

GRANT COUNTY, WISCONSIN

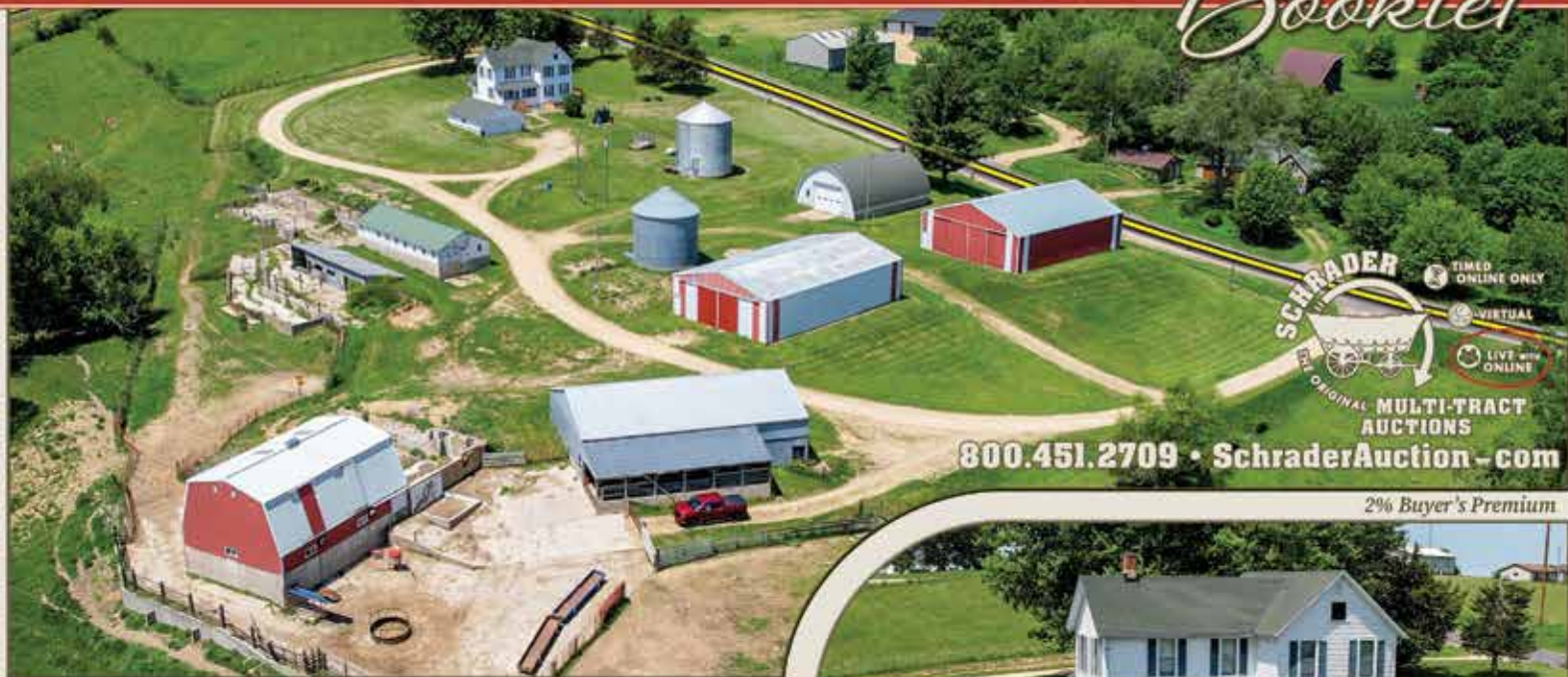
Diversified Farm AUCTION



252.8± acres

Offered in 6 Tracts

INFORMATION Booklet



800.451.2709 • SchraderAuction.com

2% Buyer's Premium

- Quality Productive Tillable Farmland
- Pasture Ground with Abundant Walnut Trees
- Farmstead with House, Buildings and 10.8± acres
- Deer Hunting Throughout

Thursday, August 13 at 6:00pm

at Holiday Gardens Event Center, Potosi, WI • Online Bidding Available



6245 Dutch Hollow Rd, Potosi, WI

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.

Auction Manager

Chris Hoffman • 608.885.0005



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

800.451.2709 | 260.244.7606

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BIDDER PRE-REGISTRATION FORM

THURSDAY, AUGUST 13, 2026

252.8± 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 Thursday, August 6, 2026.
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
252.8± Acres • Grant County, Wisconsin
Wednesday, August 13, 2026

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 Thursday, August 13, 2026 at 6:00 PM (CST).
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; email: auctions@schraderauction.com

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, Thursday, August 6, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

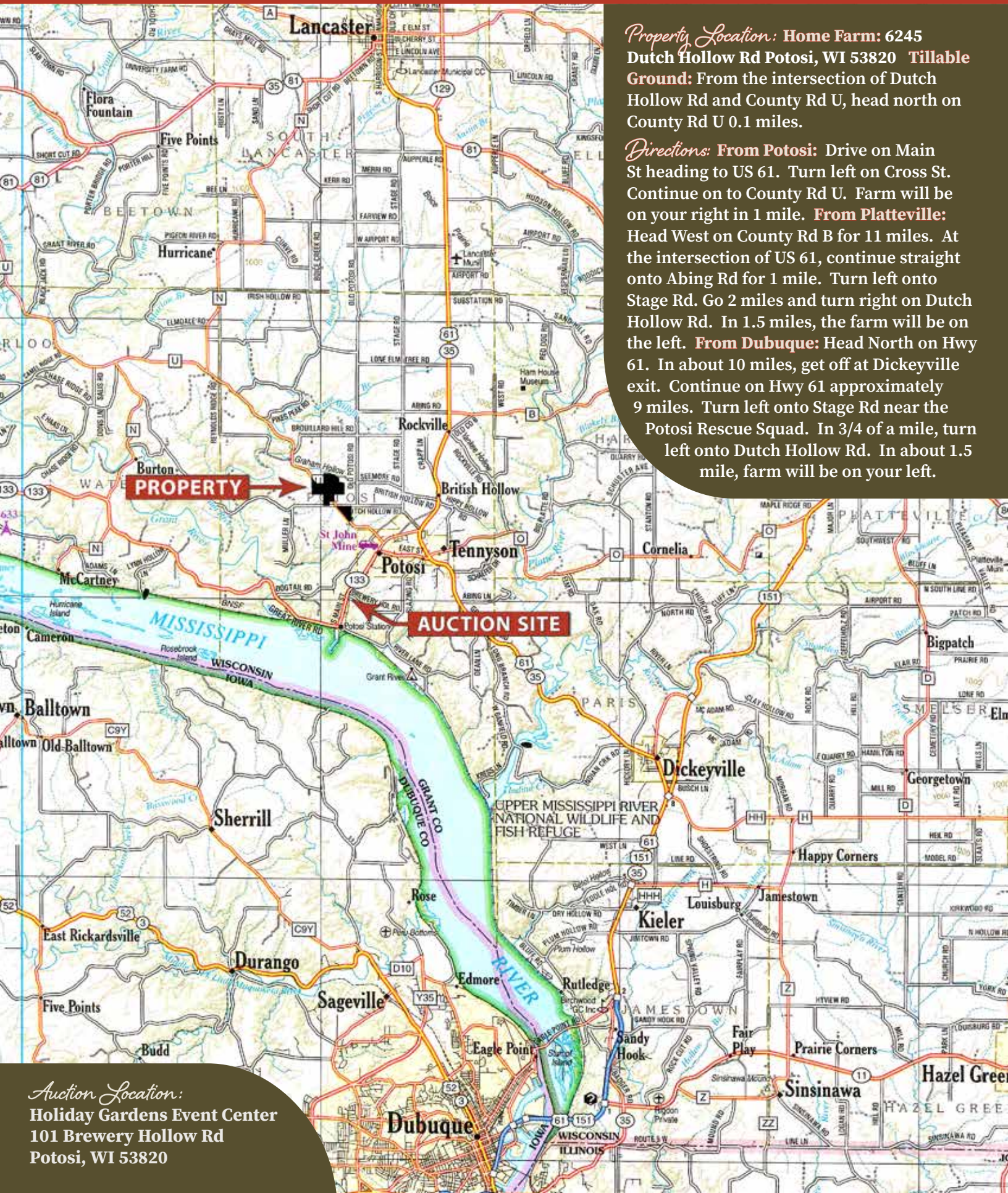
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 MAP

LOCATION MAP



Property Location: **Home Farm:** 6245 Dutch Hollow Rd Potosi, WI 53820 **Tillable Ground:** From the intersection of Dutch Hollow Rd and County Rd U, head north on County Rd U 0.1 miles.

Directions: **From Potosi:** Drive on Main St heading to US 61. Turn left on Cross St. Continue on to County Rd U. Farm will be on your right in 1 mile. **From Platteville:** Head West on County Rd B for 11 miles. At the intersection of US 61, continue straight onto Abing Rd for 1 mile. Turn left onto Stage Rd. Go 2 miles and turn right on Dutch Hollow Rd. In 1.5 miles, the farm will be on the left. **From Dubuque:** Head North on Hwy 61. In about 10 miles, get off at Dickeyville exit. Continue on Hwy 61 approximately 9 miles. Turn left onto Stage Rd near the Potosi Rescue Squad. In 3/4 of a mile, turn left onto Dutch Hollow Rd. In about 1.5 mile, farm will be on your left.

Auction Location:
Holiday Gardens Event Center
101 Brewery Hollow Rd
Potosi, WI 53820

TRACT MAP

TRACT MAP



Open House / Inspection Dates:

Thursday, July 16 • 4:00-6:00pm

Saturday, August 1 • 10:00am-Noon

TRACT DESCRIPTIONS



The 6 different tracts offer unique farming opportunities including row crop, pasture, a farmstead, as well as recreational on many tracts. Nearly 98% of the tillable ground features quality Fayette Silt Loam soil types.

