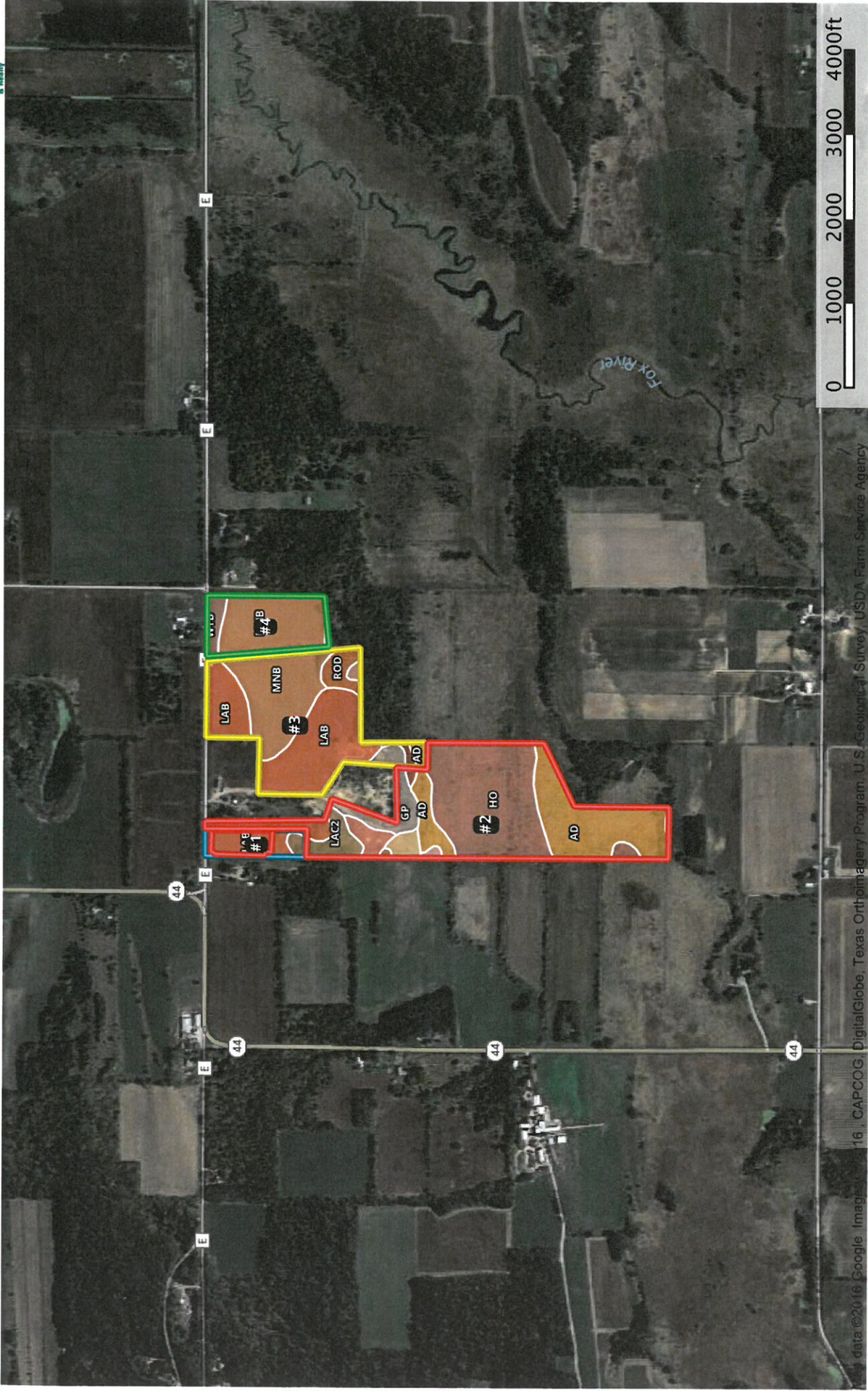
RIGHT to FARM

Through Section 823.08 of the Wisconsin Statutes, the Wisconsin Legislature has adopted a right to farm law. This law limits the remedies of owners of later established residential property to seek changes to pre-existing agricultural practices in the vicinity of the residential property. Active agricultural operations are now taking place and may continue on lands in the vicinity of this certified survey map. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during the daytime and evening hours.

