

Fond du Lac County Transitional Farmland WISCONSIN AUCTION

120[±]
acres

OFFERED IN 3 TRACTS

- Adjacent to the Village of Campbellsport
- Future Residential Development Potential
- Future Industrial Development Potential
- Productive Farmland
- Potential Rural Homesite
- Excellent Wildlife Habitat

5% Buyer's
Premium

Wednesday, November 4 - 6:00pm

held at Foundry 45,
9480 US 45,
Kewaskum, WI 53040



800.451.2709 **MULTI-TRACT AUCTIONS**

www - SchraderAuction - com

INFORMATION BOOKLET

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.



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

800.451.2709 | 260.244.7606 | www.schraderauction.com

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YouTube



Auction Terms & Conditions:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts (subject to swing tract limitations) and as a total 120± 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 5% 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 the appropriate Deed(s).

CLOSING: The targeted closing date will be December 4th, 2026. The balance of the real estate purchase price and Buyer's closing costs are due at closing.

POSSESSION: Possession of the cropland 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.

STOCK PHOTOGRAPHY: Deer and turkey photos are for illustrative purposes only and are not of the auction property.

Owner: ML Feuerhammer
Irrevocable Trust

Auction Manager:

Kyle Tranel • 608.642.8994

800.451.2709

SchraderAuction.com



BOOKLET INDEX

<i>Real Estate Auction Registration Forms</i>	5, 7-8
<i>Location Map</i>	9-10
<i>Tract Map</i>	11-12
<i>Tract Descriptions & Auction Terms</i>	13-14
<i>Soils Map & Productivity Information</i>	15-16
<i>FSA Information</i>	17-20
<i>Topography Map</i>	21-22
<i>Flood Zone Map</i>	23-24
<i>Property Record Cards</i>	25-30
<i>Parcel Reports</i>	31-41
<i>Tax Information</i>	43-48
<i>Preliminary Title</i>	49-56
<i>Village of Campbellsport Maps</i>	57-64
<i>Property Photos</i>	65-74



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BIDDER PRE-REGISTRATION FORM

WEDNESDAY, NOVEMBER 4, 2026

120± ACRES – FOND DU LAC 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 Wednesday, October 28, 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: _____

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LEFT BLANK***

Online Auction Bidder Registration
120± Acres • Fond Du Lac County, Wisconsin
Wednesday, November 4, 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 Wednesday, November 4, 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, Wednesday, October 28, 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:

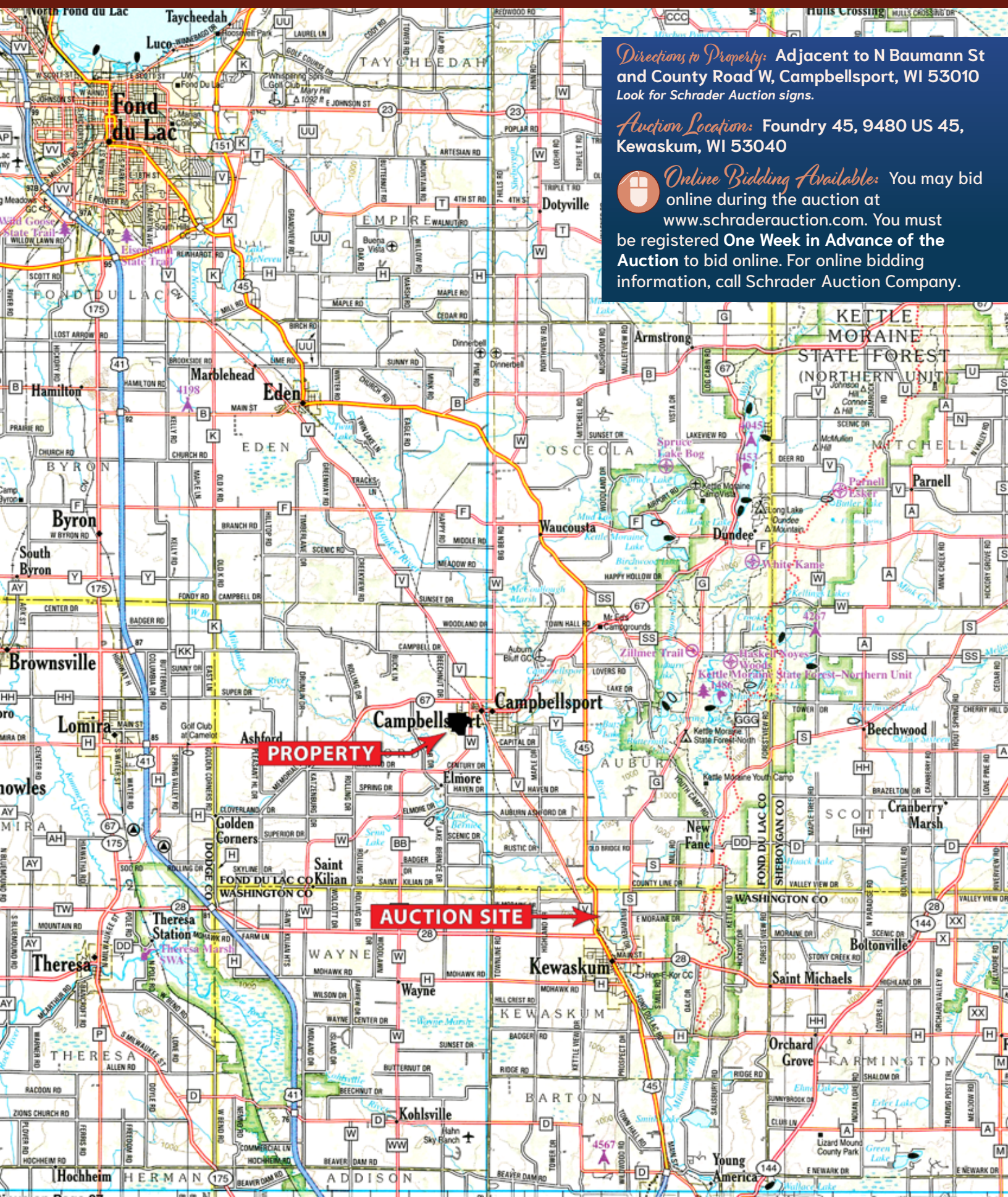
E-mail address of registered bidder: _____

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



Directions to Property: Adjacent to N Baumann St and County Road W, Campbellsport, WI 53010
Look for Schrader Auction signs.

Auction Location: Foundry 45, 9480 US 45, Kewaskum, WI 53040



Online Bidding Available: You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.

TRACT MAP



TRACT MAP

Inspection Dates:

Tuesday, October 13 • 4:00–6:00pm

Saturday, October 17 • 9:00am–Noon

Tuesday, October 20 • 4:00–6:00pm

Meet the Auction Manager on-site or call to schedule a private showing.



TRACT DESCRIPTIONS





120±
acres
OFFERED IN 3 TRACTS

Fond du Lac County Transitional Farmland WISCONSIN AUCTION

*Wednesday, November 4
at 6:00pm*

held at Foundry 45
Kewaskum, WI

5% Buyer's
Premium

Schrader Real Estate & Auction Company is pleased to represent the ML Feuerhammer Irrevocable Trust, which consists of 120± acres in the Town of Ashford, Fond du Lac County, Wisconsin. The property is located adjacent to the Village of Campbellsport along N. Baumann St and County Road W, conveniently situated between Fond du Lac and West Bend.

The property combines productive farmland, rural homesite potential, and development potential. According to the **Village of Campbellsport Future Land Use Plan**, portions of the property are identified for future residential and industrial development. Its location immediately adjacent to the Village provides an opportunity for developers, investors, farmers, and hunting enthusiasts to acquire productive agricultural and hunting land with potential for future development. Any future development, change in use, or homesite is subject to applicable zoning, governmental approvals, and other requirements.

Of the 120± acres, approximately **88.15 FSA tillable acres**. The farm lease has been terminated, and the property will be available for the **2027 crop year**, allowing for continued agricultural use or rental income.

The property will be offered in **3 tracts**, giving buyers the flexibility to purchase individual tracts, combinations of tracts, or the entire 120± acre property, subject to the Auction Terms.

TRACT 1 – 73± acres located adjacent to the Village of Campbellsport with frontage along N. Baumann St and County Road W. According to the **Village of Campbellsport Future Land Use Plan**, portions of the property lie within areas identified for future residential and industrial development.

The tract includes approximately **50.40 FSA tillable acres** along with wooded acreage, providing productive agricultural use today. Its substantial acreage, road frontage, and location adjacent to the Village provide potential for future development or a rural homesite.

The property's diverse landscape provides habitat for whitetail deer, turkey, and other wildlife, while the tillable acreage offers an additional food source throughout the growing season. Tract 1 offers a combination of productive farmland, wooded acreage, and future development potential for farmers, developers, investors, and rural land buyers.

TRACT 2 – 2± acres with road frontage and access along County Road W. The tract consists primarily of wetlands with potential recreational use.

TRACT 3 – “Swing Tract” – 45± acres Approximately **37.75 FSA tillable acres**, providing productive farmland with potential for rental income or food plots. The combination of tillable and wooded acreage offers hunting and recreational opportunities, providing food sources and cover for whitetail deer, turkey, and other wildlife.

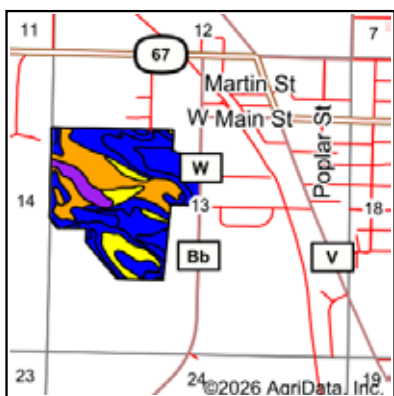
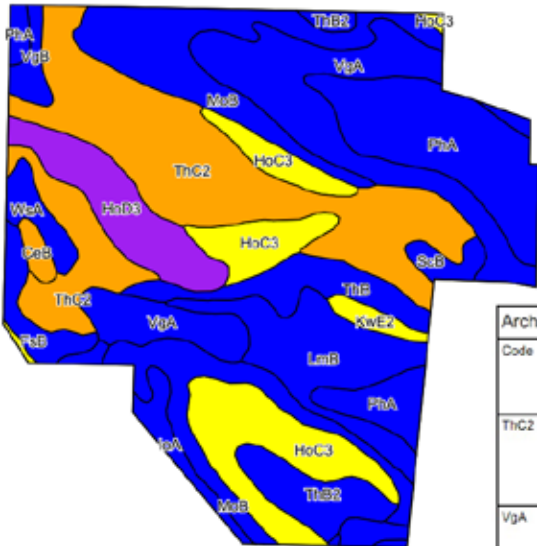
As a swing tract, Tract 3 offers an opportunity to add agricultural and recreational acreage to Tract 1.

Tract 3 may be purchased by an eligible adjoining landowner or in combination with Tract 1, subject to the Auction Terms.