TRACT 1: 37.6± acres consisting of 23± tillable acres of productive Fayette Silt Loam soil. With surrounding woods on the north side, this tract also offers exciting hunting potential.

TRACT 2: 42.5± acres made up of nearly all crop ground. This tract features highly productive Fayette Silt Loam soils. There is road frontage on both County Rd U as well as Dutch Hollow Rd.

TRACT 3: 80.4± acres with a mix of highly productive tillable land, pasture, and recreational ground. The tillable land (47± acres) is made up of Fayette Silt Loam soils. There are approximately 8 acres of pasture to the north. The wooded ground offers excellent hunting opportunities with areas that hunt separate from each other to accommodate multiple hunters. Trail cameras show a variety of wildlife including deer, turkey, coyotes, bobcat and more. The north side of the property also includes a spring fed active creek.

TRACT 4: 49.2± acres of tillable farmland, pasture and woods. This tract has its own private driveway coming off of County U leading to a 33' wide entrance. The tillable ground is made up of approximately 19 acres of Fayette Silt Loam soil. Pasture ground surrounds the wooded area which provides excellent hunting, particularly on the north side, but deer are seen throughout the wooded area.

TRACT 5: 10.8± acres which includes a farmhouse, two car garage, 7 outbuildings and 2 grain bins. The sturdy farmhouse is a 4-bedroom, 1 bathroom ready for whatever updates you wish. The 3 well-kept machine sheds, all with electricity, provide ample space for any type of machinery storage or hobbies. A barnyard sits between the livestock shed and livestock barn with access to both pastures. The 4.5± acres of combined pasture provide adequate space for cattle, horses or any type of livestock.

TRACT 6: 32.3± acres consisting of excellent pasture ground, a plethora of walnut trees, as well as a potential home building site off of Dutch Hollow Rd. There are three access points to this tract, two from Dutch Hollow Rd as well as one from County Rd U. While only a smaller percentage of walnut trees are currently ready for harvest, a third-party estimate of over 100 walnut trees exists for future harvest. A very old township blacktop road still exists when entering the west gate off of Dutch Hollow Rd making it helpful to winter cattle. Sitting next to a heavily wooded tract of timber, have your deer stands ready for November.

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 252.8± 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.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE 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. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Personal Representative's Deed.

CLOSING: The targeted closing date will be October 1, 2026. The balance of the real estate purchase price and Buyer's closing costs are due at closing.

POSSESSION: Possession of the cropland and pasture will be delivered subject to the 2026 farm lease. Otherwise, delivery of possession will be at closing.

REAL ESTATE TAXES: Seller to pay all 2026 real

estate taxes due & payable in 2027. Buyer(s) will be responsible for all taxes due thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property and should not rely on any representations made by the Seller or Auction Company. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. Seller and Auction Company shall not be liable for injury to persons or damage to property while individuals are on or in the property during period of inspection and all persons who enter shall defend, indemnify, and hold harmless Seller and Auction Company from any and all liabilities.

ACREAGE: Advertised acreages and boundaries are approximate and have been estimated based on a preliminary survey drawing and digital mapping.

SURVEY: The Seller shall provide a new survey 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 and successful bidder 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. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its 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 potential bidders waive the receipt of a property condition report and relieve Seller and Auction from all obligations, if any, to provide the same. All sketches and dimensions in the brochure are approximate for advertising and marketing purposes. 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.

Auction Manager:
Chris Hoffman
608.885.0005

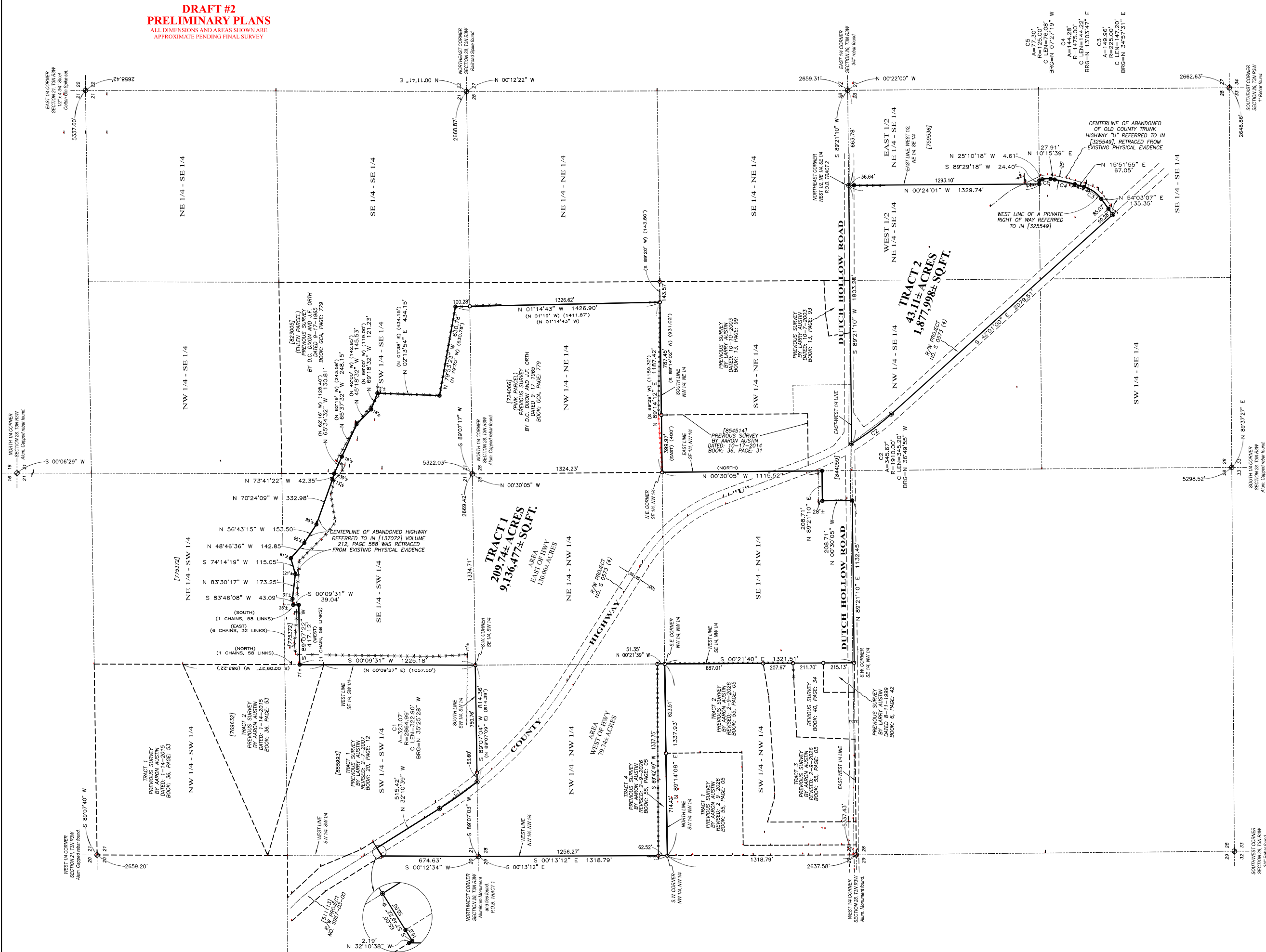
800.451.2709

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SURVEY

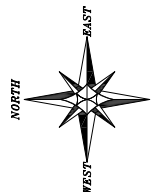
DRAFT #2
PRELIMINARY PLANS
ALL DIMENSIONS AND AREAS SHOWN ARE
APPROXIMATE PENDING FINAL SURVEY



DRAFT #2
PRELIMINARY PLANS
ALL DIMENSIONS AND AREAS SHOWN ARE
APPROXIMATE PENDING FINAL SURVEY

LEGEND

- () Section Corner
 ○ 3/4" rebar round
 ● 3/4" x 18" rebar set with cap
 ○ 1/2" Mag nail set
 ● Existing pipe post
 () Recorded as
 [] Property described in Document
 Number, Grant County Registry
 Boundary of Survey
 --- Section line
 --- Centerline
 --- Right of Way
 --- Previously surveyed line
 --- Occupied line
 --- Existing fence



SOUTH
The West line of the NW 1/4 of Section 28 bears S 00°13'12" E according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

SCALE 1" = 300'

PLAT OF SURVEY

PREPARED FOR: EDWARD KRUSER SR.
LOCATED IN SECTIONS 21 & 28, T3N R3W, TOWN
OF POTOSI, GRANT COUNTY, WISCONSIN



Austin Surveying, LLC
Land Surveying & Septic System Design
austinsurveyingllc.com Phone: 608-723-
4211 HWY 81 E, LANCASTER, WI 53153