PRELIMINARY

Maginnis Sales Map

Columbia County, Wisconsin, 97.0 AC +/-



- Boundary
- Boundary
- Boundary

TRAVIS HAMELE
P: 6087425000
www.uchamele.com

1325 W. WISCONSIN ST.

The information contained herein was obtained from sources deemed to be reliable. MagRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
844.932.6277 - magright.com

|  All Polygons 97.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LaC2	Lapeer fine sandy loam, 6 to 12 percent slopes, eroded	3.2	3.29	3e
LaB	Lapeer fine sandy loam, 2 to 6 percent slopes	23.0	23.73	2e
ChC	Chelsea loamy fine sand, 6 to 12 percent slopes	0.1	0.14	6s
Ad	Adrian muck	16.0	16.53	3w
SnD2	Sisson fine sandy loam, 12 to 20 percent slopes, eroded	0.7	0.74	4e
GP	Gravel pit	4.4	4.49	8s
Ag	Alluvial land, loamy	0.7	0.68	3w
RoC	Rodman gravelly loam, 2 to 12 percent slopes	1.7	1.8	4s
BpC2	Boyer loamy sand, 6 to 12 percent slopes, eroded	1.3	1.32	3e
SnB	Sisson fine sandy loam, 2 to 6 percent slopes	0.2	0.16	2e
Ho	Houghton muck	21.0	21.65	3w
RoD	Rodman gravelly loam, 12 to 20 percent slopes	2.3	2.34	4s
MnB	Military fine sandy loam, 2 to 6 percent slopes	20.9	21.58	2e
WyB	Wyocena fine sandy loam, sandstone substratum, 2 to 6 percent slopes	1.5	1.56	3e
TOTALS		97.0	100%	2.82

|  Boundary 4.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
LaC2	Lapeer fine sandy loam, 6 to 12 percent slopes, eroded	0.6	13.89	3e
LaB	Lapeer fine sandy loam, 2 to 6 percent slopes	3.9	86.11	2e
TOTALS		4.6	100%	2.14

|  Boundary 48.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
ChC	Chelsea loamy fine sand, 6 to 12 percent slopes	0.1	0.27	6s
Ad	Adrian muck	15.5	32.08	3w
SnD2	Sisson fine sandy loam, 12 to 20 percent slopes, eroded	0.3	0.52	4e
GP	Gravel pit	3.2	6.61	8s
Ag	Alluvial land, loamy	0.3	0.65	3w
RoC	Rodman gravelly loam, 2 to 12 percent slopes	1.7	3.61	4s
LaC2	Lapeer fine sandy loam, 6 to 12 percent slopes, eroded	2.6	5.29	3e
BpC2	Boyer loamy sand, 6 to 12 percent slopes, eroded	1.3	2.64	3e
SnB	Sisson fine sandy loam, 2 to 6 percent slopes	0.2	0.33	2e

LaB	Lapeer fine sandy loam, 2 to 6 percent slopes	2.2	4.62	2e
Ho	Houghton muck	21.0	43.38	3w
TOTALS		48.3	100%	3.33

|  Boundary 32.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ag	Alluvial land, loamy	0.3	1.07	3w
RoD	Rodman gravelly loam, 12 to 20 percent slopes	2.3	6.94	4s
MnB	Military fine sandy loam, 2 to 6 percent slopes	11.2	34.32	2e
SnD2	Sisson fine sandy loam, 12 to 20 percent slopes, eroded	0.5	1.42	4e
GP	Gravel pit	1.0	3.1	8s
LaB	Lapeer fine sandy loam, 2 to 6 percent slopes	16.8	51.48	2e
Ho	Houghton muck	0.0	0.09	3w
Ad	Adrian muck	0.5	1.59	3w
TOTALS		32.7	100%	2.38









|  Boundary 11.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
GP	Gravel pit	0.1	1.29	8s
MnB	Military fine sandy loam, 2 to 6 percent slopes	9.7	85.34	2e
WyB	Wyocena fine sandy loam, sandstone substratum, 2 to 6 percent slopes	1.5	13.27	3e
LaB	Lapeer fine sandy loam, 2 to 6 percent slopes	0.0	0.09	2e
TOTALS		11.4	100%	2.21

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability Class(non-irrigated)								
	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

**Columbia County Highway & Transportation
Right of Way Application and Driveway Permit**

916-523

Chapter 86.07 (2) of the Wisconsin Statutes provides that the authority maintaining the highway issue a permit before any excavation or fill, installation of a culvert or any other alteration is made on a public highway.

