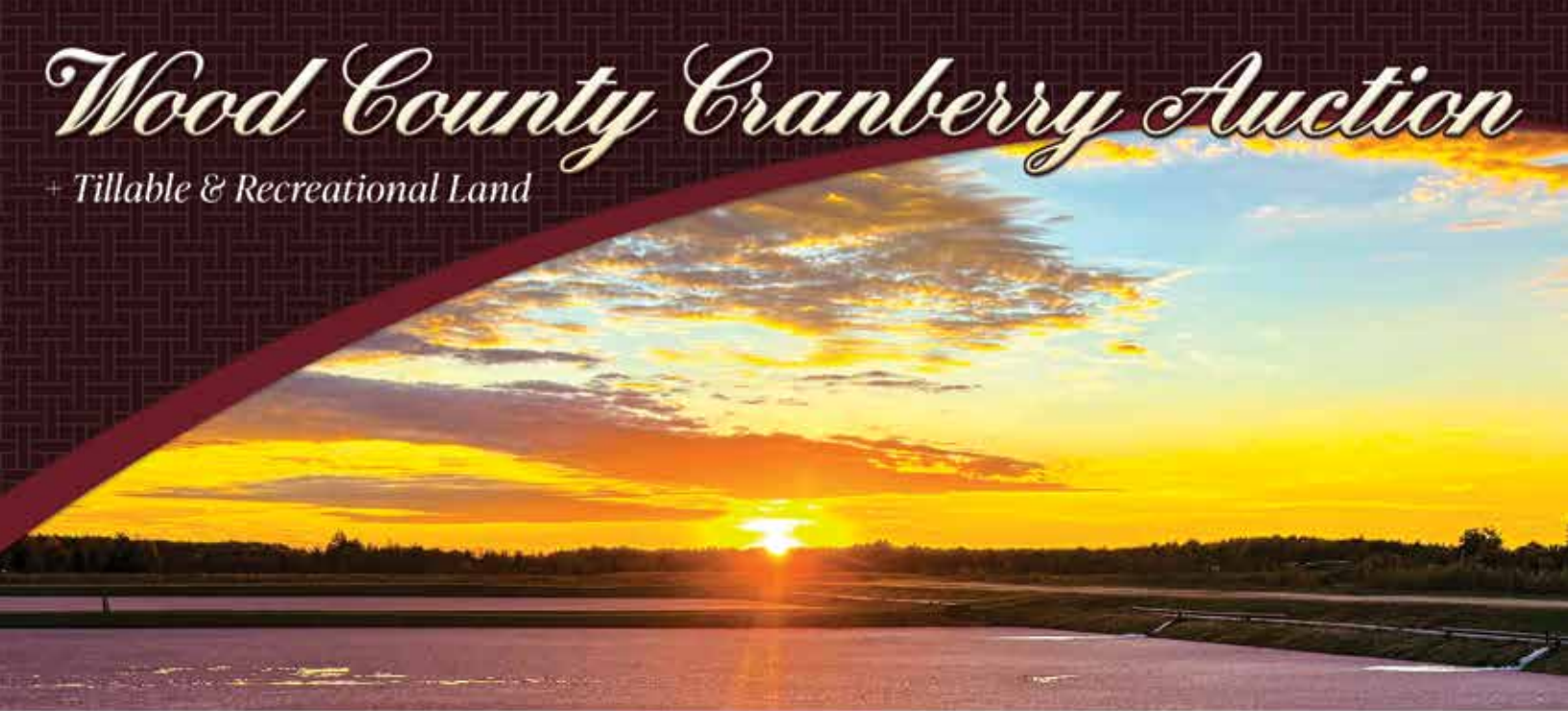


Wood County Cranberry Auction

+ Tillable & Recreational Land



INFORMATION BOOK



150.22[±] acres

Offered in 4 Tracts or Combinations

Tuesday, September 15 • 6pm CT

- Buyer has the Right to Harvest 2026 Cranberry Crop!
- Approximately 19± Acres of Established Stevens Cranberry Bogs
- Productive Tillable Acreage
- Potential for Future Cranberry Expansion
- Recreational Wooded Land with Excellent Wildlife Habitat



ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

DISCLAIMER:

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

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

SELLER: Trever Ostrowski



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts (subject to swing tract limitations) & as a total 150.22± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

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, & 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 the appropriate Deed(s).

CLOSING: The targeted closing date will be October 15th, 2026. The balance of the real estate purchase price & Buyer's closing costs are due at closing.

POSSESSION: Possession of tract 1 will be granted immediately to the buyer following the auction & completion of an Immediate Possession form. Buyer of tract 1 will have rights to the growing cranberry crop. Tract 2 possession

will be subject to the 2026 farm lease. Possession of tracts 3 & 4 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 & due diligence concerning the property & should not rely on any representations made by the Seller or Auction Company. Inspection dates have been scheduled & will be staffed w/auction personnel. Further, Seller disclaims any & 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 & 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 & all persons who enter shall defend, indemnify, & hold harmless Seller & Auction Company from any & all liabilities.

ACREAGE: Advertised acreages & boundaries are approximate & have been estimated based on a preliminary survey drawing & digital mapping. The representation of the cranberry bog acreage is estimated based on the seller's harvest records.

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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & 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 & relieve Seller & Auction from all obligations, if any, to provide the same. All sketches & dimensions in the brochure are approximate for advertising & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

Registered WI Broker: Kyle Tranel • 608.642.8994 #111879-94

Registered WI Auctioneer: Luke N. Schrader #3088-52

WI Auction Company/WI Broker: Schrader Real Estate and Auction Company, Inc. #116-53, #937019-91

Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, Indiana 46725

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Tract 1



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, SEPTEMBER 15, 2026

150.22± ACRES – WOOD COUNTY, WISCONSIN

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, September 8, 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
150.22± Acres • Wood County, Wisconsin
Tuesday, September 15, 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 Tuesday, September 15, 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, Tuesday, September 8, 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.