JOB NO: 26s108
H:\CRD\26s108
H:\PLAT\T3NR3W\28\26s108-KRUSER

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

SHEET 1 OF 3

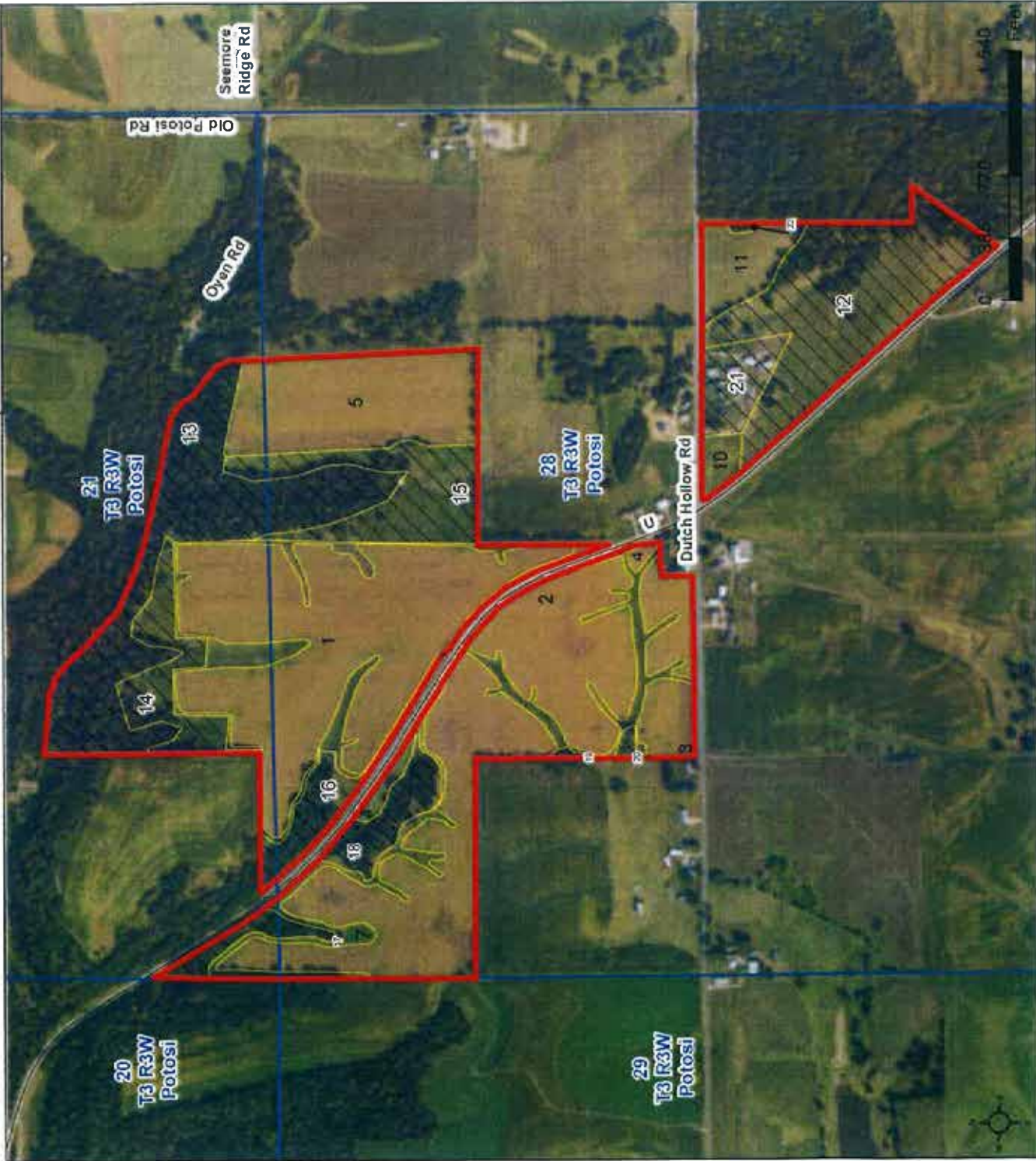
SURVEY

FSA INFORMATION

2026 Program Year

CLU	Acres	HEL	Crop
1	45.61	HEL	
2	45.1	HEL	
3	7.62	HEL	
4	0.36	HEL	
5	20.02	HEL	
6	7.03	HEL	
7	5.2	HEL	
8	1.18	HEL	
9	5.13	HEL	
10	1.77	HEL	
11	5.59	HEL	
12	26.57	UHEL	NC
13	27.94	UHEL	NC
14	7.82	UHEL	NC
15	12.49	UHEL	NC
16	4.84	UHEL	NC
17	2.68	UHEL	NC
18	4.99	UHEL	NC
19	0.24	UHEL	NC
20	0.45	UHEL	NC
21	5.05	UHEL	NC
22	0.33	UHEL	NC

Page Cropland Total: 144.61 acres



NAIP Imagery 2024
Map Created April 10, 2026

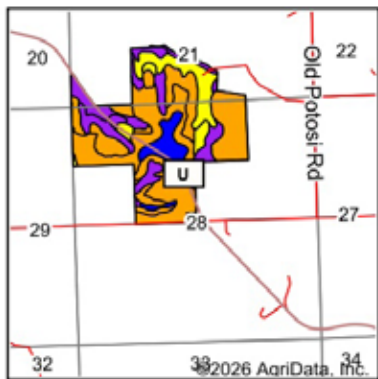
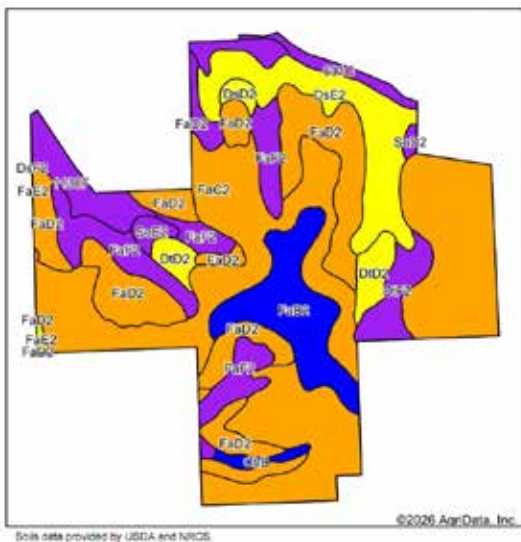
- Cropland
Non-Cropland
PLSS
Tract Boundary
- Wetland Determination**
● Restricted Use
▲ Limited Restrictions
▲ Exempt from Conservation
▲ Compliance Provisions

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 NAIP 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 NRCS.

SOILS MAPS

SOILS MAP

TRACTS 1-4



State: Wisconsin
County: Grant
Location: 28-3N-3W
Township: Potosi
Acres: 209.76
Date: 7/14/2026



Maps Provided By



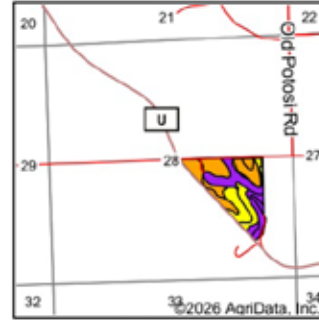
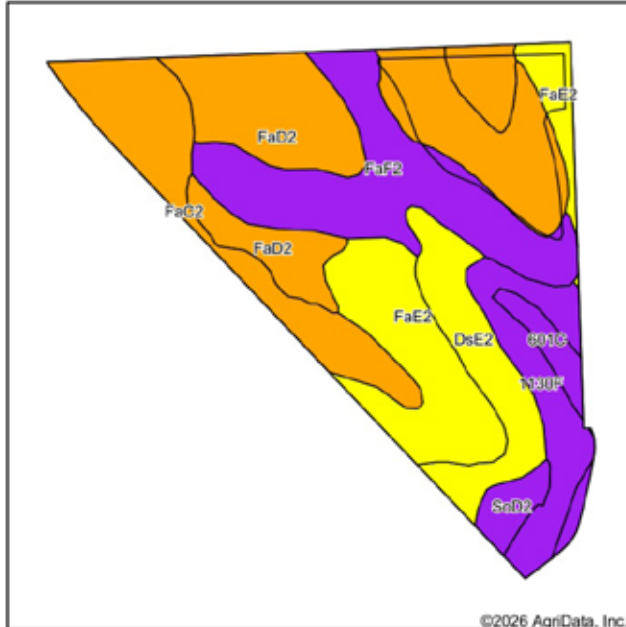
surety®
CUSTOMIZED ONLINE MAPPING

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Area Symbol: W1043, Soil Area Version: 6														
Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Bluegrass white clover Tons	Corn Bu	Corn silage Tons	Oats Bu	Orchardgrass alsike Tons	Orchardgrass red clover Tons	Soybeans Bu	Timothy alsike Tons
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	83.37	39.8%		IIIe	5.2	4	140	23	80	4.8	5.2	46	4.4
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	39.25	18.7%		IIIe	4.8	3.8	130	21	70	4.6	4.8	43	4.4
FaF2	Fayette silt loam, uplands, 20 to 30 percent slopes, moderately eroded	20.78	9.9%		VIe		3.4				4.2	4.4		4
DsE2	Dubuque silt loam, 15 to 20 percent slopes, moderately eroded	19.62	9.3%		IVe	3.3	2.2	90	15	45	3	3.2	30	2.8
FaB2	Fayette silt loam, uplands, 2 to 6 percent slopes, moderately eroded	16.90	8.1%		IIIe	5.4	4	145	23	85	4.8	5.4	53	4.4
1130F	Lacrescent-Durbanon complex, very stony, 30 to 60 percent slopes	9.79	4.7%		VIIIs		1				1.6	1.8		1.4
DxD2	Dubuque silt loam, deep, 10 to 15 percent slopes, moderately eroded	5.95	2.8%		IVe	3.7	2.6	100	16	55	3.4	3.6	33	3.2
DxF2	Dubuque silt loam, deep, 20 to 30 percent slopes, moderately eroded	5.87	2.8%		VIe	3.4	2.2				3	3.2		2.8
B01C	Beaver creek cobble fine sandy loam, 3 to 12 percent slopes, occasionally flooded	2.81	1.3%		VIIs	3.2	1.8	80	13	65	2.6	2.8	26	2.4
SoE2	Sogn silt loam, 15 to 20 percent slopes, moderately eroded	1.69	0.8%		VIIIs	1.2	1				1.6	1.8		1.4
ChB	Chaseburg silt loam, 3 to 6 percent slopes	1.54	0.7%		IIIe	4.7	3.6	125	21	70	4.4	4.6	41	4.2
DsD2	Dubuque silt loam, 10 to 15 percent slopes, moderately eroded	1.25	0.6%		IVe	3.3	2.2	90	15	45	3	3.2	30	2.8
SoD2	Sogn silt loam, 10 to 15 percent slopes, moderately eroded	0.62	0.3%		VIIs	1.2	1	30	5	30	1.6	1.8	10	1.4
FaE2	Fayette silt loam, uplands, 15 to 20 percent slopes, moderately eroded	0.42	0.2%		IVe	4.8	3.8	130	21	70	4.6	4.8	43	4.4
Weighted Average					3.69	4	3.4	105.7	17.2	59.4	4.2	4.6	35.3	3.6

