

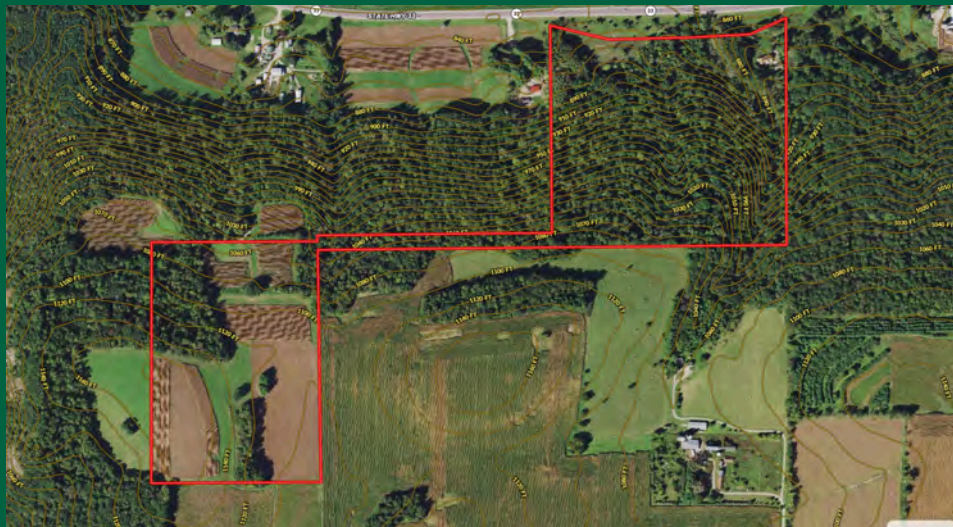
Baraboo, Sauk County, Wisconsin Real Estate

Online Only Auction September 19th 6:00PM

E14297 State Road 33
Baraboo, WI 53913



**HAMELE
AUCTION
SERVICES**



**United
Country
Real Estate**

**Midwest Lifestyle
Properties**



hameleauctions.com

608.697.3349



Property will be offered in a online only auction bidding ending Sept 19th 2024 6PM with a soft close. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$10,000 nonrefundable down payment. Property is sold as is with no warranties. Closing to be on or before Nov. 4th 2024.

Open House dates for this property are August 17th from 11am- 1pm, August 31st 11-am-1pm and September 4th 4pm-6pm.

Give Travis Hamele Land Pro a call 608-697-3349 or email at travis@hameleauctions.com to answer questions or to set up private showing.



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 **United
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**Midwest Lifestyle
Auctions**

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Midwest Lifestyle
Properties



Midwest Lifestyle
Auctions



Bedrooms: 3
Full Bathrooms: 3
Half Baths: 0

E14297 State Rd 33
Baraboo, WI 53913
Sauk County

Year Built: 1986
Est Acres: 69.56
Full Garage Stalls: 2
Total Finished SQ FT: 2,592

Living/Great Room: M 19X26
Formal Dining: M 13X14
Kitchen: M 13X25
Primary Bedroom: M 18X13
2nd Bedroom: M 13X13
3rd Bedroom: M 9X12
4th Bedroom: U 13X29

Type: 1 1/2 Story
Architecture: Log Home
Primary Bed Bath: Full
Kitchen Features: Pantry, Island, Range/Oven, Fridge, Dishwasher, Microwave
Fireplace: Wood, 1 Fireplace
Basement: Full, Walkout to yard, Poured Concrete Foundation
Garage: 2 Car, Detached
Exterior: Log
Lot Description: Wooded, Rural not in Subdivision
Fuel: Liquid Propane
Heating/Cooling: Forced Air, Central Air
Waste/Water: Well, Private Disposal
Driveway: Unpaved
Barrier-free: Open Floor plan, First Floor Bedroom, First floor Full Bath, Low Pile or No Carpeting
Farm Features: Tillable
Interior Features: Wood or Sim. Wood Floor, Vaulted Ceiling, Washer, Dryer
Included: Stove, Fridge, Washer, Dryer, Microwave, 2 enclosed Deer Stands
Excluded: LP Tank & Sellers Personal Property, Tenants Crops

Baraboo, Sauk County, Wisconsin Real Estate

Online Only Auction September 19th 6:00 PM



E14297 State Road 33
Baraboo, WI 53913

Just off of State Highway 33, casually set amongst silent pines and diverse hardwoods, awaits your 70 +/- acre dream hunting property and home. A crushed asphalt driveway gently winds you to a gorgeous 4-bedroom, 3-full bath, log home, with a detached 30x40 oversized two-car garage. A paved sidewalk basement entrance allows for easy access to a home business or VBRO from the driveway of this variable-grade home. Have your friends and family take a pleasant walk to your front door where a covered porch runs most of the length of the front of your home.