Therefore, a Columbia County Highway & Transportation permit is hereby requested, by the undersigned, for the purpose of approving

1. With a Culvert 24 ft. 18 in. w/end walls
 New Driveway Existing Driveway Blacktop a Driveway
2. Without a Culvert ft. in.*
 New Driveway Existing Driveway Blacktop a Driveway

* For a driveway without a culvert - if determined, by the County, at a later date a culvert is needed, the owner shall be responsible for all costs in the placement of such culvert.

3. Other Lot 4 CSM 5861

Area is located on the N. S. E. W. side of C.T.H./County or Town Road
CTH E (Road Name) Location 1429 ft. (Distance in Feet)
 N. S. E. W. of Hwy 44 (Closest Intersection) Sec. 17, T. 13 N., R. 11 E.
Township of Scott County of Columbia. Fire No.
GPS Coordinate Longitude -89.2123 Latitude 43.6144

Property Owner Information (please print clearly)

Name: Phone:
Address:
Signature: Date:

Contractor Information (please print clearly)

Name: JAMES CIZOTHMAN Phone: 608.742.7788
Address: 625 EAST CLIFIELD PORTAGE, WI 53901

Office Use Only

Permit Type: A B C AG Field Other Permit #: 051617-2E
Amount Paid: \$ 50.00 Check #: 2218 Cash: Receipt Given: Yes No
 Approved Denied Pending from Hwy Commissioner Pending from Hwy Committee
Supervisor's Signature: Joe DeBor Approval/Denial Date: 5/16/17

**Columbia County Highway & Transportation
Right of Way Application and Driveway Permit**

916-523

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3. Other

Lot 1 CSM 5861

Area is located on the N. S. E. W. side of C.T.H./County or Town Road

CTH E
(Road Name)

Location

667 ft
(Distance in Feet)

 N. S. E. W. of

Hwy 44
(Closest Intersection)

Sec. 17, T. 13 N., R. 11 E.

Township of Scott County of Columbia. Fire No.

GPS Coordinate Longitude -89.2154 Latitude 43.6191

Property Owner Information (please print clearly)

Name: Phone:

Address:

Signature: Date:

Contractor Information (please print clearly)

Name: JAMES R. GROTHMAN Phone: 608-742-7788

Address: 625 EAST WILFORD ST - PORTAGE WI 53901

Office Use Only

Permit Type: A B C AG Field Other Permit #: 051617-1E

Amount Paid: \$ 50.⁰⁰ Check #: 2218 Cash: Receipt Given: Yes No

Approved Denied Pending from Hwy Commissioner Pending from Hwy Committee

Supervisor's Signature: Joe Decker Approval/Denial Date: 5/16/17

**Columbia County Highway & Transportation
Right of Way Application and Driveway Permit**

916-523

Chapter 86.07 (2) of the Wisconsin Statutes provides that the authority maintaining the highway issue a permit before any excavation or fill, installation of a culvert or any other alteration is made on a public highway.

Therefore, a Columbia County Highway & Transportation permit is hereby requested, by the undersigned, for the purpose of approving

1. With a Culvert 24 ft. 18 in. w/end walls
 New Driveway Existing Driveway Blacktop a Driveway
2. Without a Culvert _____ ft. _____ in.*
 New Driveway Existing Driveway Blacktop a Driveway

* For a driveway without a culvert - if determined, by the County, at a later date a culvert is needed, the owner shall be responsible for all costs in the placement of such culvert.

3. Other

Lot 3 CSM 2095

Area is located on the _____ N. S. _____ E. _____ W. side of C.T.H./County or _____ Town Road

CTH E

Location

346 ft

(Road Name)

(Distance in Feet)

_____ N. _____ S. _____ E. W. of

Newell Rd.

Sec. 17, T. 13 N., R. 11 E.

(Closest Intersection)

Township of Scott County of Columbia. Fire No. _____

GPS Coordinate Longitude -89.2095 Latitude 43.6145

Property Owner Information (please print clearly)

Name: _____ Phone: _____

Address: _____

Signature: _____ Date: _____

Contractor Information (please print clearly)

Name: JAMES GROTHMAN Phone: 608.742.7788

Address: 625 EAST JULIAN ST. FONTAINE, WI 53120

Office Use Only

Permit Type: A B _____ C _____ AG Field _____ Other _____ Permit #: 051617-3E

Amount Paid: \$ 50.00 Check #: 2218 Cash: _____ Receipt Given: _____ Yes _____ No

Approved _____ Denied _____ Pending from Hwy Commissioner _____ Pending from Hwy Committee