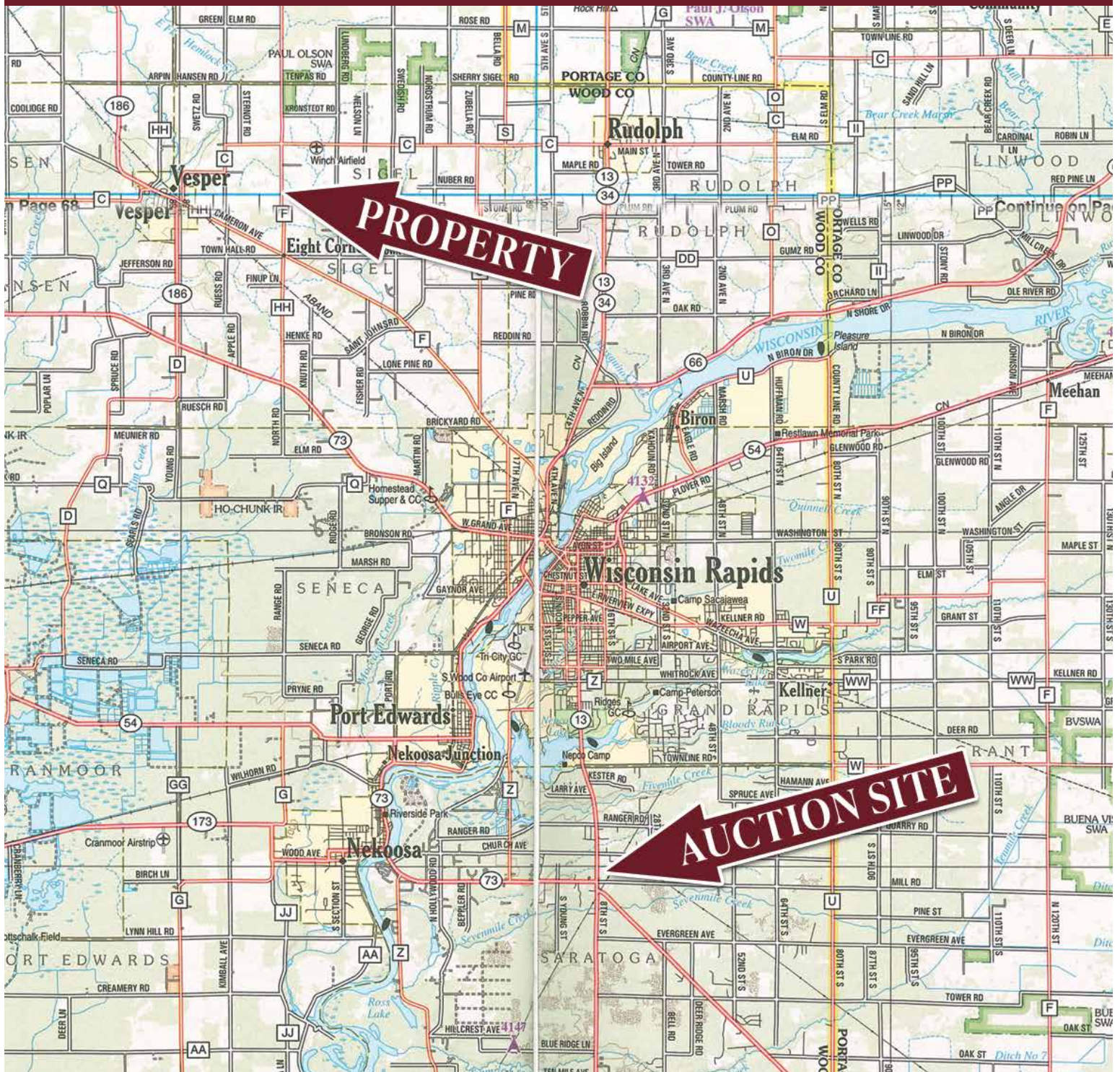
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & TRACT MAPS