SOILS MAP



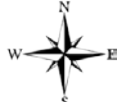
SOILS MAP



State: **Wisconsin**
 County: **Fond du Lac**
 Location: **13-13N-18E**
 Township: **Ashford**
 Acres: **121.41**
 Date: **7/8/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass clover	Grass clover AUM	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Soybeans Bu	Soybeans Tons	Winter wheat Bu	Winter wheat
ThC2	Theresa silt loam, 6 to 12 percent slopes, eroded	26.24	21.6%		IIIe	4.3	115	19		7.2			70	38		44	
VgA	Virgil silt loam, 0 to 2 percent slopes	16.06	13.2%		IIw	5.4	161	25			4.9	8.1	85	50			62
MoB	Mayville silt loam, 2 to 6 percent slopes	16.05	13.2%		Ile	5	131	21		8	4	5	78	43			49
PhA	Pella silt loam, 0 to 2 percent slopes	14.17	11.7%		IIw		124.4	20				5.7			46		
HoC3	Hochheim soils, 6 to 12 percent slopes, severely eroded	13.20	10.9%		IVe	3.9	85	14		6.5			50	28			33
LmB	Lomartine silt loam, 2 to 6 percent slopes	9.36	7.7%		Ile	4	137.7	21.5		6.5	4	6.8	71	44.8			46.2
HoD3	Hochheim soils, 12 to 20 percent slopes, severely eroded	6.94	5.5%		VIe	3.5	75	13		6.1			40	25			29
ThB	Theresa silt loam, 2 to 6 percent slopes	4.56	3.8%		Ile	4.7	125	20		7.6			80	41			48
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	4.41	3.6%		Ile	4.7	125	20		7.6			80	41			48
FaB	Fox silt loam, 2 to 6 percent slopes	2.27	1.9%		Ile	4.1	105	17		6.6			67.2	35			44.8
IoA	Ionia silt loam, 0 to 2 percent slopes	2.19	1.8%		IIs	4.3	110	18		7			70	36			42
WsaA	Washtenaw silt loam, 0 to 2 percent slopes	1.81	1.5%		IIw		130	21						43			
VgB	Virgil silt loam, 2 to 6 percent slopes	1.27	1.0%		IIw	5.4	155	25		8			80	51			48
ScB	St. Charles silt loam, 2 to 6 percent slopes	1.22	1.0%		Ile	5.3	145	24	8.1				85	48			51
KwE2	Knowles silt loam, 12 to 20 percent slopes, eroded	1.05	0.9%		IVe	3.5	90	15		5.8			55	30			37
CeB	Casco loam, 2 to 6 percent slopes	0.77	0.6%		IIIe	3.7	90	15		5.6			60	30			36
CeC2	Casco loam, 6 to 12 percent slopes, eroded	0.14	0.1%		IVe	3.3	85.8	13		5.2	2.3	3.3	50.6	28.6			34.4
Weighted Average					2.68	3.9	121.6	19.6	0.1	5.1	1.5	2.8	60.8	34.8	5.4	39.2	6.5

FSA INFORMATION



FSA INFORMATION

WISCONSIN
FOND DU LAC
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 12575
Prepared : 9/24/26 7:56 AM CST
Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 55-039-2016-75
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
180.19	91.54	91.54	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	91.54		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	42.84	0.00	144	
Soybeans	35.84	0.00	43	
TOTAL	78.68	0.00		

NOTES

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Tract Number : 47766

Description : P14 1AS13 O14 2AS14 ASHFORD
FSA Physical Location : WISCONSIN/FOND DU LAC
ANSI Physical Location : WISCONSIN/FOND DU LAC
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ML FEUERHAMMER IRREV TR
Other Producers : None
Recon ID : None

FSA INFORMATION

WISCONSIN
FOND DU LAC
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12575
Prepared : 9/24/26 7:56 AM CST
Crop Year : 2026

Tract Land Data

Tract 47766 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
180.19	91.54	91.54	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	91.54	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	42.84	0.00	144
Soybeans	35.84	0.00	43
TOTAL	78.68	0.00	

NOTES

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, 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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 [How to File a Program Discrimination Complaint](#) 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



GEAR MAP | Farm **12575** | Tract **47766** | PY **2026**

Fond du Lac County, Wisconsin



Common Land Unit

- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary

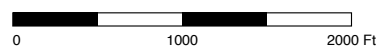
- Non-Cropland
- CRP

Wetland Determination

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

2026 Program Year

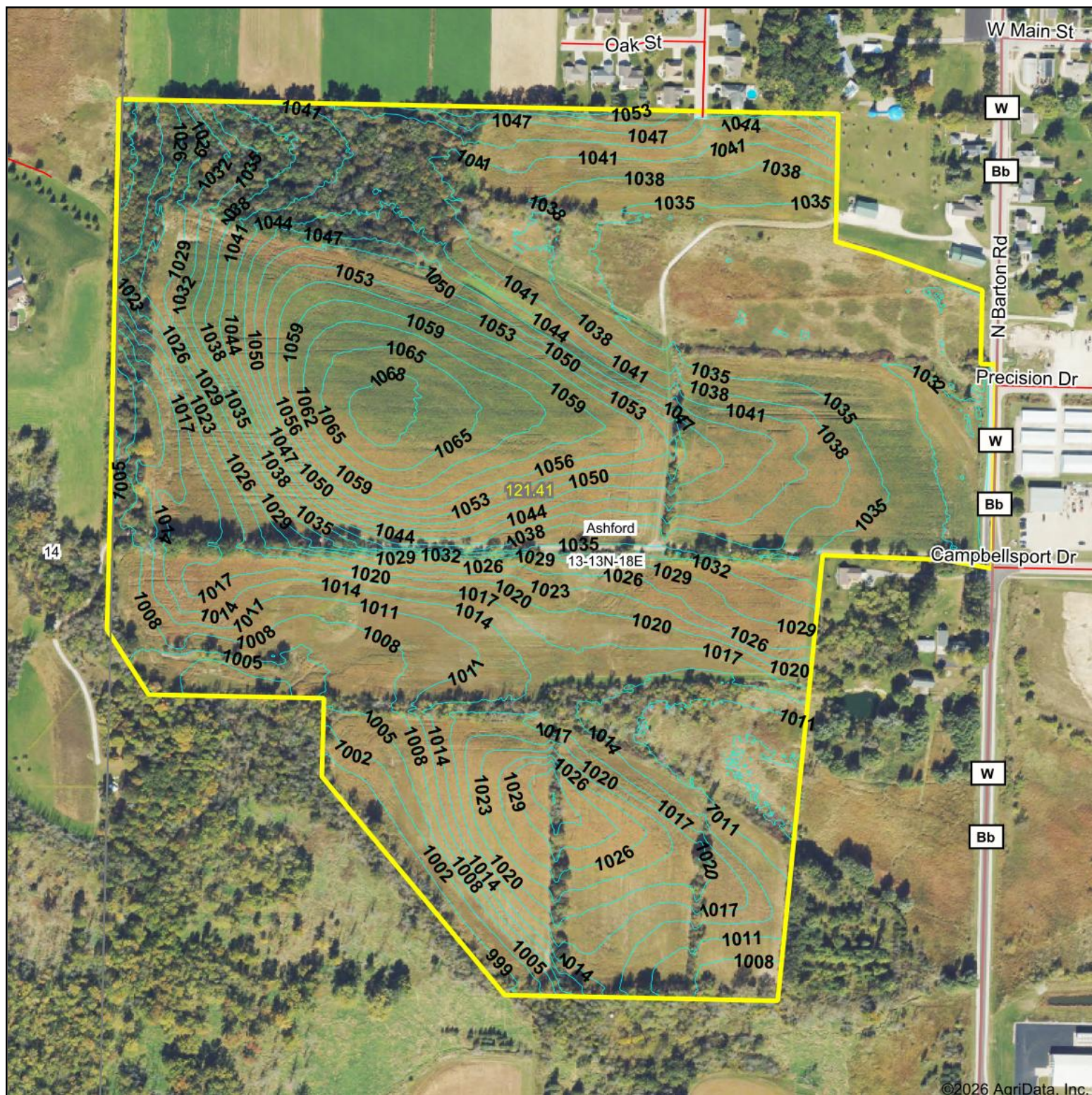
Phy Cnty: Fond du Lac



TOPOGRAPHY MAP



TOPOGRAPHY MAP



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SCHRADER
Real Estate and Auction Company, Inc.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 996.1

Max: 1,069.1

Range: 73.0

Average: 1,030.6

Standard Deviation: 16.8 ft

0ft 466ft 932ft



7/8/2026

13-13N-18E
Fond du Lac County
Wisconsin

Boundary Center: 43° 35' 37.9, -88° 17' 43.34

Maps Provided By



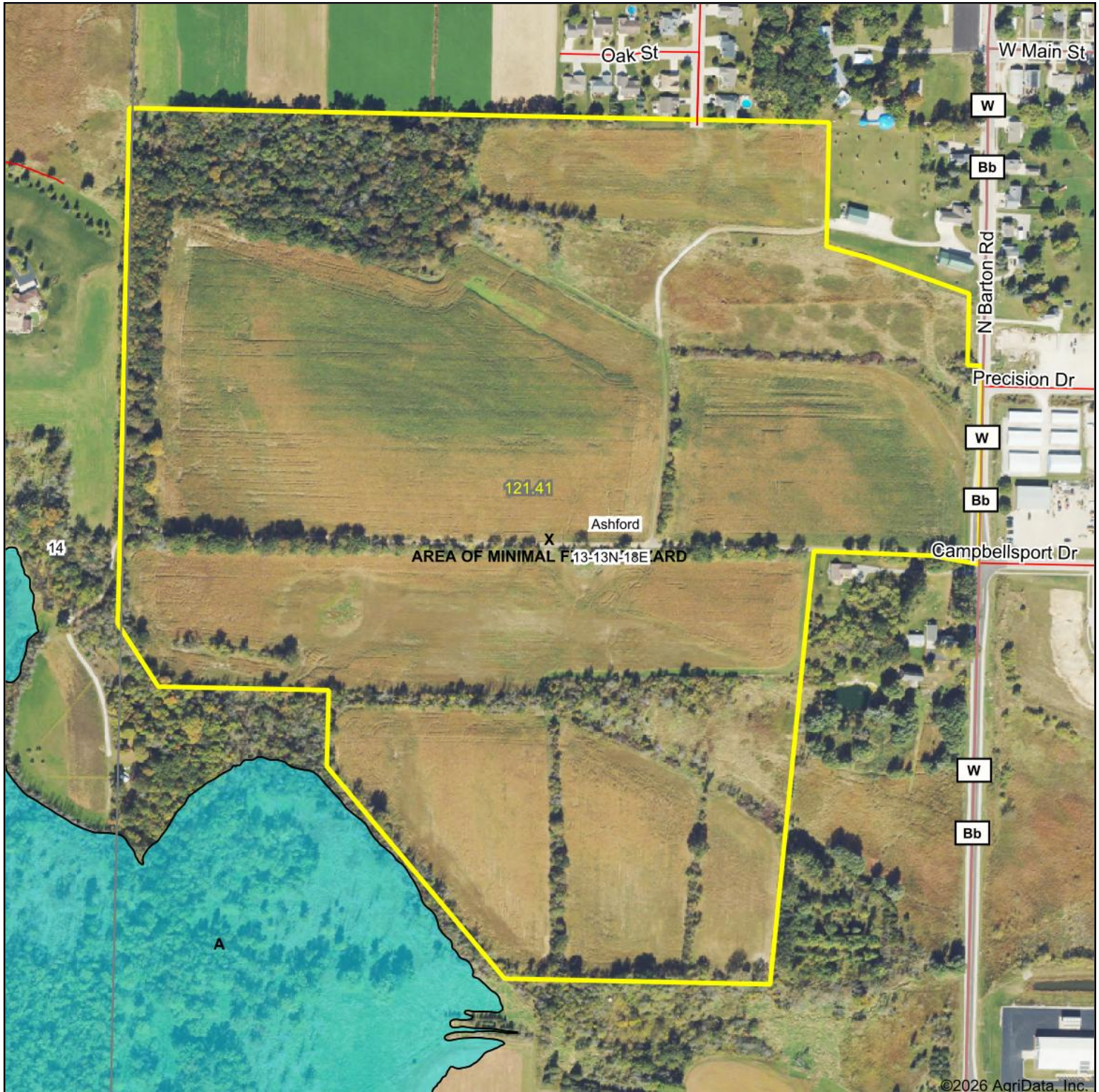
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www.AgriDataInc.com