Supervisor's Signature: Joe DeBru Approval/Denial Date: 5/16/17

TOWN OF SCOTT
DONALD JERRED, TREASURER
W3973 CROWN RD
CAMBRIA, WI 53923

STATE OF WISCONSIN
2016 Real Estate Tax Bill
Town of Scott
Columbia County

Maginnis, David W

Parcel Number: 11036 349
Bill Number: 831002



Full Payment of:	\$ 305.58
Or First Installment of:	\$ 152.79
Due on or Before:	January 31, 2017
Make Check Payable to:	Town of Scott
Please Write in the Amount Enclosed	\$

831002/11036 349
DAVID W MAGINNIS
W4241 CTH E
DALTON WI 53926

Please inform Treasurer of address changes

Tear at Perforation; Return Top Portion With Payment

2016 Real Property Tax Bill

Town of Scott

Parcel #11036 349

Assessed Value Land 14,100	Assessed Value Improvements 7,100	Total Assessed Value 21,200	Ave. Assmt Ratio 0.910452429	Net Assessed Value Ratio (Does NOT Reflect Credits) 0.01745047																																																										
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Est. Fair Mkt	<input type="checkbox"/> A star in this box means unpaid prior years taxes	Schools taxes reduced by school levy tax credit 40.29																																																										
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2015 Est. State Aids Allocated Tax District</th> <th>2016 Est. State Aids Allocated Tax District</th> <th>2015 Net Tax</th> <th>2016 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>State of Wisconsin</td> <td>0</td> <td>0</td> <td>3.70</td> <td>3.95</td> <td>6.8%</td> </tr> <tr> <td>Columbia County</td> <td>47,140</td> <td>49,083</td> <td>114.35</td> <td>121.81</td> <td>6.5%</td> </tr> <tr> <td>Town of Scott</td> <td>196,227</td> <td>196,186</td> <td>27.09</td> <td>38.27</td> <td>41.3%</td> </tr> <tr> <td>Pardeeville Area School</td> <td>283,245</td> <td>313,247</td> <td>189.24</td> <td>183.44</td> <td>-3.1%</td> </tr> <tr> <td>MATC</td> <td>55,948</td> <td>53,519</td> <td>20.19</td> <td>22.49</td> <td>11.4%</td> </tr> <tr> <td>Total</td> <td>582,560</td> <td>612,035</td> <td>354.57</td> <td>369.96</td> <td>4.3%</td> </tr> <tr> <td></td> <td></td> <td>First Dollar Credit</td> <td>-68.71</td> <td>-64.38</td> <td>-6.3%</td> </tr> <tr> <td></td> <td></td> <td>Lottery and Gaming Credit</td> <td>0.00</td> <td>0.00</td> <td>0.0%</td> </tr> <tr> <td></td> <td></td> <td>Net Property Tax</td> <td>285.86</td> <td>305.58</td> <td>6.9%</td> </tr> </tbody> </table>	Taxing Jurisdiction	2015 Est. State Aids Allocated Tax District	2016 Est. State Aids Allocated Tax District	2015 Net Tax	2016 Net Tax	% Tax Change	State of Wisconsin	0	0	3.70	3.95	6.8%	Columbia County	47,140	49,083	114.35	121.81	6.5%	Town of Scott	196,227	196,186	27.09	38.27	41.3%	Pardeeville Area School	283,245	313,247	189.24	183.44	-3.1%	MATC	55,948	53,519	20.19	22.49	11.4%	Total	582,560	612,035	354.57	369.96	4.3%			First Dollar Credit	-68.71	-64.38	-6.3%			Lottery and Gaming Credit	0.00	0.00	0.0%			Net Property Tax	285.86	305.58	6.9%		
Taxing Jurisdiction	2015 Est. State Aids Allocated Tax District	2016 Est. State Aids Allocated Tax District	2015 Net Tax	2016 Net Tax	% Tax Change																																																									
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<p>When paying after January 31, 2017 Make Check Payable to: Columbia County Treasurer PO Box 198 Portage, WI 53901</p>	<p>First Installment Due On or Before January 31, 2017 \$152.79</p>		<p>Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest & penalty (See Reverse).</p>																																																											
	<p>Second Installment Due On or Before July 31, 2017 \$152.79</p>		<p>Bill Number: 831002</p>																																																											
<p>When paying after 1/31 can be made to Columbia County Using: www.co.columbia.wi.us There will be a nominal fee charged for this service</p>																																																														

IMPORTANT: For recorded legal description contact the Register of Deeds. See reverse side for more information.
Sec. 17, T13N, R11E 22.660 ac Parcel #11036 349
E 3/4 OF NW 1/4 OF NE 1/4 R318-166 R317-785 R318-749 W4241 County Highway E
R318-749 R326-478 R483-545 EXC CS#3287-22-23