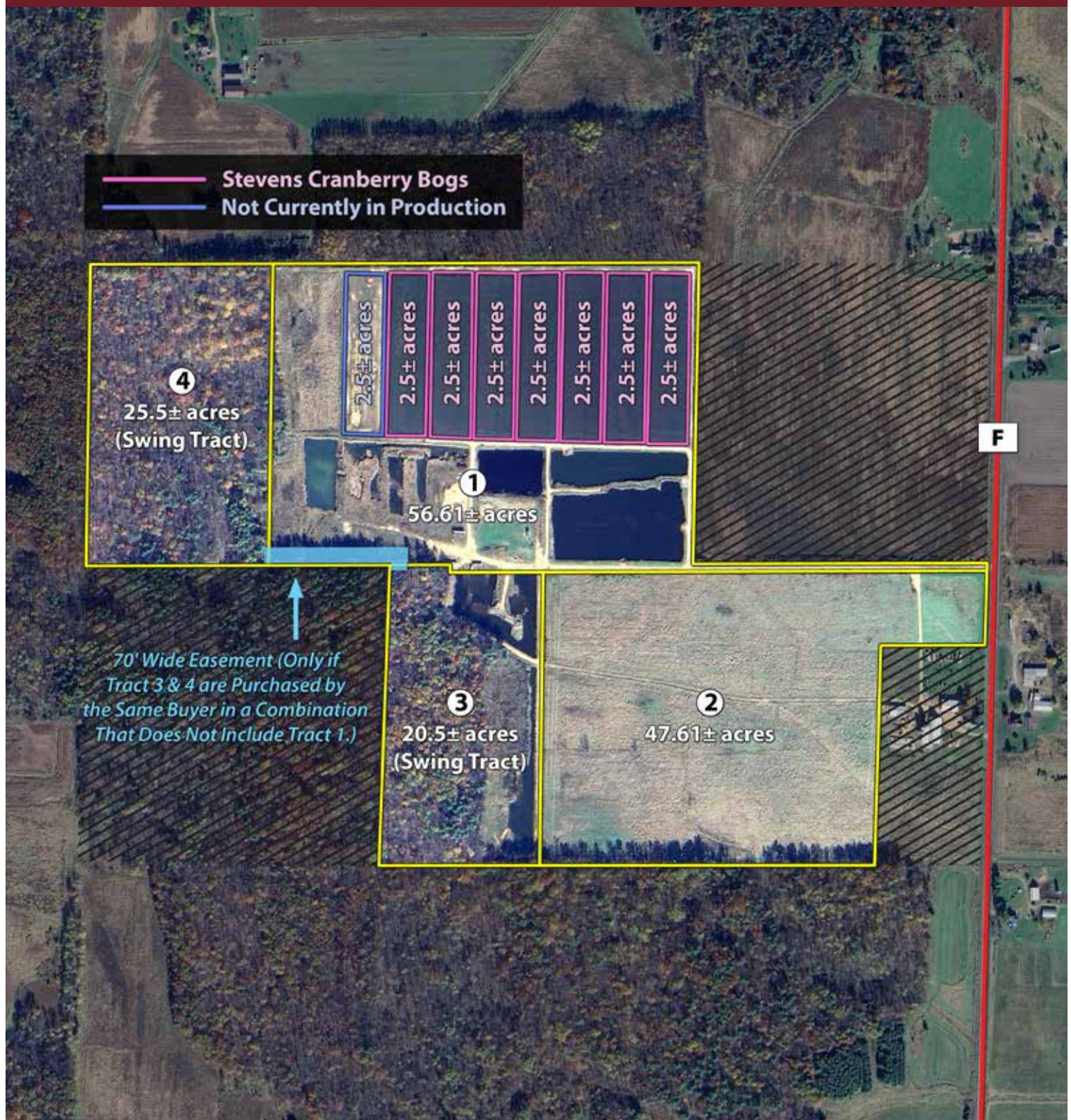
LOCATION MAP



Auction Location: The Outpost Ranch, 9331 State Hwy 13 S, Wisconsin Rapids, WI 54494

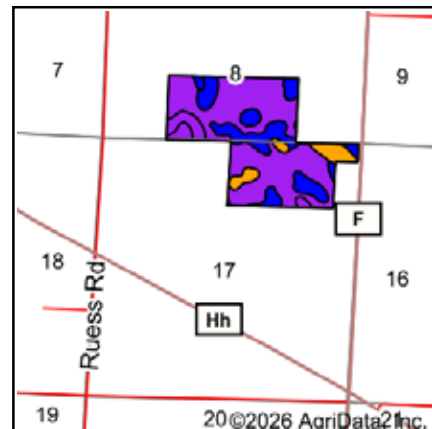
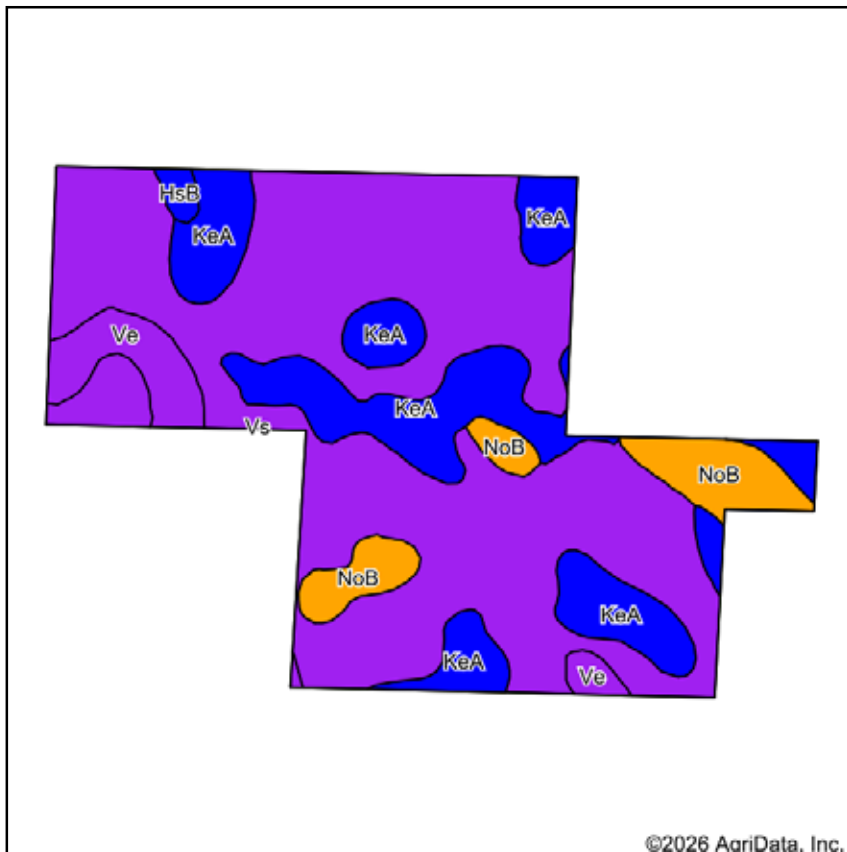
Property Location: 6499 County Rd F, Wisconsin Rapids, WI 54495 • From Wisconsin Rapids, travel northwest on County Rd F for approximately 6 miles. The property is on the west side of County Rd F.

TRACT MAP



SOIL & TOPOGRAPHY MAPS

SOIL MAP



State: **Wisconsin**
 County: **Wood**
 Location: **17-23N-5E**
 Township: **Sigel**
 Acres: **148.92**
 Date: **7/17/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