FLOOD ZONE MAP



FLOOD ZONE MAP



Map Center: 43° 35' 37.9, -88° 17' 43.34

0ft 480ft 959ft

13-13N-18E

Fond du Lac County
Wisconsin



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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7/8/2026

PROPERTY RECORD CARDS



PROPERTY RECORD CARDS

TRACT 1

2025 Property Record | Fond du Lac County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 9/22/2026 9:27:36 AM

Owner Address FEUERHAMMER IRREV TR , ML 20 QUAIL DR EDGEWATER PARK, NJ 08010	Owner ML FEUERHAMMER IRREV TR																																																								
Property Information <u>Parcel ID:</u> T021318130700400 <u>Document #</u> 1210621 <u>Tax Districts:</u> CAMPBELLSPORT SCHOOL CAMPBELLSPORT FIRE	Property Description <i>For a complete legal description, see recorded document.</i> S13 T13N R18E SW 1/4 NW 1/4 <u>Municipality:</u> 20004-TOWN OF ASHFORD <u>Property Address:</u>																																																								
Tax Information Print Tax Bill <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Installment</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td><u>First:</u></td> <td style="text-align: right;">173.16</td> </tr> <tr> <td><u>Second:</u></td> <td style="text-align: right;">173.16</td> </tr> <tr> <td><u>Third:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Total Tax Due:</u></td> <td style="text-align: right;">346.32</td> </tr> <tr> <td><u>Base Tax:</u></td> <td style="text-align: right;">346.32</td> </tr> <tr> <td><u>Special Assessment:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Lottery Credit:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>First Dollar Credit:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Amount Paid:</u> (View payment history info below)</td> <td style="text-align: right;">346.32</td> </tr> <tr> <td><u>Current Balance Due:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Interest:</u></td> <td style="text-align: right;">0.00</td> </tr> <tr> <td><u>Total Due:</u></td> <td style="text-align: right;">0.00</td> </tr> </tbody> </table>	<u>Installment</u>	<u>Amount</u>	<u>First:</u>	173.16	<u>Second:</u>	173.16	<u>Third:</u>	0.00	<u>Total Tax Due:</u>	346.32	<u>Base Tax:</u>	346.32	<u>Special Assessment:</u>	0.00	<u>Lottery Credit:</u>	0.00	<u>First Dollar Credit:</u>	0.00	<u>Amount Paid:</u> (View payment history info below)	346.32	<u>Current Balance Due:</u>	0.00	<u>Interest:</u>	0.00	<u>Total Due:</u>	0.00	Land Valuation <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Code</u></th> <th style="text-align: left;"><u>Acres</u></th> <th style="text-align: left;"><u>Land</u></th> <th style="text-align: left;"><u>Impr.</u></th> <th style="text-align: left;"><u>Total</u></th> </tr> </thead> <tbody> <tr> <td>4</td> <td style="text-align: right;">3.00</td> <td style="text-align: right;">\$600</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$600</td> </tr> <tr> <td>4</td> <td style="text-align: right;">13.00</td> <td style="text-align: right;">\$2,200</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$2,200</td> </tr> <tr> <td>4</td> <td style="text-align: right;">13.00</td> <td style="text-align: right;">\$1,600</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$1,600</td> </tr> <tr> <td>5m</td> <td style="text-align: right;">11.00</td> <td style="text-align: right;">\$17,100</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$17,100</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">40.00</td> <td style="text-align: right; border-top: 1px solid black;">\$21,500</td> <td style="text-align: right; border-top: 1px solid black;">\$0</td> <td style="text-align: right; border-top: 1px solid black;">\$21,500</td> </tr> </tbody> </table> <u>Assessment Ratio:</u> 0.6740754280 <u>Fair Market Value:</u> Not Applicable	<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>	4	3.00	\$600	\$0	\$600	4	13.00	\$2,200	\$0	\$2,200	4	13.00	\$1,600	\$0	\$1,600	5m	11.00	\$17,100	\$0	\$17,100		40.00	\$21,500	\$0	\$21,500
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PROPERTY RECORD CARDS

TRACT 1

2025 Property Record | Fond du Lac County, WI

Assessed values not finalized until after Board of Review
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Property Information <u>Parcel ID:</u> T021318130801000 <u>Document #</u> 1210621 <u>Tax Districts:</u> CAMPBELLSPORT SCHOOL CAMPBELLSPORT FIRE	Property Description <i>For a complete legal description, see recorded document.</i> S13 T13N R18E SE 1/4 NW 1/4 EXC 150' X 150' ANNEX TO VILLAGE & EXC CSM #3064-16-150 & #7421-54-26 & #8213-62-26 & EXC 60' x 150' PARC IN NE COR DESC IN 972461 <u>Municipality:</u> 20004-TOWN OF ASHFORD <u>Property Address:</u>																																																																		
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PROPERTY RECORD CARDS

TRACT 2

2025 Property Record | Fond du Lac County, WI

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PROPERTY RECORD CARDS

TRACT 3

2025 Property Record | Fond du Lac County, WI

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	22.93	\$6,600	\$0	\$6,600																																																					
	Assessment Ratio: 0.6740754280																																																								
	Fair Market Value: Not Applicable																																																								

Payment History					
Date	Receipt	Amount	Interest	Penalty	Total
1/2/2026	500842748	106.31	0.00	0.00	106.31

PROPERTY RECORD CARDS

TRACT 3

2025 Property Record | Fond du Lac County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 9/22/2026 9:26:12 AM

Owner Address FEUERHAMMER IRREV TR , ML 20 QUAIL DR EDGEWATER PARK, NJ 08010	Owner ML FEUERHAMMER IRREV TR																																																																				
Property Information <u>Parcel ID:</u> T021318131000300 <u>Document #</u> 1210621 <u>Tax Districts:</u> CAMPBELLSPORT SCHOOL CAMPBELLSPORT FIRE	Property Description <i>For a complete legal description, see recorded document.</i> S13 T13N R18E NW 1/4 SW 1/4 EXC COM 258' S OF NW COR NW 1/4 SW 1/4, TH S33*46'47"E 231.36', TH S89*51'50"E 524.88', TH S00*26'33"W 235', TH S40*58'23"E 854.10', TH N89*47'27"W 1220', TH N00*26'33"E 1068.98' TO POB <u>Municipality:</u> 20004-TOWN OF ASHFORD <u>Property Address:</u>																																																																				
Tax Information Print Tax Bill <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Installment</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr><td><u>First:</u></td><td style="text-align: right;">74.11</td></tr> <tr><td><u>Second:</u></td><td style="text-align: right;">0.00</td></tr> <tr><td><u>Third:</u></td><td style="text-align: right;">0.00</td></tr> <tr><td><u>Total Tax Due:</u></td><td style="text-align: right;">74.11</td></tr> <tr><td><u>Base Tax:</u></td><td style="text-align: right;">74.11</td></tr> <tr><td><u>Special Assessment:</u></td><td style="text-align: right;">0.00</td></tr> <tr><td><u>Lottery Credit:</u></td><td style="text-align: right;">0.00</td></tr> <tr><td><u>First Dollar Credit:</u></td><td style="text-align: right;">0.00</td></tr> <tr><td><u>Amount Paid:</u></td><td style="text-align: right;">74.11</td></tr> <tr><td colspan="2"><u>(View payment history info below)</u></td></tr> <tr><td><u>Current Balance Due:</u></td><td style="text-align: right;">0.00</td></tr> <tr><td><u>Interest:</u></td><td style="text-align: right;">0.00</td></tr> <tr><td><u>Total Due:</u></td><td style="text-align: right;">0.00</td></tr> </tbody> </table>	<u>Installment</u>	<u>Amount</u>	<u>First:</u>	74.11	<u>Second:</u>	0.00	<u>Third:</u>	0.00	<u>Total Tax Due:</u>	74.11	<u>Base Tax:</u>	74.11	<u>Special Assessment:</u>	0.00	<u>Lottery Credit:</u>	0.00	<u>First Dollar Credit:</u>	0.00	<u>Amount Paid:</u>	74.11	<u>(View payment history info below)</u>		<u>Current Balance Due:</u>	0.00	<u>Interest:</u>	0.00	<u>Total Due:</u>	0.00	Land Valuation <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Code</u></th> <th style="text-align: left;"><u>Acres</u></th> <th style="text-align: left;"><u>Land</u></th> <th style="text-align: left;"><u>Impr.</u></th> <th style="text-align: left;"><u>Total</u></th> </tr> </thead> <tbody> <tr><td>4</td><td>7.71</td><td>\$1,600</td><td>\$0</td><td>\$1,600</td></tr> <tr><td>4</td><td>2.00</td><td>\$300</td><td>\$0</td><td>\$300</td></tr> <tr><td>4</td><td>11.00</td><td>\$1,400</td><td>\$0</td><td>\$1,400</td></tr> <tr><td>5</td><td>1.64</td><td>\$1,300</td><td>\$0</td><td>\$1,300</td></tr> <tr style="border-top: 1px solid black;"> <td></td> <td>22.35</td> <td>\$4,600</td> <td>\$0</td> <td>\$4,600</td> </tr> <tr><td colspan="5"><u>Assessment Ratio:</u> 0.6740754280</td></tr> <tr><td colspan="5"><u>Fair Market Value:</u> Not Applicable</td></tr> </tbody> </table>	<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>	4	7.71	\$1,600	\$0	\$1,600	4	2.00	\$300	\$0	\$300	4	11.00	\$1,400	\$0	\$1,400	5	1.64	\$1,300	\$0	\$1,300		22.35	\$4,600	\$0	\$4,600	<u>Assessment Ratio:</u> 0.6740754280					<u>Fair Market Value:</u> Not Applicable				
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PARCEL REPORTS



PARCEL REPORT

TRACT 1

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: T02-13-18-13-07-004-00

Page 1 of 2

Location Information



Municipality: TOWN OF ASHFORD

Site Address:

Owner Name(s): FEUERHAMMER IRREV TR,
ML

Mailing Address: 20 QUAIL DR
City State Zip: EDGEWATER PARK NJ 08010

Property Description: (As of last tax bill issued)

Legal Description: S13 T13N R18E SW 1/4 NW 1/4

(Please refer to the source document
for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 13, T13N, R18E Volume: N/A Document Number: 1210621

Total Acres: 40.0000 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2025</u>	2024		2025	2024
Land Value:	\$21500.00	\$21600.00	Original Tax:	\$0.00	\$349.97
Improvement Value:	\$0.00	\$0.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$21500.00	\$21600.00	First Dollar Credit:	\$0.00	\$0.00
Fair Market Value:	\$0.00	\$50100.00	Net Tax:	\$0.00	\$349.97