Stepping inside, your guests will enjoy the wonderful heat and rustic romance of a flagstone wood-burning fireplace. Hardwood and tile floors make for easy upkeep and add to the warmth of the home. The open-concept floor has many options for placing your living room, dining room, or sitting room; each with inspiring views of nature. The galley-style kitchen with ample counter space, cupboards and small in-kitchen desk, keeps the household running and organized. Having the first-floor laundry just beyond will make keeping up with cooking and the wash a breeze! A large walk-in pantry makes access to all your cooking and baking items a snap, not to mention the kids can get their own breakfast! Baking envy is a thing and your friends will be 'seeing green' with a bonus wood-burning fireplace warming or raising built-in! Think of all the extra space you'll have during the holidays to keep items warm.

No traveling upstairs to bed for you! The 3 first-floor bedrooms boast ample space and closet storage. The master bedroom has a large ensuite bath! It's all up to you! The upstairs offers a great space for a craft room, rec room or additional bedroom for guests.

Property will be offered in the following in a online only auction bidding ending Sept 19th 2024 with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$10,000 nonrefundable down payment. Property is sold as is with no warranties. Closing to be on or before Nov. 4th 2024.

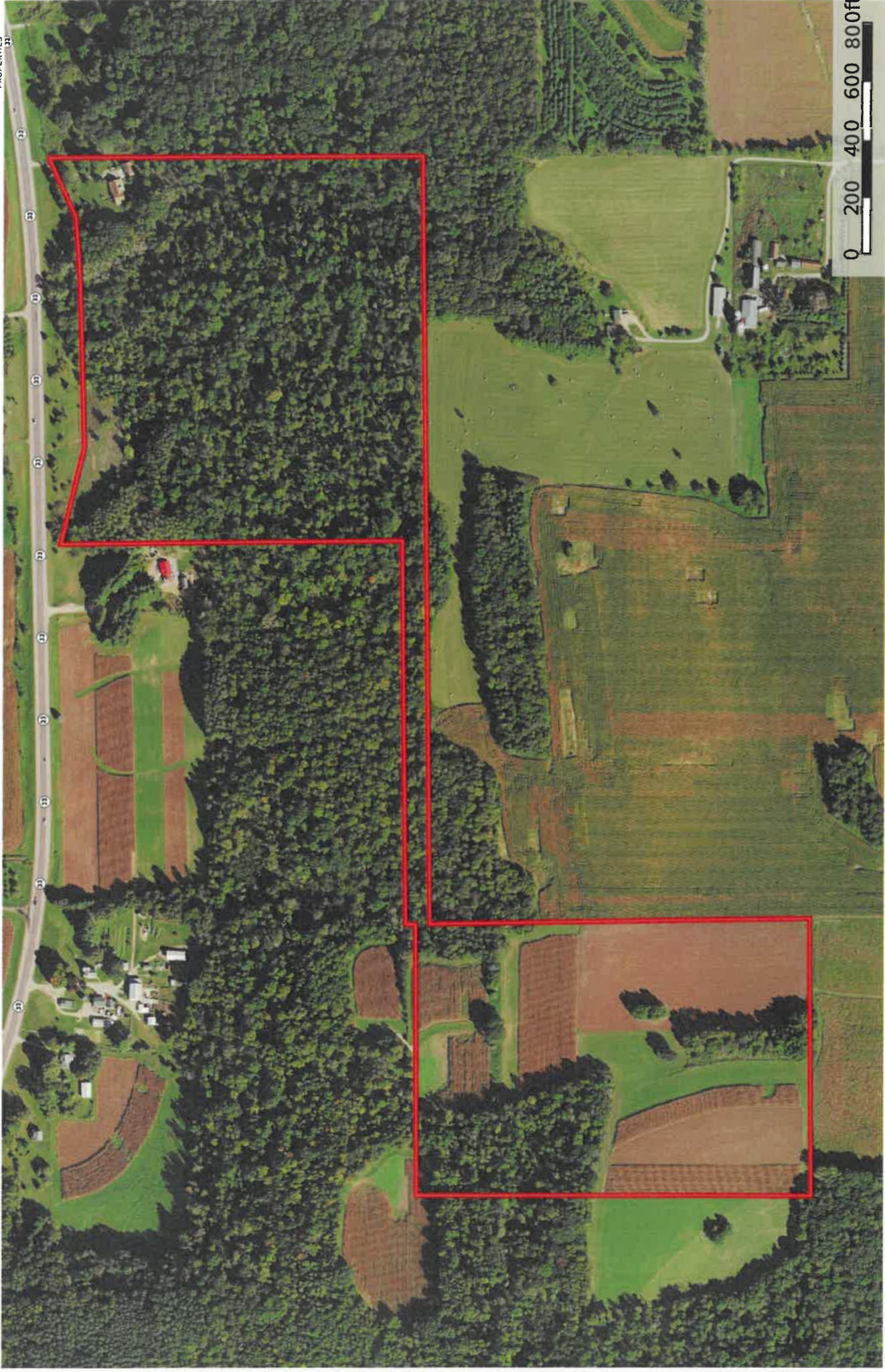
Open House dates for this property are August 17th from 11am- 1pm, August 31st 11am-1pm and September 4th 4pm-6pm. Give Travis Hamele Land Pro a call 608-697-3349 or email at travis@hameleauctions.com to answer questions or to set up private showing.