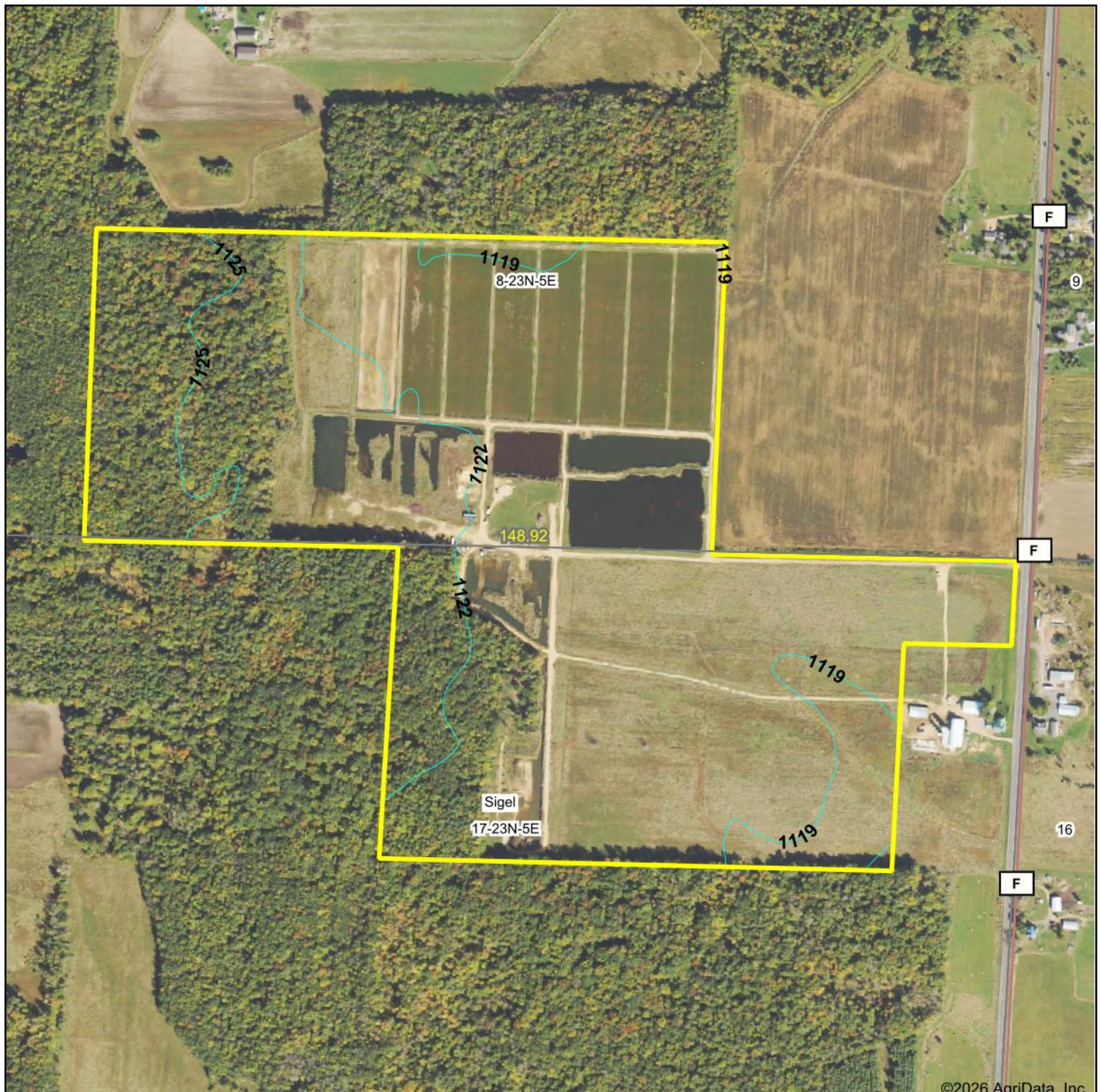


Soils data provided by USDA and NRCS.

Archived Soils Ending 2/5/2014

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass clover AUM	Kentucky bluegrass AUM	Oats Bu	Red clover hay Tons	Reed canarygrass AUM	Soybeans Bu	Winter wheat Bu
Vs	Vesper silt loam	96.48	64.7%		VIw		70	11				2.5	3	23	
KeA	Kert silt loam, 0 to 3 percent slopes	33.61	22.6%		IIw	3.5	75	12	5.2	2.7	65	3		25	29
NoB	Norgo silt loam, 2 to 6 percent slopes	10.58	7.1%		IIIe	2.1	55	9	3.6	2	40			18	18
Ve	Veedom silt loam	7.24	4.9%		VIw		70	11				3	3.2	23	
HsB	Hiles silt loam, 2 to 6 percent slopes	1.01	0.7%		Ile	4	85	14	5.3	2.7	70	3.8		28	32
Weighted Average					4.86	1	70.2	11.1	1.5	0.8	18	2.5	2.1	23.1	8

TOPOGRAPHY CONTOURS MAP



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,114.9

Max: 1,127.3

Range: 12.4

Average: 1,121.4

Standard Deviation: 2.1 ft

0ft 657ft 1313ft



7/17/2026

17-23N-5E
Wood County
Wisconsin

Boundary Center: 44° 28' 54.22, -89° 55' 59.2

Maps Provided By



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www.AgriDataInc.com

CRANBERRY OPERATIONS INFO

CRANBERRY OPERATIONS INFO

Cranberry Operations – Beds & Production

Production History

Under previous ownership, the cranberry bogs averaged 230 barrels per acre, with 5,107 barrels harvested in 2025. The crop is marketed independently each year, giving the new owner complete marketing flexibility. The cranberry operation is professionally scouted weekly throughout the growing season (every Tuesday), with agronomic recommendations for fertilizer, crop protection, and overall crop management. Beds 2 through 8 are planted to Stevens variety and were established between 2008 and 2013. Bed 1 is currently in grass and offers potential for future expansion.

Bed Inventory

Bed 1	Currently in grass – potential future expansion
Bed 2	Stevens – Planted 2013
Bed 3	Stevens – Planted 2010
Bed 4	Stevens – Planted 2010
Bed 5	Stevens – Planted 2009
Bed 6	Stevens – Planted 2009
Bed 7	Stevens – Planted 2008
Bed 8	Stevens – Planted 2009

EQUIPMENT LIST

EQUIPMENT LIST

Cranberry Equipment List

Included:

- Allis Chalmers 7060 Tractor
- Deutsch 6240 Tractor
- Dresser 540 Wheelloader
- Gebhardt 15-foot Harrow
- John Deere Irrigation Pump
- 4 Cristifulli Water Pumps
- 1,000-gallon Fuel Tank
- 4 Semi-Trailers
- 2 Shipping Containers
- Spare Irrigation Pump with Fuel Injection Pump
- Approximately 7,500-feet Irrigation Pipe
- 4 Bulkheads
- 12-foot Roller Compacter
- 200-feet Boom Line
- 10-inch Water Pump, powered by Detroit Diesel Engine
- 8-foot Cranberry Disc/Planter

Not Included or Available for Purchase:

- 2 Case Haul Trucks
- Komatsu Excavator
- John Deere Tractor with Mower

Not Included in Purchase - Available for Purchase

- T-40 Drone: dry and liquid spreader, 2 batteries, charging station, and remote control -
\$10,000

FSA INFORMATION

FSA INFORMATION

Wood, Wisconsin

FSA - 578 (09-13-16)

