

Grant County, Wisconsin

Retirement Real Estate
AUCTION
Echo Valley / Stuart & Liz Abing

**Tuesday,
August 25
at 6:00 pm**

*at the Holiday Gardens Event Center
101 Brewery Hollow Road,
Potosi, Wisconsin 53820.*

240[±]
acres

Offered in 6 Tracts
Plus 5 Cattle Tracts

- Rolling Pastures
- Productive Soils
- Dairy Farm with Country Home
- Hunting & Recreational

farm equipment
AUCTION

**INFORMATION
BOOKLET**

FINANCING AVAILABLE

800-451-2709 • SchraderAuction.com



SCHRADER

Real Estate and Auction Company, Inc.

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Stuart & Liz Abing/Echo Valley, LLC

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in individual tracts, in any combination of tracts (subject to "swing" tract limitations), or as a total 240± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to the Seller's acceptance or rejection.

CATTLE TRACTS: The cattle will be sold in groups as defined in Supplemental Information Books and website. Contact the Sale Managers for more information.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% Cash down payment at close of auction for individual tracts or combination of tracts. The down payment may be made in the form of Cash or cashiers check or a personal or corporate check immediately negotiable.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller will provide Warranty Deed(s).

EVIDENCE OF TITLE: The Seller agrees to furnish an Owner's Policy of Title Insurance in the amount of the purchase price issued through Midwest Title Co., Lancaster.

CLOSING: The closing shall take place within 30 days after the auction day. Seller and Buyer shall share 50:50 the cost of closing.

POSSESSION: Possession at closing subject to farm tenant's rights to the property through December 31, 2020. Immediate possession for hunting purposes available with an additional 10% down payment.

REAL ESTATE TAXES: The Seller shall be responsible for the taxes due for the calendar year 2020 and the Buyer shall be responsible for the taxes due for 2021 calendar year and thereafter.

SURVEY: Seller shall provide a survey for any tract where there is no existing

legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & Buyer shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

MINERALS: 100% of the mineral rights owned by Seller shall be included with the sale of the real estate.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal description and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate & Auction Company, Inc., and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.



800-451-2709 • SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, AUGUST 25, 2020

240 ACRES – GRANT COUNTY, WISCONSIN

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, August 18, 2020.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
240± Acres • Grant County, Wisconsin
Tuesday, August 25, 2020

This form and deposit are only
required if you cannot attend
the auction and wish to bid
remotely through our online
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, August 25, 2020 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, August 18, 2020**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & AERIAL TRACT MAPS

LOCATION MAP



AUCTION LOCATION:

Held at the Holiday Gardens Event Center, 101 Brewery Hollow Road, Potosi, Wisconsin 53820.

Directions: From US-61, drive 2.4 miles south on WI-133 towards Potosi and Holiday Gardens will be on your left.

DIRECTIONS TO THE FARM:

From Lancaster, head West on Highway 35. In 3.8 miles, turn left on Sand Lane. Driveway will be 0.7 miles on the left.

30 miles from Dubuque • 20 miles from Platteville



AUCTION LOCATION

INFORMATION/INSPECTION DATES:

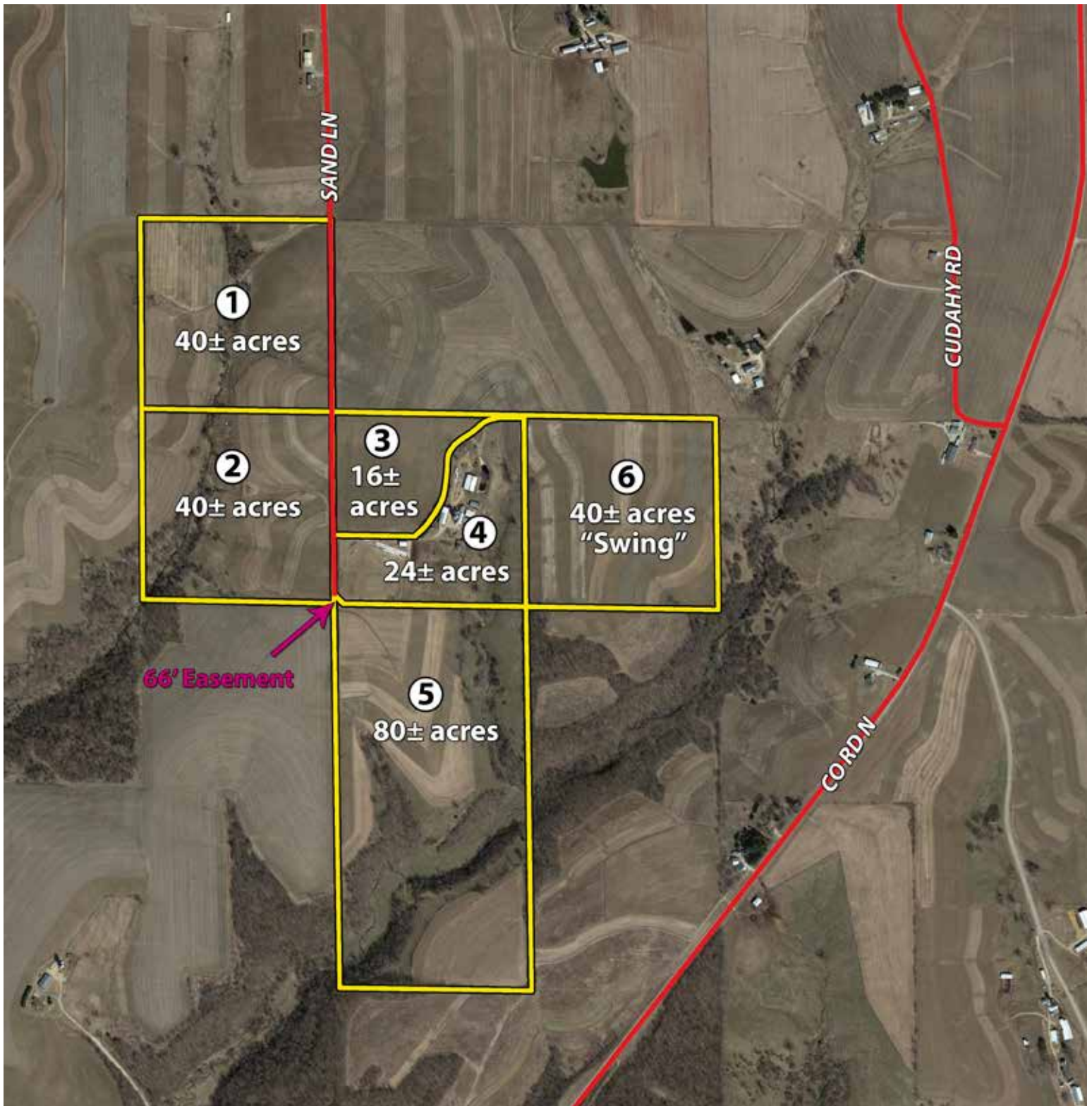
TUESDAY, AUGUST 4 • 1:00 - 4:00 PM

SATURDAY, AUGUST 15 • 1:00 - 4:00 PM

MONDAY, AUGUST 24 • 1:00 - 4:00 PM

*Additional information about the property will be available.
Meet a Schrader Representative at Tract 4.*