PARCEL REPORT

TRACT 1

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: T02-13-18-13-07-004-00

Page 2 of 2

Fair Market Ratio:	0.0000000000	0.6830629380	Special Assessments:	\$0.00	\$0.00
			Total Taxes:	\$0.00	\$349.97

[2025 assessment detail](#)

[2024 assessment detail](#)

[View all tax information](#)

Taxint District Information

School District: CAMPBELLSPORT SCHOOL

Vocational School District: MORaine PARK TECH

TID District:

Fire District:

Utility District:

Drainage District:

Lake District:

Sanitary District:

PARCEL REPORT

TRACT 1

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: T02-13-18-13-08-010-00

Page 1 of 2

Location Information



Municipality: TOWN OF ASHFORD

Site Address:

Owner Name(s): FEUERHAMMER IRREV TR,
ML

Mailing Address: 20 QUAIL DR
City State Zip: EDGEWATER PARK NJ 08010

Property Description: (As of last tax bill issued)

Legal Description: S13 T13N R18E SE 1/4 NW 1/4 EXC 150' X 150' ANNEX TO VILLAGE & EXC CSM #3064-16-150 & #7421-54-26 & #8213-62-26 & EXC 60' x 150' PARC IN NE COR DESC IN 972461

(Please refer to the source document
for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 13, T13N, R18E Volume: N/A Document Number: 1210621

Total Acres: 32.6920 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2025</u>	2024		2025	2024
Land Value:	\$11500.00	\$11700.00	Original Tax:	\$0.00	\$189.56
Improvement Value:	\$0.00	\$0.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$11500.00	\$11700.00	First Dollar Credit:	\$0.00	\$0.00
Fair Market Value:	\$0.00	\$22500.00	Net Tax:	\$0.00	\$189.56

PARCEL REPORT

TRACT 1

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: T02-13-18-13-08-010-00

Page 2 of 2

Fair Market Ratio:	0.0000000000	0.6830629380	Special Assessments:	\$0.00	\$0.00
			Total Taxes:	\$0.00	\$189.56

[2025 assessment detail](#)

[2024 assessment detail](#)

[View all tax information](#)

Taxint District Information

School District: CAMPBELLSPORT SCHOOL

Vocational School District: MORaine PARK TECH

TID District:

Fire District:

Utility District:

Drainage District:

Lake District:

Sanitary District:

PARCEL REPORT

TRACT 2

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: T02-13-18-13-08-009-00

Page 1 of 2

Location Information



Municipality: TOWN OF ASHFORD

Site Address:

Owner Name(s): FEUERHAMMER IRREV TR,
ML

Mailing Address: 20 QUAIL DR
City State Zip: EDGEWATER PARK NJ 08010

Property Description:

(As of last tax bill issued)

Legal Description:

S13 T13N R18E Outlot 1, CSM 8213-62-26 REC AS DOC 1086835 EXC BEG AT NW COR OL1, TH S75°35'56"E 324.79', S00°14'42"W 24', TH N73°34'23"W TO POB

(Please refer to the source document for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 13, T13N, R18E Volume: N/A Document Number: 1210621

Total Acres: 1.9440 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2025</u>	2024		2025	2024
Land Value:	\$400.00	\$400.00	Original Tax:	\$0.00	\$6.48
Improvement Value:	\$0.00	\$0.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$400.00	\$400.00	First Dollar Credit:	\$0.00	\$0.00
Fair Market Value:	\$0.00	\$600.00	Net Tax:	\$0.00	\$6.48

PARCEL REPORT

TRACT 2

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: T02-13-18-13-08-009-00

Page 2 of 2

Fair Market Ratio:	0.0000000000	0.6830629380	Special Assessments:	\$0.00	\$0.00
			Total Taxes:	\$0.00	\$6.48

[2025 assessment detail](#)

[2024 assessment detail](#)

[View all tax information](#)

Taxint District Information

School District: CAMPBELLSPORT SCHOOL

Vocational School District: MORaine PARK TECH

TID District:

Fire District:

Utility District:

Drainage District:

Lake District:

Sanitary District:

PARCEL REPORT

TRACT 3

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: T02-13-18-13-09-001-00

Page 1 of 2

Location Information



Municipality: TOWN OF ASHFORD

Site Address:

Owner Name(s): FEUERHAMMER IRREV TR,
ML

Mailing Address: 20 QUAIL DR
City State Zip: EDGEWATER PARK NJ 08010

Property Description: (As of last tax bill issued)

Legal Description: S13 T13N R18E NE 1/4 SW 1/4 EXC CSM #3064-16-150

(Please refer to the source document
for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 13, T13N, R18E Volume: N/A Document Number: 1210621

Total Acres: 22.9300 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2025</u>	2024		2025	2024
Land Value:	\$6600.00	\$6600.00	Original Tax:	\$0.00	\$106.93
Improvement Value:	\$0.00	\$0.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$6600.00	\$6600.00	First Dollar Credit:	\$0.00	\$0.00
Fair Market Value:	\$0.00	\$11100.00	Net Tax:	\$0.00	\$106.93

PARCEL REPORT

TRACT 3

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: T02-13-18-13-09-001-00

Page 2 of 2

Fair Market Ratio:	0.0000000000	0.6830629380	Special Assessments:	\$0.00	\$0.00
			Total Taxes:	\$0.00	\$106.93

[2025 assessment detail](#) [2024 assessment detail](#) [View all tax information](#)

Taxint District Information

School District: CAMPBELLSPORT SCHOOL

Vocational School District: MORAINÉ PARK TECH

TID District:

Fire District:

Utility District:

Drainage District:

Lake District:

Sanitary District:

PARCEL REPORT

TRACT 3

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: T02-13-18-13-10-003-00

Page 1 of 2

Location Information



Municipality: TOWN OF ASHFORD

Site Address:

Owner Name(s): FEUERHAMMER IRREV TR,
ML

Mailing Address: 20 QUAIL DR
City State Zip: EDGEWATER PARK NJ 08010

Property Description:

(As of last tax bill issued)

Legal Description:

S13 T13N R18E NW 1/4 SW 1/4 EXC COM 258' S OF NW COR NW 1/4 SW 1/4, TH S33°46'47"E 231.36', TH S89°51'50"E 524.88', TH S00°26'33"W 235', TH S40°58'23"E 854.10', TH N89°47'27"W 1220', TH N00°26'33"E 1068.98' TO POB

(Please refer to the source document
for actual legal description>)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 13, T13N, R18E Volume: N/A Document Number: 1210621

Total Acres: 22.3510 Page: N/A [View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2025</u>	2024		2025	2024
Land Value:	\$4600.00	\$4600.00	Original Tax:	\$0.00	\$74.53
Improvement Value:	\$0.00	\$0.00	Lottery Credit:	\$0.00	\$0.00
Total Value:	\$4600.00	\$4600.00	First Dollar Credit:	\$0.00	\$0.00
Fair Market Value:	\$0.00	\$3800.00	Net Tax:	\$0.00	\$74.53

PARCEL REPORT

TRACT 3

Fond du Lac County RealEstate Tax Record Detail

Property Record for Parcel Number: T02-13-18-13-10-003-00

Page 2 of 2

Fair Market Ratio:	0.0000000000	0.6830629380	Special Assessments:	\$0.00	\$0.00
			Total Taxes:	\$0.00	\$74.53

[2025 assessment detail](#) [2024 assessment detail](#) [View all tax information](#)

Taxint District Information

School District: CAMPBELLSPORT SCHOOL

Vocational School District: MORaine PARK TECH

TID District:

Fire District:

Utility District:

Drainage District:

Lake District:

Sanitary District:

***INTENTIONALLY
LEFT BLANK***

TAX INFORMATION



TAX INFORMATION

TRACT 1

BECKY SCANNELL
TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

FOND DU LAC COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2025 REAL ESTATE

FEUERHAMMER IRREV TR, ML



Parcel Number: T021318130700400
Bill Number: 937571

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 13, T13N, R18E
S13 T13N R18E SW 1/4 NW 1/4
40.000 ACRES

937571/T021318130700400

ML FEUERHAMMER IRREV TR
20 QUAIL DR
EDGEWATER PARK NJ 08010

Please inform treasurer of address changes.

ASSESSED VALUE LAND 21,500	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 21,500	AVERAGE ASSMT. RATIO 0.674075428	NET ASSESSED VALUE RATE 0.01610785 (Does NOT reflect credits)	NET PROPERTY TAX 346.32
ESTIMATED FAIR MARKET VALUE LAND 50,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 50,700	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 41.61	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
FOND DU LAC COUNTY	162,975	159,068	144.34	135.52	-6.1%
TOWN OF ASHFORD	273,650	289,377	43.00	42.68	-0.7%
CAMPBELLSPORT SCHOOL	1,756,048	1,662,869	145.22	151.82	4.5%
MORAINES PARK TECH	174,620	166,837	17.41	16.30	-6.4%
TOTAL	2,367,293	2,278,151	349.97	346.32	-1.0%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			349.97	346.32	-1.0%

TOTAL DUE: \$346.32

**FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026**

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CAMPBELLSPORT SCHOOL	266,036	35.30	2037				
MORAINES PARK TECH	22,031	2.74	2045				

PAY 1ST INSTALLMENT OF: \$173.16

BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010**

**PIN# T021318130700400
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937571**

PAY 2ND INSTALLMENT OF: \$173.16

BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**FOND DU LAC COUNTY TREASURER
160 S. MACY STREET
P.O. BOX 1515
FOND DU LAC, WI 54936-1515**

**PIN# T021318130700400
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937571**

PAY FULL AMOUNT OF: \$346.32

BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010**

**PIN# T021318130700400
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937571**



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TAX INFORMATION

TRACT 1

BECKY SCANNELL
TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

FOND DU LAC COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2025 REAL ESTATE

FEUERHAMMER IRREV TR, ML



Parcel Number: T021318130801000
Bill Number: 937582

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 13, T13N, R18E
S13 T13N R18E SE 1/4 NW 1/4 EXC 150' X 150' ANNEX TO
VILLAGE & EXC CSM #3064-16-150 & #7421-54-26 &
#8213-62-26 & EXC 60' x 150' PARC IN NE COR DESC IN 972461
32.692 ACRES

937582/T021318130801000

ML FEUERHAMMER IRREV TR
20 QUAIL DR
EDGEWATER PARK NJ 08010

Please inform treasurer of address changes.