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
Town of Scott	30,822	11,19	2017				

TOWN OF SCOTT
 DONALD JERRED, TREASURER
 W3973 CROWN RD
 CAMBRIA, WI 53923

STATE OF WISCONSIN
2016 Real Estate Tax Bill
 Town of Scott
 Columbia County

Maginnis, David W

Parcel Number: 11036 347
 Bill Number: 830998



Full Payment of:	\$ 195.45
Or First Installment of:	\$ 97.73
Due on or Before:	January 31, 2017
Make Check Payable to:	Town of Scott
Please Write in the Amount Enclosed	\$

830998/11036 347
 DAVID W MAGINNIS
 W4241 CTH E
 DALTON WI 53926

Please inform Treasurer of address changes

Tear at Perforation: Return Top Portion With Payment

2016 Real Property Tax Bill

Town of Scott

Parcel #11036 347

Assessed Value Land 11,200	Assessed Value Improvements 0	Total Assessed Value 11,200	Ave. Assmt Ratio 0.910452429	Net. Assessed Value Ratio (Does NOT Reflect Credits) 0.01745047																																																										
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Taxing Jurisdiction	2015 Est. State Aids Allocated Tax District	2016 Est. State Aids Allocated Tax District	2015 Net Tax	2016 Net Tax	% Tax Change																																																									
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When paying on or before January 31, 2017 Make Check Payable to: TOWN OF SCOTT DONALD JERRED, TREASURER W3973 CROWN RD CAMBRIA, WI 53923	Full Payment Due On or Before January 31, 2017 \$195.45	O T H E R
When paying after January 31, 2017 Make Check Payable to: Columbia County Treasurer PO Box 198 Portage, WI 53901	First Installment Due On or Before January 31, 2017 \$97.73	
	Second Installment Due On or Before July 31, 2017 \$97.72	
Payments after 1/31 can be made to Columbia County Using: www.co.columbia.wi.us <small>There will be a nominal fee charged for this service</small>		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2017 \$195.45 Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest & penalty (See Reverse).

IMPORTANT: For recorded legal description contact the Register of Deeds. See reverse side for more information.
 Sec. 17, T13N, R11E 23.710 ac
 NE1/4 NE1/4 SUBJECT TO EASE, EX LTS 1&2 CS#2095
 R316-155 R317-785 R318-749 R326-478 R483-545

Bill Number: 830998

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
Town of Scott	30,822	5.91	2017				

TOWN OF SCOTT
DONALD JERRED, TREASURER
W3973 CROWN RD
CAMBRIA, WI 53923

STATE OF WISCONSIN
2016 Real Estate Tax Bill
Town of Scott
Columbia County

Maginnis, David W

Parcel Number: 11036 347.03
Bill Number: 831000



Full Payment of:	\$ 47.10
Or First Installment of:	\$ 47.10
Due on or Before:	January 31, 2017
Make Check Payable to:	Town of Scott
Please Write in the Amount Enclosed	\$

831000/11036 347.03
DAVID W MAGINNIS
W4241 CTH E
DALTON WI 53926

Please Inform Treasurer of address changes

Tear at Perforation: Return Top Portion With Payment

2016 Real Property Tax Bill

Town of Scott

Parcel #11036 347.03

Assessed Value Land 2,700	Assessed Value Improvements 0	Total Assessed Value 2,700	Ave. Assmt Ratio 0.910452429	Net. Assessed Value Ratio (Does NOT Reflect Credits) 0.01745047																																																							
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Est. Fair Mkt	<input type="checkbox"/> A star in this box means unpaid prior years taxes	Schools taxes reduced by school levy tax credit 5.13																																																							
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When paying on or before January 31, 2017 Make Check Payable to: TOWN OF SCOTT DONALD JERRED, TREASURER W3973 CROWN RD CAMBRIA, WI 53923	Full Payment Due On or Before January 31, 2017 \$47.10	O T H E R
When paying after January 31, 2017 Make Check Payable to: Columbia County Treasurer PO Box 198 Portage, WI 53901	Full Payment Due On or Before January 31, 2017 \$47.10	
Payments after 1/31 can be made to Columbia County Using: www.co.columbia.wi.us <small>There will be a nominal fee charged for this service</small>		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2017 \$47.10

IMPORTANT: For recorded legal description contact the Register of Deeds. See reverse side for more information.
Sec. 17, T13N, R11E 11.390 ac
Lot 3, CSM 2095-12-82

Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest & penalty (See Reverse).