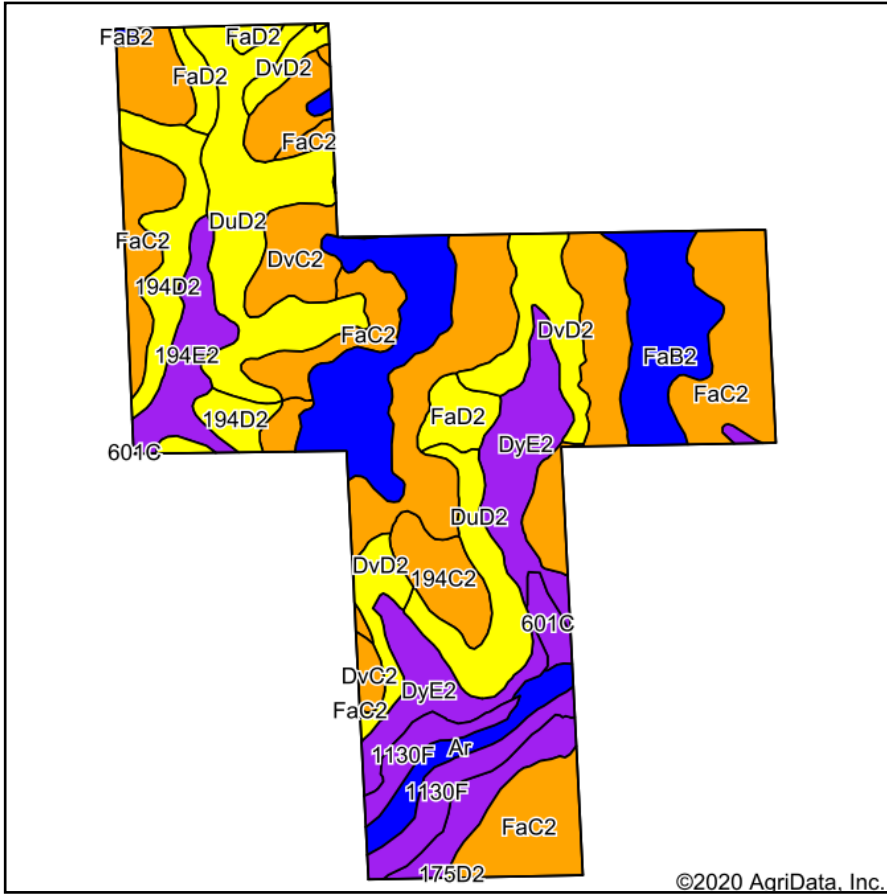
AERIAL MAP



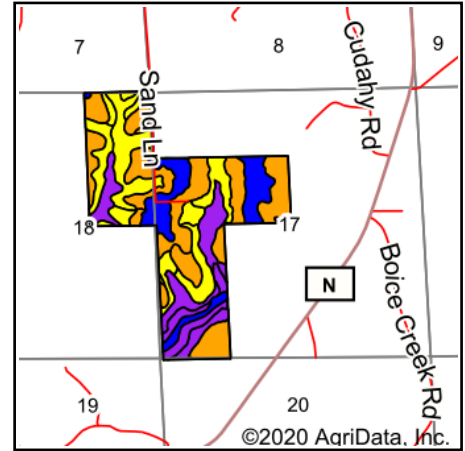


SURETY SOIL INFORMATION

SURETY SOIL MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
County: **Grant**
Location: **17-4N-3W**
Township: **South Lancaster**
Acres: **242.09**
Date: **7/13/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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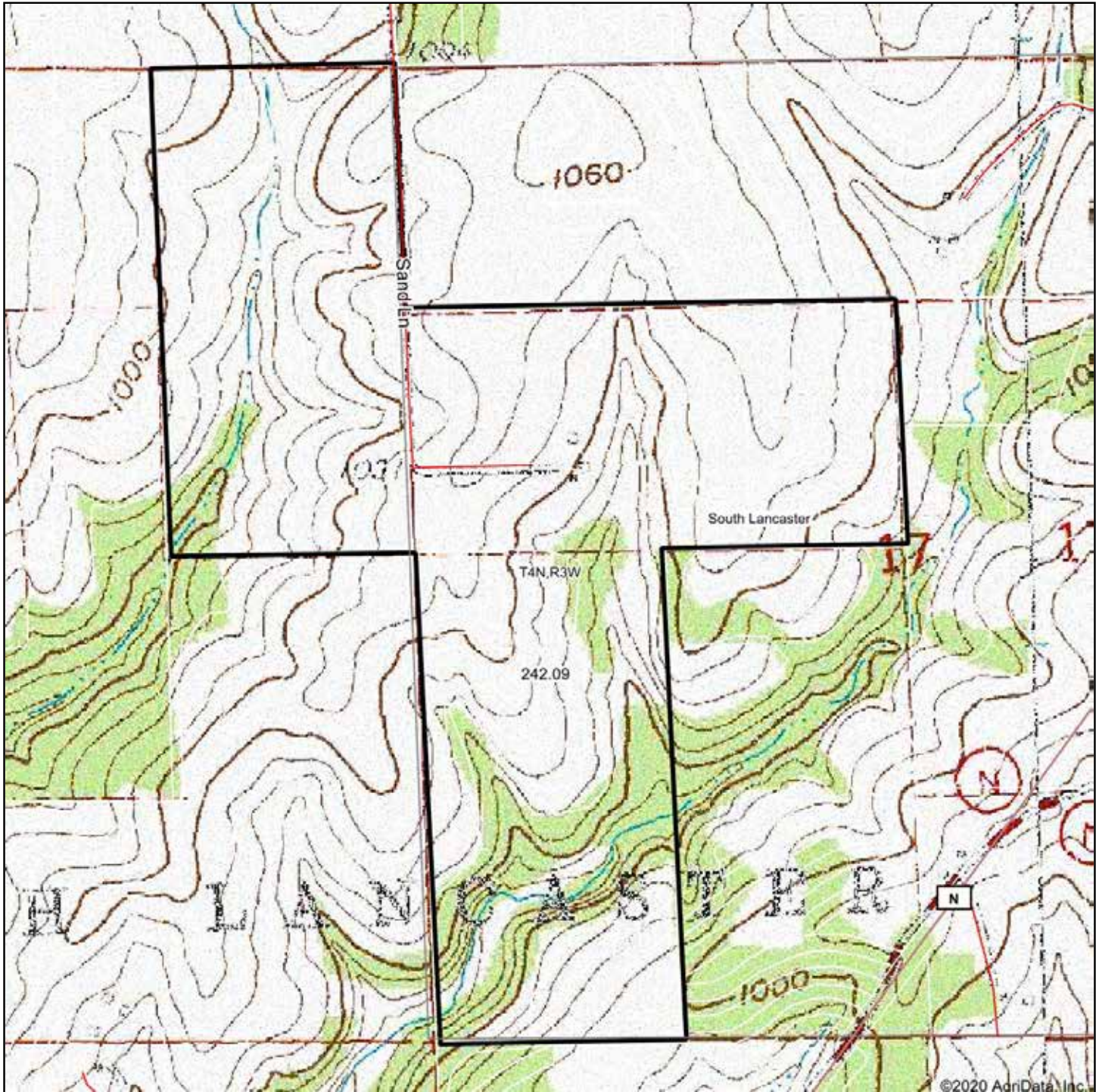


SURETY SOILS MAP

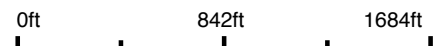
Area Symbol: WI043_Soil Area Version: 14													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cor n	Oats	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	71.97	29.7%		IIle				75	75	52	65	0
DuD2	Newglarus complex, 12 to 20 percent slopes, moderately eroded	32.36	13.4%		IVe				50	50	47	36	0
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	30.16	12.5%		Ile				76	76	53	66	0
DyE2	Newglarus-Dunbarton silt loams, 12 to 20 percent slopes, moderately eroded	26.09	10.8%		Ve				46	46	43	32	0
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	15.66	6.5%		IVe	90	40	30	49	48	38	49	0
DvC2	Dubuque soils, deep, 6 to 10 percent slopes, moderately eroded	12.52	5.2%		IIle	95	50	31	52	50	39	52	0
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	12.38	5.1%		IVe				51	51	43	34	0
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	9.72	4.0%		VIIIs				11	11	2	4	0
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	8.71	3.6%		VIe				14	14	11	6	0
FaD2	Fayette silt loam, 12 to 20 percent slopes, moderately eroded	6.96	2.9%		IVe				70	70	49	59	0
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	6.38	2.6%		IIle				55	55	46	38	0
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	5.34	2.2%		IIlw				89	89	64	86	0
601C	Beavercreek cobbly fine sandy loam, 3 to 12 percent slopes, occasionally flooded	2.18	0.9%		VIIs	80	65	26	52	52	28	40	9
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	1.57	0.6%		IIle				78	78	59	60	0
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	0.09	0.0%		IVe				72	72	55	54	0
Weighted Average						11.5	5.8	3.8	*n 59.2	*n 59.1	*n 44.8	*n 49.1	*n 0.1

*n: The aggregation method is "Weighted Average using major components"
Soils data provided by USDA and NRCS.

