

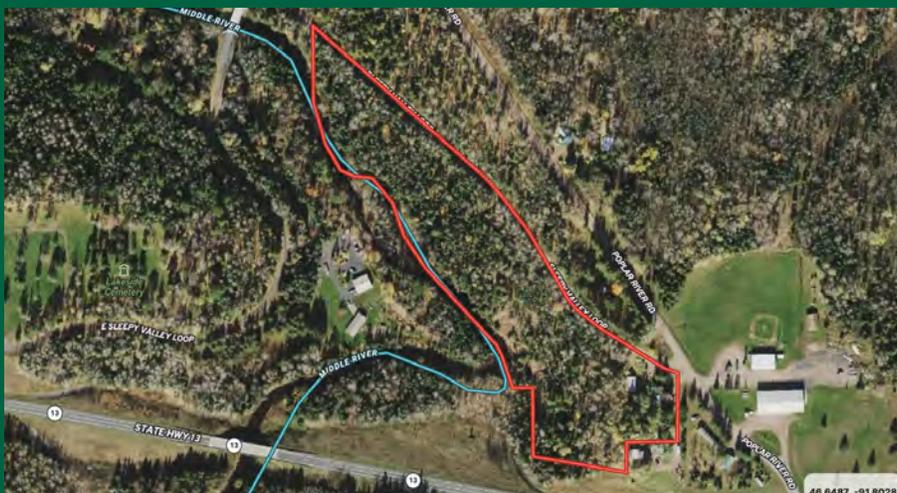
Douglas County WI Single Parcel Real Estate