SOILS MAP

TRACTS 5-6



State: **Wisconsin**
 County: **Grant**
 Location: **28-3N-3W**
 Township: **Potosi**
 Acres: **48.79**
 Date: **7/14/2026**

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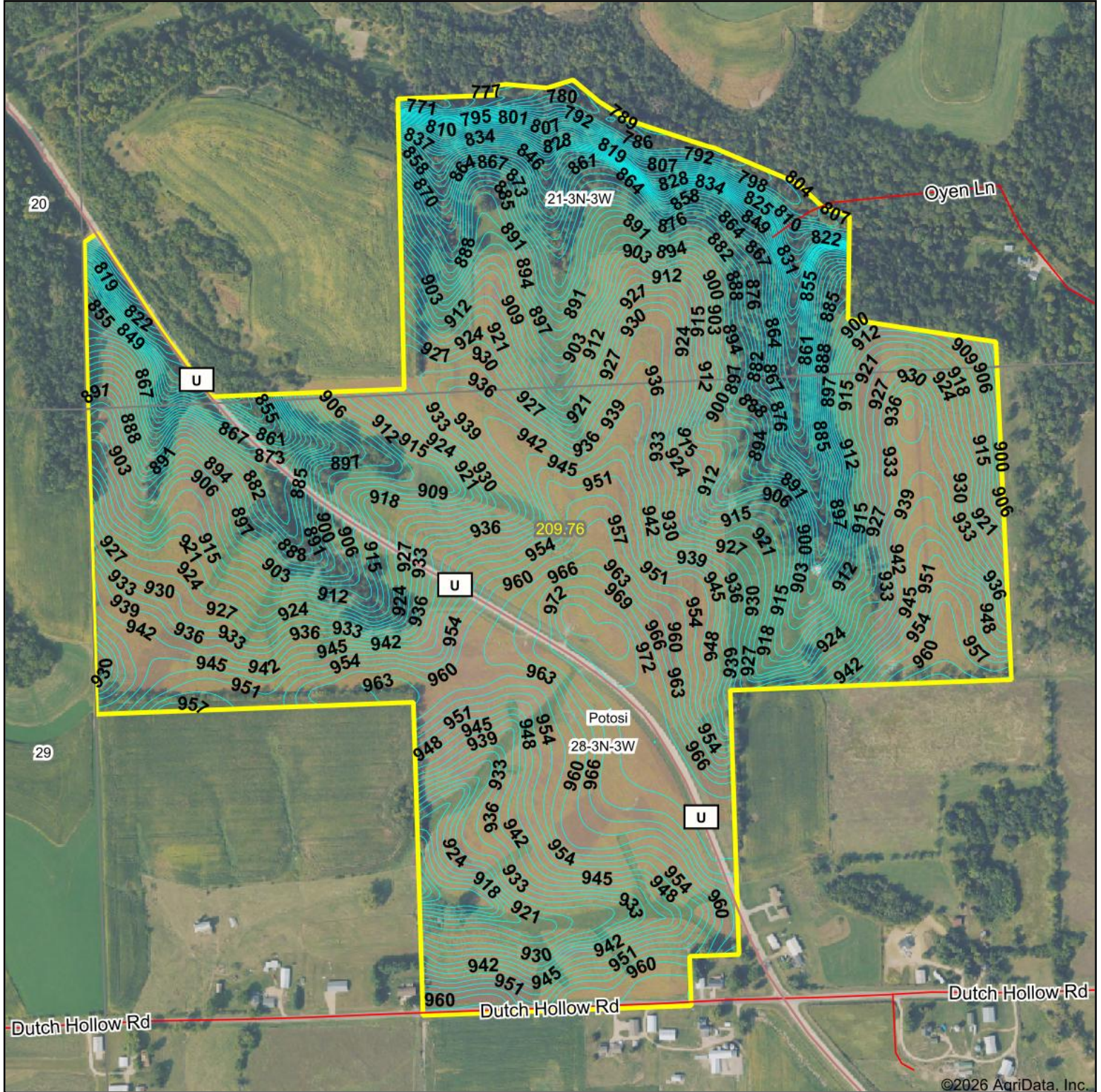
Map Provided By: **surety**
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Archived Soils Ending 11/6/2014															Area Symbol: W6043, Soil Area Version: 8									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Bluegrass white clover Tons	Corn Bu	Corn silage Tons	Oats Bu	Orchardgrass alsike Tons	Orchardgrass red clover Tons	Soybeans Bu	Timothy alsike Tons										
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	13.16	26.9%		IIIe	4.8	3.8	130	21	70	4.6	4.8	43	4.4										
FaF2	Fayette silt loam, uplands, 20 to 30 percent slopes, moderately eroded	9.21	16.9%		VIe		3.4				4.2	4.4		4										
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	7.70	15.8%		IIIe	5.2	4	140	23	80	4.8	5.2	46	4.4										
FaE2	Fayette silt loam, uplands, 15 to 20 percent slopes, moderately eroded	7.46	15.3%		IVe	4.8	3.8	130	21	70	4.6	4.8	43	4.4										
DsE2	Dubuque silt loam, 15 to 20 percent slopes, moderately eroded	4.59	9.4%		IVe	3.3	2.2	90	15	45	3	3.2	30	2.8										
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	4.28	8.8%		VIIIs		1				1.6	1.8		1.4										
601C	Beavercreek cobbly fine sandy loam, 3 to 12 percent slopes, occasionally flooded	1.31	2.7%		VIa	3.2	1.8	80	13	65	2.6	2.8	26	2.4										
SeD2	Sogn silt loam, 10 to 15 percent slopes, moderately eroded	1.08	2.2%		VIa	1.2	1	30	5	30	1.6	1.8	10	1.4										
Weighted Average					4.31	3.3	3.2	88.3	14.4	48.9	4	4.3	29.2	3.8										

TOPOGRAPHY MAPS

TOPOGRAPHY MAP

TRACTS 1-4



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 764.9
Max: 980.8
Range: 215.9
Average: 919.1
Standard Deviation: 38.94 ft

0ft 658ft 1316ft



7/14/2026

28-3N-3W
Grant County
Wisconsin

Boundary Center: 42° 42' 33.44, -90° 44' 2.8

Maps Provided By

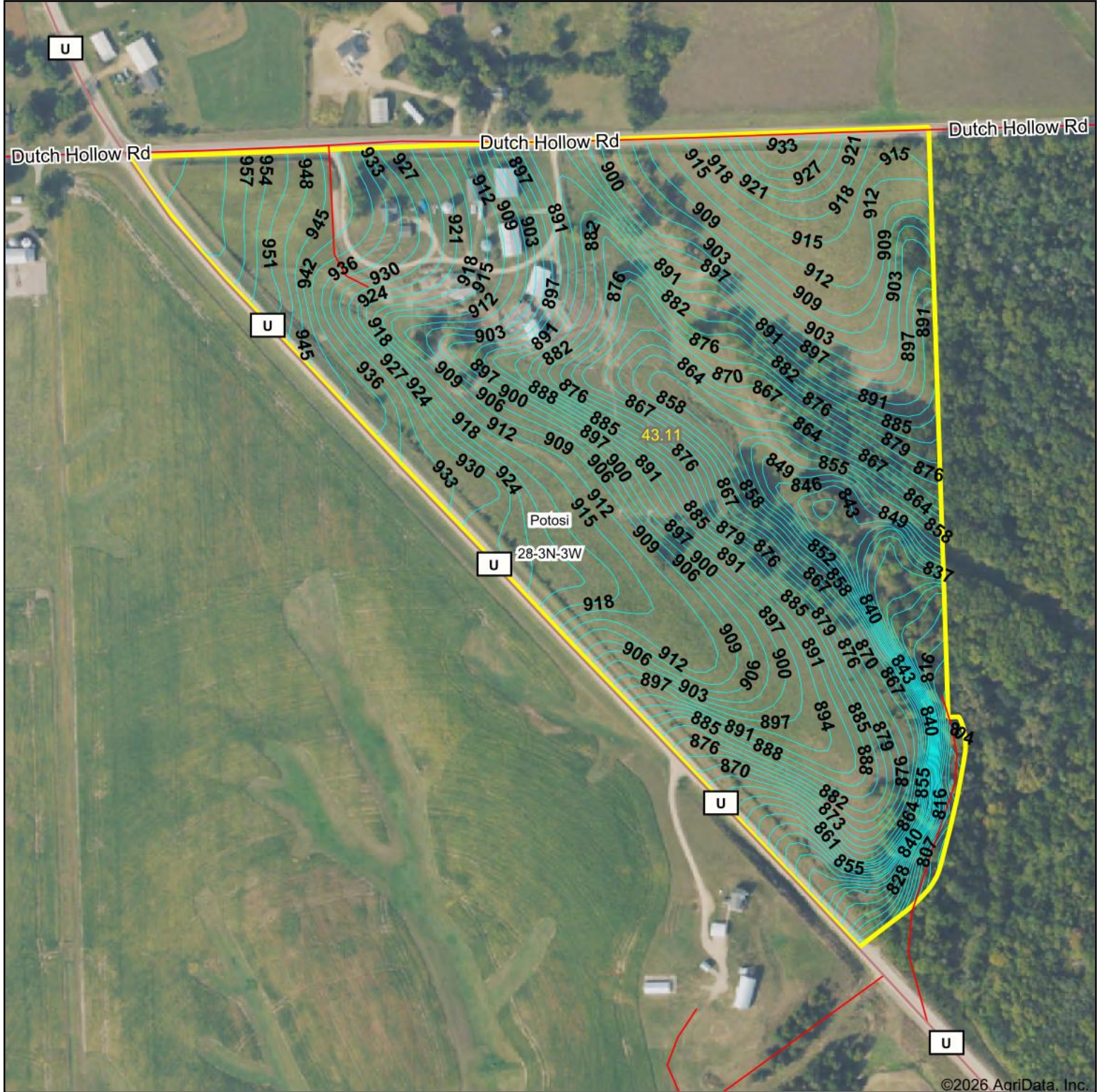


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www.AgriDataInc.com

TOPOGRAPHY MAP

TRACTS 5-6



SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 797.0
Max: 964.1
Range: 167.1
Average: 895.0
Standard Deviation: 31.07 ft