Farm Number: 7382

Operator Name and Address

TREVER J OSTROWSKI
243545 DEER CREEK LN
ATHENS, WI 54411-5504

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2026

DATE: 12/30/2025

PAGE: 1

Original: SMK
Revision: CMR
Cropland: 20.00
Farmland: 81.93

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
9401	1	GRASS	NAG	LS	N	C	N	I	A	2.50		Yes				01	2035
Producer OO - TREVER J OSTROWSKI						Share 100.00 FSA Physical Location Wood, Wisconsin						NAP Unit 2848		Signature Date			
2	CRNBR		PR	I	C	N	I	A		2.50		Yes	3		07/07/2013	01	2050
Number of Trees						Row Width						Ages of Trees					
Producer OO - TREVER J OSTROWSKI						Share 100.00 FSA Physical Location Wood, Wisconsin						NAP Unit 2848		Signature Date			
3	CRNBR		PR	I	C	N	I	A		2.50		Yes	4		06/20/2010	01	2050
Number of Trees						Row Width						Ages of Trees					
Producer OO - TREVER J OSTROWSKI						Share 100.00 FSA Physical Location Wood, Wisconsin						NAP Unit 2848		Signature Date			
4	CRNBR		PR	I	C	N	I	A		2.50		Yes	5		05/30/2010	01	2050
Number of Trees						Row Width						Ages of Trees					
Producer OO - TREVER J OSTROWSKI						Share 100.00 FSA Physical Location Wood, Wisconsin						NAP Unit 2848		Signature Date			
5	CRNBR		PR	I	C	N	I	A		2.50		Yes	6		06/28/2009	01	2050
Number of Trees						Row Width						Ages of Trees					
Producer OO - TREVER J OSTROWSKI						Share 100.00 FSA Physical Location Wood, Wisconsin						NAP Unit 2848		Signature Date			
6	CRNBR		PR	I	C	N	I	A		2.50		Yes	7		06/13/2009	01	2050
Number of Trees						Row Width						Ages of Trees					
Producer OO - TREVER J OSTROWSKI						Share 100.00 FSA Physical Location Wood, Wisconsin						NAP Unit 2848		Signature Date			
7	CRNBR		PR	I	C	N	I	A		2.50		Yes	8		06/07/2008	01	2050
Number of Trees						Row Width						Ages of Trees					
Producer OO - TREVER J OSTROWSKI						Share 100.00 FSA Physical Location Wood, Wisconsin						NAP Unit 2848		Signature Date			
8	CRNBR		PR	I	C	N	I	A		2.50		Yes	9		05/23/2009	01	2050
Number of Trees						Row Width						Ages of Trees					
Producer OO - TREVER J OSTROWSKI						Share 100.00 FSA Physical Location Wood, Wisconsin						NAP Unit 2848		Signature Date			

Tract 9401 Summary

PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	CRNBR	PR	I	A	17.50	01	GRASS	NAG	LS	N	A	2.50					

Photo Number/Legal Description: SIGEL-8 T23R5 K8

Cropland: 20.00

Reported on Cropland: 20.00

Difference: 0.00

Reported on Non-Cropland: 0.00

FSA INFORMATION

Wood, Wisconsin

FSA - 578 (09-13-16)

Farm Number: 7382

Operator Name and Address

TREVER J OSTROWSKI
243545 DEER CREEK LN
ATHENS, WI 54411-5504

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2026

DATE: 12/30/2025

PAGE: 2

Original: SMK
Revision: CMR
Cropland: 20.00
Farmland: 81.93

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a -- as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

TREVER J OSTROWSKI						Crop/ Commodity	Variety/ Type	Share	TREVER J OSTROWSKI						Crop/ Commodity	Variety/ Type	Share
TREVER J OSTROWSKI						GRASS	NAG	100.00	TREVER J OSTROWSKI						CRNBR		100.00
PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity		PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	
	OFAV			I	A	17.50			01	CRNBR		PR	I	A	17.50		
01	GRASS	NAG	LS	N	A	2.50											

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION



United States
Department of
Agriculture

Wood County, Wisconsin

Entire Tract: IR / NI GR / FG unless
Name/Shares: **TREVER OSTROWSKI 100%** otherwise
labeled