Bill Number: 831000

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
Town of Scott	30,822	1.42	2017				

TOWN OF SCOTT
 DONALD JERRED, TREASURER
 W3973 CROWN RD
 CAMBRIA, WI 53923

STATE OF WISCONSIN
2016 Real Estate Tax Bill
 Town of Scott
 Columbia County

Maginnis, David W

Parcel Number: 11036 352
 Bill Number: 831005



Full Payment of:	\$ 195.45
Or First Installment of:	\$ 97.73
Due on or Before:	January 31, 2017
Make Check Payable to:	Town of Scott
Please Write in the Amount Enclosed	\$

831005/11036 352
 DAVID W MAGINNIS
 W4241 CTH E
 DALTON WI 53926

Please inform Treasurer of address changes

Tear at Perforation: Return Top Portion With Payment

2016 Real Property Tax Bill

Town of Scott

Parcel #11036 352

Assessed Value Land 11,200	Assessed Value Improvements 0	Total Assessed Value 11,200	Ave. Assmt Ratio 0.910452429		Net. Assessed Value Ratio (Does NOT Reflect Credits) 0.01745047
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Est. Fair Mkt	<input type="checkbox"/>	A star in this box means unpaid prior years taxes	Schools taxes reduced by school levy tax credit 21.29
Taxing Jurisdiction	2015 Est. State Aids Allocated Tax District	2016 Est. State Aids Allocated Tax District	2015 Net Tax	2016 Net Tax	% Tax Change
State of Wisconsin	0	0	1.95	2.09	7.2%
Columbia County	47,140	49,083	60.41	64.35	6.5%
Town of Scott	196,227	196,186	14.31	20.22	41.3%
Pardeeville Area School	283,245	313,247	99.97	96.91	-3.1%
MATC	55,948	53,519	10.67	11.88	11.3%
Total	582,560	612,035	187.31	195.45	4.3%
	First Dollar Credit		0.00	0.00	0.0%
	Lottery and Gaming Credit		0.00	0.00	0.0%
	Net Property Tax		187.31	195.45	4.3%

When paying on or before January 31, 2017 Make Check Payable to: TOWN OF SCOTT DONALD JERRED, TREASURER W3973 CROWN RD CAMBRIA, WI 53923	Full Payment Due On or Before January 31, 2017 \$195.45	O T H E R
	First Installment Due On or Before January 31, 2017 \$97.73	
When paying after January 31, 2017 Make Check Payable to: Columbia County Treasurer PO Box 198 Portage, WI 53901	Second Installment Due On or Before July 31, 2017 \$97.72	
Payments after 1/31 can be made to Columbia County Using: www.co.columbia.wi.us <small>There will be a nominal fee charged for this service</small>		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2017 \$195.45 Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest & penalty (See Reverse).

IMPORTANT: For recorded legal description contact the Register of Deeds. See reverse side for more information.
 Sec. 17, T13N, R11E 26.820 ac
 E 3/4 OF SW 1/4 OF NE 1/4 R318-156 R317-789 R318-749
 R318-749 R326-478 R483-545 EXC CS#3287-22-23

Bill Number: 831005



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
Town of Scott	30,822	5.91	2017				

TOWN OF SCOTT
DONALD JERRED, TREASURER
W3973 CROWN RD
CAMBRIA, WI 53923

STATE OF WISCONSIN
2016 Real Estate Tax Bill
Town of Scott
Columbia County

Maginnis, David W

Parcel Number: 11036 365
Bill Number: 831021



Full Payment of:	\$ 291.41
Or First Installment of:	\$ 145.71
Due on or Before:	January 31, 2017
Make Check Payable to:	Town of Scott
Please Write In the Amount Enclosed	\$