Nature mills about your backyard as you savor the first rays of a new day's sunrise. Your morning coffee on the back patio has you wishing the kids would stay in bed longer. A cute children's mini-log house waits quietly for little feet to explore the stairs and play, or turn it into a natural smoke house- so many opportunities! The basement is ready for you to finish! Lots of space and endless choices for a rec room, hunting room, business office, additional bedrooms, or a gun room. There already are several rooms waiting to be given a purpose! A small bathroom with a shower is already in place!

51 Acres of hardwoods with 19 +/- acres tillable rounds out this hunting property opportunity! The big boys roam these woods, lots of room for your trophies on the wall to display to continue to remember the memory of that hunt on your very own land. ! Lots of travel trails for a variety of game. Keep them fed and give them bedding areas with the convenience of well-designed food plots that have a variety of food to tantalize their wild tastebuds throughout every season. 2 enclosed shooting houses are already situated on the property and with the approx. 300ft of elevation change from the road to the top of the farm makes for great transition areas to get within range of that trophy whitetail and gobbling turkey. Don't let this once in a lifetime opportunity to own a beautiful log home and hunting property escape!



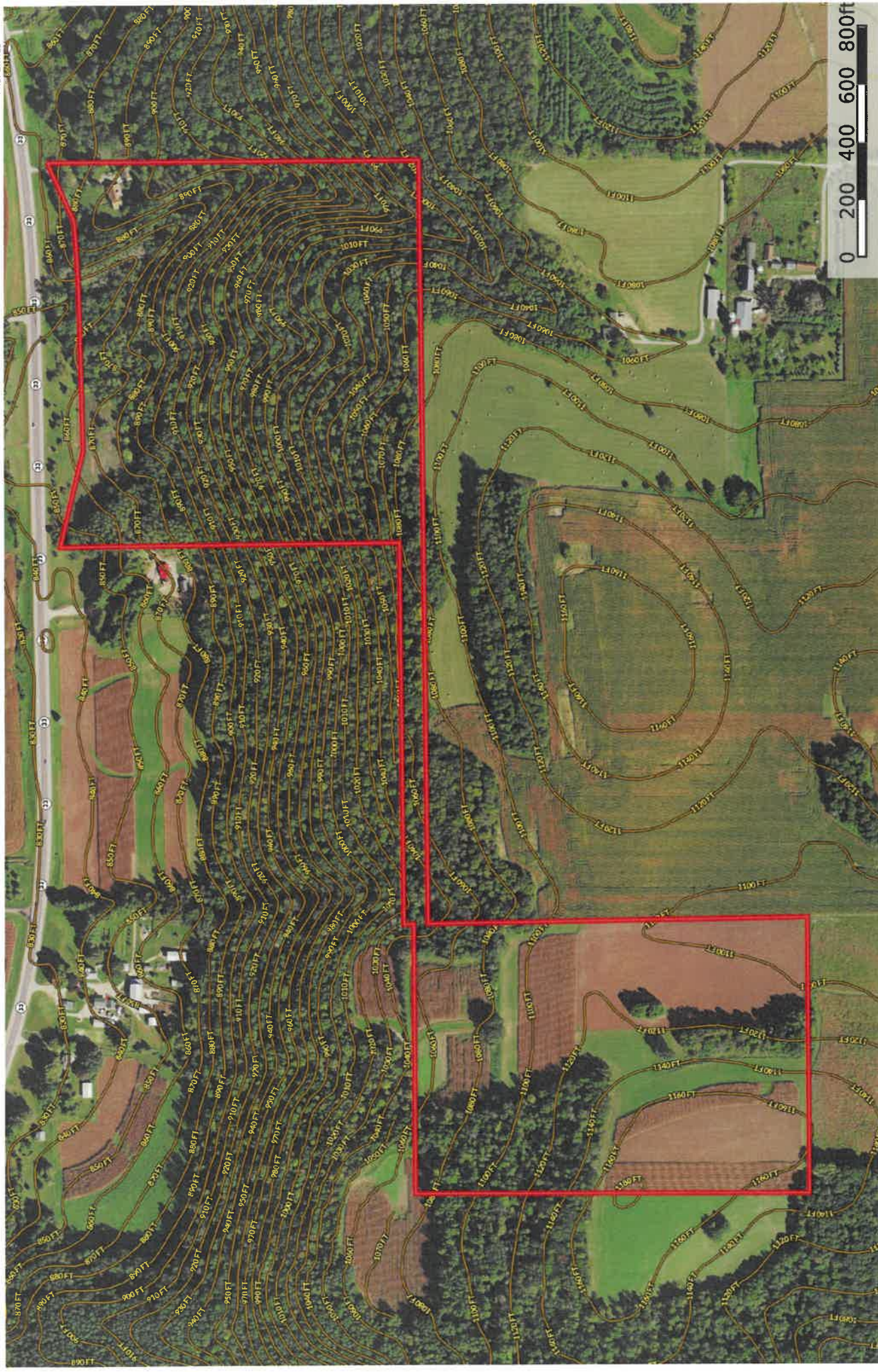
17201 County Highway 20
auk County, Wisconsin, 70 AC +/-