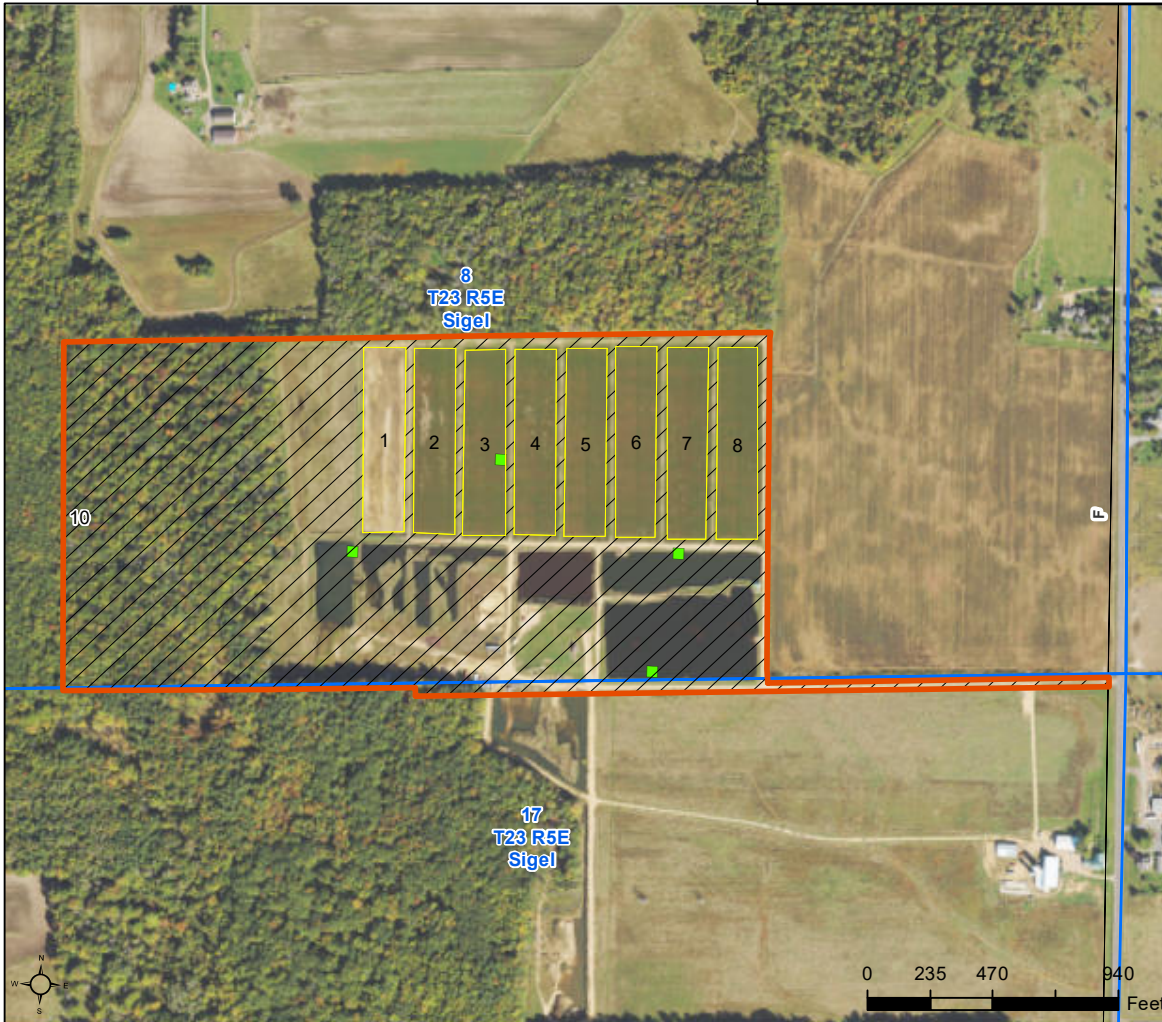
Farm 7382

Tract 9401

2026 Program Year

CLU	Acres	HEL	Crop
1	2.5	NHEL	
2	2.5	NHEL	
3	2.5	NHEL	
4	2.5	NHEL	
5	2.5	NHEL	
6	2.5	NHEL	
7	2.5	NHEL	
8	2.5	NHEL	
10	61.93	UHEL	NC

Page Cropland Total: 20.0 acres



Map Created September 08, 2025

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS
- NAIP Imagery 2024
- Wetland Determination Identifiers**
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 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.

FSA INFORMATION



United States
Department of
Agriculture

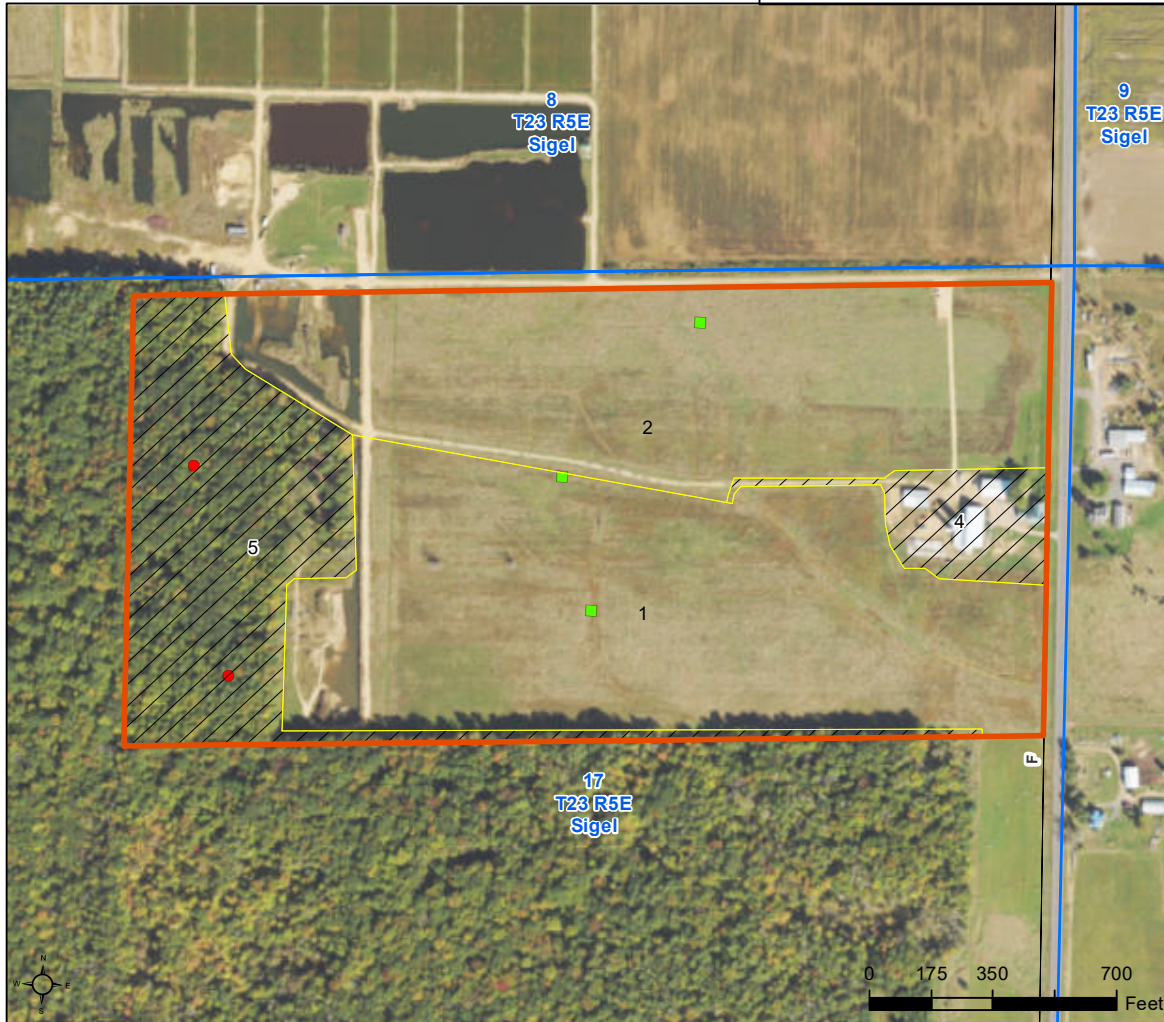
Wood County, Wisconsin

Entire Tract: IR / NI GR / FG unless
Name/Shares: TREVER OSTROWSKI 100% otherwise
labeled

Farm 7383

Tract 9402

2026 Program Year



CLU	Acres	HEL	Crop
1	31.69	NHEL	
2	26.08	NHEL	
4	3.44	UHEL	NC
5	15.55	UHEL	NC

Page Cropland Total: 57.77 acres

Map Created September 08, 2025

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS

NAIP Imagery 2024

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 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.