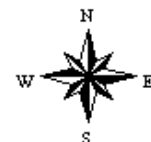
TOPOGRAPHY MAP



map center: 42° 49' 15.56, -90° 45' 35.33



17-4N-3W
Grant County
Wisconsin



7/13/2020

WETLANDS MAP



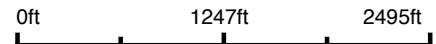
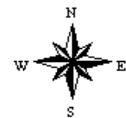
State: **Wisconsin**
 Location: **17-4N-3W**
 County: **Grant**
 Township: **South Lancaster**
 Date: **7/13/2020**



Maps Provided By:



© AgriData, Inc. 2020 www.AgriDataInc.com



Classification Code	Type	Acres
R4SBC	Riverine	1.25
R5UBH	Riverine	1.16
PEM1C	Freshwater Emergent Wetland	0.30
PUBGh	Freshwater Pond	0.03
	Total Acres	2.74

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



FSA INFORMATION & MAPS

FSA INFORMATION

Wisconsin

U.S. Department of Agriculture

FARM: 4382

Grant

Farm Service Agency

Prepared: 7/9/20 12:22 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2020

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

ECHO VALLEY LLC

DD 247

Farms Associated with Operator:

7239

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
239.21	155.54	155.54	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	155.54	0.0	0.0	0.0			

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN, SOYBN, BARLY	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	67.4	156	0.0
SOYBEANS	14.5	52	0.0
BARLEY	6.2	52	0.0
Total Base Acres:	88.1		

Tract Number: 1750 Description SOUTH LANCASTER S17NWSW S18NE

FSA Physical Location : Grant, WI ANSI Physical Location: Grant, WI

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
239.21	155.54	155.54	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	155.54	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	67.4	156	0.0
SOYBEANS	14.5	52	0.0

FSA INFORMATION

Wisconsin

Grant

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4382

Prepared: 7/9/20 12:22 PM

Crop Year: 2020

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
BARLEY	6.2	52	0.0
Total Base Acres:	88.1		

Owners: ECHO VALLEY LLC

Other Producers: ABING, ELIZABETH

FSA INFORMATION



Grant County, Wisconsin

Entire Tract: IR / NI GR / FG
 Name/Shares: _____ unless otherwise labeled

Farm 4382
Tract 1750
 2020 Program Year



CLU	Acres	HEL	Crop
1	8.15	HEL	
2	0.99	HEL	
3	8.35	HEL	
4	4.52	HEL	
5	2.56	HEL	
6	3.45	HEL	
7	4.13	HEL	
8	2.43	HEL	
9	2.4	HEL	
10	2.64	HEL	
11	2.17	HEL	
12	2.53	HEL	
13	2.2	HEL	
14	2.19	HEL	
15	2.4	HEL	
16	1.65	HEL	
17	2.37	HEL	
18	14.71	HEL	
19	3.1	HEL	
20	3.19	HEL	
21	3.29	HEL	
22	3.31	HEL	
23	5.19	HEL	
24	2.85	HEL	
25	1.63	HEL	
26	3.7	HEL	
27	3.53	HEL	
28	3.87	HEL	
29	3.41	HEL	
30	2.04	HEL	

Page Cropland Total: 155.54 acres
 Map Created March 26, 2020

- Common Land Unit**
 - Cropland
 - Non-Cropland
- Tract Boundary**
- PLSS**
- NAP Imagery 2018**
- Wetland Determination Identifiers**
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or the NAP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCSS.

ROAD EASEMENT

ROAD EASEMENT

SITE MAP

NOTES:

All dimensions and improvements shown on this Site Map was derived from a previous survey and description by Larry Austin dated 7-30-2008. The survey is on file at the Grant County Tax Lister's Office in Book 23 of Surveys, Page 63.

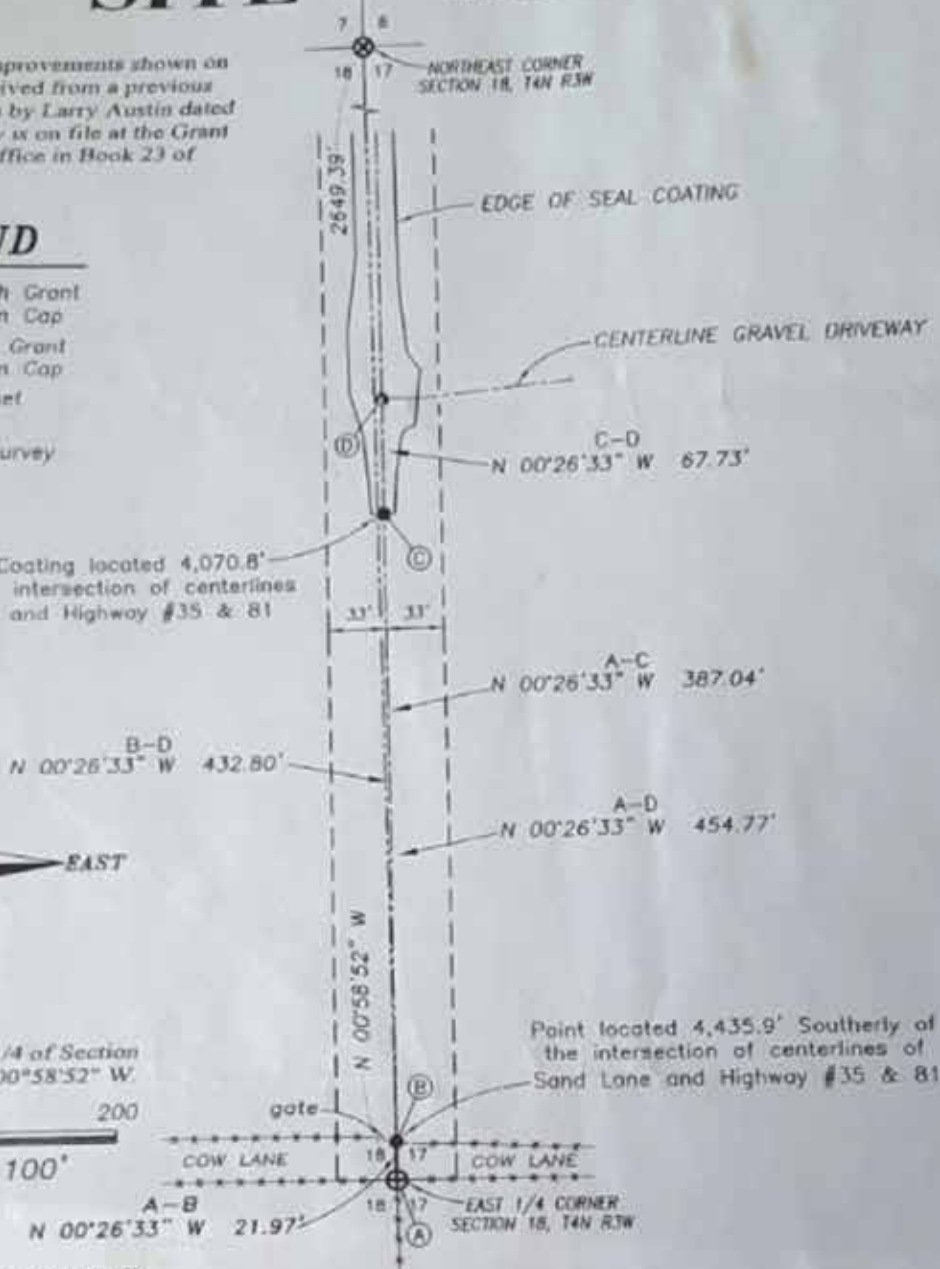
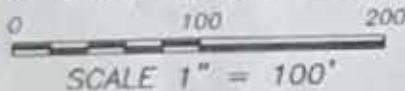
LEGEND

- ⊕ No. 8 rebar with Grant County Aluminum Cap
- ⊗ No. 6 rebar with Grant County Aluminum Cap
- No monument set
- Ⓐ Reference point from previous survey

End of Seal Coating located 4,070.8' Southerly of the intersection of centerlines of Sand Lane and Highway #35 & 81



The East line of the NE 1/4 of Section 18 is assumed to bear N 00°58'52" W.



DESCRIPTION: (PT. A TO PT. B)

A tract of land located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17) and in the Southeast Quarter of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Town Four (4) North, Range Three (3) West of the 4th P.M., South Lancaster Township, Grant County, Wisconsin, said tract being Sixty-six feet (66') in width and located Thirty-three feet (33') on each side of the following described centerline: Commencing at the East Quarter (E 1/4) corner of said Section Eighteen (18), said corner being the point of beginning; thence North 00° 26' 33" West 21.97' to the terminus point.