Online Only Auction January 9th 6:00PM

9690E Sleepy Valley Loop
Poplar, WI 54854



**HAMELE
AUCTION
SERVICES**

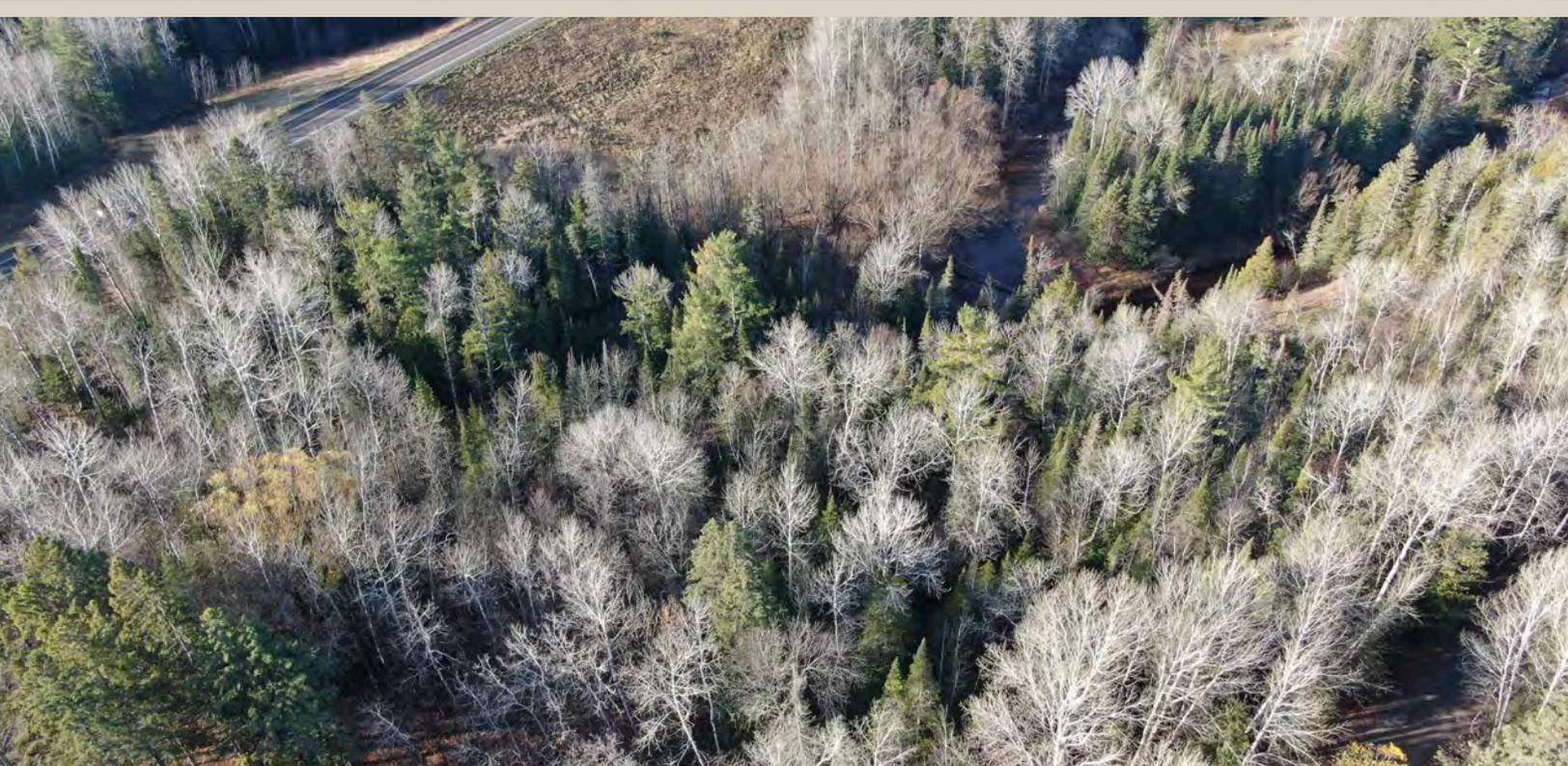



**United
Country
Real Estate**

**Midwest Lifestyle
Properties**



hameleauctions.com
608.697.3349



**HAMELE
AUCTION
SERVICES**

Online only auction to close 1/9/25 6PM with a soft close. 10% Buyers fee added to high bid price to determine total contract price.

Minimum bid of \$55,000 property will sell at or above \$55,000. \$5,000 nonrefundable down payment due within 24hrs of delivery of Sellers approval of High Bid. Property is sold as is with no warranties. Closing to be on or before Feb. 11th 2025. All items on site will be the responsibility of the new owner for clean up and disposal.

Call or email Travis Hamele at 608.697.3349 or travis@hameleauctions.com



**Midwest Lifestyle
Properties**



**Midwest Lifestyle
Auctions**

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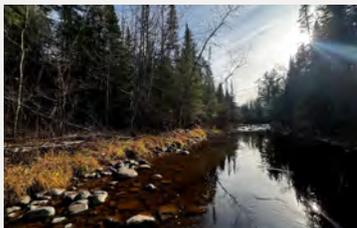
11-13. Zoning Info



ONLINE AUCTION

DOUGLAS COUNTY

TYPE	RIVERFRONT ACREAGE		
ACRES	10.91	RIVER	MIDDLE



RIVER



AERIAL



CURRENT HOME



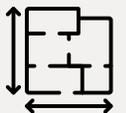
MAP



1,050 FT
Riverfrontage



Zoned A1



10.91 Acres

9690 E Sleepy Valley Loop, Poplar, WI 54854

10.19+/- acre northern Wisconsin destination property. Though the current home and garage have little significance, the picturesque beauty hidden in the gift of 1050 ft. of frontage on the Middle River will steal your soul.



Midwest Lifestyle Properties



HAMELE AUCTION SERVICES



608-697-3349



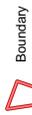
TRAVIS@HAMELEAUCTIONS.COM

Online only auction to close 1/9/25 6PM with a soft close. 10% Buyers fee added to high bid price to determine total contract price. Minimum bid of \$55,000 property will sell at or above \$55,000. \$5,000 nonrefundable down payment due within 24hrs of delivery of Sellers approval of High Bid. Property is sold as is with no warranties. Closing to be on or before Feb. 11th 2025. All items on site will be the responsibility of the new owner for clean up and disposal.





9690E Sleepy Valley Loop
 Douglas County, Wisconsin, 10.91 AC +/-



Boundary



Douglas County, WI

Summary

Parcel Number LA-018-00061-00
Property Address NONE
Legal Description PT FRL W-1/2 SW-1/4 S OF HWY 13 7-48-11 DESC 446 RP 23, 491 RP 447 EX PT W OF RVR (SEE #157)
(Note: Not to be used on legal documents)
Sec-Twp-Rng 07-48N-11W
PLS/Tract 07-48N-11W SW SW
Acres 8.67
Municipality TOWN OF LAKESIDE
Class PRODUCTIVE FOREST LANDS;
(Note: This is not the zoning district)

[View Map](#)

Owner

[CHRISTOPHER VYVLECKA](#)
 213 HUDSPETH ST
 SONORA, TX 76950

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$12,100.00	\$12,100.00	\$11,300.00	\$11,300.00	\$11,300.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$12,100.00	\$12,100.00	\$11,300.00	\$11,300.00	\$11,300.00
Estimated Fair Market Value	\$0.00	\$12,200.00	\$14,700.00	\$12,500.00	\$12,200.00