ASSESSED VALUE LAND 11,500		ASSESSED VALUE IMPROVEMENTS 0		TOTAL ASSESSED VALUE 11,500		AVERAGE ASSMT. RATIO 0.674075428		NET ASSESSED VALUE RATE 0.01610785 (Does NOT reflect credits)		NET PROPERTY TAX 185.24	
ESTIMATED FAIR MARKET VALUE LAND 22,800		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment		TOTAL ESTIMATED FAIR MARKET VALUE 22,800		A star in this box means unpaid prior year taxes.		School taxes also reduced by school levy tax credit 22.26			
TAXING JURISDICTION		2024 EST. STATE AIDS ALLOCATED TAX DIST.		2025 EST. STATE AIDS ALLOCATED TAX DIST.		2024 NET TAX		2025 NET TAX		% TAX CHANGE	
FOND DU LAC COUNTY		162,975		159,068		78.18		72.49		-7.3%	
TOWN OF ASHFORD		273,650		289,377		23.29		22.83		-2.0%	
CAMPBELLSPORT SCHOOL		1,756,048		1,662,869		78.66		81.20		3.2%	
MORAINES PARK TECH		174,620		166,837		9.43		8.72		-7.5%	
TOTAL		2,367,293		2,278,151		189.56		185.24		-2.3%	
FIRST DOLLAR CREDIT						0.00		0.00		0.0%	
LOTTERY AND GAMING CREDIT						0.00		0.00		0.0%	
NET PROPERTY TAX						189.56		185.24		-2.3%	
TOTAL DUE: \$185.24											
FOR FULL PAYMENT											
PAY BY:											
JANUARY 31, 2026											
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.											
Failure to pay on time. See reverse.											

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MORAINES PARK TECH	22,031	1.47	2045				
CAMPBELLSPORT SCHOOL	266,036	18.88	2037				

PAY 1ST INSTALLMENT OF: \$92.62

BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

PIN# T021318130801000
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937582

PAY 2ND INSTALLMENT OF: \$92.62

BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

FOND DU LAC COUNTY TREASURER
160 S. MACY STREET
P.O. BOX 1515
FOND DU LAC, WI 54936-1515

PIN# T021318130801000
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937582

PAY FULL AMOUNT OF: \$185.24

BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

PIN# T021318130801000
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937582



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TAX INFORMATION

TRACT 2

BECKY SCANNELL
TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

FOND DU LAC COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2025 REAL ESTATE

FEUERHAMMER IRREV TR, ML



Parcel Number: T021318130800900
Bill Number: 937581

937581/T021318130800900

ML FEUERHAMMER IRREV TR
20 QUAIL DR
EDGEWATER PARK NJ 08010

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 13, T13N, R18E
S13 T13N R18E Outlot 1, CSM 8213-62-26 REC AS DOC 1086835
EXC BEG AT NW COR OL1, TH S75*35'56"E 324.79',
S00*14'42"W 24', TH N73*34'23"W TO POB
1.944 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 400	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 400	AVERAGE ASSMT. RATIO 0.674075428	NET ASSESSED VALUE RATE 0.01610785 (Does NOT reflect credits)	NET PROPERTY TAX 6.44
ESTIMATED FAIR MARKET VALUE LAND 600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 600	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.77	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
FOND DU LAC COUNTY	162,975	159,068	2.67	2.52	-5.6%
TOWN OF ASHFORD	273,650	289,377	0.80	0.79	-1.3%
CAMPBELLSPORT SCHOOL	1,756,048	1,662,869	2.69	2.83	5.2%
MORAINES PARK TECH	174,620	166,837	0.32	0.30	-6.3%
TOTAL	2,367,293	2,278,151	6.48	6.44	-0.6%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			6.48	6.44	-0.6%

TOTAL DUE: \$6.44

**FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026**

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CAMPBELLSPORT SCHOOL	266,036	0.66	2037				
MORAINES PARK TECH	22,031	0.05	2045				

PAY 1ST INSTALLMENT OF: \$6.44

BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

PIN# T021318130800900

FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937581

PAY 2ND INSTALLMENT OF: \$0.00

BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

FOND DU LAC COUNTY TREASURER
160 S. MACY STREET
P.O. BOX 1515
FOND DU LAC, WI 54936-1515

PIN# T021318130800900

FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937581

PAY FULL AMOUNT OF: \$6.44

BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

PIN# T021318130800900

FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937581



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TAX INFORMATION

TRACT 3

BECKY SCANNELL
TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

FOND DU LAC COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2025 REAL ESTATE

FEUERHAMMER IRREV TR, ML



Parcel Number: T021318130900100
Bill Number: 936590

936590/T021318130900100

ML FEUERHAMMER IRREV TR
20 QUAIL DR
EDGEWATER PARK NJ 08010

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 13, T13N, R18E
S13 T13N R18E NE 1/4 SW 1/4 EXC CSM #3064-16-150
22.930 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 6,600	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 6,600	AVERAGE ASSMT. RATIO 0.674075428	NET ASSESSED VALUE RATE 0.01610785 (Does NOT reflect credits)	NET PROPERTY TAX 106.31
ESTIMATED FAIR MARKET VALUE LAND 11,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 11,300	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 12.77	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
FOND DU LAC COUNTY	162,975	159,068	44.10	41.60	-5.7%
TOWN OF ASHFORD	273,650	289,377	13.14	13.10	-0.3%
CAMPBELLSPORT SCHOOL	1,756,048	1,662,869	44.37	46.61	5.0%
MORAINES PARK TECH	174,620	166,837	5.32	5.00	-6.0%
TOTAL	2,367,293	2,278,151	106.93	106.31	-0.6%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			106.93	106.31	-0.6%

TOTAL DUE: \$106.31

**FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026**

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MORAINES PARK TECH	22,031	0.84	2045				
CAMPBELLSPORT SCHOOL	266,036	10.84	2037				

PAY 1ST INSTALLMENT OF: \$53.16
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

PIN# T021318130900100
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 936590

PAY 2ND INSTALLMENT OF: \$53.15
BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

FOND DU LAC COUNTY TREASURER
160 S. MACY STREET
P.O. BOX 1515
FOND DU LAC, WI 54936-1515

PIN# T021318130900100
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 936590

PAY FULL AMOUNT OF: \$106.31
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

PIN# T021318130900100
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 936590



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TAX INFORMATION

TRACT 3

BECKY SCANNELL
TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010

FOND DU LAC COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2025 REAL ESTATE

FEUERHAMMER IRREV TR, ML



Parcel Number: T021318131000300
Bill Number: 937574

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 13, T13N, R18E
S13 T13N R18E NW 1/4 SW 1/4 EXC COM 258' S OF NW COR
NW 1/4 SW 1/4, TH S33*46'47"E 231.36', TH S89*51'50"E 524.88',
TH S00*26'33"W 235', TH S40*58'23"E 854.10', TH N
22.351 ACRES

937574/T021318131000300

ML FEUERHAMMER IRREV TR
20 QUAIL DR
EDGEWATER PARK NJ 08010

Please inform treasurer of address changes.

ASSESSED VALUE LAND 4,600	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 4,600	AVERAGE ASSMT. RATIO 0.674075428	NET ASSESSED VALUE RATE 0.01610785 (Does NOT reflect credits)	NET PROPERTY TAX 74.11
ESTIMATED FAIR MARKET VALUE LAND 3,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 3,900	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 8.90	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
FOND DU LAC COUNTY	162,975	159,068	30.74	29.00	-5.7%
TOWN OF ASHFORD	273,650	289,377	9.16	9.13	-0.3%
CAMPBELLSPORT SCHOOL	1,756,048	1,662,869	30.92	32.49	5.1%
MORAINES PARK TECH	174,620	166,837	3.71	3.49	-5.9%
TOTAL	2,367,293	2,278,151	74.53	74.11	-0.6%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			74.53	74.11	-0.6%

TOTAL DUE: \$74.11

**FOR FULL PAYMENT
PAY BY:**

JANUARY 31, 2026

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MORAINES PARK TECH	22,031	0.59	2045				
CAMPBELLSPORT SCHOOL	266,036	7.55	2037				

PAY 1ST INSTALLMENT OF: \$74.11

BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010**

**PIN# T021318131000300
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937574**

PAY 2ND INSTALLMENT OF: \$0.00

BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**FOND DU LAC COUNTY TREASURER
160 S. MACY STREET
P.O. BOX 1515
FOND DU LAC, WI 54936-1515**

**PIN# T021318131000300
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937574**

PAY FULL AMOUNT OF: \$74.11

BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**TOWN OF ASHFORD
PO BOX 358
CAMPBELLSPORT WI 53010**

**PIN# T021318131000300
FEUERHAMMER IRREV TR, ML
BILL NUMBER: 937574**



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

PRELIMINARY TITLE



PRELIMINARY TITLE

PRELIMINARY

TITLE INSURANCE COMMITMENT

BY

GUARANTY CLOSING & TITLE SERVICES, INC.

481 East Division Street, Ste 800

Fond du Lac, WI 54935

Phone: (920) 921-1300 Fax: (920) 921-6101

This preliminary commitment was prepared for informational purposes only, and should not be used as the basis for any conveyance of real estate.

Guaranty Closing & Title Services, Inc. bears no responsibility to provide a title insurance policy until the Company has been provided with all necessary information to properly underwrite the risk involved in the proposed transaction.

SCHEDULE A

File Number: 2026-50552-9

1. **Effective Date:** September 15, 2026 at 7:30 AM
2. **Policy (or Policies) to be issued:** Not determined at this time
3. **Record title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof in:**
M.L. Feuerhammer Irrevocable Trust
4. **The land referred to in the Commitment is described as follows:**
See Attached Exhibit "A"
5. **Tax PIN: (For informational purposes only)**
T02-13-18-13-07-004-00 & T02-13-18-13-08-009-00 & T02-13-18-13-08-010-00 & T02-13-18-13-09-001-00 & T02-13-18-13-10-003-00
6. **Property Address:** The property address is provided for reference only and the accuracy is not guaranteed.

S. Barton Road, Campbellsport, WI 53010

Prepared for:
Schrader Real Estate and Auction Co.

PRELIMINARY TITLE

EXHIBIT "A"

The North 1/2 of the Southwest 1/4 of Section 13, Township 13 North, of Range 18 East, Town of Ashford, Fond du Lac County, Wisconsin.

EXCEPTING THEREFROM Certified Survey Map No. 3064 recorded in Volume 16 of Certified Survey Maps at Page(s) 150-150A, as Document No. 401534.

FURTHER EXCEPTING THEREFROM land conveyed by Trustee's Deed recorded as Document No. 1085745, described as: That part of the Northwest 1/4 of the Southwest 1/4 of Section 13, part of the Southeast 1/4 of the Northeast 1/4 of Section 14 and all of the Northeast 1/4 of the Southeast 1/4 of Section 14, all in Township 13 North, Range 18 East, Town of Ashford, Fond du Lac County, Wisconsin and more particularly described as follows: Beginning at the Northwest corner of the Southwest 1/4 of said Section 13; thence South 00° 26' 33" West along the West line of the Southwest 1/4 of said Section 13, 258.00 feet; thence South 33° 46' 47" East, 231.36 feet; thence South 89° 51' 50" East, 524.88 feet; thence South 00° 26' 33" West, 235.00 feet; thence South 40° 58' 23" East, 854.10 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section 13; thence North 89° 47' 27" West along said South line, 1220.00 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 14; thence North 89° 16' 36" West along the South line of the North 1/2 of the Southeast 1/4 of said Section 14, 1323.96 feet to the West line of the East 1/2 of the Southeast 1/4 of said Section 14; thence North 00° 26' 23" East along said West line, 1323.85 feet to the North line of the Southeast 1/4 of said Section 14; thence South 89° 24' 44" East along said North line, 1300.69 feet to the Southwest corner of lands described in Volume 100, Page 578 of Deeds, Fond du Lac County Register of Deeds Office; thence North 45° 23' 44" East along the Northwesterly line of said lands 32.88 feet to the East line of the Northeast 1/4 of said Section 14 and the Northerly corner of said lands; thence South 00° 12' 13" West along said East line and the East line of said lands, 23.33 feet to the point of beginning.