7 Boundary

Land On Your Investment

The information contained herein was obtained from sources deemed to be reliable.
id





7 Boundary

Boundary 68.63 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MdD2	McHenry silt loam, 12 to 20 percent slopes, eroded	20.11	29.3	0	56	4e
ScC2	St. Charles silt loam, 6 to 12 percent slopes, eroded	14.52	21.16	0	84	3e
BbD	Baraboo stony silt loam, 12 to 30 percent slopes	9.89	14.41	0	49	7s
MdE	McHenry silt loam, 20 to 30 percent slopes	9.36	13.64	0	47	6e
ScB	St. Charles silt loam, 2 to 6 percent slopes	6.0	8.74	0	94	2e
WxD2	Wyocena sandy loam, 12 to 20 percent slopes, eroded	4.03	5.87	0	45	6e
Pd	Pits, gravel	3.19	4.65	0	-	8s
ScD2	St. Charles silt loam, 12 to 20 percent slopes, eroded	1.49	2.17	0	79	4e
WxB	Wyocena sandy loam, 2 to 6 percent slopes	0.04	0.06	0	54	3e
TOTALS		68.63(*)	100%	-	60.26	4.62

(*) 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

Addenda to Terms & Conditions Relating to Online Only
Auction E14297 State Rd 33 Town of Fairfield Sauk County WI
September 19th 2024 2024 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 \$10,000 nonrefundable down payment along per auction lot 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 November 8th 2024. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$10,000 nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Title Company of Sellers choice.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIROMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in an online only auction bidding process with a soft close 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. High Bid Subject to Seller confirmation per auction lot within 48 hrs of

midnight the day of the auction. \$10,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before November 8th 2024.

E14297 State Rd 33 Town of Fairfield Sauk County parcel numbers include: 012-0204-00000, 0102-0808-00000 and 012-0767-00000.

****Seller will entertain offers prior to auction ending under all auction terms. Seller has the right to cancel auction if offer is accepted prior to auction ending.****

Occupancy of Tenant:

- Tillable land tenant will have the rights to maintain and harvest the crops. Current Lease is a handshake agreement at \$1260 per year and all leases money has been paid to seller and will be prorated at closing.

Broker Participation: Auction Company to pay 1.5% 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 September 18th 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 September 19th 2024.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

**UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
HAMELE AUCTION SERVICE LLC
P.O. Box 257, Portage, WI 53901
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS
Without Buyer's Premium**

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

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

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at E14297 State Rd 33 Baraboo WI Town of Fairfield Sauk County Parcel #s 012-0804-00000, 0120-0808-00000 and 012-0767-00000 These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC ("Auctioneer") has been appointed by Scott J Carlino 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 \$ 10,000. 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 November 8th 2024 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

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

AGENCY AND CONDUCT OF AUCTION:

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

RIGHTS:

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

JURISDICTION:

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

ADDITION TO OR WITHDRAWAL FROM SALE:

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

INSPECTIONS:

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

REPRESENTATIONS:

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

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 1.5 % 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 - % 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:

Zoning Info

Zoning is Agriculture Conservancy. No splits of the property are allowed; however, parcels can be added to other parcels or other parcels can be added to these parcels - however it works. The Town approves all parcel line adjustments, so consult with me prior to any activity of this nature.

Summary of Parcels:

Parcel 0804 - has the house on it and only 1 building credit is allowed, so building credit is used up.

Parcel 0767 - can be used for agriculture and forestry applications - not buildable - no road frontage.

Parcel 0808 - can be used for agriculture and forestry applications - not buildable - too narrow and no road frontage

There is a possibility of a second residential use of the property - that would involve the Planned Unit Development process and putting at least 35 acres in a conservation easement. It would also involve getting a second driveway from the State and the ability to have a septic system on the property. This is a complicated and time consuming process.