Tax History

Tax Year	2024	2023	2022	2021	2020
Net Tax	\$0.00	\$140.95	\$185.74	\$183.42	\$201.94
Special Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Utility	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Private Forest Crop	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Woodland Tax Law	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Managed Forest Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$0.00	\$140.95	\$185.74	\$183.42	\$201.94

Tax Payments

Year	Amount	Interest/Penalty Paid	Paid	Last Paid
2024	\$0.00	0	\$0.00	
2023	\$140.95	0	\$140.95	8/5/2024
2022	\$185.74	0	\$185.74	8/1/2023
2021	\$183.42	11.01	\$194.43	7/8/2022
2020	\$201.94	4.04	\$205.98	4/5/2021

Sales

Document Number	Type	Date	Vol / Page	Sale Amount
		1/1/1900	586 / 946	0

No data available for the following modules: Tax Deductions.

The Superior/Douglas County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Superior/Douglas County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 11/20/2024, 3:13:38 AM

[Contact Us](#)



Douglas County, WI

Summary

Parcel Number LA-018-00157-00
Property Address 9690 E SLEEPY VALLEY LP
Legal Description PT NW NW, PCL IN NE COR 18-48-11 DESC 446 RP 23, 491 RP 447 (SEE PCL #61)
(Note: Not to be used on legal documents)
Sec-Twp-Rng 18-48N-11W
PLS/Tract 18-48N-11W NW NW
Acres 2.24
Municipality TOWN OF LAKESIDE
Class RESIDENTIAL;
(Note: This is not the zoning district)

[View Map](#)

Owner

[CHRISTOPHER VYVLECKA](#)
 213 HUDSPETH ST
 SONORA, TX 76950

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$19,700.00	\$19,700.00	\$6,700.00	\$6,700.00	\$6,700.00
Building Value	\$39,500.00	\$39,500.00	\$32,100.00	\$32,100.00	\$32,100.00
Total Value	\$59,200.00	\$59,200.00	\$38,800.00	\$38,800.00	\$38,800.00
Estimated Fair Market Value	\$0.00	\$59,500.00	\$50,500.00	\$43,000.00	\$41,900.00

Tax History

Tax Year	2024	2023	2022	2021	2020
Net Tax	\$0.00	\$622.70	\$574.04	\$561.83	\$617.31
Special Charges	\$0.00	\$125.00	\$200.00	\$200.00	\$200.00
Delinquent Utility	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Private Forest Crop	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Woodland Tax Law	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Managed Forest Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$0.00	\$747.70	\$774.04	\$761.83	\$817.31

Tax Payments

Year	Amount	Interest/Penalty Paid	Paid	Last Paid
2024	\$0.00	0	\$0.00	
2023	\$747.70	0	\$747.70	8/5/2024
2022	\$774.04	0	\$774.04	8/1/2023
2021	\$761.83	0	\$761.83	12/30/2021
2020	\$817.31	16.35	\$833.66	4/5/2021

Sales

Document Number	Type	Date	Vol / Page	Sale Amount
720249	QCD	5/26/2000	/	0

No data available for the following modules: Tax Deductions.

The Superior/Douglas County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Superior/Douglas County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 11/20/2024, 3:13:38 AM

[Contact Us](#)



Addenda to Terms & Conditions Relating to Online Only
Auction 9690E Sleepy Valley Loop Poplar WI Douglas County
Ending January 9th 6pm

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: 10% Buyers fee added to high bid price to determine total contract price. 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. Buyer will be required to pay a \$5,000 nonrefundable down payment along with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before Feb 11th 2025. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$5,000 nonrefundable down payment will be credit on the closing statement to be signed by buyer(s) and seller(s). Minimum bid of \$55,000 property will sell at or above \$55,000. 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 ENVIRONMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in an online only auction with a soft close. 10% Buyers fee added to high bid price to determine total contract price. Minimum bid of \$55,000 property will sell at or above \$55,000. \$5,000 nonrefundable down payment due within 24hrs of delivery of Sellers approval of High Bid. Property is sold as is with no warranties. Closing to be on or before Feb. 11th 2025. All items on site will be the responsibility of the new owner for clean up and disposal.

Broker Participation: Auction Company to pay 2% commission of high bid to the agent that procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than 24hrs prior to auction. 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.