For Informational Purposes Only:

Tax Parcel Nos.:

T02-13-18-13-09-001-00

T02-13-18-13-10-003-00

ALSO,

The South 1/2 of the Northwest 1/4 of Section 13, Township 13 North, Range 18 East, Town of Ashford, Fond du Lac County, Wisconsin.

EXCEPTING THEREFROM a parcel of land described as follows: Commencing at the Northeast corner of the South 1/2 of the Northwest 1/4; thence South 150 feet; thence West 150 feet; thence North 150 feet; thence East 150 feet to the place of beginning.

ALSO EXCEPTING THEREFROM Certified Survey Map No. 3064 recorded in Volume 16 of Certified Survey Maps at Page(s) 150-150A, as Document No. 401534.

FURTHER EXCEPTING Certified Survey Map No. 7421 recorded in Volume 54 of Certified Survey Maps on Page(s) 26, 26A, and 26B, as Document No. 930900.

ALSO EXCEPTING Certified Survey Map No. 8213 recorded in Volume 62 of Certified Survey Maps on Page(s) 26, 26A, and 26B, as Document No. 1086835.

FURTHER EXCEPTING land described Affidavit of Correction, recorded as Document No. 972461.

PRELIMINARY TITLE

For Informational Purposes Only:

Tax Parcel Nos.:

T02-13-18-13-07-004-00

T02-13-18-13-08-010-00

ALSO,

Outlot 1 of Certified Survey Map No. 8213 recorded in Volume 62 of Certified Survey Maps on Page(s) 26, 26A, and 26B, as Document No. 1086835; being a part of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 13 North, Range 18 East, Town of Ashford, Fond du Lac County, Wisconsin.

EXCEPTING THEREFROM land described as: That part of Outlot 1 of said Certified Survey Map No. 8213, described as follows: Beginning at the Northwest corner of said Outlot 1; thence South 75° 35' 56" East along the Northerly line of said Outlot 1, 324.79 feet to the Northeast corner of said Outlot 1 being on the West right of way line of County Trunk Highway "W"; thence South 00° 14' 42" West along said West right of way line and the East line of said Outlot 1, 24.00 feet; thence North 71° 34' 23" West, 331.47 feet to the point of beginning.

For Informational Purposes Only:

Tax Parcel Nos.: T02-13-18-13-08-009-00

PRELIMINARY TITLE

PRELIMINARY TITLE INSURANCE COMMITMENT

File No: 2026-50552-9

SCHEDULE B - SECTION I REQUIREMENTS

There are no requirements set out at this time to allow us to issue a title commitment for this transaction. There is no obligation to insure under any terms in this document.

This commitment is issued for information purposes only. If a policy is required, please contact our office for pricing and possible further requirements.

The company reserves the right to add additional requirements in the event that a loan policy is requested or when provided with additional information about the transaction and the parties to be insured.

The information contained herein should not be used for due diligence inquiry under CERCLA or other environmental legislation.

PRELIMINARY TITLE

PRELIMINARY TITLE INSURANCE COMMITMENT

File No: 2026-50552-9

SCHEDULE B - SECTION II EXCEPTIONS FROM COVERAGE

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

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

General Exceptions

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 date on which all of the Schedule B, Part 1-Requirements are met.
2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy.
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. Right or claims of parties in possession not shown by the public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
7. Easements or claims of easements not shown by the public records.
8. Any claim of adverse possession or prescriptive easement.

Special Exceptions:

1. Taxes and assessments, general or special, for the year 2026, not now due or payable, or the lien of any special taxes, special charges or special assessments, if any.

FOR INFORMATIONAL PURPOSES: Taxes for the year [2025](#) in the amount of \$346.32, and all

PRELIMINARY TITLE

previous years have been paid in full. (as to Tax Key No.: T02-13-18-13-07-004-00)

FOR INFORMATIONAL PURPOSES: Taxes for the year [2025](#) in the amount of \$6.44, and all previous years have been paid in full. (as to Tax Key No.: T02-13-18-13-08-009-00)

FOR INFORMATIONAL PURPOSES: Taxes for the year [2025](#) in the amount of \$185.24, and all previous years have been paid in full. (as to Tax Key No.: T02-13-18-13-08-010-00)

FOR INFORMATIONAL PURPOSES: Taxes for the year [2025](#) in the amount of \$106.31, and all previous years have been paid in full. (as to Tax Key No.: T02-13-18-13-09-001-00)

FOR INFORMATIONAL PURPOSES: Taxes for the year [2025](#) in the amount of \$74.11, and all previous years have been paid in full. (as to Tax Key No.: T02-13-18-13-10-003-00)

2. Right of Way Authorization granted to the General Telephone Company, its successors and assigns, recorded July 16, 1971 in Volume 645 of Records on Page 462, as Document No. [258201](#).

3. Terms and Conditions as contained in Wisconsin Nonpoint Source Water Pollution Abatement Program Cost Share Agreement, recorded January 18, 1993, in Volume 1113 of Records on Page 114, as Document No. [525034](#).

The foregoing Agreement was amended by Wisconsin Nonpoint Source Water Pollution Abatement Program Cost Share Agreement Amendment recorded July 14, 1994 in Volume 1191 of Records on Page 771, as Document No. [559420](#).

4. Terms and Conditions as contained in POWTS Agreement, recorded May 13, 2008, as Document No. [916612](#).

5. Terms and Conditions as contained in Ingress and Egress Easement recorded June 22, 2017, as Document No. [1085746](#).

6. Terms and Conditions as contained in Easement Agreement, recorded May 5, 2021, as Document No. [1150532](#).

The foregoing Easement Agreement was corrected by Correction Instrument, recorded June 7, 2021, as Document No. [1152449](#).

7. No buildings for human habitation shall be placed on Outlot 1 until all requirements of the Fond du Lac County Subdivision Ordinance regarding buildable lots are satisfied. No soil tests have been submitted for this lot as shown on Certified Survey Map No. [8213](#).

PRELIMINARY TITLE

8. Possible lien or reassessment pursuant to Section 74.485 Wis. Stats. for conversion of the land's use from agricultural.
9. The rights of the public in that portion of the insured premises lying within the limits of marshland, swamp lands or wetlands.
10. Drainage rights and rights of way by reason of any drainage ditches, feeders, laterals and underground drain tile or pipes that may be located on the subject premises.
11. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, lake, or other public body of water. The policy will 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.
12. 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 CTH "W" and S. Barton Road.

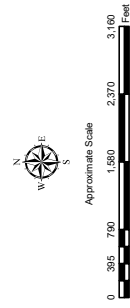
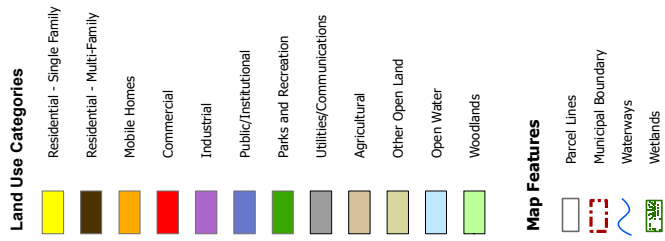
VILLAGE OF CAMPBELLSPORT MAPS



EXISTING LAND USE MAP

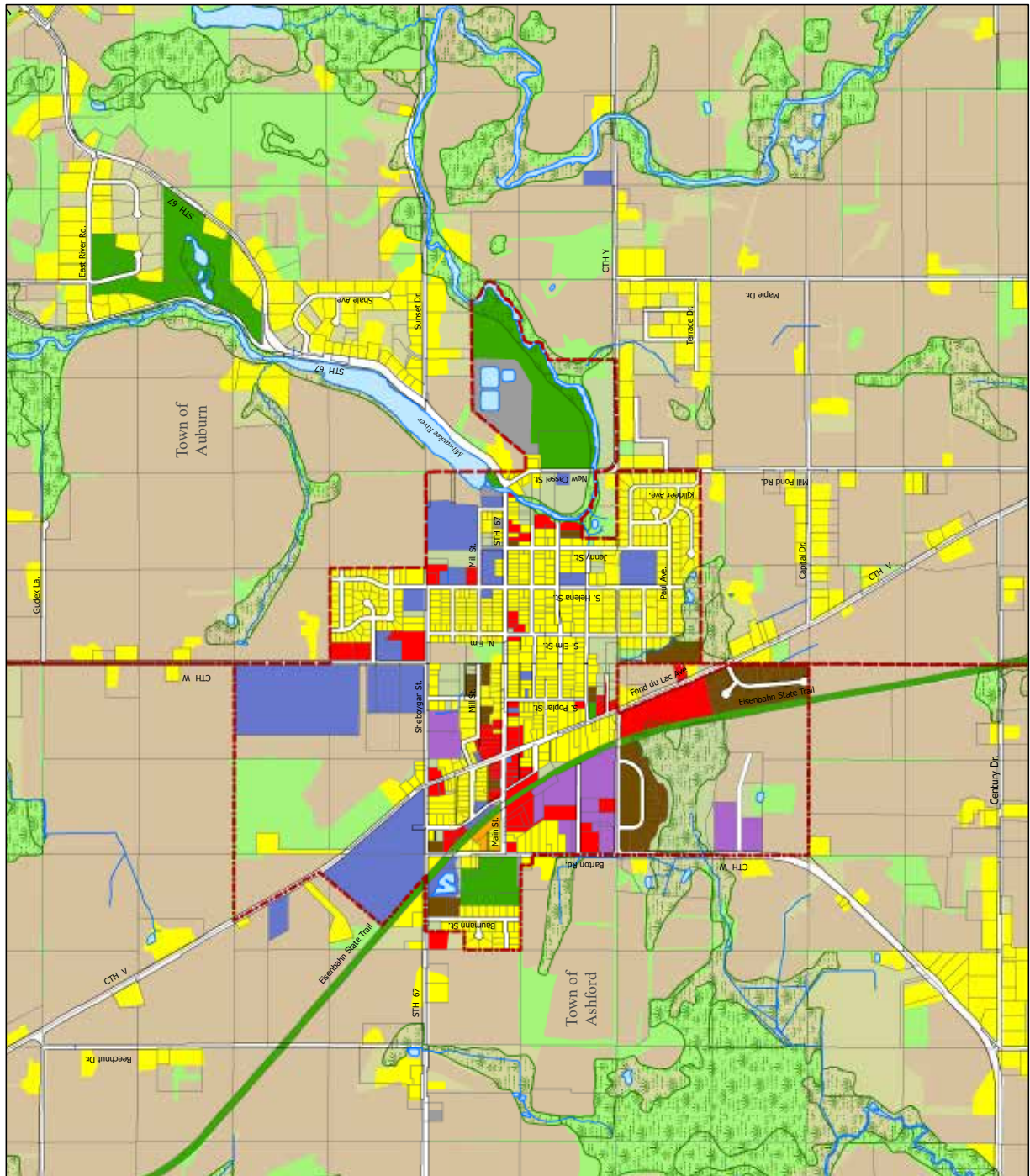
Map 11

Village of Campbellsport Existing Land Use Map



The base map information was obtained from Ford Du Lac County Geographic Information System and is intended to be used as a reference. Ford Du Lac County assumes no liability for the accuracy of this map or its use or misuse.