AssessorData



Tax Key Number: 012 0804-00000

Property address:
E14297 State Rd 33
Town of Fairfield, WI

Abbreviated legal description:

Acres (county records): 0

Building 1 description:
1 story w/attic log kit + rustic log home

Size: 2,592 sq feet

Year built: 1986

Additional structures: 0

Date of last building permit: 9/1/2015

Last sale date: not available

Total assessed value of land: \$93,600

Total assessed value of buildings: \$236,200

Assessment year: 2023

[Click here to view the website for this municipality](#)

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TOWN OF FAIRFIELD
TANYA BAETJE, TREASURER
S2947 HEIN RD
BARABOO WI 53913

SAUK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

CARLINO, SCOTT J



Parcel Number: 012 0804-00000
Bill Number: 609893

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
E14297 STATE RD 33
Sec. 24, T12N, R7E
S 24-12-7 NE SW EXC HWY LAND PER V299-465 36.78A (SEE POS 15363)
36.780 ACRES

609893/012 0804-00000
SCOTT J CARLINO
E14297 STATE RD 33
BARABOO WI 53913

Please inform treasurer of address changes.

ASSESSED VALUE LAND 93,600	ASSESSED VALUE IMPROVEMENTS 236,200	TOTAL ASSESSED VALUE 329,800	AVERAGE ASSMT. RATIO 0.664145790	NET ASSESSED VALUE RATE 0.01767393 (Does NOT reflect credits)	NET PROPERTY TAX 5500.82 RECYCLING & GARBAGE 154.00
ESTIMATED FAIR MARKET VALUE LAND 248,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 355,600	TOTAL ESTIMATED FAIR MARKET VALUE 604,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 807.28	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Sauk County	40,427	55,514	1,774.38	1,777.21	0.2%
Town of Fairfield	105,443	153,622	654.46	666.42	1.8%
Baraboo Schools	1,585,717	1,575,100	3,122.55	3,054.16	-2.2%
MATC	109,509	107,096	326.50	331.07	1.4%
TOTAL	1,841,096	1,891,332	5,877.89	5,828.86	-0.8%
FIRST DOLLAR CREDIT			-70.46	-69.47	-1.4%
LOTTERY AND GAMING CREDIT			-231.29	-258.57	11.8%
NET PROPERTY TAX			5,576.14	5,500.82	-1.4%

TOTAL DUE: \$5,654.82
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2024

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
Baraboo Schools	90,784	267.90	2037				
Baraboo Schools	169,353	499.76	2038				

PAY 1ST INSTALLMENT OF: \$2,775.82
BY JANUARY 31, 2024

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF FAIRFIELD
TANYA BAETJE, TREASURER
S2947 HEIN RD
BARABOO WI 53913

PIN# 012 0804-00000
CARLINO, SCOTT J
BILL NUMBER: 609893

PAY 2ND INSTALLMENT OF: \$2,879.00
BY JULY 31, 2024

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

SAUK COUNTY TREASURER
505 BROADWAY STREET, RM 148
BARABOO, WI 53913

PIN# 012 0804-00000
CARLINO, SCOTT J
BILL NUMBER: 609893

PAY FULL AMOUNT OF: \$5,654.82
BY JANUARY 31, 2024

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF FAIRFIELD
TANYA BAETJE, TREASURER
S2947 HEIN RD
BARABOO WI 53913

PIN# 012 0804-00000
CARLINO, SCOTT J
BILL NUMBER: 609893



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF FAIRFIELD
TANYA BAETJE, TREASURER
S2947 HEIN RD
BARABOO WI 53913

SAUK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

CARLINO, SCOTT J



Parcel Number: 012 0808-00000
Bill Number: 609899

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. 24, T12N, R7E
S24 T12N R7E S 5RD NW1/4 SW1/4 2.50A
2.500 ACRES

609899/012 0808-00000
SCOTT J CARLINO
E14297 STATE RD 33
BARABOO WI 53913

Please inform treasurer of address changes.

ASSESSED VALUE LAND 4,400	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 4,400	AVERAGE ASSMT. RATIO 0.664145790	NET ASSESSED VALUE RATE 0.01767393 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 77.77
ESTIMATED FAIR MARKET VALUE LAND 13,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 13,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 10.77	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Sauk County	40,427	55,514	23.67	23.71	0.2%
Town of Fairfield	105,443	153,622	8.73	8.89	1.8%
Baraboo Schools	1,585,717	1,575,100	41.66	40.75	-2.2%
MATC	109,509	107,096	4.36	4.42	1.4%
TOTAL	1,841,096	1,891,332	78.42	77.77	-0.8%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			78.42	77.77	-0.8%
TOTAL DUE: \$77.77 FOR FULL PAYMENT PAY BY: JANUARY 31, 2024 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
Baraboo Schools	90,784	3.57	2037			
Baraboo Schools	169,353	6.67	2038			