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 Jan. 9th 2025.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

**Hamele Auction Service LLC
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 9690E Sleepy Valley Loop Poplar in Douglas County WI

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:

Hamele Auction Service LLC ("Auctioneer") has been appointed by Christopher Vyvlecka ("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 \$5,000. 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. Wire transfer is subject to a \$25.00 fee.

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.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before Feb 11th 2025. **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 Midwest Lifestyle Properties and/or 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 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 2% commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0% of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

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

FINANCING:

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

ENVIRONMENTAL DISCLAIMER:

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

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: _____

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING

PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR TITLE DEED

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

the sanitary, layout, and density provisions of section VI of this chapter.

- (g) Special event campgrounds

3.5 RR-1: RESIDENTIAL-RECREATION DISTRICT

This district is intended to provide for residential development and essential recreation-oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

1. Permitted Uses

- (a) A single one-family or two-family year-round or seasonal dwelling.
- (b) Private garages and carports.
- (c) Horticulture and gardening.
- (d) Essential services and utilities to serve the principal permitted use.
- (e) Signs subject to the provisions of Section 5.0.
- (f) Customary accessory uses provided such uses are clearly incidental to the principal permitted use.

2. Uses Authorized by Conditional Permit

- (a) A single mobile home provided the lot area and setback requirements of this district are met and the owner provides an accessory building or garage for storage purposes.
- (b) Mobile home parks and trailer parks subject to the provisions of Section 6.0.
- (c) Telephone, telegraph, and power transmission towers, poles and lines, including transformers, substations, relays and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- (d) Recreational service-oriented uses such as resorts and motels, restaurants and cocktail lounges, marinas, sport shops and bait sales, and other recreational services which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by conditional permit.
- (e) Small scale campgrounds of less than 25 sites, with no more than one camping unit per site. Owner operated camping cabins/yrurts, under 400 square feet per unit, not served by plumbing are also allowed. Small scale campgrounds are subject to the sanitary, layout, and density provisions of section VI of this chapter.
- (f) Special event campgrounds

3.6 A-1: AGRICULTURAL DISTRICT

This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development; and to prevent the untimely and uneconomical scattering of residential, commercial, or industrial development into such areas.

1. Permitted Uses:

- (a) A single one-family or two-family year-round or seasonal dwelling.
- (b) A single one-family or two-family farm residence and a single mobile home, but only when occupied by owners and/or persons engaged in farming activities on the premises.
- (c) All agricultural land uses, buildings, and activities, except farms for disposal of garbage or offal.
- (d) Roadside stands for the sale of products grown on the premises, if sufficient off-street parking space for customers is provided.
- (e) Agricultural processing industries and warehouses, except slaughterhouses and rendering and fertilizer plants.
- (f) Vacation farms and other farm-oriented recreational uses such as riding stables, winter sports activities, and game farms.
- (g) Cemeteries and mausoleums.
- (h) Essential services and utilities intended to serve a permitted principal use on the premises.
- (i) Woodlots and tree farms.
- (j) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
- (k) Signs subject to the provisions of Section V.

2. Uses Authorized by Conditional Permit:

- (a) Mobile home parks and trailer parks subject to the provisions of Section 6.0.
- (b) A single mobile home provided the lot area and setback requirements of this district are met and the owner provides an accessory building or garage for storage purposes.
- (c) Dumps for the disposal of garbage, sewage, rubbish, or offal, subject to the applicable provisions of Wisconsin Administrative Code and the provisions of Section 6.0.
- (d) Slaughterhouses, rendering and fertilizer plants.
- (e) Public and semipublic uses including but not limited to the following: public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites, sewage disposal plants, garbage incinerators and maintenance, repair or storage buildings.
- (f) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant

- equipment and structures.
- (g) Quarrying and mining and processing of products from these activities, subject to the provisions of Section 6.0.
- (h) Airports, subject to the provisions of Section 4.3.
- (i) Gas lines.
- (j) Home occupations or professional offices provided no such use occupies more than 25 percent of the total floor area of the dwelling, not more than one nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance to be otherwise incompatible with the surrounding residential area.
- (k) Small scale campgrounds of less than 25 sites, with no more than one camping unit per site. Owner operated camping cabins/yrurts, under 400 square feet per unit, not served by plumbing are also allowed. Small scale campgrounds are subject to the sanitary, layout, and density provisions of section VI of this chapter.
- (l) Special Event Campgrounds.