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

2025 Real Estate Tax Summary

07/22/2026 11:06 AM

Page 1 Of 1

Parcel #: 2100155
Alt. Parcel #: 23.5.8-12
042 - TOWN OF SIGEL
WOOD COUNTY, WISCONSIN

Tax Address:
TREVER OSTROWSKI
ET AL
243545 DEER CREEK LN
ATHENS WI 54411

Owner(s): O = Current Owner, C = Current Co-Owner
O - OSTROWSKI, TREVER
C - OSTROWSKI, AMANDA

Districts: SC = School, SP = Special
Type Dist # Description
SC 6685 WIS RAPIDS SCH DIST

Property Address(es): * = Primary

Abbreviated Description: Acres: 40.000
(See recorded documents for a complete legal description.)
S8 T23 R5E SE SW

Parcel History:

Date	Doc #	Vol/Page	Type
10/15/2025	2025R08245		WD
	2004R03181		

Plat: * = Primary
* N/A-NOT AVAILABLE

Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:
08-23N-05E

Tax Bill #:	207	Net Mill Rate	0.014484436	Installments		
		Gross Tax	731.19			
		School Credit	69.26			
Land Value	32,200	Total	661.93	1	01/31/2026	301.56
Improve Value	13,500	First Dollar Credit	58.82	2	07/31/2026	301.55
Total Value	45,700	Lottery Credit	0.00			
Ratio	0.8483	Net Tax	603.11			
Fair Mrkt Value	89,300					

	Amt Due	Amt Paid	Balance
Net Tax	603.11	603.11	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		6.09	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	603.11	609.20	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
02/18/2026	1377826	T	603.11
03/20/2026	1378398	T	6.09

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

COUNTY TAX INFORMATION

2025 Real Estate Tax Summary

07/22/2026 11:05 AM

Page 1 Of 1

Parcel #: 2100159
Alt. Parcel #: 23.5.8-15
042 - TOWN OF SIGEL
WOOD COUNTY, WISCONSIN

Tax Address:
TREVER OSTROWSKI
ET AL
243545 DEER CREEK LN
ATHENS WI 54411

Owner(s): O = Current Owner, C = Current Co-Owner
O - OSTROWSKI, TREVER
C - OSTROWSKI, AMANDA

Districts: SC = School, SP = Special
Type Dist # Description
SC 6685 WIS RAPIDS SCH DIST

Property Address(es): * = Primary
* 6499 COUNTY HIGHWAY F

Abbreviated Description: Acres: 41.800
(See recorded documents for a complete legal description.)
S8 T23 R5E SW SE & THE N 33' OF N 1/2
NE, S 17-23-5 EXC W 264' THEREOF & EXC
HWY

Parcel History:

Date	Doc #	Vol/Page	Type
10/15/2025	2025R08245		WD
	2004R03181		

Plat: * = Primary
* N/A-NOT AVAILABLE

Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:
08-23N-05E

Tax Bill #:	210	Net Mill Rate	0.014484436	Installments		
		Gross Tax	1,281.59			
		School Credit	121.39			
Land Value	10,500	Total	1,160.20	1	01/31/2026	550.69
Improve Value	69,600	First Dollar Credit	58.82	2	07/31/2026	550.69
Total Value	80,100	Lottery Credit	0.00			
Ratio	0.8483	Net Tax	1,101.38			
Fair Mkt Value	94,800					

	Amt Due	Amt Paid	Balance
Net Tax	1,101.38	1,101.38	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		11.12	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	1,101.38	1,112.50	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
02/18/2026	1377827	T	1,101.38
03/20/2026	1378399	T	11.12

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

COUNTY TAX INFORMATION

2025 Real Estate Tax Summary

07/22/2026 11:05 AM

Page 1 Of 1

Parcel #: 2100303A Alt. Parcel #: 23.5.17-1.1-2.1		042 - TOWN OF SIGEL WOOD COUNTY, WISCONSIN	
Tax Address: TREVER OSTROWSKI ET AL 243545 DEER CREEK LN ATHENS WI 54411		Owner(s): O = Current Owner, C = Current Co-Owner O - OSTROWSKI, TREVER C - OSTROWSKI, AMANDA	
Districts: SC = School, SP = Special Type Dist # Description SC 6685 WIS RAPIDS SCH DIST		Property Address(es): * = Primary	
Abbreviated Description: Acres: 23.430 (See recorded documents for a complete legal description.) S17 T23 R5E THAT PRT LOT 1, WCCSM #7927, LYG IN NW NE EXC WCCSM #11451 & INC W 264' OF N 33' OF NW NE;		Parcel History: Date Doc # Vol/Page Type 10/15/2025 2025R08245 WD 12/27/2019 2019R10944 WD	
Plat: * = Primary * N/A-NOT AVAILABLE		Tract: (S-T-R 40% 160% GL) Block/Condo Bldg: 17-23N-05E	

Tax Bill #: 406		Net Mill Rate 0.014484436		Installments		
		Gross Tax 294.39				
		School Credit 27.88				
Land Value	18,400	Total 266.51		1	01/31/2026	133.26
Improve Value	0	First Dollar Credit 0.00		2	07/31/2026	133.25
Total Value	18,400	Lottery Credit 0 Claims 0.00				
Ratio	0.8483	Net Tax 266.51				
Fair Mrkt Value	42,100					

	Amt Due	Amt Paid	Balance
Net Tax	266.51	266.51	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		2.69	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	266.51	269.20	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
02/18/2026	1377828	T	266.51
03/20/2026	1378400	T	2.69

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

COUNTY TAX INFORMATION

View Real Estate Property

Property #: 2100303B

Municipality: 042 - TOWN OF SIGEL

Tax Year: 2026

Bill Number: 0

Current Owner: OSTROWSKI, TREVER

Property Address:

General

Legal

Values

Taxes

Special

Extras

Interest/Penalty as of

07/22/2026

Taxes

Taxes have not yet been finalized for the 2026 tax year.

Installments

Taxes have not yet been finalized for the 2026 tax year.

Payments

Taxes have not yet been finalized for the 2026 tax year.