831021/11036 365
DAVID W MAGINNIS
W4241 CTH E
DALTON WI 53926

Please Inform Treasurer of address changes

Tear at Perforation: Return Top Portion With Payment

2016 Real Property Tax Bill Town of Scott Parcel #11036 365

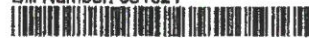
Assessed Value Land 16,700	Assessed Value Improvements 0	Total Assessed Value 16,700	Ave. Assmt Ratio 0.910452429	Net. Assessed Value Ratio (Does NOT Reflect Credits) 0.01745047	
Est. Fair Mkt. Land 18,300	Est. Fair Mkt. Improvements 0	Est. Fair Mkt 18,300	<input type="checkbox"/> A star in this box means unpaid prior years taxes	Schools taxes reduced by school levy tax credit 31.74	
Taxing Jurisdiction	2015 Est. State Aids Allocated Tax District	2016 Est. State Aids Allocated Tax District	2015 Net Tax	2016 Net Tax	% Tax Change
State of Wisconsin	0	0	2.91	3.11	6.9%
Columbia County	47,140	49,083	90.08	95.95	6.5%
Town of Scott	196,227	196,186	21.34	30.14	41.2%
Pardeeville Area School	283,245	313,247	149.07	144.50	-3.1%
MATC	55,948	53,519	15.91	17.71	11.3%
Total	582,560	612,035	279.31	291.41	4.3%
	First Dollar Credit		0.00	0.00	0.0%
	Lottery and Gaming Credit		0.00	0.00	0.0%
	Net Property Tax		279.31	291.41	4.3%

When paying on or before January 31, 2017 Make Check Payable to: TOWN OF SCOTT DONALD JERRED, TREASURER W3973 CROWN RD CAMBRIA, WI 53923	Full Payment Due On or Before January 31, 2017 \$291.41	O T H E R
	First Installment Due On or Before January 31, 2017 \$145.71	
When paying after January 31, 2017 Make Check Payable to: Columbia County Treasurer PO Box 198 Portage, WI 53901	Second Installment Due On or Before July 31, 2017 \$145.70	
Payments after 1/31 can be made to Columbia County Using: www.co.columbia.wi.us There will be a nominal fee charged for this service		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2017 \$291.41

IMPORTANT: For recorded legal description contact the Register of Deeds. See reverse side for more information.
Sec. 17, T13N, R11E 17.500 ac
E 3/4 OF NW 1/4 OF SE 1/4 EXC COMM 1072 1/2 FT N OF
SECOR SD 1/4 1/4; TH S 1072 1/2 FT; TH W 628 FT; TH
N 825 FT; TH NELY TO P.O.B. R316-155 R317-786
R318-749 R326-478 R483-545

Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest & penalty (See Reverse).

Bill Number: 831021



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
Town of Scott	30,822	8.81	2017				

UNITED COUNTRY HAMELE AUCTION AND REALTY
P.O. Box 257, Portage, WI 53901
608-742-5000

REAL ESTATE AUCTION TERMS AND CONDITIONS
With Buyer's Premium

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

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

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at 97+/- Acres on Cty E . Columbia County Township of Scott. 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 Hamele Auction and Realty ("Auctioneer") has been appointed by David Stange PR of David Maginnis 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 \$5000 for each parcel. 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 accompanied by auction company approval or bank letter of guarantee as follows: "To United Country Hamele Auction and Realty: We will guarantee payment of checks written on account # _____ up to \$ _____ for purchases made at your real estate auction sale". This letter must be written on bank letterhead and

signed by a bank official having the capacity to bind the bank. No third-party checks will be accepted. Please note that all cashier's or certified checks should be made payable to yourself. You will endorse the check over to United Country Hamele Auction and Realty when you are the successful Bidder at a live event.

BUYER'S PREMIUM:

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

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before August 8th 2017, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

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

AGENCY AND CONDUCT OF AUCTION:

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

RIGHTS:

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

JURISDICTION:

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

ADDITION TO OR WITHDRAWAL FROM SALE:

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

INSPECTIONS:

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

REPRESENTATIONS:

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

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 3% 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 much accompany their Buyer to the auction.

TITLE INSURANCE:

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

FINANCING:

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

ENVIRONMENTAL DISCLAIMER:

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

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda to Terms & Conditions Relating to Auction at 97+/- acres on Cty E Rd in the Town of Scott (97+/- acres) Columbia County July 8th 2017.

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 Auction at 97+/-
Acres County E Dalton WI in the Town of Scott Columbia
County July 8th 2017

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

Live Bidders: A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Live Bidders will be required to sign Terms & Conditions, Bidder Registration Form.