Austin Engineering LLC
austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: [REDACTED]

JOB NO: 13s179
G:\T4NR3W\17
H:\PLAT\T4NR3W\17\13s179-McNAMARA

FIELDBOOK: TUSR
DRAWN BY: AJ AUSTIN
CREW:

DATE: 10-28-2013

SHEET 1 OF 1

**PRELIMINARY
TITLE**

PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

Issued By

THIS IS NOT A TITLE INSURANCE COMMITMENT

Transaction Identification Data for reference only:

Issuing Agent: Josee Withey
Issuing Office: Midwest Title Corporation
Issuing Office's ALTA® Registry ID: 0003102
Commitment No.: 5718TR2
Issuing Office File No.: 5718TR2
Property Address: 8704 Sand Lane, Lancaster, WI 53813

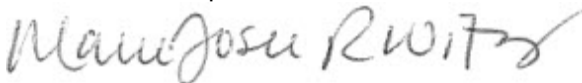
SCHEDULE A

1. Commitment Date: July 15, 2020 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (06/17/06)
Proposed Insured: To Be Determined
Proposed Policy Amount: TBD
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Echo Valley, LLC
5. The Land is described as follows:

See **Schedule C** attached hereto

Midwest Title Corporation



By: Marie-Josee R. Withey

THIS IS NOT A TITLE INSURANCE COMMITMENT

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by This is Not a Title Insurance Commitment. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

Issued By

THIS IS NOT A TITLE INSURANCE COMMITMENT

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Warranty Deed from Echo Valley, LLC signed by all of its members, or if it is manager-managed, by all of its managers, to To Be Determined.
6. Unless the operating agreement duly certified by its members as being in full force and effect is provided, a satisfactory affidavit executed by the members of the limited liability company shall be provided which confirms that the LLC has not been dissolved and authorizes the conveyance called for. Upon review of the operating agreement or affidavit the Company may raise further requirements as it deems necessary in order to effectuate a conveyance of the property. (Sample affidavit attached)
7. **PERSONAL INFORMATION**
8. Payment of postponed taxes for the year 2019, in the amount of \$1,774.49, plus any penalties and interest which may accrue.
9. Satisfactory disposition of all adverse matters disclosed by a search of the records in the name of the purchaser. Payment of additional premium upon establishment of sale price. The Company may make other requirements and/or exceptions upon the review of the proposed documents creating the estate or interest to be insured.
10. The enclosed Owner's Affidavit must be completed, executed, notarized and returned.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by This is Not a Title Insurance Commitment. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

SCHEDULE B (Continued)

SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

NOTE: Exception a of Schedule B-2 will be removed only if a gap endorsement is attached to this commitment and the requirements for the issuance of gap coverage as described in the endorsement are met, including the payment of the premium.

2. Easements or claims of easements not shown by the public records.
3. General taxes for the 2020 and subsequent years.
4. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.

NOTE: Exception 4 of Schedule B-2 will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the Land, or that all such items have been paid in full.

5. Rights or claims of parties in possession not shown by the public records.

NOTE: Exception 5 of Schedule B-2 will be removed only if the Company receives a Construction Work and Tenants Affidavit on a form prepared by the Company. If the affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit.

6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

NOTE: Exceptions 2 and 6 of Schedule B-2 will be removed only if the Company receives an original survey which (i) has a current date, (ii) is satisfactory to the Company, and (iii) complies with current ALTA/ACSM Minimum Survey Standards or Wisconsin Administrative Code Chapter AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by This is Not a Title Insurance Commitment. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

SCHEDULE B (Continued)

Land Surveyors on April 1, 1974. If the survey shows matters, which affect the title to the property, Exceptions b and f will be replaced by exceptions describing those matters.

7. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy.

The company assures the priority of the lien of the insured mortgage over any such lien, charge or fee.

NOTE: Exception 7 of Schedule B-2 will be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hookup fees, or other fees or charges attaching to the property; (2) evidence that the Land contains a completed building; and (3) statement showing that the Land has a water and sewer use account. If the Land is vacant, this exception will not be removed.

8. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: Contact the Company for information on the deletion of this exception.

9. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road or highway purposes.
10. Right of Way Authorization granted to Grant Electric Cooperative, by instrument dated October 23, 1940, and recorded in Volume 3RE of Records, page 608 on September 11, 1941.
11. Reservation of mineral rights by Martha C. Clements, Roger J. Clements and David G. Clements as set forth in Warranty Deed recorded in Volume 679 of Records, page 367 on May 14, 1991.
12. Terms, conditions and provisions of Certified Copy of Judgment by Grant County Circuit Court against Town of South Lancaster, dated June 2, 2009 and recorded in Volume 1237 of Records, page 465 on March 29, 2010.
13. Any neighboring rights, interests or claims which may exist as a result of cow lane placement as shown on Plat of Survey by Austin Engineering LLC dated August 5, 2008.
14. Any neighboring rights, interests or claims which may exist as a result of fenceline placement as shown on Plat of Survey by Austin Engineering LLC dated August 5, 2008.
15. Any loss or liability resulting from Lis Pendens dated November 1, 2013 and recorded in Volume 1379 of Records, page 230 on November 4, 2013, for the application for the extension by Sand Lane.
16. Possible lien or reassessment pursuant to Section 74.485 Wis. Stats. for conversion of the land's use from agricultural.
17. Any neighboring rights, interests or claims which may exist as a result of fenceline placement.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by This is Not a Title Insurance Commitment. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

SCHEDULE B (Continued)

18. Any loss or liability resulting from Lis Pendens recorded in Volume 1403 of Records, page 258, Document No. 765441 on September 12, 2014.
19. Easement granted to Scenic Rivers Energy Cooperative by instrument dated March 13, 2015, and recorded in Volume 1423 of Records, page 14 on May 4, 2015.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by This is Not a Title Insurance Commitment. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

Issued By

THIS IS NOT A TITLE INSURANCE COMMITMENT

SCHEDULE C

The Land is described as follows:

The West Half (W.1/2) of the Southwest Quarter (S.W.1/4) and the South Half (S.1/2) of the Northwest Quarter (N.W.1/4) of Section Seventeen (17); and the East Half (E.1/2) of the Northeast Quarter (N.E.1/4) of Section Eighteen (18), all in Township Four (4) North, Range Three (3) West of the 4th P.M., in Grant County, Wisconsin.

The following is being provided for informational purposes only:

Parcel ID No.: 056-00399-0000, 056-00400-0000, 056-00402-0000, 056-00403-0000, 056-00418-0000 and 056-00421-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by This is Not a Title Insurance Commitment. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COUNTY PARCEL INFORMATION (TAXES)

COUNTY PARCEL INFORMATION

TRACT 1

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
 TOWN OF SOUTH LANCASTER
 GRANT COUNTY

ECHO VALLEY LLC

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

BILL NUMBER: 105385

IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 597171 679/367 609/562 511/741 ACRES: 40.000
 SEC 18, T 04 N, R 03 W, NE¼ of NE¼
 SEC.18-T4N-R3W NE1/4 NE1/4

Property Address:

Parcel #: 056-00418-0000
 Alt. Parcel #:

Assessed Value Land 6,700	Ass'd. Value Improvements	Total Assessed Value 6,700	Ave. Assmt. Ratio 0.9397	Net Assessed Value Rate (Does NOT reflect credits) 0.016244139																																																						
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$13.45																																																						
See Reverse, Use Value Assessment																																																										
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2017 Est. State Aids Allocated Tax Dist.</th> <th>2018 Est. State Aids Allocated Tax Dist.</th> <th>2017 Net Tax</th> <th>2018 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>GRANT COUNTY</td> <td>71,420</td> <td>69,512</td> <td>27.76</td> <td>29.87</td> <td>7.6%</td> </tr> <tr> <td>TOWN OF SOUTH LANCASTER</td> <td>186,902</td> <td>186,821</td> <td>16.05</td> <td>16.53</td> <td>3.0%</td> </tr> <tr> <td>SW TECHNICAL COLLEGE</td> <td>71,777</td> <td>72,104</td> <td>8.40</td> <td>8.90</td> <td>6.0%</td> </tr> <tr> <td>LANCASTER SCHOOL DIST</td> <td>1,123,328</td> <td>1,141,840</td> <td>51.82</td> <td>53.53</td> <td>3.3%</td> </tr> <tr> <td>Total</td> <td>1,453,427</td> <td>1,470,277</td> <td>104.03</td> <td>108.83</td> <td>4.6%</td> </tr> <tr> <td></td> <td>First Dollar Credit Lottery & Gaming Credit</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Net Property Tax</td> <td></td> <td>104.03</td> <td>108.83</td> <td>4.6%</td> </tr> </tbody> </table>	Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change	STATE OF WISCONSIN				0.00		GRANT COUNTY	71,420	69,512	27.76	29.87	7.6%	TOWN OF SOUTH LANCASTER	186,902	186,821	16.05	16.53	3.0%	SW TECHNICAL COLLEGE	71,777	72,104	8.40	8.90	6.0%	LANCASTER SCHOOL DIST	1,123,328	1,141,840	51.82	53.53	3.3%	Total	1,453,427	1,470,277	104.03	108.83	4.6%		First Dollar Credit Lottery & Gaming Credit						Net Property Tax		104.03	108.83	4.6%				
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change																																																					
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	Net Property Tax		104.03	108.83	4.6%																																																					

Make Check Payable to: SO LANCASTER TREASURER LINDA M MCKELVEY 6007 MERRI RD LANCASTER WI 53813-9773 608-723-7707	Full Payment Due On or Before January 31, 2019 \$108.83	Net Property Tax 108.83
	Or First Installment Due On or Before January 31, 2019 \$54.42	
And Second Installment Payment Payable To GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2019 \$54.41	
FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____		TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2019 ▶ \$ 108.83 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.