0ft 351ft 702ft



7/14/2026

28-3N-3W
Grant County
Wisconsin

Boundary Center: 42° 42' 5.34, -90° 43' 37.76

PROPERTY SUMMARY REPORTS

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Grant County Web Portal - Property Summary

Property: 052-00451-0000

Search powered by



Report-Print engine
List & Label @ Version 19:
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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025 ▾	Real Estate	052-00451-0000	052 - TOWN OF POTOSI		EDWARD F KRUSER SR 127 US HIGHWAY 61 N POTOSI WI 53820
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	052-00451-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	3.000

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
KRUSER SR, EDWARD F	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.21-T3N-R3W SW1/4 SW1/4 W OF HWY

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
☒	21	03 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
4529	POTOSI SCHOOL DIST	REGULAR SCHOOL

Associated Properties

1 of 3

5/29/2026, 12:09 PM

PROPERTY SUMMARY REPORT

No Associated Properties were found

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 300

Assessment Ratio: 0.9216

Legal Acres: 3.000

2025 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	3.000	300	0	300
ALL CLASSES	3.000	300	0	300

2024 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	3.000	300	0	300
ALL CLASSES	3.000	300	0	300

Taxes

Tax Summary

Bill #: 442145	Net Mill Rate: 0.014563436
----------------	----------------------------

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2026	4.36
7/31/2026	0.00

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/2/2026	T	4.36	372

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	4.92	-	-
School Credit	0.56	-	-
☒ Total	4.36	-	-
GRANT COUNTY	0.98		
LOCAL	0.62		
POTOSI SCHOOL DIST	2.50		
SW TECHNICAL COLLEGE	0.26		
First Dollar Credit	0.00	-	-

PROPERTY SUMMARY REPORT

Description	Amount	Paid	Due
Lottery Credit	0.00	-	-
Net Tax	4.36	4.36	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	4.36	4.36	0.00

Tax History

Interest/Penalty Date 05/29/2026

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2025	4.36	0.00	0.00	4.36	1/2/2026	0.00	Paid
2024	4.11	0.00	0.00	4.11	12/31/2024	0.00	Paid
2023	3.59	0.00	0.00	3.59	12/30/2023	0.00	Paid
2022	4.53	0.00	0.00	4.53	12/30/2022	0.00	Paid
2021	4.18	0.00	0.00	4.18	12/31/2021	0.00	Paid
2020	4.05	0.00	0.00	4.05	1/1/2021	0.00	Paid
TOTAL	24.82	0.00	0.00	24.82	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
724066	APPL TRANS JOINT PROP	1233 / 698	2			\$0.00	0
		660 / 439				\$0.00	0
		630 / 546				\$0.00	0
		308 / 143				\$0.00	0

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Grant County Web Portal - Property Summary

Property: 052-00453-0000

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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025 ▾	Real Estate	052-00453-0000	052 - TOWN OF POTOSI		EDWARD F KRUSER SR 127 US HIGHWAY 61 N POTOSI WI 53820
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	052-00453-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	37.000

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
KRUSER SR, EDWARD F	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.21-T3N-R3W SE1/4 SW1/4 EXC N OF OLD TWN RD
--

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
☒	21	03 N	03 W	SE	SW					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
4529	POTOSI SCHOOL DIST	REGULAR SCHOOL

Associated Properties

1 of 3

5/29/2026, 12:09 PM

PROPERTY SUMMARY REPORT

Property Summary Report were found

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 82000

Assessment Ratio: 0.9216

Legal Acres: 37.000

2025 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	20.000	5800	0	5800
G5M - AG FOREST	17.000	34900	0	34900
ALL CLASSES	37.000	40700	0	40700

2024 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	20.000	5400	0	5400
G5M - AG FOREST	17.000	34900	0	34900
ALL CLASSES	37.000	40300	0	40300

Taxes

Tax Summary

Bill #: 442147	Net Mill Rate: 0.014563436
----------------	----------------------------

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2026	296.36
7/31/2026	296.36

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/2/2026	T	592.72	373

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	668.13	-	-
School Credit	75.41	-	-
 Total	592.72	-	-

PROPERTY SUMMARY REPORT

Property Summary Report <https://landrecords.wi.gov/GCS/Portal/PropertySummary...>

GRANT COUNTY	133.55		
LOCAL	83.76		
POTOSI SCHOOL DIST	340.39		
SW TECHNICAL COLLEGE	35.02		
First Dollar Credit	0.00	-	-
Lottery Credit	0.00	-	-
Net Tax	592.72	592.72	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	592.72	592.72	0.00

Tax History

Interest/Penalty Date 05/29/2026

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2025	592.72	0.00	0.00	592.72	1/2/2026	0.00	Paid
2024	552.35	0.00	0.00	552.35	12/31/2024	0.00	Paid
2023	446.00	0.00	0.00	446.00	12/30/2023	0.00	Paid
2022	563.98	0.00	0.00	563.98	12/30/2022	0.00	Paid
2021	522.91	0.00	0.00	522.91	12/31/2021	0.00	Paid
2020	512.09	0.00	0.00	512.09	1/1/2021	0.00	Paid
TOTAL	3190.05	0.00	0.00	3190.05	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
724086	APPL TRANS JOINT PROP	1233 / 698	2			\$0.00	0
		660 / 439				\$0.00	0
		630 / 546				\$0.00	0
		308 / 143				\$0.00	0

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Grant County Web Portal - Property Summary

Property: 052-00459-0000

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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025 ▾	Real Estate	052-00459-0000	052 - TOWN OF POTOSI		EDWARD F KRUSER SR 127 US HIGHWAY 61 N POTOSI WI 53820
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	052-00459-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	12.050

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
KRUSER SR, EDWARD F	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.21-T3N-R3W PRT SW1/4 SE1/4 DESC; COM SW COR NW1/4 NE1/4 SEC 28; N89D 29M E1189.32'; N1D19M W1411. 87'; N79D35M W630.78'; N1D38 M E434.15'; N66D W119'; N42D W142.85'; N62D19M W243.58'; N62D16M W128.4'; S0D23M W 2297.77' TO POB

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
☒	21	03 N	03 W	SW	SE					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
4529	POTOSI SCHOOL DIST	REGULAR SCHOOL

PROPERTY SUMMARY REPORT

Property Summary Report Associated Properties

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

No Associated properties were found

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 45100

Assessment Ratio: 0.9216

Legal Acres: 12.050

2025 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	1.550	400	0	400
G5 - UNDEVELOPED	0.500	100	0	100
G5M - AG FOREST	10.000	20500	0	20500
ALL CLASSES	12.050	21000	0	21000

2024 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	1.550	400	0	400
G5 - UNDEVELOPED	0.500	100	0	100
G5M - AG FOREST	10.000	20500	0	20500
ALL CLASSES	12.050	21000	0	21000

Taxes

Tax Summary

Bill #: 442152

Net Mill Rate: 0.014563436

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2026	152.92
7/31/2026	152.91

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/2/2026	T	305.83	374

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	344.74	-	-
School Credit	38.91	-	-
 Total	305.83	-	-

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.wisconsin.gov/GCSFWebPortal/PropertySummary...>

GRANT COUNTY	68.91		
LOCAL	43.22		
POTOSI SCHOOL DIST	175.63		
SW TECHNICAL COLLEGE	18.07		
First Dollar Credit	0.00	-	-
Lottery Credit	0.00	-	-
Net Tax	305.83	305.83	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	305.83	305.83	0.00

Tax History

Interest/Penalty Date 05/29/2026

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2025	305.83	0.00	0.00	305.83	1/2/2026	0.00	Paid
2024	287.83	0.00	0.00	287.83	12/31/2024	0.00	Paid
2023	231.06	0.00	0.00	231.06	12/30/2023	0.00	Paid
2022	292.17	0.00	0.00	292.17	12/30/2022	0.00	Paid
2021	269.81	0.00	0.00	269.81	12/31/2021	0.00	Paid
2020	261.11	0.00	0.00	261.11	1/1/2021	0.00	Paid
TOTAL	1647.81	0.00	0.00	1647.81	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
724066	APPL TRANS JOINT PROP	1233 / 698	2			\$0.00	0
		660 / 439				\$0.00	0
		630 / 546				\$0.00	0
		405 / 348				\$0.00	0
		308 / 143				\$0.00	0

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Grant County Web Portal - Property Summary

Property: 052-00654-0000

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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025 ▾	Real Estate	052-00654-0000	052 - TOWN OF POTOSI		EDWARD F KRUSER SR 127 US HIGHWAY 61 N POTOSI WI 53820
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	052-00654-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	36.000

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
KRUSER SR, EDWARD F	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.28-T3N-R3W W 1189.32' NW1/4 NE1/4 DESC IN #52-459 (TOTAL PCL 48.05A)
--