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argis116502gis.mxd 02/05/2024



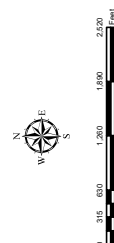
FUTURE LAND USE PLAN

Map 1

Village of Campbellsport Future Land Use Plan

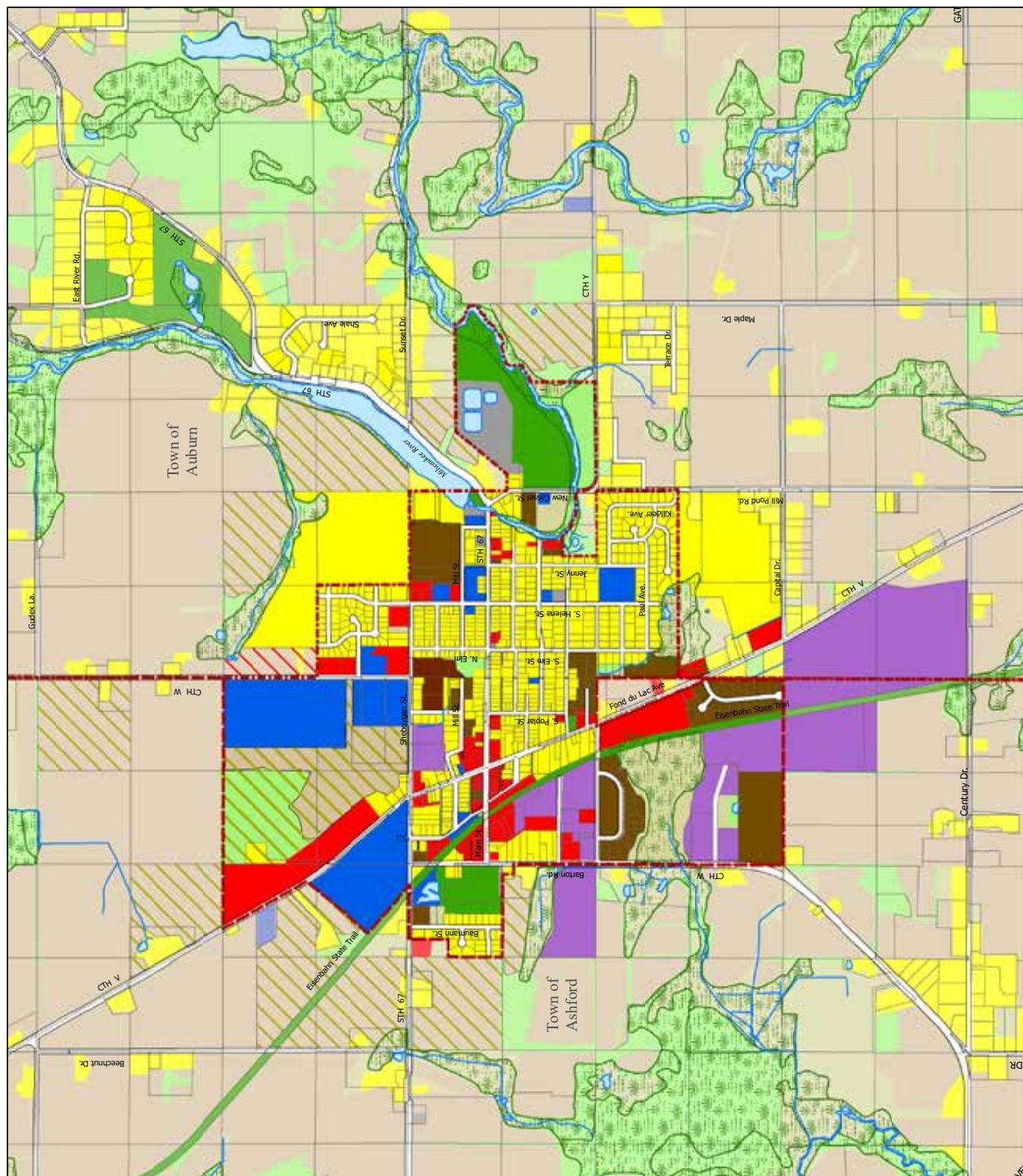
- Legend**
- Land Use Categories**
- Residential - Single Family
 - Long Term Future Residential
 - Residential - Multi-Family
 - Commercial
 - Long Term Future Commercial
 - Industrial
 - Public/Institutional
 - Recreational
 - Utilities/Communications
 - Agricultural
 - Other Open Land
 - Open Water
 - Woodlands

- Map Features**
- Parcel Lines
 - Municipal Boundary
 - Waterways
 - Wetlands



This land use map information was obtained from Fond du Lac County and is provided for informational purposes only. It is not intended to be used for any other purpose. The Village of Campbellsport is not responsible for the accuracy of this map or its use or misuse.

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UTILITIES MAP

Map 9

Village of Campbellsport

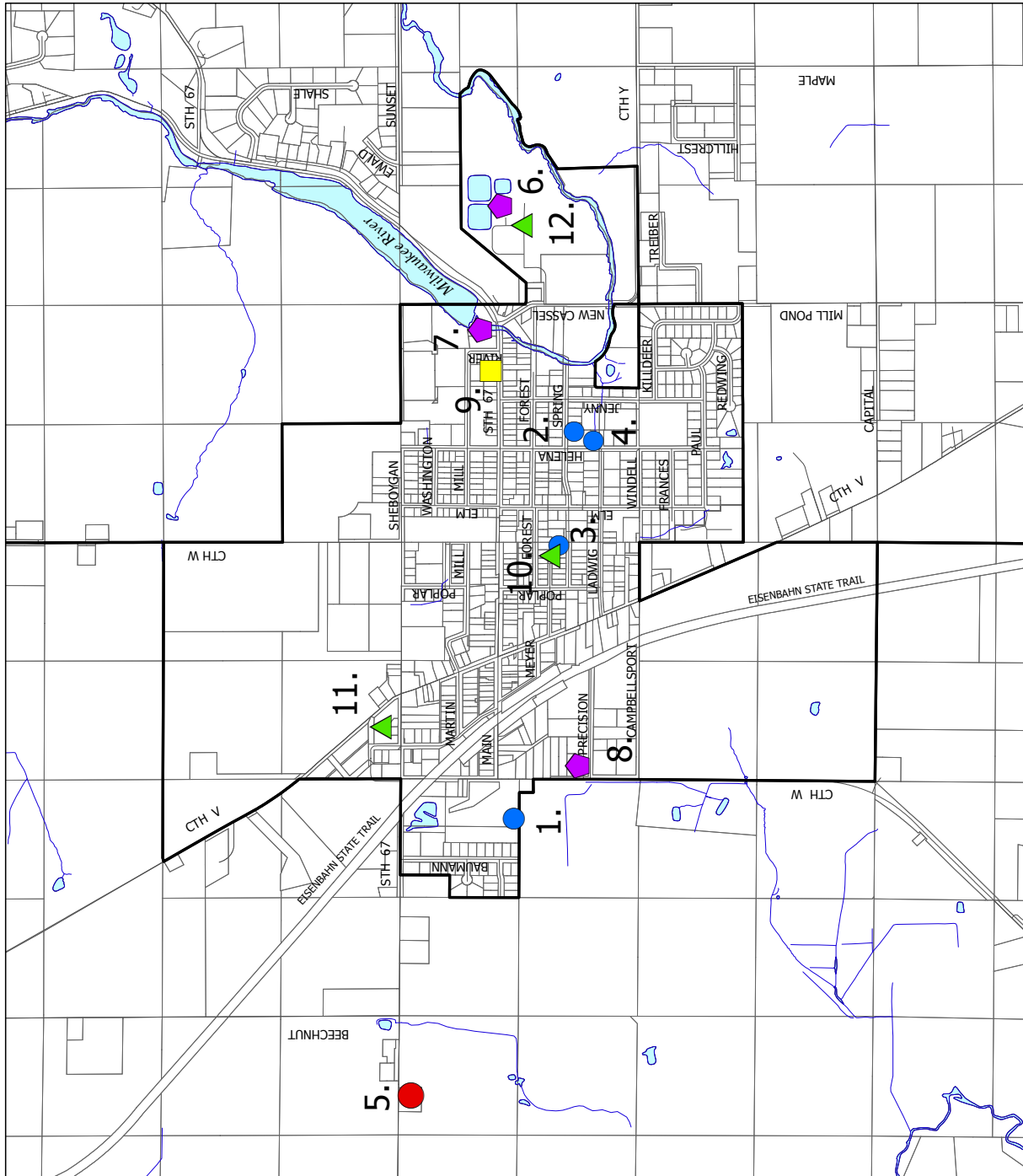
Utilities



Legend

- Water Utilities
 1. Water Tower
 2. Well #2
 3. Well #3
 4. Future Well #4
- Electric Utilities
 5. Electric Substation - S.T.H. 67
- ◆ Sanitary Sewer Utilities
 6. Waste Water Treatment Facilities
 7. Lift Station #1
 8. Lift Station #2
- Telephone Utilities
 9. Verizon Phone Facility
- ▲ Community Warning Siren
 10. Siren at Well #3
 11. Siren at High School Facility
 12. Siren at Waste Water Facility

Corporate Limits



The base map information was obtained from Fond Du Lac County Geographic Information System and is intended to be used as a reference. Fond Du Lac County assumes no liability for the accuracy of this map or its use or misuse.



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WATER & WOODLAND RESOURCES MAP