PLEASE RETURN LOWER PORTION WITH REMITTANCE

SO LANCASTER TREASURER
 LINDA M MCKELVEY
 6007 MERRI RD
 LANCASTER WI 53813-9773

REAL ESTATE PROPERTY TAX BILL FOR 2018

Bill #: 105385
 Parcel #: 056-00418-0000
 Alt. Parcel #:

Total Due For Full Payment \$108.83
 Pay to Local Treasurer By Jan 31, 2019

Check For Billing Address Change.

OR PAY INSTALLMENTS OF:	
1ST INSTALLMENT Pay to Local Treasurer \$54.42 BY January 31, 2019	2ND INSTALLMENT Pay to County Treasurer \$54.41 BY July 31, 2019

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

FOR TREASURERS USE ONLY

PAYMENT _____
 BALANCE _____
 DATE _____

COUNTY PARCEL INFORMATION

TRACT 1

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
 TOWN OF SOUTH LANCASTER
 GRANT COUNTY

ECHO VALLEY LLC

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

BILL NUMBER: 105370

IMPORTANT: Correspondence should refer to parcel number.
 See reverse side for important information.
 Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 597171 679/367 609/562 511/741 ACRES: 40.000
 SEC 17, T 04 N, R 03 W, SW¼ of SW¼
 SEC.17-T4N-R3W SW1/4 SW1/4

Property Address:

Parcel #: 056-00403-0000
 Alt. Parcel #:

Assessed Value Land 19,700	Ass'd. Value Improvements	Total Assessed Value 19,700	Ave. Assnt. Ratio 0.9397	Net Assessed Value Rate (Does NOT reflect credits) 0.016244139	
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$39.56	
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	71,420	69,512	83.27	87.83	5.5%
TOWN OF SOUTH LANCASTER	186,902	186,821	48.14	48.61	1.0%
SW TECHNICAL COLLEGE	71,777	72,104	25.19	26.18	3.9%
LANCASTER SCHOOL DIST	1,123,328	1,141,840	155.46	157.39	1.2%
Total	1,453,427	1,470,277	312.06	320.01	2.5%
	First Dollar Credit Lottery & Gaming Credit				
	Net Property Tax		312.06	320.01	2.5%

Make Check Payable to:
 SO LANCASTER TREASURER
 LINDA M MCKELVEY
 6007 MERRI RD
 LANCASTER WI 53813-9773
 608-723-7707

Full Payment Due On or Before January 31, 2019
 \$320.01
 Or First Installment Due On or Before January 31, 2019
 \$160.01

Net Property Tax 320.01

And Second Installment Payment Payable To
 GRANT COUNTY TREASURER
 CARRIE EASTLICK
 111 S JEFFERSON ST, PO BOX 430
 LANCASTER WI 53813-0430

And Second Installment Due On or Before July 31, 2019
 \$160.00

FOR TREASURERS USE ONLY
 PAYMENT _____
 BALANCE _____
 DATE _____

TOTAL DUE FOR FULL PAYMENT
 Pay By January 31, 2019
 ▶ \$ 320.01
 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.

PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

SO LANCASTER TREASURER
 LINDA M MCKELVEY
 6007 MERRI RD
 LANCASTER WI 53813-9773

REAL ESTATE PROPERTY TAX BILL FOR 2018

Bill #: 105370
 Parcel #: 056-00403-0000
 Alt. Parcel #:

Total Due For Full Payment \$320.01
 Pay to Local Treasurer By Jan 31, 2019

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$160.01 BY January 31, 2019	2ND INSTALLMENT Pay to County Treasurer \$160.00 BY July 31, 2019
---	---

Check For Billing Address Change.

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

FOR TREASURERS USE ONLY
 PAYMENT _____
 BALANCE _____
 DATE _____

COUNTY PARCEL INFORMATION




TRACT 1

Grant County Web Portal - Property Summary

Property: 056-00418-0000

Search powered by

Report-/Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 ▾	Real Estate	056-00418-0000	056 - TOWN OF SOUTH LANCASTER		ECHO VALLEY LLC 8704 SAND LN LANCASTER WI 53813
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	056-00418-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	40.000

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
ECHO VALLEY LLC	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

SEC.18-T4N-R3W NE1/4 NE1/4

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	18	04 N	03 W	NE	NE					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
2912	LANCASTER SCHOOL DIST	REGULAR SCHOOL

Building Information

Buildings

COUNTY PARCEL INFORMATION

TRACT 1

Assessments

Assessment Summary

Estimated Fair Market Value:

Assessment Ratio: **0.0000**

Legal Acres: **40.000**

2020 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	37.000	6200	0	6200
G5 - UNDEVELOPED	3.000	500	0	500
ALL CLASSES	40.000	6700	0	6700

2019 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	37.000	6300	0	6300
G5 - UNDEVELOPED	3.000	500	0	500
ALL CLASSES	40.000	6800	0	6800

Taxes

Taxes have not been finalized for the year 2020

Document History

All documents are verified as of 7/10/2020

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>597171</u>	<u>WARRANTY DEED</u>	<u>2/26/1998</u>	<u>797 / 700</u>	1			<u>\$0.00</u>	<u>0</u>
			<u>679 / 367</u>				<u>\$0.00</u>	<u>0</u>
			<u>609 / 562</u>				<u>\$0.00</u>	<u>0</u>
			<u>511 / 741</u>				<u>\$0.00</u>	<u>0</u>

COUNTY PARCEL INFORMATION

TRACT 2

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
 TOWN OF SOUTH LANCASTER
 GRANT COUNTY

BILL NUMBER: 105390

ECHO VALLEY LLC

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 725090 597171 679/367 609/562 ACRES: 40.000
 SEC 18, T 04 N, R 03 W, SE¼ of NE¼
 SEC.18-T4N-R3W SE1/4 NE1/4

Property Address:

Parcel #: 056-00421-0000

Alt. Parcel #:

Assessed Value Land 6,500	Ass'd. Value Improvements	Total Assessed Value 6,500	Ave. Assmt. Ratio 0.9397	Net Assessed Value Rate (Does NOT reflect credits)	0.016244139
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$13.05
See Reverse, Use Value Assessment					
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	71,420	69,512	27.76	28.98	4.4%
TOWN OF SOUTH LANCASTER	186,902	186,821	16.05	16.04	-0.1%
SW TECHNICAL COLLEGE	71,777	72,104	8.40	8.64	2.9%
LANCASTER SCHOOL DIST	1,123,328	1,141,840	51.82	51.93	0.2%
Total	1,453,427	1,470,277	104.03	105.59	1.5%
	First Dollar Credit Lottery & Gaming Credit				
	Net Property Tax		104.03	105.59	1.5%

Make Check Payable to:
 SO LANCASTER TREASURER
 LINDA M MCKELVEY
 6007 MERRI RD
 LANCASTER WI 53813-9773
 608-723-7707

Full Payment Due On or Before January 31, 2019
 \$105.59

Or First Installment Due On or Before January 31, 2019
 \$52.80

Net Property Tax 105.59

And Second Installment Payment Payable To
 GRANT COUNTY TREASURER
 CARRIE EASTLICK
 111 S JEFFERSON ST, PO BOX 430
 LANCASTER WI 53813-0430

And Second Installment Due On or Before July 31, 2019
 \$52.79

FOR TREASURERS USE ONLY

PAYMENT _____
 BALANCE _____
 DATE _____

TOTAL DUE FOR FULL PAYMENT
 Pay By January 31, 2019
 ▶ \$ 105.59

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.

PLEASE RETURN LOWER PORTION WITH REMITTANCE

SO LANCASTER TREASURER
 LINDA M MCKELVEY
 6007 MERRI RD
 LANCASTER WI 53813-9773

REAL ESTATE PROPERTY TAX BILL FOR 2018

Bill #: 105390
 Parcel #: 056-00421-0000
 Alt. Parcel #:

Total Due For Full Payment \$105.59
 Pay to Local Treasurer By Jan 31, 2019.

Check For Billing Address Change.