3.7 A-2: MULTIUSE AGRICULTURAL ZONING DISTRICT

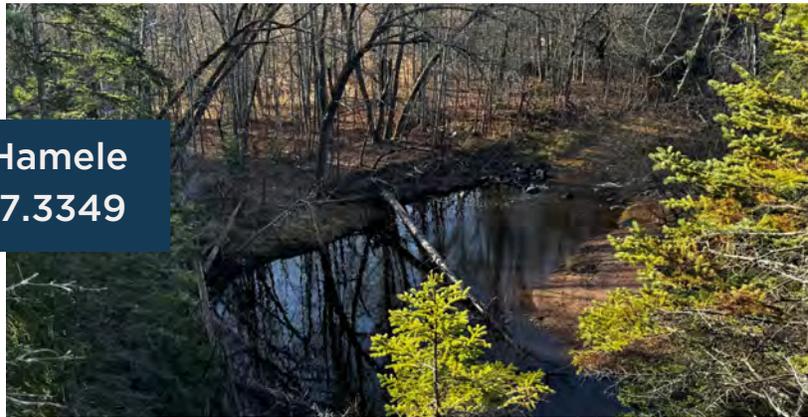
This district is intended to provide for the continuation of general farming and related activities, including Captive Cervid Operations and Game Farms, in those areas best suited for large lot agriculture development, and to prevent the untimely and uneconomical scattering of residential, commercial, or industrial development in such areas.

1. Permitted Uses

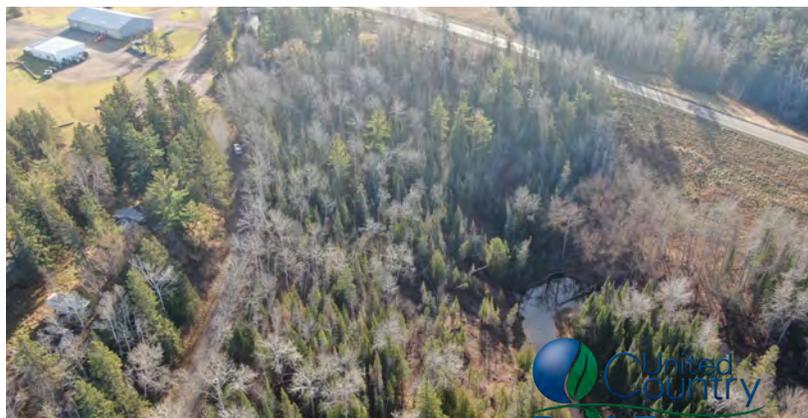
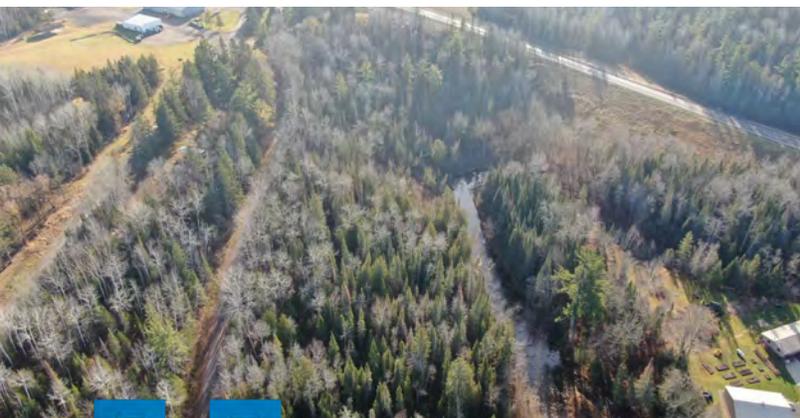
- (a) All agricultural land uses, buildings, and activities, except farms for the disposal of garbage or offal.
- (b) Roadside stands for the sale of products grown on the premises, if sufficient off street parking space for customers is provided.
- (c) Agricultural processing industries and warehouses, except slaughterhouses and rendering and fertilizer plants.
- (d) Vacation farms and other farm oriented recreational uses such as riding stables, winter sports activities, and game farms.
- (e) Cemeteries and mausoleums
- (f) Essential services and utilities intended to serve a permitted principal use on the premises.
- (g) Woodlots and tree farms.
- (h) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.