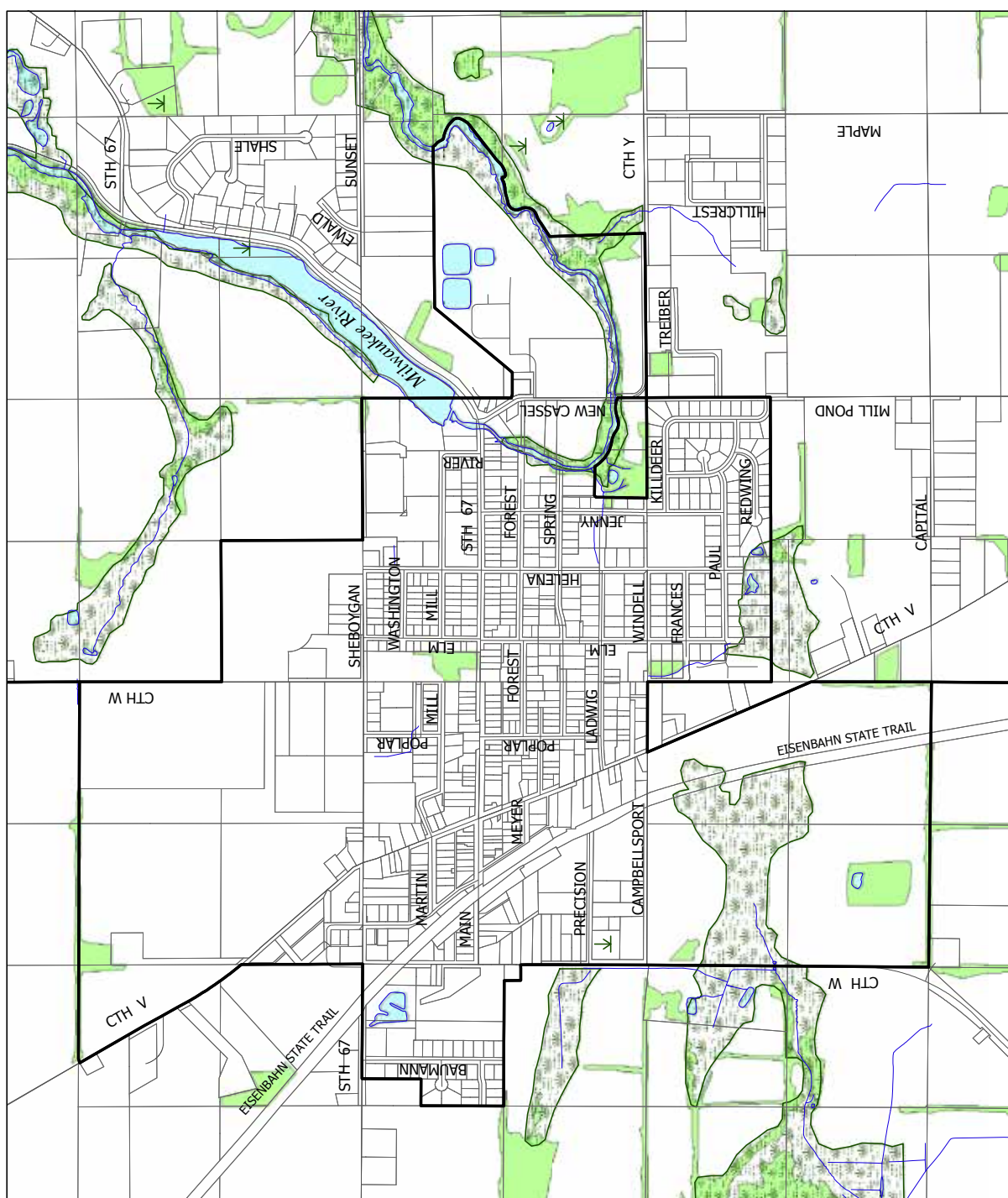
Map 6

Village of Campbellsport Water and Woodland Resources



Legend

-  Wetland smaller than 2 acres
-  DNR wetland area
-  Woodlands
-  Openwater
-  Waterways
-  Corporate Limits



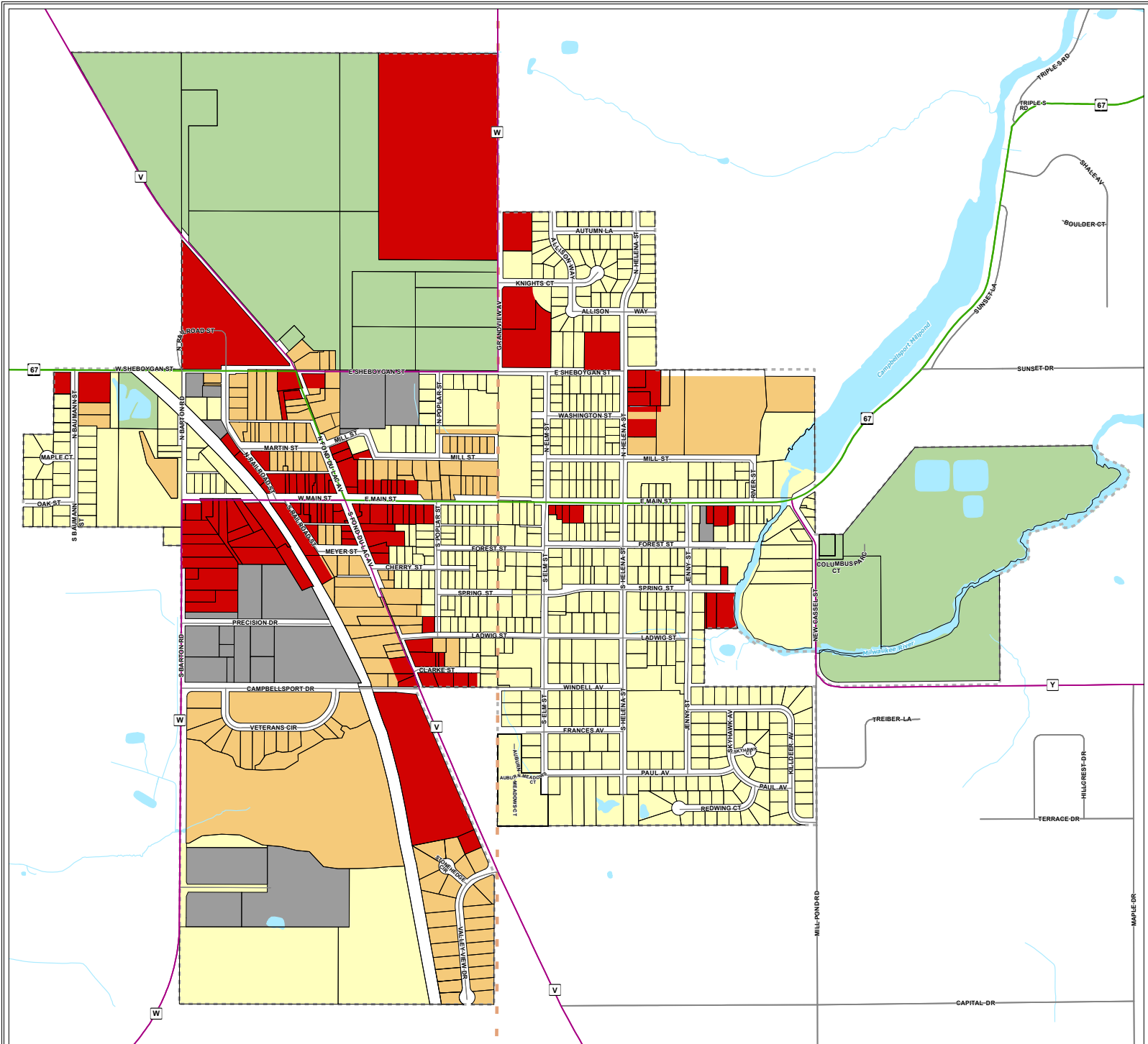
The base map information was obtained from Fond du Lac County Geographic Information System, woodlands from East Central Wisconsin Regional Planning Commission and wetland areas from the Wisconsin Department of Natural Resources Wetland Inventory Maps. This information is intended to be used as a reference and none of the agencies shall be held liable for the accuracy of this map or its use or misuse.



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ZONING MAP

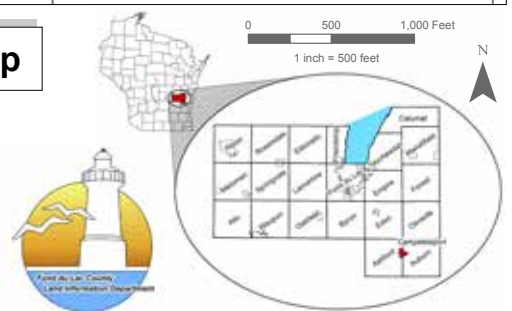


Village of Campbellsport Zoning Map

Map Printing Date: August 24, 2018
Parcel Lines: August 24, 2018
Last Mapped Zoning Change: August 14, 2018

Prepared by: Fond du Lac County
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Fond du Lac, WI 54935
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Land.Information@fdlco.wi.gov

The information depicted on this map was acquired from the original zoning map and subsequent revisions. These revisions are as current and accurate as the information provided by the Village. This map was produced using information from the Fond du Lac County GIS. If you discover any discrepancies on this map please contact the Land Information Department. Fond du Lac County assumes no liability for the accuracy of this map or any use or misuse of its content.



EXISTING SANITARY MAP



EXISTING WATER MAIN MAP



PROPERTY PHOTOS





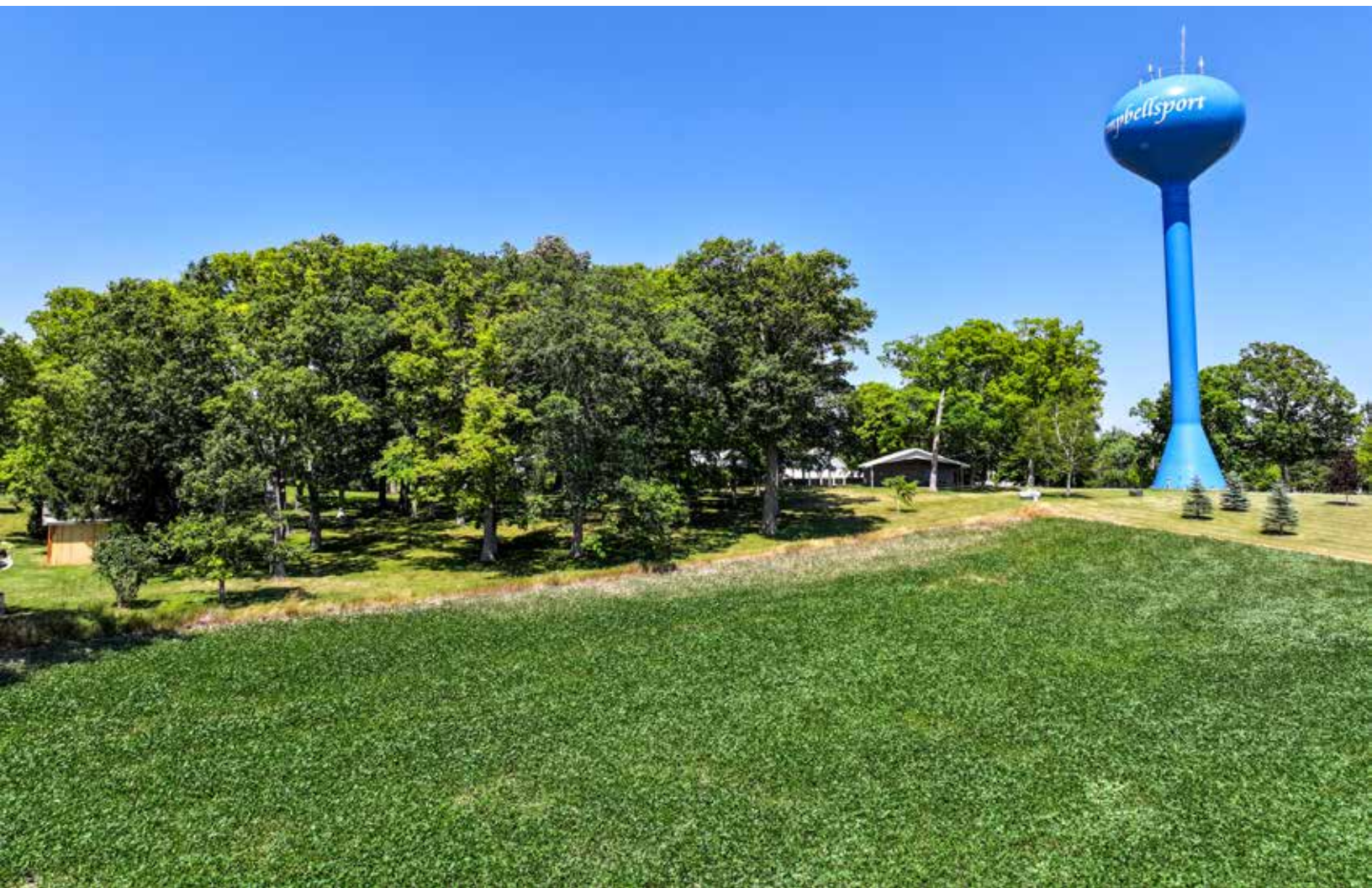
















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