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
☒	28	03 N	03 W	NW	NE					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
4529	POTOSI SCHOOL DIST	REGULAR SCHOOL

PROPERTY SUMMARY REPORT

Property Summary Report were found

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 9800

Assessment Ratio: 0.9216

Legal Acres: 36.000

2025 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	36.000	9000	0	9000
ALL CLASSES	36.000	9000	0	9000

2024 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	36.000	8500	0	8500
ALL CLASSES	36.000	8500	0	8500

Taxes

Tax Summary

Bill #: 442363	Net Mill Rate: 0.014563436
----------------	----------------------------

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2026	65.54
7/31/2026	65.53

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/2/2026	T	131.07	375

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	147.74	-	-
School Credit	16.67	-	-
Total	131.07	-	-
GRANT COUNTY	29.53		
LOCAL	18.52		
POTOSI SCHOOL DIST	75.28		
SW TECHNICAL COLLEGE	7.74		
First Dollar Credit	0.00	-	-

PROPERTY SUMMARY REPORT

Property Summary Report	https://landrecord.mt.wi.gov/GCSWebPortal/PropertySummary		
Lottery Credit	0.00	-	-
Net Tax	131.07	131.07	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	131.07	131.07	0.00

Tax History

Interest/Penalty Date 05/29/2026

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2025	131.07	0.00	0.00	131.07	1/2/2026	0.00	Paid
2024	116.50	0.00	0.00	116.50	12/31/2024	0.00	Paid
2023	102.11	0.00	0.00	102.11	12/30/2023	0.00	Paid
2022	129.10	0.00	0.00	129.10	12/30/2022	0.00	Paid
2021	123.40	0.00	0.00	123.40	12/31/2021	0.00	Paid
2020	127.53	0.00	0.00	127.53	1/1/2021	0.00	Paid
TOTAL	729.71	0.00	0.00	729.71	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
724066	APPL TRANS JOINT PROP	1233 / 698	2			\$0.00	0
		660 / 439				\$0.00	0
		630 / 546				\$0.00	0
		405 / 348				\$0.00	0
		308 / 143				\$0.00	0

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Grant County Web Portal - Property Summary

Property: 052-00658-0000

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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025 ▾	Real Estate	052-00658-0000	052 - TOWN OF POTOSI		EDWARD F KRUSER SR 127 US HIGHWAY 61 N POTOSI WI 53820
Tax Year Legend: \$ = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	052-00658-0000
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
KRUSER SR, EDWARD F	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.28-T3N-R3W NE1/4 NW1/4

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
☒	28	03 N	03 W	NE	NW					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
4529	POTOSI SCHOOL DIST	REGULAR SCHOOL

Associated Properties

1 of 3

5/29/2026, 12:10 PM

PROPERTY SUMMARY REPORT

Property Summary Report
No associated properties were found

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 14900

Assessment Ratio: 0.9216

Legal Acres: 40.000

2025 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	39.000	13500	0	13500
G5 - UNDEVELOPED	1.000	100	0	100
ALL CLASSES	40.000	13600	0	13600

2024 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	39.000	12800	0	12800
G5 - UNDEVELOPED	1.000	100	0	100
ALL CLASSES	40.000	12900	0	12900

Taxes

Tax Summary

Bill #: 442371	Net Mill Rate: 0.014563436
----------------	----------------------------

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2026	99.03
7/31/2026	99.03

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/2/2026	T	198.06	376

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	223.26	-	-
School Credit	25.20	-	-
 Total	198.06	-	-

PROPERTY SUMMARY REPORT

Property Summary Report <https://landrecords.wi.gov/GCSWebPortal/PropertySummary>

GRANT COUNTY	44.63		
LOCAL	27.99		
POTOSI SCHOOL DIST	113.74		
SW TECHNICAL COLLEGE	11.70		
First Dollar Credit	0.00	-	-
Lottery Credit	0.00	-	-
Net Tax	198.06	198.06	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	198.06	198.06	0.00

Tax History

Interest/Penalty Date 05/29/2026

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2025	198.06	0.00	0.00	198.06	1/2/2026	0.00	Paid
2024	176.81	0.00	0.00	176.81	12/31/2024	0.00	Paid
2023	157.63	0.00	0.00	157.63	12/30/2023	0.00	Paid
2022	199.32	0.00	0.00	199.32	12/30/2022	0.00	Paid
2021	186.15	0.00	0.00	186.15	12/31/2021	0.00	Paid
2020	192.30	0.00	0.00	192.30	1/1/2021	0.00	Paid
TOTAL	1110.27	0.00	0.00	1110.27	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
724066	APPL TRANS JOINT PROP	1233 / 698	2			\$0.00	0
		660 / 439				\$0.00	0
		630 / 546				\$0.00	0
		308 / 143				\$0.00	0
		254 / 151				\$0.00	0

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Grant County Web Portal - Property Summary

Property: 052-00659-0000

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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025 ▾	Real Estate	052-00659-0000	052 - TOWN OF POTOSI		EDWARD F KRUSER SR 127 US HIGHWAY 61 N POTOSI WI 53820
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	052-00659-0000
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
KRUSER SR, EDWARD F	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.28-T3N-R3W NW1/4 NW1/4 "ERROR ON DOCUMENT"
--

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
☒	28	03 N	03 W	NW	NW					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
4529	POTOSI SCHOOL DIST	REGULAR SCHOOL

PROPERTY SUMMARY REPORT

Property Summary Report were found

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 8900

Assessment Ratio: 0.9216

Legal Acres: 40.000

2025 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	39.000	8000	0	8000
G5 - UNDEVELOPED	1.000	100	0	100
ALL CLASSES	40.000	8100	0	8100

2024 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	39.000	7500	0	7500
G5 - UNDEVELOPED	1.000	100	0	100
ALL CLASSES	40.000	7600	0	7600

Taxes

Tax Summary

Bill #: 442372	Net Mill Rate: 0.014563436
----------------	----------------------------

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2026	58.98
7/31/2026	58.98

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/2/2026	T	117.96	377

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	132.97	-	-
School Credit	15.01	-	-
 Total	117.96	-	-

PROPERTY SUMMARY REPORT

Property Summary Report <https://landrecord.mt.wi.gov/GCS/PA/Portal/PropertySummary...>

GRANT COUNTY	26.58		
LOCAL	16.67		
POTOSI SCHOOL DIST	67.74		
SW TECHNICAL COLLEGE	6.97		
First Dollar Credit	0.00	-	-
Lottery Credit	0.00	-	-
Net Tax	117.96	117.96	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	117.96	117.96	0.00

Tax History

Interest/Penalty Date 05/29/2026

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2025	117.96	0.00	0.00	117.96	1/2/2026	0.00	Paid
2024	104.17	0.00	0.00	104.17	12/31/2024	0.00	Paid
2023	93.14	0.00	0.00	93.14	12/30/2023	0.00	Paid
2022	117.78	0.00	0.00	117.78	12/30/2022	0.00	Paid
2021	108.76	0.00	0.00	108.76	12/31/2021	0.00	Paid
2020	113.35	0.00	0.00	113.35	1/1/2021	0.00	Paid
TOTAL	655.16	0.00	0.00	655.16	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
724066	APPL TRANS JOINT PROP	1233 / 698	2			\$0.00	0
		660 / 439				\$0.00	0
		630 / 546				\$0.00	0
		308 / 143				\$0.00	0

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Grant County Web Portal - Property Summary

Property: 052-00661-0000

Search powered by



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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025 ▾	Real Estate	052-00661-0000	052 - TOWN OF POTOSI		EDWARD F KRUSER SR 127 US HIGHWAY 61 N POTOSI WI 53820
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	052-00661-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	39.000

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
KRUSER SR, EDWARD F	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.28-T3N-R3W SE1/4 NW1/4 EXC 52-662

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
☒	28	03 N	03 W	SE	NW					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
4529	POTOSI SCHOOL DIST	REGULAR SCHOOL

Associated Properties

1 of 3

5/29/2026, 12:10 PM

PROPERTY SUMMARY REPORT

Property Summary Report were found

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 22600

Assessment Ratio: 0.9216

Legal Acres: 39.000

2025 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	35.000	12400	0	12400
G5 - UNDEVELOPED	2.000	100	0	100
G5M - AG FOREST	2.000	4100	0	4100
ALL CLASSES	39.000	16600	0	16600

2024 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	35.000	11700	0	11700
G5 - UNDEVELOPED	2.000	100	0	100
G5M - AG FOREST	2.000	4100	0	4100
ALL CLASSES	39.000	15900	0	15900

Taxes

Tax Summary

Bill #: 442376	Net Mill Rate: 0.014563436
----------------	----------------------------

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2026	120.88
7/31/2026	120.87

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/2/2026	T	241.75	378

Key:	Property Type: RE - Real Estate, PP - Personal Property
	Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	272.51	-	-
School Credit	30.76	-	-
 Total	241.75	-	-

PROPERTY SUMMARY REPORT

Property Summary Report	https://landrecords.wi.gov/GCSFidPortal/PropertySummary...		
GRANT COUNTY	54.47		
LOCAL	34.16		
POTOSI SCHOOL DIST	138.83		
SW TECHNICAL COLLEGE	14.29		
First Dollar Credit	0.00	-	-
Lottery Credit	0.00	-	-
Net Tax	241.75	241.75	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	241.75	241.75	0.00

Tax History

Interest/Penalty Date 05/29/2026

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2025	241.75	0.00	0.00	241.75	1/2/2026	0.00	Paid
2024	217.93	0.00	0.00	217.93	12/31/2024	0.00	Paid
2023	188.08	0.00	0.00	188.08	12/30/2023	0.00	Paid
2022	237.81	0.00	0.00	237.81	12/30/2022	0.00	Paid
2021	221.71	0.00	0.00	221.71	12/31/2021	0.00	Paid
2020	226.70	0.00	0.00	226.70	1/1/2021	0.00	Paid
TOTAL	1333.98	0.00	0.00	1333.98	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
724066	APPL TRANS JOINT PROP	1233 / 698	2			\$0.00	0
		660 / 439				\$0.00	0
		630 / 546				\$0.00	0
		308 / 143				\$0.00	0