PAY 1ST INSTALLMENT OF: \$77.77
BY JANUARY 31, 2024

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2024

PAY FULL AMOUNT OF: \$77.77
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF FAIRFIELD
TANYA BAETJE, TREASURER
S2947 HEIN RD
BARABOO WI 53913

PIN# 012 0808-00000
CARLINO, SCOTT J
BILL NUMBER: 609899

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
SAUK COUNTY TREASURER
505 BROADWAY STREET, RM 148
BARABOO, WI 53913

PIN# 012 0808-00000
CARLINO, SCOTT J
BILL NUMBER: 609899

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF FAIRFIELD
TANYA BAETJE, TREASURER
S2947 HEIN RD
BARABOO WI 53913

PIN# 012 0808-00000
CARLINO, SCOTT J
BILL NUMBER: 609899



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF FAIRFIELD
TANYA BAETJE, TREASURER
S2947 HEIN RD
BARABOO WI 53913

SAUK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

CARLINO, SCOTT J

Parcel Number: 012 0767-00000
Bill Number: 610169

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. 23, T12N, R7E
S 23-12-7 PRT SE SE & NE SE COM SE SEC COR- S89°29'14"W
963.78' ALG SLI- N 1362.74'- N89°37'55"E 938.91' TO E SEC LI- S
ALG E LI TO POB 30.28A M/L
30.280 ACRES

610169/012 0767-00000

SCOTT J CARLINO
E14297 STATE RD 33
BARABOO WI 53913

Please inform treasurer of address changes.

ASSESSED VALUE LAND 19,800	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 19,800	AVERAGE ASSMT. RATIO 0.664145790	NET ASSESSED VALUE RATE 0.01767393 (Does NOT reflect credits)	NET PROPERTY TAX 349.95
ESTIMATED FAIR MARKET VALUE LAND 43,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 43,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 48.47	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Sauk County	40,427	55,514	105.99	106.70	0.7%
Town of Fairfield	105,443	153,622	39.09	40.01	2.4%
Baraboo Schools	1,585,717	1,575,100	186.52	183.36	-1.7%
MATC	109,509	107,096	19.50	19.88	1.9%
TOTAL	1,841,096	1,891,332	351.10	349.95	-0.3%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			351.10	349.95	-0.3%
TOTAL DUE: \$349.95					
FOR FULL PAYMENT					
PAY BY:					
JANUARY 31, 2024					
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
Baraboo Schools	169,353	30.00	2038			
Baraboo Schools	90,784	16.08	2037			

PAY 1ST INSTALLMENT OF: \$175.95

BY JANUARY 31, 2024

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF FAIRFIELD
TANYA BAETJE, TREASURER
S2947 HEIN RD
BARABOO WI 53913

PIN# 012 0767-00000
CARLINO, SCOTT J
BILL NUMBER: 610169

PAY 2ND INSTALLMENT OF: \$174.00

BY JULY 31, 2024

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

SAUK COUNTY TREASURER
505 BROADWAY STREET, RM 148
BARABOO, WI 53913

PIN# 012 0767-00000
CARLINO, SCOTT J
BILL NUMBER: 610169

PAY FULL AMOUNT OF: \$349.95

BY JANUARY 31, 2024

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF FAIRFIELD
TANYA BAETJE, TREASURER
S2947 HEIN RD
BARABOO WI 53913

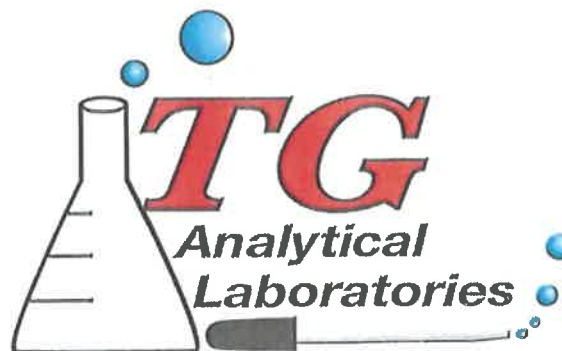
PIN# 012 0767-00000
CARLINO, SCOTT J
BILL NUMBER: 610169

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

TG Analytical Laboratories
N1022 Quality Drive
Greenville, WI 54942



Sam's Well Drilling
N9935 Pleasant Rd
Randolph, WI 53956

Water Analysis Report

Reason/Sample ID:		Date of Sample Collection:	Mar 19, 2024
Owner/Facility:	ESTATE OF SCOTT CARLINO	Time of Sample Collection:	11:00 AM
Address:	E14297 SR 33	Date Received:	Mar 21, 2024
City, State, Zip:	BARABOO, WI 53813	Report Date:	Mar 22, 2024
Reason for Test:	N/A	Collected By:	PHE
Lab Sample ID:	20247430	Sample Location:	N/A

Test	Result	Interpretation	LOD/LOQ (ug/L)	Method	Test Date	Analyst
Arsenic	[1 ug/L]	"SAFE"	0.67/2.237	EPA 200.8	Mar 22, 2024	TY
MCL: 10 ug/L		Data Qualifier: A		Dilution Factor: 1		

Consumption of water with arsenic levels exceeding the MCL may cause skin damage, problems with the circulatory system, and an increased risk of cancer. Some of the main sources of arsenic include erosion of natural deposits, runoff from orchards, and runoff from glass & electronic production waste water.