2. Uses Authorized by Conditional Permit

- (a) Captive Cervid Operations
- (b) Concentrated Animal Feeding Operations (CAFOs)



Travis Hamele
608.697.3349



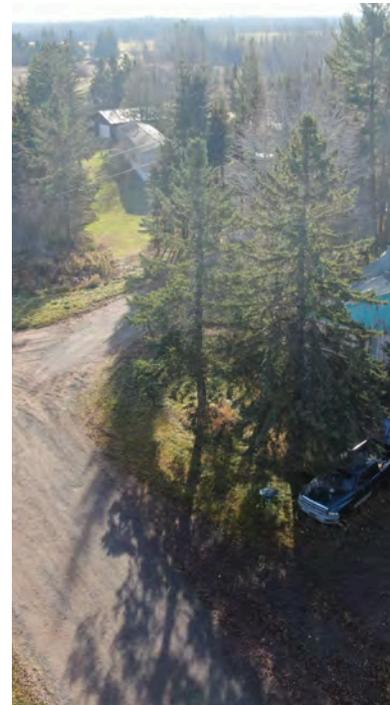
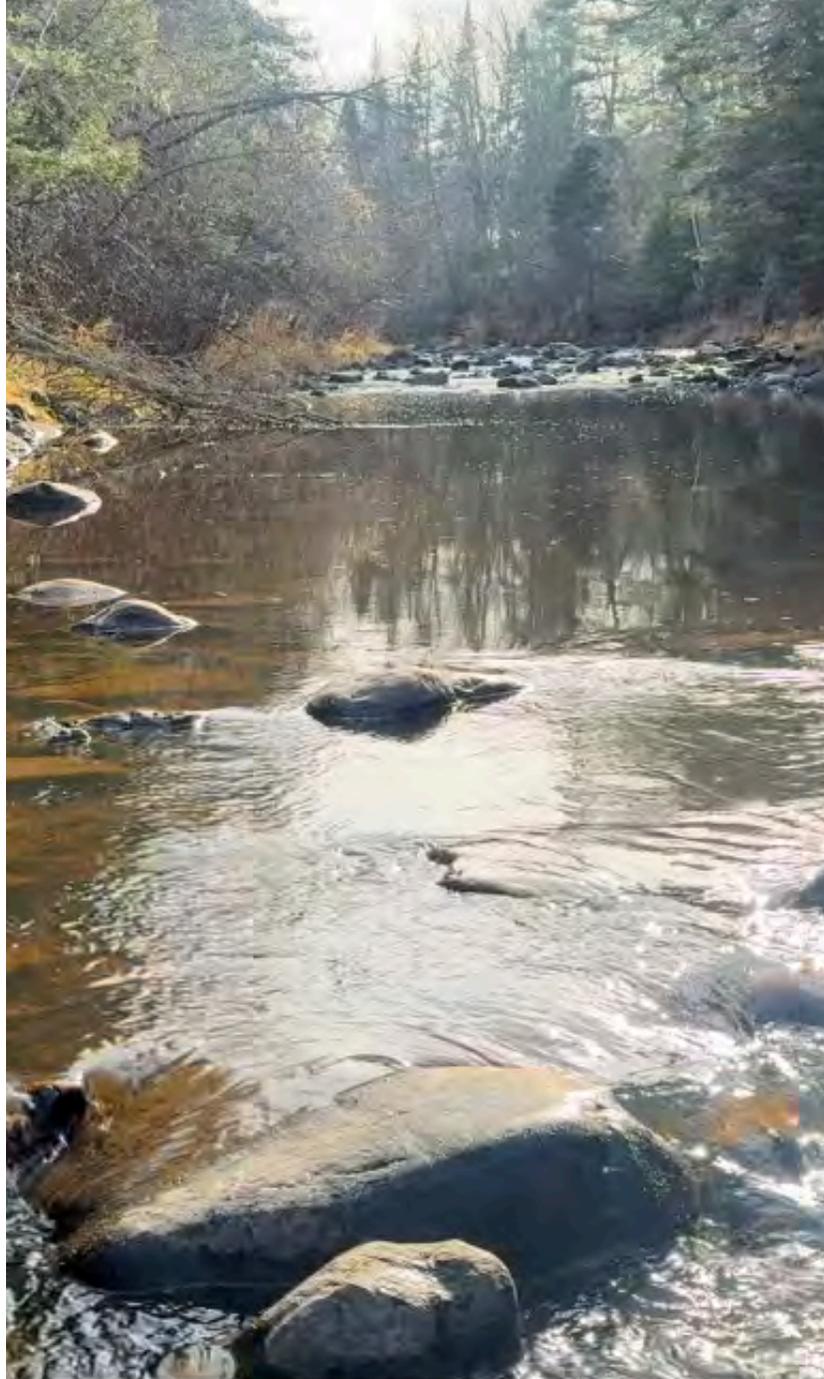
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