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Grant County Web Portal - Property Summary

Property: 052-00668-0000

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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025 ▾	Real Estate	052-00668-0000	052 - TOWN OF POTOSI		EDWARD F KRUSER SR 127 US HIGHWAY 61 N POTOSI WI 53820
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	052-00668-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	20.000

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
KRUSER SR, EDWARD F	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.28-T3N-R3W W1/2 NE1/4 SE1/4

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
☒	28	03 N	03 W	NE	SE					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
4529	POTOSI SCHOOL DIST	REGULAR SCHOOL

PROPERTY SUMMARY REPORT

No associated properties were found

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 3500

Assessment Ratio: 0.9216

Legal Acres: 20.000

2025 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	19.500	3000	0	3000
G5 - UNDEVELOPED	0.500	100	0	100
ALL CLASSES	20.000	3100	0	3100

2024 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	19.500	2800	0	2800
G5 - UNDEVELOPED	0.500	100	0	100
ALL CLASSES	20.000	2900	0	2900

Taxes

Tax Summary

Bill #: 442386	Net Mill Rate: 0.014563436
----------------	----------------------------

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2026	45.15
7/31/2026	0.00

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/2/2026	T	45.15	379

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	50.89	-	-
School Credit	5.74	-	-
 Total	45.15	-	-

PROPERTY SUMMARY REPORT

Property Summary Report <https://landrecords.az.gov/GCSWebPortal/PropertySummary>

GRANT COUNTY	10.17		
LOCAL	6.38		
POTOSI SCHOOL DIST	25.93		
SW TECHNICAL COLLEGE	2.67		
First Dollar Credit	0.00	-	-
Lottery Credit	0.00	-	-
Net Tax	45.15	45.15	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	45.15	45.15	0.00

Tax History

Interest/Penalty Date 05/29/2026

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2025	45.15	0.00	0.00	45.15	1/2/2026	0.00	Paid
2024	39.75	0.00	0.00	39.75	12/31/2024	0.00	Paid
2023	37.62	0.00	0.00	37.62	12/30/2023	0.00	Paid
2022	47.55	0.00	0.00	47.55	12/30/2022	0.00	Paid
2021	43.93	0.00	0.00	43.93	12/31/2021	0.00	Paid
2020	44.53	0.00	0.00	44.53	1/1/2021	0.00	Paid
TOTAL	258.53	0.00	0.00	258.53	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
724066	APPL TRANS JOINT PROP	1233 / 698	2			\$0.00	0
		660 / 439				\$0.00	0
		630 / 546				\$0.00	0
		308 / 143				\$0.00	0
		254 / 151				\$0.00	0

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Grant County Web Portal - Property Summary

Property: 052-00669-0000

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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025 ▾	Real Estate	052-00669-0000	052 - TOWN OF POTOSI	6245 DUTCH HOLLOW RD	EDWARD F KRUSER SR 127 US HIGHWAY 61 N POTOSI WI 53820
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	052-00669-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	18.000

Property Addresses

Primary ▲	Address
☒	6245 DUTCH HOLLOW RD POTOSI 53820

Owners

Name	Status	Ownership Type	Interest
KRUSER SR, EDWARD F	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.28-T3N-R3W NW1/4 SE1/4 N OF HWY

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
☒	28	03 N	03 W	NW	SE					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
1529	POTOSI SCHOOL DIST	REGULAR SCHOOL

5/29/2026, 12:10 PM

PROPERTY SUMMARY REPORT

Property Summary Report
Associated Properties

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

No Associated properties were found

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 318900

Assessment Ratio: 0.9216

Legal Acres: 18.000

2025 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	15.000	1600	0	1600
G5 - UNDEVELOPED	1.000	100	0	100
G7 - OTHER	2.000	26900	265200	292100
ALL CLASSES	18.000	28600	265200	293800

2024 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	15.000	1500	0	1500
G5 - UNDEVELOPED	1.000	100	0	100
G7 - OTHER	2.000	26900	265200	292100
ALL CLASSES	18.000	28500	265200	293700

Taxes

Tax Summary

Bill #: 442387	Net Mill Rate: 0.014563436
----------------	----------------------------

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2026	2285.55
7/31/2026	2097.14

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/2/2026	T	4382.69	380

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	4823.08	-	-
School Credit	544.34	-	-
 Total	4278.74	-	-

PROPERTY SUMMARY REPORT

Property Summary Report <https://landrecord.amogrant.wi.gov/GCSWebPortal/PropertySummary...>

GRANT COUNTY	964.07		
LOCAL	604.66		
POTOSI SCHOOL DIST	2457.18		
SW TECHNICAL COLLEGE	252.83		
First Dollar Credit	84.45	-	-
Lottery Credit	0.00	-	-
Net Tax	4194.29	4194.29	0.00
Special Assessments	0.00	0.00	0.00
☒ Special Charges	188.40	188.40	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	4382.69	4382.69	0.00

Tax History

Interest/Penalty Date 05/29/2026

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2025	4382.69	0.00	0.00	4382.69	1/2/2026	0.00	Paid
2024	4121.26	0.00	0.00	4121.26	12/31/2024	0.00	Paid
2023	2922.49	0.00	0.00	2922.49	12/30/2023	0.00	Paid
2022	3631.06	0.00	0.00	3631.06	12/30/2022	0.00	Paid
2021	3039.16	0.00	0.00	3039.16	12/31/2021	0.00	Paid
2020	3046.44	0.00	0.00	3046.44	1/1/2021	0.00	Paid
TOTAL	21143.10	0.00	0.00	21143.10	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
724066	APPL TRANS JOINT PROP	1233 / 698	2			\$0.00	0
		660 / 439				\$0.00	0
		630 / 546				\$0.00	0
		358 / 28				\$0.00	0
		308 / 143				\$0.00	0

PROPERTY SUMMARY REPORT

Property Summary Report

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Grant County Web Portal - Property Summary

Property: 052-00673-0000

Search powered by



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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025 ▾	Real Estate	052-00673-0000	052 - TOWN OF POTOSI		EDWARD F KRUSER SR 127 US HIGHWAY 61 N POTOSI WI 53820
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	052-00673-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	4.500

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
KRUSER SR, EDWARD F	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.28-T3N-R3W N1/2 SE1/4 SE1/4 BTWN CTY U & PRIVATE RD

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
☒	28	03 N	03 W	SE	SE					0000

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
4529	POTOSI SCHOOL DIST	REGULAR SCHOOL

Associated Properties

1 of 3

5/29/2026, 12:10 PM

PROPERTY SUMMARY REPORT

No Associated Properties were found

<https://landrecords.co.grant.wi.gov/GCSWebPortal/PropertySumma...>

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 500

Assessment Ratio: 0.9216

Legal Acres: 4.500

2025 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	4.500	500	0	500
ALL CLASSES	4.500	500	0	500

2024 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	4.500	500	0	500
ALL CLASSES	4.500	500	0	500

Taxes

Tax Summary

Bill #: 442392	Net Mill Rate: 0.014563436
----------------	----------------------------

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2026	7.28
7/31/2026	0.00

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/2/2026	T	7.28	381

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	8.21	-	-
School Credit	0.93	-	-
☒ Total	7.28	-	-
GRANT COUNTY	1.64		
LOCAL	1.03		
POTOSI SCHOOL DIST	4.18		
SW TECHNICAL COLLEGE	0.43		
First Dollar Credit	0.00	-	-

PROPERTY SUMMARY REPORT

Description	Amount	Paid	Due
Lottery Credit	0.00	-	-
Net Tax	7.28	7.28	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	7.28	7.28	0.00

Tax History

Interest/Penalty Date 05/29/2026

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2025	7.28	0.00	0.00	7.28	1/2/2026	0.00	Paid
2024	6.84	0.00	0.00	6.84	12/31/2024	0.00	Paid
2023	5.36	0.00	0.00	5.36	12/30/2023	0.00	Paid
2022	6.79	0.00	0.00	6.79	12/30/2022	0.00	Paid
2021	6.27	0.00	0.00	6.27	12/31/2021	0.00	Paid
2020	6.07	0.00	0.00	6.07	1/1/2021	0.00	Paid
TOTAL	38.61	0.00	0.00	38.61	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
724066	APPL TRANS JOINT PROP	1233 / 698	2			\$0.00	0
		660 / 439				\$0.00	0
		630 / 546				\$0.00	0
		358 / 28				\$0.00	0
		308 / 143				\$0.00	0

LEAD BASED PAINT DISCLOSURE

LEAD BASED PAINT DISCLOSURE

TRACT 5

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

Schrader Real Estate and Auction Co

OFFER ADDENDUM S - LEAD BASED PAINT DISCLOSURES AND ACKNOWLEDGMENTS

Page 1 of 3

1 **■ LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
4 young children may produce permanent neurological damage, including learning disabilities, reduced
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or
9 inspection for possible lead-based paint hazards is recommended prior to purchase.

10 Disclosures and Acknowledgments made with respect to the Property at 6245 Dutch Hollow Rd Potosi, WI 53820
11 _____, Wisconsin.

12 **■ SELLER DISCLOSURE AND CERTIFICATION.** **Note: See Seller Obligations at lines 27 - 54 and 55 - 112.**

13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: None

15 _____
16 *(Explain the information known to Seller, including any additional information available about the basis for the determination
17 that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")*

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all
19 of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

20 None Available
21 _____ *(Identify the LBP record(s) and report(s) (e.g. LBP abatements,
22 inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")*

23 (2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their
24 knowledge, that the information provided by them is true and accurate.