List of Abbreviations:

LOD = Limit of Detection
LOQ = Limit of Quantification
MCL = Maximum Contaminant Level
ND = Non-Detectable, Result less than the LOD
[.] = Result between LOD and LOQ
1 mg/L = 1 part per million (ppm)
1 ug/L = 1 part per billion (ppb)

The information above was obtained from the Environmental Protection Agency's internet web page: epa.gov.

'SAFE' and 'UNSAFE' interpretations are based on EPA CFR-2010 Title 40 Vol 22 Sec 141.23.

For sample results requiring adjustment for dilutions, the detection and quantitation limits have not been adjusted for the corresponding sample dilutions.

List of Data Qualifiers:

A=All QC Passed, B=method blank>LOD, C=chlorine present, D=sample between LOD and LOQ,
E=not enough sample, F=gross deficiencies in QC, G=spike or spike duplicate out of spec.,
H=a check standard out of spec., I=blank>LOD, J=ICV out of spec, K=sample exceeds holding time limit,
L=temperature not in range, M=sample container didn't meet requirements, N=blank>LOW,
O=holding time > 30 hours but <48 hours, P=sample <100mL for coliform analysis, Q=SD>20%, R=misc.
NC=Non-Certified

Documentation of this analysis will be maintained for at least seven years.

Notes:

Sample Received By: MN

Approved By:

Dan Schlenz, MWS

Lab Director

Lab #105-452

WDNR Certification: #445158340

WDATCP Certification: 142250-D3



PO Box 150
Randolph, WI 53956
(800) 321-5193

Water Analysis Test Results

Mail To:

PHE
614 N High ST
Randolph, WI 53956

Phone #: (920) 326-3213
Fax #: (920) 326-5020
Email: steve@phecontractors.com

Well Owner Information:

Name:
Address: Estate of Scott Carlino
E14297 SR 33
Baraboo, WI 53813

Phone #

Email:

Sample Information:

Sample # E17792

Well Location: E14297 SR 33
WI Unique Well #
Reason for Test:

Collected by:
PHE

Date & Time Collected: 03/19/24 11:00 AM
Date & Time Received: 03/19/24 03:00 PM
Date & Time Reported: 03/20/24 04:20 PM

Test Results:

Coliform Bacteria: ☒ Absent ☐ Present

E coli: ☒ Absent ☐ Present

Nitrate: 1.919 mg/L as N

Comments:

This sample was not received on ice and can be used for NR812 purposes but cannot be used for NR809 compliance

SWD Labs, LLC
Wis. DNR # 111083830, Wis DATCP # 105-458

Lab records will be maintained by the lab for at least 5 years. After that the records may be destroyed.

Septic Inspection Report

Buyer or Loan Applicant: _____

Property Address: E 14297 State Road 33

Inspection Date: 8-19-24

Approximate Age of Septic System: _____

Barebo
WI
53913

Type of System

_____ Conventional with absorption bed or trench

_____ Conventional with drywell

X Pressurized mound system

_____ Holding Tank

_____ Other (describe) _____

Observations

X A visual inspection indicates that the septic system and all components are located the proper distances from the dwelling's foundation, well, and property boundary lines.

_____ The tank(s) have been pumped and were physically entered and were completely inspected and is/are free of any structural defects and are functioning properly.

X The tank(s) were pumped but not entered and appear to be free of any structural defects and appear to be functioning properly.

_____ The tank(s) and drainfield inspection revealed the following structural defects: _____

_____ The tank(s) were not pumped, but from readily observable features, it appears to be functioning properly.

Determinations

X A visual inspection indicates no evidence of system failure at this time. The system is adequately sized and is not disapproved for current use as per WI Admin. Code, Chapter Comm 83.

_____ A visual inspection indicates the system is functioning, but failing, as described in Section 145.245 (4), Stats. Repairs are needed as follows: _____

_____ A visual inspection indicates that the system has failed and is disapproved for current use.

Certification

The undersigned cannot guarantee the continued acceptability of the private sewage disposal system due to unpredictable factors, which could later determine the life or code compliance of the system.