OR PAY INSTALLMENTS OF:	
1ST INSTALLMENT Pay to Local Treasurer \$52.80 BY January 31, 2019	2ND INSTALLMENT Pay to County Treasurer \$52.79 BY July 31, 2019

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

FOR TREASURERS USE ONLY

PAYMENT _____
 BALANCE _____
 DATE _____

COUNTY PARCEL INFORMATION

TRACT 2

Grant County Web Portal - Property Summary

Property: 056-00421-0000

Search powered by



Report-/Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 ▾	Real Estate	056-00421-0000	056 - TOWN OF SOUTH LANCASTER		ECHO VALLEY LLC 8704 SAND LN LANCASTER WI 53813
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	056-00421-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	40.000

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
ECHO VALLEY LLC	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

SEC.18-T4N-R3W SE1/4 NE1/4

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	18	04 N	03 W	SE	NE					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
2912	LANCASTER SCHOOL DIST	REGULAR SCHOOL

Building Information

Buildings

COUNTY PARCEL INFORMATION

TRACT 2

Assessments

Assessment Summary

Estimated Fair Market Value:

Assessment Ratio: **0.0000**

Legal Acres: **40.000**

2020 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	37.000	6200	0	6200
G5 - UNDEVELOPED	3.000	500	0	500
ALL CLASSES	40.000	6700	0	6700

2019 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	37.000	6300	0	6300
G5 - UNDEVELOPED	3.000	500	0	500
ALL CLASSES	40.000	6800	0	6800

Taxes

Taxes have not been finalized for the year 2020

Document History

All documents are verified as of 7/10/2020

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>725090</u>	<u>JUDGMENT</u>	<u>3/29/2010</u>	<u>1237 / 465</u>	<u>3</u>			<u>\$0.00</u>	<u>0</u>
<u>597171</u>	<u>WARRANTY DEED</u>	<u>2/26/1998</u>	<u>797 / 700</u>	<u>1</u>			<u>\$0.00</u>	<u>0</u>
			<u>679 / 367</u>				<u>\$0.00</u>	<u>0</u>
			<u>609 / 562</u>				<u>\$0.00</u>	<u>0</u>
			<u>511 / 741</u>				<u>\$0.00</u>	<u>0</u>

COUNTY PARCEL INFORMATION

TRACTS 3 & 4

ECHO VALLEY LLC

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
 TOWN OF SOUTH LANCASTER
 GRANT COUNTY

BILL NUMBER: 105366

IMPORTANT: - Correspondence should refer to parcel number.
 - See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

759338 725090 597171 679/367 ACRES: 40.000
 SEC 17, T 04 N, R 03 W, SW^{1/4} of NW^{1/4}
 SEC.17-T4N-R3W SW1/4 NW1/4

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

Property Address: 8704 SAND LN

Parcel #: 056-00399-0000
 Alt. Parcel #:

Assessed Value Land 35,200	Ass'd. Value Improvements 132,000	Total Assessed Value 167,200	Ave. Assmt. Ratio 0.9397	Net Assessed Value Rate (Does NOT reflect credits) 0.016244139	
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 335.77	
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	71,420	69,512	713.16	745.46	4.5%
TOWN OF SOUTH LANCASTER	186,902	186,821	412.27	412.54	0.1%
SW TECHNICAL COLLEGE	71,777	72,104	215.73	222.22	3.0%
LANCASTER SCHOOL DIST	1,123,328	1,141,840	1,331.42	1,335.80	0.3%
Total	1,453,427	1,470,277	2,672.58	2,716.02	1.6%
	First Dollar Credit		64.54	65.65	1.7%
	Lottery & Gaming Credit		112.95	159.44	41.2%
	Net Property Tax		2,495.09	2,490.93	-0.2%

Make Check Payable to:
 SO LANCASTER TREASURER
 LINDA M MCKELVEY
 6007 MERRI RD
 LANCASTER WI 53813-9773
 608-723-7707

Full Payment Due On or Before January 31, 2019
 \$2,490.93

Or First Installment Due On or Before January 31, 2019
 \$1,165.75

Net Property Tax 2,490.93

And Second Installment Payment Payable To
 GRANT COUNTY TREASURER
 CARRIE EASTLICK
 111 S JEFFERSON ST, PO BOX 430
 LANCASTER WI 53813-0430

And Second Installment Due On or Before July 31, 2019
 \$1,325.18

FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2019

\$ 2,490.93

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.

PLEASE RETURN LOWER PORTION WITH REMITTANCE

SO LANCASTER TREASURER
 LINDA M MCKELVEY
 6007 MERRI RD
 LANCASTER WI 53813-9773

REAL ESTATE PROPERTY TAX BILL FOR 2018

Bill #: 105366
 Parcel #: 056-00399-0000
 Alt. Parcel #:

Total Due For Full Payment \$2,490.93
 Pay to Local Treasurer By Jan 31, 2019

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$1,165.75 BY January 31, 2019	2ND INSTALLMENT Pay to County Treasurer \$1,325.18 BY July 31, 2019
---	---

Check For Billing Address Change.

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

PA-08/02 (R. 8-15)

COUNTY PARCEL INFORMATION

TRACTS 3 & 4

Grant County Web Portal - Property Summary

Property: 056-00399-0000

Search powered by
GCS

Report-/Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 ▼	Real Estate	056-00399-0000	056 - TOWN OF SOUTH LANCASTER	8704 SAND LN	ECHO VALLEY LLC 8704 SAND LN LANCASTER WI 53813
Tax Year Legend: ↩ \$ = owes prior year taxes ✗ = not assessed \$ = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	056-00399-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	40.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	8704 SAND LN LANCASTER 53813
<input type="checkbox"/>	SAND LN LANCASTER 53813

Owners

Name	Status	Ownership Type	Interest
ECHO VALLEY LLC	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

SEC.17-T4N-R3W SW1/4 NW1/4

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	17	04 N	03 W	SW	NW					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
2912	LANCASTER SCHOOL DIST	REGULAR SCHOOL

COUNTY PARCEL INFORMATION

TRACTS 3 & 4

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value:

Assessment Ratio: **0.0000**

Legal Acres: **40.000**

2020 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	36.500	6100	0	6100
G5 - UNDEVELOPED	0.500	100	0	100
G7 - OTHER	3.000	29000	132000	161000
ALL CLASSES	40.000	35200	132000	167200

2019 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	36.500	6200	0	6200
G5 - UNDEVELOPED	0.500	100	0	100
G7 - OTHER	3.000	29000	132000	161000
ALL CLASSES	40.000	35300	132000	167300

Taxes

Taxes have not been finalized for the year 2020

Document History

All documents are verified as of 7/10/2020

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>759338</u>	<u>LIS PENDENS</u>	<u>11/4/2013</u>	<u>1379 / 230</u>	<u>1</u>			<u>\$0.00</u>	<u>0</u>
<u>725090</u>	<u>JUDGMENT</u>	<u>3/29/2010</u>	<u>1237 / 465</u>	<u>3</u>			<u>\$0.00</u>	<u>0</u>
<u>597171</u>	<u>WARRANTY DEED</u>	<u>2/26/1998</u>	<u>797 / 700</u>	<u>1</u>			<u>\$0.00</u>	<u>0</u>
			<u>679 / 367</u>				<u>\$0.00</u>	<u>0</u>
			<u>609 / 562</u>				<u>\$0.00</u>	<u>0</u>
			<u>511 / 741</u>				<u>\$0.00</u>	<u>0</u>

COUNTY PARCEL INFORMATION

TRACT 5

ECHO VALLEY LLC

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
 TOWN OF SOUTH LANCASTER
 GRANT COUNTY

BILL NUMBER: 105369

IMPORTANT: Correspondence should refer to parcel number.
 See reverse side for important information.
 Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 597171 679/367 609/562 511/741 ACRES: 40.000
 SEC 17, T 04 N, R 03 W, NW¼ of SW¼
 SEC.17-T4N-R3W NW¼/4 SW¼/4

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

Property Address:

Parcel #: 056-00402-0000
 Alt. Parcel #:

Assessed Value Land 7,800	Ass'd. Value Improvements	Total Assessed Value 7,800	Ave. Assmt. Ratio 0.9397	Net Assessed Value Rate (Does NOT reflect credits) 0.016244139	
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$15.66	
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
GRANT COUNTY	71,420	69,512	32.03	34.78	8.6%
TOWN OF SOUTH LANCASTER	186,902	186,821	18.52	19.25	3.9%
SW TECHNICAL COLLEGE	71,777	72,104	9.69	10.37	7.0%
LANCASTER SCHOOL DIST	1,123,328	1,141,840	59.80	62.32	4.2%
Total	1,453,427	1,470,277	120.04	126.72	5.6%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		120.04	126.72	5.6%
Make Check Payable to: SO LANCASTER TREASURER LINDA M MCKELVEY 6007 MERRI RD LANCASTER WI 53813-9773 608-723-7707	Full Payment Due On or Before January 31, 2019 \$126.72		Net Property Tax 126.72		
	Or First Installment Due On or Before January 31, 2019 \$63.36				
And Second Installment Payment Payable To GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2019 \$63.36				
	FOR TREASURERS USE ONLY				
	PAYMENT _____				
	BALANCE _____				
	DATE _____				
			TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2019 ▶ \$ 126.72		
			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.		