25 (X) Beth Kruser 07/15/2026 Dennis Kruser 07/15/2026
26 (ALL Sellers' signatures) ▶ Print Names Here ▶ Dennis Kruser, Beth Kruser - Personal Rep (Date) ▶

27 **Seller Obligations under the Federal Lead-Based Paint Disclosure Rules**

28 (Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A,
29 Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)
30 **DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated
31 under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this
32 section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

33 (1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information
34 pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA
35 #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

36 (2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based
37 paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional
38 information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the
39 determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based
40 paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

41 (3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any
42 known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available
43 records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any
44 additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis
45 for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or
46 lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

47 (4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports
48 available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold.
49 This requirement includes records or reports regarding common areas. This requirement also includes records or reports
50 regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or
51 inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

52 (b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer
53 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting
54 the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

LEAD BASED PAINT DISCLOSURE

TRACT 5

page 2 of 3, Addendum S

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known
65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred
93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
107 provision of a report explaining the results of the investigation.

108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular
110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

LEAD BASED PAINT DISCLOSURE

TRACT 5

[page 3 of 3, Addendum S]

113 ■ AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
118 knowledge, that the information provided by them is true and accurate.

119 (X)  07/15/26
120 (Agent's signature) ▲ Print Agent & Firm Names Here ► Chris Hoffman - Schrader Real Estate & Auction (Date) ▲

121 (X) _____
122 (Agent's signature) ▲ Print Agent & Firm Names Here ► (Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 ☐ **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to
139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
146 in conformance with the requirements of all applicable law.

147 ☐ Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148 ☒ Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*
150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 (3) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

156 (4) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
157 knowledge, that the information provided by them is true and accurate.

158 (X) _____
159 (Buyers' signatures) ▲ Print Names Here ► (Date) ▲

160 (X) _____
161 (Buyers' signatures) ▲ Print Names Here ► (Date) ▲

PRELIMINARY TITLE

PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

Issued By

THIS IS NOT A TITLE INSURANCE COMMITMENT

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Midwest Title Corporation
Issuing Office: 125 N. Jefferson Street, PO Box 247, Lancaster, WI 53813
Issuing Office's ALTA® Registry ID: 0003102
Loan ID No.:
Commitment No.: 5209T
Issuing Office File No.: 5209T
Property Address: 6245 Dutch Hollow Road, Potosi, WI 53820

SCHEDULE A

1. Commitment Date: June 1, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/21)
Proposed Insured: To Be Determined
Proposed Amount of Insurance: TBD
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

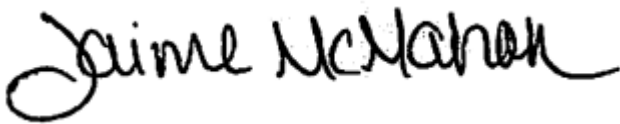
Fee Simple
4. The Title is, at the Commitment Date, vested in:

Estate of Edward F. Kruser, Sr., deceased
5. The Land is described as follows:

See **Schedule C** attached hereto

Midwest Title Corporation

THIS IS NOT A TITLE INSURANCE COMMITMENT



By: Jaime McMahan

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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. Personal Representative's Deed from the Personal Representative of the Estate of Edward F. Kruser, Sr., deceased, to To Be Determined.
6. 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.
7. The enclosed Owner's Affidavit must be completed, executed, notarized and returned.

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Commitment for Title Insurance (07-01-2021)
Schedule BI



5209T

PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

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SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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 1 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 2026 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.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



5209T

PRELIMINARY TITLE

SCHEDULE B, PART II

(Continued)

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 Land Surveyors on April 1, 1974. If the survey shows matters, which affect the title to the property, Exceptions 2 and 6 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 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. Easement granted to Grant County Cooperative Rural Electric Association, by instrument dated June 3, 1940, and recorded in Volume 2 of Rural Electric Easements, page 533 on October 17, 1940.
11. Highway Conveyance from Glen Pink to Grant County, Wisconsin, dated April 13, 1955, and recorded in Volume 326 of Highway Conveyances, page 14, on April 29, 1955.
12. Easement granted to Farmers Telephone Company by instrument dated May 19, 1989, and recorded in Volume 661 of Records, page 625 on October 4, 1989.
13. Possible lien or reassessment pursuant to Section 74.485 Wis. Stats. for conversion of the land's use from agricultural.
14. Rights of the public in any submerged portions of the subject premises lying below the ordinary high water mark of creek, and rights of the government to regulate the use of the shore and riparian rights. This Commitment/Policy does not insure the exact location of any portion of the land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), the title to land cut off by a change in the course of the water body (avulsion), or ownership of artificially filled land.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



5209T

PRELIMINARY TITLE

COMMITMENT FOR TITLE INSURANCE

Issued By

THIS IS NOT A TITLE INSURANCE COMMITMENT

SCHEDULE C

The Land is described as follows:

A parcel of land located in the Northwest Quarter (N.W. 1/4) of the Northeast Quarter (N.E. 1/4) of Section Twenty-eight (28) and the Southwest Quarter (S.W. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Twenty-one (21), Township Three (3) North, Range Three (3) West, Grant County, Wisconsin, described as follows:
Beginning at the Southwest corner of the N.W. 1/4 of the N.E. 1/4 of Section 28, T3N, R3W;
thence North 89° 29' East 1,189.32 feet along the Southerly boundary of said N.W. 1/4 of the N.E. 1/4 of Section 28;
thence North 01° 19' West 1,411.87 feet;
thence North 79° 35' West 630.78 feet;
thence North 01° 38' East 434.15 feet;
thence North 66° 00' West 119.00 feet;
thence North 42° 00' West 142.85 feet;
thence North 62° 19' West 243.58 feet;
thence North 62° 16' West 128.40 feet to the Quarter section line between the S.W. 1/4 and the S.E. 1/4 of Section 21;
thence South 00° 23' West 2,297.77 feet along the Quarter section line to the point of beginning.

ALSO INCLUDING the Southeast Quarter (S.E. 1/4) of the Southwest Quarter (S.W. 1/4) of Section Twenty-one (21), Township Three (3) North, Range Three (3) West, of the 4th P.M., in Grant County, Wisconsin.

EXCEPT that part thereof described in Deed "R2-104" and "212-588".

ALSO INCLUDING the North Half (N. 1/2) of the Northwest Quarter (N.W. 1/4) and the Southeast Quarter (S.E. 1/4) of the Northwest Quarter (N.W. 1/4); the East Half (E. 1/2) of the Northwest Quarter (N.W. 1/4) of the Southeast Quarter (S.E. 1/4); and the West Half (W. 1/2) of the Northeast Quarter (N.E. 1/4) of the Southeast Quarter (S.E. 1/4), all being in Section Twenty-eight (28), Township Three (3) North, Range Three (3) West of the 4th P.M., in Grant County, Wisconsin.

EXCEPTING THEREFROM 1 acre lying in the Southeast corner of the S.E. 1/4 of the N.W. 1/4 of Section 28, which has been heretofore deeded. All in Township Three (3) North, Range Three (3) West of the 4th P.M., in Grant County, Wisconsin.

EXCEPTING, all that part of the E. 1/2 of the N.W. 1/4 of the S.E. 1/4 of Section 28, T3N, R3W of the 4th P.M., in Grant County, Wisconsin, lying Southwest of the centerline of County Trunk Highway "U", which centerline is described as follows:

Commencing at a point on an East-West line 1,320 feet South and 1,315 feet East of the Center of said Section 28;
thence North 41° 49' West 987 feet to the West line of the E. 1/2 of the N.W. 1/4 of the S.E. 1/4 of said Section 28, subject to highway right-of-ways.

ALSO INCLUDING all that part of the West Half (W. 1/2) of the Northwest Quarter (N.W. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Twenty-eight (28), Township Three (3) North, Range Three (3) West of the 4th P.M., in Grant County, Wisconsin, lying Northeast of the centerline of County Trunk Highway "U" which centerline is described as follows:

Commencing at a point on a North-South line 660 feet East and 590 feet South of the center of said Section 28;
thence North 41° 49' West 415.1 feet;
thence Northwesterly on a 1910 foot radius curve, concave to the Northeast 351.9 feet;
thence Northerly along centerline to the North line of the W. 1/2 of the S.E. 1/4 of said Section 28.

ALSO INCLUDING part of the Southwest Quarter (S.W. 1/4) of the Southwest Quarter (S.W. 1/4) lying West of County Trunk Highway "U" in Section Twenty-one (21), Township Three (3) North, Range Three (3) West of the

PRELIMINARY TITLE

SCHEDULE C

(Continued)

4th P.M., in Grant County, Wisconsin.

ALSO INCLUDING that part of the North Half (N.1/2) of the Southeast Quarter (S.E. 1/4) of the Southeast Quarter (S.E. 1/4) lying between County Trunk Highway "U" and the private road in Section Twenty-eight (28), Township Three (3) 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.: 052-00451-0000, 052-00453-0000, 052-00459-0000, 052-00654-0000, 052-00658-0000, 052-00659-0000, 052-00661-0000, 052-00668-0000, 052-00669-0000 and 052-00673-0000

PROPERTY PHOTOS

TRACTS 1-4



TRACTS 1-4



TRACTS 1 & 3



TRACTS 1, 2 & 3



TRACTS 2-4



TRACT 3



TRACTS 3 & 4



TRACT 4



TRACTS 5 & 6



TRACT 5





TRACT 5



TRACT 5





TRACTS 5 & 6



TRACTS 5 & 6







Auction Manager: **Chris Hoffman • 608.885.0005**
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Real Estate #937019-91; Auctioneer: Rex D. Schrader, a registered Wisconsin auctioneer #2669-052

RC26-637