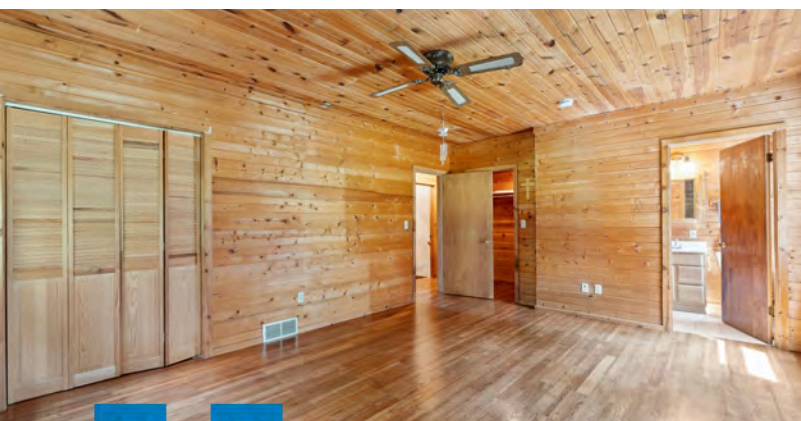
Shawn S. S. S.
Inspector's / Sanitarian's Signature

226902
License #

Master Plumber
Type of License (i.e. Master Plumber,
DNR, POWTS, etc.)



Travis Hamele
608.697.3349



United Country
Real Estate

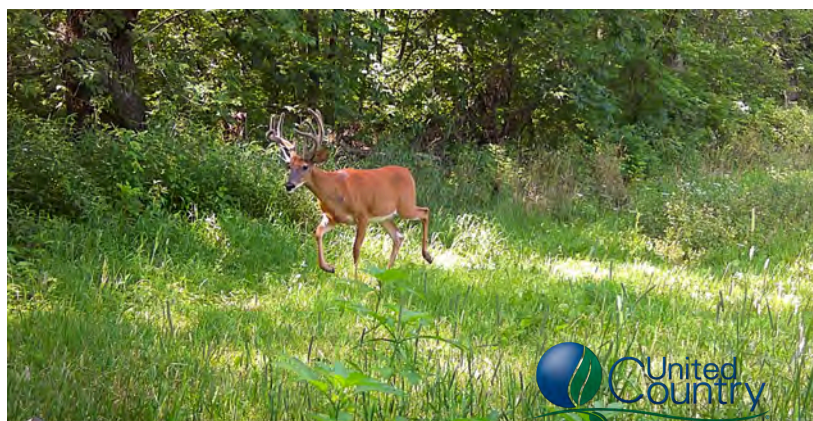
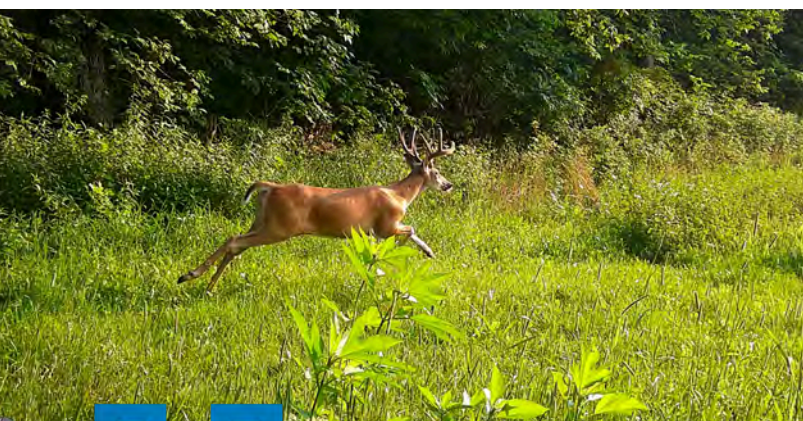
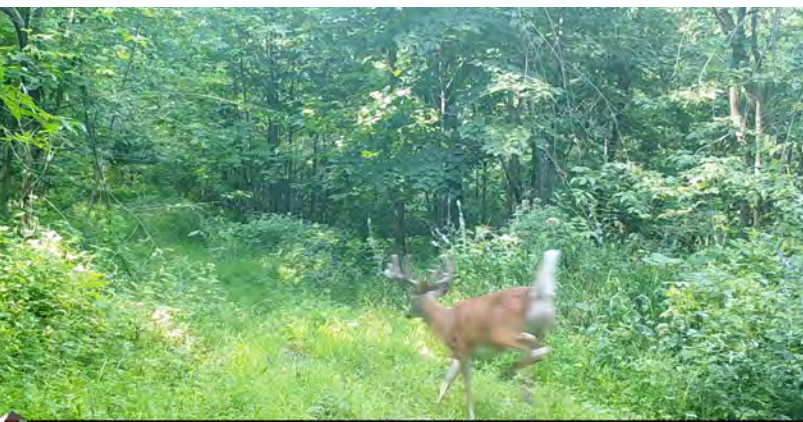
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