PLEASE RETURN LOWER PORTION WITH REMITTANCE

SO LANCASTER TREASURER
 LINDA M MCKELVEY
 6007 MERRI RD
 LANCASTER WI 53813-9773

REAL ESTATE PROPERTY TAX BILL FOR 2018

Bill #: 105369
 Parcel #: 056-00402-0000
 Alt. Parcel #:

Total Due For Full Payment \$126.72
 Pay to Local Treasurer By Jan 31, 2019

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$63.36 BY January 31, 2019	2ND INSTALLMENT Pay to County Treasurer \$63.36 BY July 31, 2019
--	--

Check For Billing Address Change.

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

COUNTY PARCEL INFORMATION

TRACT 5

Grant County Web Portal - Property Summary

Property: 056-00402-0000

Search powered by



Report-/Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 ▾	Real Estate	056-00402-0000	056 - TOWN OF SOUTH LANCASTER		ECHO VALLEY LLC 8704 SAND LN LANCASTER WI 53813
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	056-00402-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	40.000

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
ECHO VALLEY LLC	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

SEC.17-T4N-R3W NW1/4 SW1/4

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	17	04 N	03 W	NW	SW					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
2912	LANCASTER SCHOOL DIST	REGULAR SCHOOL

Building Information

Buildings

COUNTY PARCEL INFORMATION

TRACT 5

Assessments

Assessment Summary

Estimated Fair Market Value:

Assessment Ratio: **0.0000**

Legal Acres: **40.000**

2020 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	30.000	5800	0	5800
G5 - UNDEVELOPED	10.000	2000	0	2000
ALL CLASSES	40.000	7800	0	7800

2019 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	30.000	5900	0	5900
G5 - UNDEVELOPED	10.000	2000	0	2000
ALL CLASSES	40.000	7900	0	7900

Taxes

Taxes have not been finalized for the year 2020

Document History

All documents are verified as of 7/10/2020

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>597171</u>	<u>WARRANTY DEED</u>	<u>2/26/1998</u>	<u>797 / 700</u>	<u>1</u>			<u>\$0.00</u>	<u>0</u>
			<u>679 / 367</u>				<u>\$0.00</u>	<u>0</u>
			<u>609 / 562</u>				<u>\$0.00</u>	<u>0</u>
			<u>511 / 741</u>				<u>\$0.00</u>	<u>0</u>

COUNTY PARCEL INFORMATION

TRACT 5

Grant County Web Portal - Property Summary

Property: 056-00403-0000

Search powered by



Report-/Print engine
List & Label © Version 19:
Copyright combit® GmbH
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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 ▾	Real Estate	056-00403-0000	056 - TOWN OF SOUTH LANCASTER		ECHO VALLEY LLC 8704 SAND LN LANCASTER WI 53813
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	056-00403-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	40.000

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
ECHO VALLEY LLC	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

SEC.17-T4N-R3W SW1/4 SW1/4

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	17	04 N	03 W	SW	SW					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
2912	LANCASTER SCHOOL DIST	REGULAR SCHOOL

Building Information

Buildings

COUNTY PARCEL INFORMATION

TRACT 5

Assessments

Assessment Summary

Estimated Fair Market Value:

Assessment Ratio: **0.0000**

Legal Acres: **40.000**

2020 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	20.000	2700	0	2700
G5 - UNDEVELOPED	10.000	2000	0	2000
G5M - AG FOREST	10.000	15000	0	15000
ALL CLASSES	40.000	19700	0	19700

2019 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	20.000	2700	0	2700
G5 - UNDEVELOPED	10.000	2000	0	2000
G5M - AG FOREST	10.000	15000	0	15000
ALL CLASSES	40.000	19700	0	19700

Taxes

Taxes have not been finalized for the year 2020

Document History

All documents are verified as of 7/10/2020

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>597171</u>	<u>WARRANTY DEED</u>	<u>2/26/1998</u>	<u>797 / 700</u>	<u>1</u>			<u>\$0.00</u>	<u>0</u>
			<u>679 / 367</u>				<u>\$0.00</u>	<u>0</u>
			<u>609 / 562</u>				<u>\$0.00</u>	<u>0</u>
			<u>511 / 741</u>				<u>\$0.00</u>	<u>0</u>

COUNTY PARCEL INFORMATION

TRACT 6

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
 TOWN OF SOUTH LANCASTER
 GRANT COUNTY

ECHO VALLEY LLC

BILL NUMBER: 105367

IMPORTANT: * Correspondence should refer to parcel number.
 * See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 S97171 679/367 609/562 511/741 ACRES: 40.000
 SEC 17, T 04 N, R 03 W, SE4 of NW4
 SEC.17-T4N-R3W SE1/4 NW1/4

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

Property Address:

Parcel #: 056-00400-0000
 Alt. Parcel #:

Assessed Value Land 9,900	Ass'd. Value Improvements	Total Assessed Value 9,900	Ave. Assmt. Ratio 0.9397	Net Assessed Value Rate (Does NOT reflect credits) 0.016244139																																																
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$19.88																																																
See Reverse, Use Value Assessment																																																				
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2017 Est. State Aids Allocated Tax Dist.</th> <th>2018 Est. State Aids Allocated Tax Dist.</th> <th>2017 Net Tax</th> <th>2018 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>GRANT COUNTY</td> <td>71,420</td> <td>69,512</td> <td>41.00</td> <td>44.14</td> <td>7.7%</td> </tr> <tr> <td>TOWN OF SOUTH LANCASTER</td> <td>186,902</td> <td>186,821</td> <td>23.70</td> <td>24.43</td> <td>3.1%</td> </tr> <tr> <td>SW TECHNICAL COLLEGE</td> <td>71,777</td> <td>72,104</td> <td>12.40</td> <td>13.16</td> <td>6.1%</td> </tr> <tr> <td>LANCASTER SCHOOL DIST</td> <td>1,123,328</td> <td>1,141,840</td> <td>76.53</td> <td>79.09</td> <td>3.3%</td> </tr> <tr> <td>Total</td> <td>1,453,427</td> <td>1,470,277</td> <td>153.63</td> <td>160.82</td> <td>4.7%</td> </tr> <tr> <td></td> <td colspan="2">First Dollar Credit Lottery & Gaming Credit Net Property Tax</td> <td>153.63</td> <td>160.82</td> <td>4.7%</td> </tr> </tbody> </table>	Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change	STATE OF WISCONSIN				0.00		GRANT COUNTY	71,420	69,512	41.00	44.14	7.7%	TOWN OF SOUTH LANCASTER	186,902	186,821	23.70	24.43	3.1%	SW TECHNICAL COLLEGE	71,777	72,104	12.40	13.16	6.1%	LANCASTER SCHOOL DIST	1,123,328	1,141,840	76.53	79.09	3.3%	Total	1,453,427	1,470,277	153.63	160.82	4.7%		First Dollar Credit Lottery & Gaming Credit Net Property Tax		153.63	160.82	4.7%				
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change																																															
STATE OF WISCONSIN				0.00																																																
GRANT COUNTY	71,420	69,512	41.00	44.14	7.7%																																															
TOWN OF SOUTH LANCASTER	186,902	186,821	23.70	24.43	3.1%																																															
SW TECHNICAL COLLEGE	71,777	72,104	12.40	13.16	6.1%																																															
LANCASTER SCHOOL DIST	1,123,328	1,141,840	76.53	79.09	3.3%																																															
Total	1,453,427	1,470,277	153.63	160.82	4.7%																																															
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		153.63	160.82	4.7%																																															

Make Check Payable to: 50 LANCASTER TREASURER LINDA M MCKELVEY 6007 MERRI RD LANCASTER WI 53813-9773 608-723-7707	Full Payment Due On or Before January 31, 2019 \$160.82	Net Property Tax 160.82
	Or First Installment Due On or Before January 31, 2019 \$80.41	
	And Second Installment Due On or Before July 31, 2019 \$80.41	
And Second Installment Payment Payable To GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____	
TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2019 ▶ \$ 160.82		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.

PLEASE RETURN LOWER PORTION WITH REMITTANCE

SO LANCASTER TREASURER
 LINDA M MCKELVEY
 6007 MERRI RD
 LANCASTER WI 53813-9773

REAL ESTATE PROPERTY TAX BILL FOR 2018

Bill #: 105367
 Parcel #: 056-00400-0000
 Alt. Parcel #:

Total Due For Full Payment \$160.82
 Pay to Local Treasurer By Jan 31, 2019

Check For Billing Address Change.