Terms of Purchase: All properties are offered and/or sold in AS-IS condition, free and clear of any and all liens or judgments. Seller only warrants good title & deed as a Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at a cost of \$125. Buyer will be required to pay a \$5,000 nonrefundable down payment per parcel. The balance of the total contract price is due and closing for each parcel or combinations and closing will take place on or before August 8th 2017 at Land Title of Portage.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make any and all independent inspections of the properties prior to bidding and executing the Real Estate Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS" - WITH ALL FAULTS with no contingencies. Bidders responsible for verifying all measurements, taxes, special assessments, property condition, Rental Weatherization, environmental issues, and all other facts or statements regarding real property. Seller also has no knowledge or has done any testing on lead base paint. Buyer has the opportunity to test paint prior to auction at own time and cost; also cannot be a contingency to purchase property. 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 parcels using the Multi Par method as: **Parcel 1:** 5+/- acres with road frontage, buildable lot for home w/shared driveway off Cty E w/parcel #2. **Parcel 2:** 46+/- acres of land w/road frontage w/shared driveway off Cty E with parcel #1. Deed restricted with an ag overlay. **Parcel 3:** 35+/- acres of land deed restricted with an ag overlay w/road frontage. **Parcel 4:** 11+/- acres with road frontage and buildable lot for home w/road frontage. Combination bidding of 1-4 as a group or individual parcels will be offered in the multi par method of bidding. Bidders will be required to register for the auction and sign all terms and condition prior to auction. A 10% Buyer's Fee will be added to high bid per parcel to determine total contract price. \$5000 nonrefundable down payment for per parcel. High Bidder to sign offer to purchase with no contingences. Seller confirmation of all high bids within 48hrs of midnight of day of auction. Property is sold as is with no warranties. Closing to be on or before August 8th 2017.

Buyer's Premium: A 10% Buyer's Premium for live bidders will be added to all property high bids to equal total contract price. See Example: High Bid Price \$100,000 plus 10% Buyer's Premium (Live Bidder) equals total contract price (\$100,000 + \$10,000=\$110,000).

Broker Participation: Auction Company to pay 3% 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 5:00pm July 7th 2017. Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

Pre-Auction Offers: On entire property only.

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 8th 2017.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

Multi-Par Explained

In the past, many properties were offered in parcels and then as a whole and that was the end of the bidding.

However, in recent years the Multi-Par (Multi Parcel) auction method has become one of the most effective and desirable approaches for selling any real estate that can be divided into parcels. With Multi-Par, bidders are privileged to bid on any combination parcels, or "tracts," that they desire. All bidding remains open until the conclusion of the auction. This allows any bidder to raise the offer on any tract or combination of tracts -- even the entire property -- until the bidding has been exhausted.

The Multi-Par auction method ensures that all bidders have a fair and equal opportunity to acquire the real estate they want to purchase. The result for the seller is the assurance that all competitive bidding is exhausted and the maximum current market price is received.

The Multi-Par auction method is tracked with a computer software system and automated process for real time tracking and display of individual and combinations for multi-parcel real estate auction bids on projection screens displaying bids as first and second place finishes, including totals at the bottom of each screen.

A Multi-Parcel Auction is the sale of Real Estate offered in two or more tracts of land. For purposes of explanation:

100 Acres Offered In Five Tracts

Tract #1 5 Acres
Tract #2 10 Acres
Tract #3 10 Acres
Tract #4 25 Acres
Tract #5 50 Acres

The bidding will usually open to offer the tracts individually first:

Bid Board (Individual Tracts)

Tract Number	Bidder Number	Bid Amount
1	100	\$ 5,000
2	200	\$ 10,000
3	300	\$ 10,000
4	400	\$ 25,000
5	500	\$ 50,000
	Total	\$ 100,000

Following the offering of individual tracts, the auctioneer will begin taking bids for any combinations. Example: \$26,000 will tie Tracts 1, 2 & 3 together and pull them away from the individual bidders for their respective tracts, because the bid is higher than the individual bids totaling \$25,000. See bid board below.

Bid Board (Combinations)

Combinations	Bidder	Bid Amount
1-2-3	600	\$ 26,000

Bidders 100, 200 & 300 are "out", because of a successful combination by Bidder 600. But this leaves Bidders 400 & 500 still in a winning position on their respective tracts. What is of importance is the bid for Combination 1-2-3 at \$26,000 plus the individual bids of \$25,000 and \$50,000 for Tracts 4 & 5 total out to be \$101,000...beating out the total of \$100,000 for all of the Individual bids of \$100,000.

But keep in mind, Bidders 100, 200 & 300 are not necessarily finished bidding. There is only a \$2,000 difference from a change in the bid board and those who would be in a winning position. A \$2,000 increase from either one of them on their respective tract will put all of the individual bidders back into a winning position. This process will take place until all bids are exhausted and the auctioneer declares the property sold.

A great deal of patience may be required to conduct this type of real estate auction, but it assures the Seller that he or she has been given the greatest opportunity to receive the maximum dollar through competitive bidding for his or her property. It also ensures the individual tract Bidders an opportunity to compete against those who want the property in its entirety.