Unpaid Taxes

Tax Year	Bill #	Cert #	Net Tax	GPT	Special Tax	Int	Pen	Other	Total
No records found.									
-	-	-	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PRELIMINARY TITLE

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First American Title™

Commitment for Title Insurance
Wisconsin - 2021 v. 01.00 (07-01-2021)

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

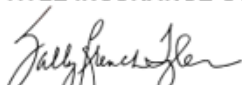
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

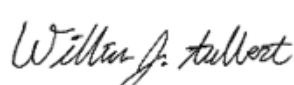
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Sally F. Tyler, President

By: 
William J. Aulbert, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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Wisconsin - 2021 v. 01.00 (07-01-2021)

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements; and]
- f. Schedule B, Part II-Exceptions]; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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Commitment for Title Insurance
Wisconsin - 2021 v. 01.00 (07-01-2021)

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Commitment for Title Insurance
Wisconsin - 2021 v. 01.00 (07-01-2021)

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment

Condition 5.e.:

Issuing Agent: The Closing Company, LLC
Issuing Office: 2215 Schofield Ave, Schofield, WI 54476
Issuing Office's ALTA® Registry ID: 4023376
Loan ID No.: -
Commitment No.: CC-7110
Issuing Office File No.: CC-7110
Property Address: 6499 County Road F, Wisconsin Rapids, WI 54495
Revision No.: 1

SCHEDULE A

1. Commitment Date: June 18, 2026 at 8:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (7-1-21)
Proposed Insured: TBD
Proposed Amount of Insurance: \$15,000.00
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:

Trevor Ostrowski and Amanda Ostrowski, husband and wife, as survivorship marital property
5. The Land is described as follows:

Parcel 1:

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township 23 North, Range 5 East, in the Town of Sigel, Wood County, Wisconsin, AND
The North 33 feet of the NE 1/4 of the NE 1/4, except the East 40 feet of same, and the North 33 feet of the NW 1/4 of the NE 1/4 all in Section 17, Township 23 North, Range 5 East, in the Town of Sigel, Wood County, Wisconsin, excepting the West 264 feet thereof.

PIN No.: 21-00159

Parcel 2:

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 8, Township 23 North, Range 5 East, in the Town of Sigel, Wood County, Wisconsin.

PIN No.: 21-00155

Parcel 3:

That part of Lot One (1) of Certified Survey Map No. 7927 as recorded in Volume 27, of Surveys on Page 127, as Document No. 2004RO4103; located in and being part of the NW 1/4 of the NE 1/4, Section 17, Township 23 North, Range 7 East, in the Town of Sigel, Wood County, Wisconsin; AND
The West 264 feet of the North 33 feet of the NW 1/4 of the NE 1/4, Section 17, Township 23 North, Range 5 East, Town of Sigel, Wood County, Wisconsin; EXCEPT that part of Lot 1 described in Certified Survey Map No. 11451.

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Wisconsin - 2021 v. 01.00 (07-01-2021)

PIN No.: 21-00303A

Parcel 4:

Lot One (1) of Certified Survey Map No. 11451, recorded as Document No. 2024R04141; located in and being part of Lot 1 of Wood County Certified Survey Map No. 7927 located in part of the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 17, Township 23 North, Range 5 East, in the Town of Sigel, Wood County, Wisconsin; EXCEPT that part described as Lot 1 of Certified Survey Map No. 11642.

PIN No.: 21-00303B

The Closing Company, LLC

By: _____

Kelly J. Spaay

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Wisconsin - 2021 v. 01.00 (07-01-2021)

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.

A. Warranty Deed from Trevor Ostrowski and Amanda Ostrowski, husband and wife, as survivorship marital property to TBD.

The proposed deed should either designate the subject property as non-homestead, identify the grantor as unmarried or be joined in by grantor's spouse.

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 facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Easements, claims of easements or encumbrances that are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title, including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. 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.
6. The lien of the general real estate taxes for the year 2026 and thereafter.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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PRELIMINARY TITLE



First American Title™

Commitment for Title Insurance
Wisconsin - 2021 v. 01.00 (07-01-2021)

7. The lien of any special assessments, taxes or charges.
8. **Mortgage executed by Trever J. Ostrowski and Amanda M. Ostrowski, husband and wife, as survivorship marital property to Nicolet National Bank, in the originally stated amount of [REDACTED] dated October 15, 2025, recorded in the Office of the Register of Deeds for Wood County, Wisconsin on October 15, 2025, as Document No. 2025R08246.**
9. **Holding Tank Agreement dated May 28, 2024, recorded in the Office of the Register of Deeds for Wood County, Wisconsin, on May 28, 2024, as Document No. 2024R03912. (Parcel 4)**
10. **Special taxes or assessments, if any, by reason of the insured premises being designated as Managed Forest Land as disclosed by Order of Designation dated November 12, 1990 and recorded November 16, 1990 in Volume 6R of Lis Pendens, page 6A, as Document No. 709924. Wood County Records. (Affects the SE ¼ of the SW ¼ of 8-23-5). MFL Transfer Order dated September 19, 1995 and recorded September 20, 1995, in Volume 765 of Records, page 571, as Document No. 783531, Wood County Records. MFL Transfer Order dated December 13, 2004 and recorded December 27, 2004, as Document No. 2004R18247, Wood County Records.**
11. **Rights of the public in any portion of the subject premises lying within the limits of any public highway, street or road. The policy will also be subject to any existing easements in that portion of the subject premises which was part of any vacated public highway, street, alley or road.**
12. **Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, stream, lake, or other public body of water. The policy will not insure the exact location of any portion of the land created by the 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.**
13. **Septic Tank Maintenance Affidavit, recorded in the Office of the Register of Deeds for Wood County, Wisconsin, on May 24, 1989, in Volume 570 of Records, Page 747, as Document No. 693074.**
14. **Privy Installation Agreement, recorded in the Office of the Register of Deeds for Wood County, Wisconsin, on January 24, 2003, as Document No. 917038.**

FOR INFORMATIONAL PURPOSES ONLY:

Real Estate Taxes for the year 2025, in the amount of \$1,112.50 are paid in full. (Parcel 1)

Real Estate Taxes for the year 2025, in the amount of \$609.20 are paid in full. (Parcel 2)

Real Estate Taxes for the year 2025, in the amount of \$269.20 are paid in full. (Parcel 3)

Real Estate Taxes for the year 2025, are unavailable. (Parcel 4)

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PHOTOS

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Tract 1



Tract 1



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