OR PAY INSTALLMENTS OF:	
1ST INSTALLMENT Pay to Local Treasurer \$80.41 BY January 31, 2019	2ND INSTALLMENT Pay to County Treasurer \$80.41 BY July 31, 2019

ECHO VALLEY LLC
 8704 SAND LN
 LANCASTER WI 53813

FOR TREASURERS USE ONLY
 PAYMENT _____
 BALANCE _____
 DATE _____

PA-6562 (R. 8-15)

COUNTY PARCEL INFORMATION

TRACT 6

Grant County Web Portal - Property Summary

Property: 056-00400-0000

Search powered by
GCS

Report-/Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020 ▾	Real Estate	056-00400-0000	056 - TOWN OF SOUTH LANCASTER		ECHO VALLEY LLC 8704 SAND LN LANCASTER WI 53813
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	056-00400-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	40.000

Property Addresses

No Property Addresses were found

Owners

<u>Name</u>	<u>Status</u>	<u>Ownership Type</u>	<u>Interest</u>
ECHO VALLEY LLC	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

SEC.17-T4N-R3W SE1/4 NW1/4

Public Land Survey - Property Descriptions

<u>Primary</u>	<u>Section ▲</u>	<u>Town</u>	<u>Range</u>	<u>Qtr 40</u>	<u>Qtr 160</u>	<u>Gov Lot</u>	<u>Block/Condo Bldg</u>	<u>Type</u>	<u>#</u>	<u>Plat</u>
<input checked="" type="checkbox"/>	17	04 N	03 W	SE	NW					0000

District

<u>Code ▲</u>	<u>Description</u>	<u>Category</u>
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
2912	LANCASTER SCHOOL DIST	REGULAR SCHOOL

Building Information

Buildings

COUNTY PARCEL INFORMATION

TRACT 6

Assessments

Assessment Summary

Estimated Fair Market Value:
Assessment Ratio: **0.0000**
Legal Acres: **40.000**

2020 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	39.000	9800	0	9800
G5 - UNDEVELOPED	1.000	200	0	200
ALL CLASSES	40.000	10000	0	10000

2019 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	39.000	9900	0	9900
G5 - UNDEVELOPED	1.000	200	0	200
ALL CLASSES	40.000	10100	0	10100

Taxes

Taxes have not been finalized for the year 2020

Document History

All documents are verified as of 7/10/2020

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>597171</u>	<u>WARRANTY DEED</u>	<u>2/26/1998</u>	<u>797 / 700</u>	1			<u>\$0.00</u>	<u>0</u>
			<u>679 / 367</u>				<u>\$0.00</u>	<u>0</u>
			<u>609 / 562</u>				<u>\$0.00</u>	<u>0</u>
			<u>511 / 741</u>				<u>\$0.00</u>	<u>0</u>



**PROPERTY
INFORMATION/PHOTOS**

PHOTOS

Quonset Hut – 50' x 36' with new roof 2 years. 75% cement floor.



Machine Shed – 120' x 40' galvanized machine shed. 13' ceiling height/ 16' wide door on the South and 19' wide door on the NE corner. 220V welder hook up with 100 amp breakers.



7,000 Bushel Grain Storage Bin with aeration floor and heater, staircase and inside ladder, 2 discharge augers. 3 years old



PHOTOS

Free Stall Barn – 66'x104' 69 stall with 50 head locks with 7 electric outside fans, 3 internal fans and LED lighting. 16' wide doors 12' high. 750K+ manure storage with approximately one year capacity.



PHOTOS

Calf Barn/Loose Housing – 40' x 64'. 14' high. Ritchie frost free water. 4' cement walls. Newer building (approx 2017). 16' partial cement floor. 100 amp breakers. LED lighting.



Dry Cow Barn - 42' x 56', Monoslope building 12' tall max height. Cement floor. 100 amp breakers. LED lighting. Ritchie frost free water. One cooling fan.



PHOTOS

Milk House – 14' x 14', 800 g. Mueller bulk tank. 10 hp compressor. Mueller Bulk tank washer. Water softener. Tankless water heater. Pipeline washer.



PHOTOS

Milking Parlor – 27' x 30'. Double 8 automatic take off Gea milking units. Variable speed transfer pump. LP in-floor heating. Tunnel ventilation. Next to milking parlor is a 17' x 20' work area.



Holding Pen – 30' x 70' with electric crowd gate. Cement liquid manure holding pit. Tunnel ventilation.



PHOTOS

Utility Room – 11' x 20' Variable speed vacuum pump. Plate cooler. Water holding tank. Water heater for in-floor heat. 200 amp breaker

Storage Shed – 2 story, 8' cement walls 24' x 48'; 10' ceiling; 11' wide door. Open lower level with cement floor.



Bunker Pad – 95' x 285' (34' x 105' of this is cement)

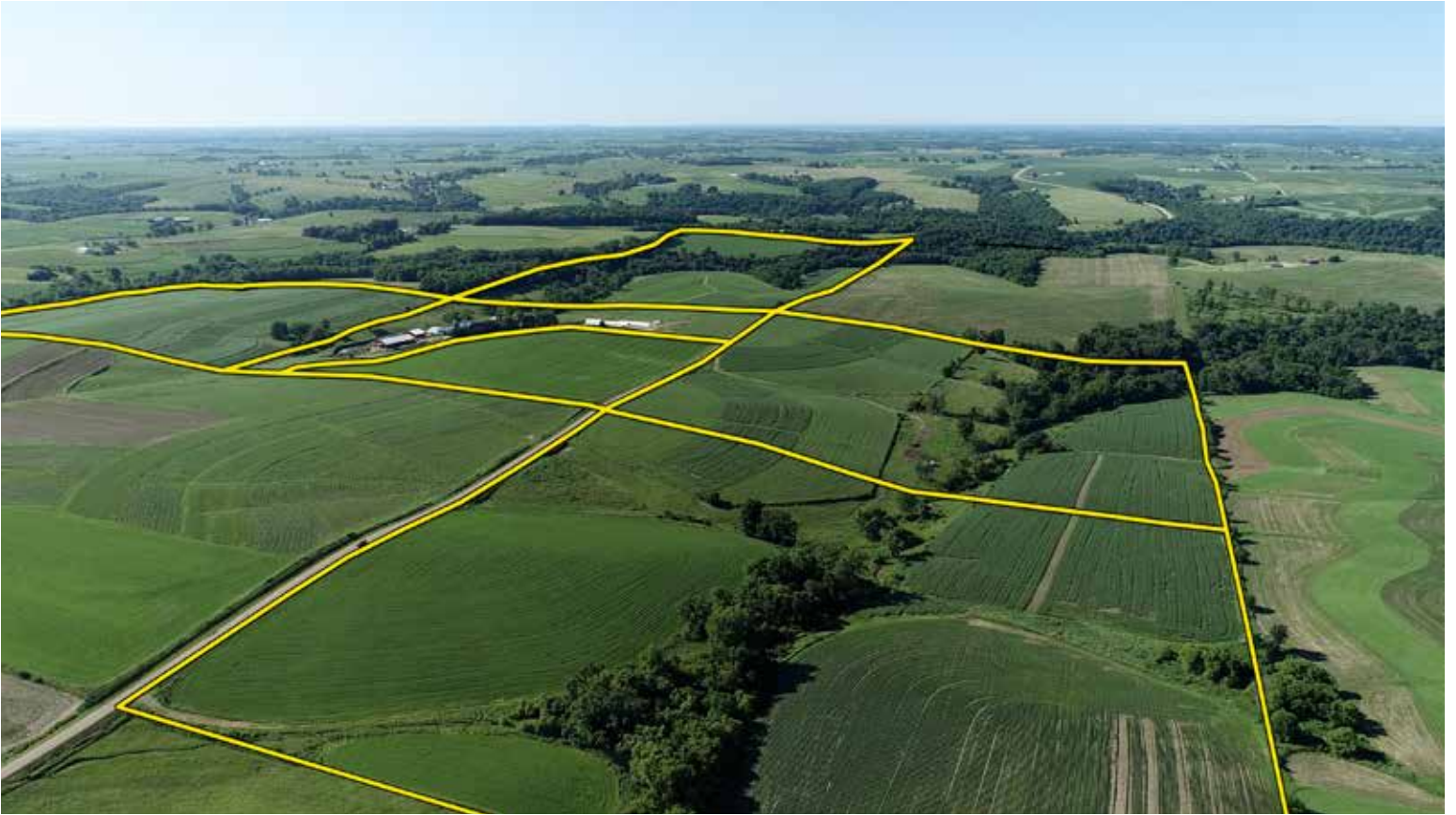
16 Headlocks



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in a new company-owned office facility, built in 1998 with 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma, Illinois and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.



 **SCHRADER**
Real Estate and Auction Company, Inc.

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950 N. Liberty Dr., Columbia City, IN 46725

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