

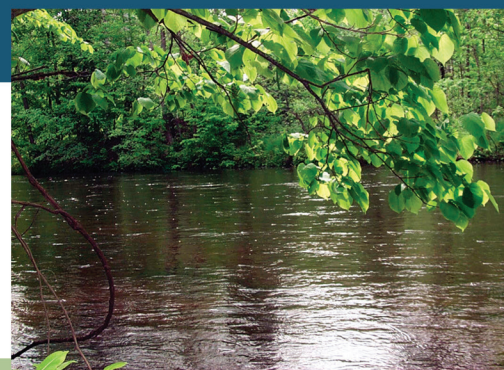
Northern Wisconsin's Finest Recreational Opportunity **97 Prestigious Building Sites**

Along the Peshtigo River & Reservoirs

Near Crivitz, Wisconsin • Marinette County

Real Estate Auction: Tuesday, Oct. 5 • 1pm

at the Radisson Hotel • Green Bay



From the moment you enter beautiful Marinette County and the Peshtigo River Valley, you are surrounded by nature's very finest. Lush stands of native pines and vast arrays of hardwoods are unblemished by human touch. Natural wildlife abounds, where deer and small game run free through wooded lots and waterfowl fly above in their natural habitat.

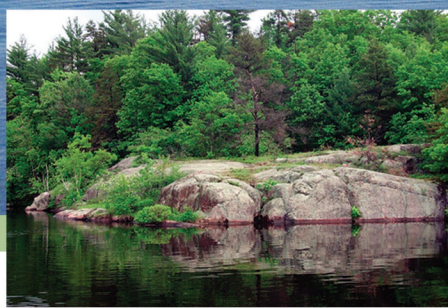
Future residents can take full advantage of the treasure of year-round activity provided by the Peshtigo River Valley.

**ONLINE BIDDING
AVAILABLE**
Contact Auction Company for Details

Call For Auction Day Information

800-607-6888 Or 217-352-6000

For Auction Info Visit:
www.schraderwestchester.com



Property Inspections

A Schrader/Westchester Representative will be Available

Information Day Headquarters - (Rene's Supper Club)

From Hwy. 141 and Hwy. A/W in Crivitz, Wisconsin travel west on Hwy. A (which turns north) approximately 10 miles to Road X. Turn left on Road X and travel approximately 5 miles to the Inspection Headquarters (note: Road X will curve and at one point will also be marked Deer Lake Road). Watch for signs!

Information Days & Boat Tours

Date	Time
Saturday, August 21	1:00pm - 3:30pm
Sunday, August 22	1:00pm - 3:30pm
Saturday, September 11	1:00pm - 3:30pm
Sunday, September 12	1:00pm - 3:30pm
Friday, September 24	1:00pm - 3:30pm
Saturday, September 25	1:00pm - 3:30pm

Property Inspection Headquarters

(Log Cabin at the former High-Falls Family Campground)

From Hwy. 141 and Hwy. A/W in Crivitz, Wisconsin travel west on Hwy. A (which turns north) approximately 10 miles to Road X. Turn left on Road X and travel approximately 4.8 miles to Boat Landing #3 Road. Turn Left and travel south on Boat Landing #3 Road to Archer Lane (first right). Travel West on Archer Lane to the property inspection headquarters. Watch for signs!

Property Inspection Headquarters Office Hours

Date	*Time
Thursday, September 2	1:00pm - 3:00pm
Friday, September 3	1:00pm - 3:00pm
Saturday, September 4	1:00pm - 3:00pm
Friday, September 17	1:00pm - 3:00pm
Saturday, September 18	1:00pm - 3:00pm
Sunday, September 19	1:00pm - 3:00pm

***NOTE: Other times on these days can be made by appointment**

To meet by appointment at the headquarters during the days listed above, please call - 920-737-9840.

Property Location

Just West of Crivitz, Wisconsin on the Peshtigo River

TRACTS 1-9:

From Hwy. 141 and Hwy. A/W in Crivitz, Wisconsin travel west on Hwy. A (which turns north) approximately 10.1 miles to Road X. Turn left on Road X and travel approximately 6.3 miles to Parkway Road (note: Road X will curve and at one point will also be marked Deer Lake Road). Turn right and travel north on Parkway Road approximately 1.5 miles to Boat Landing #6 Road. Turn right and travel east to the property. Watch for signs!

TRACTS 10 – 45:

From Hwy. 141 and Hwy. A/W in Crivitz, Wisconsin travel west on Hwy. A (which turns north) approximately 10 miles to Road X. Turn left on Road X and travel approximately 5 miles to Boat Landing #3 Road (note: Road X will curve and at one point will also be marked Deer Lake Road). Travel south on Boat Landing #3 Road to Archer Lane (first right). Travel west on Archer Lane to the property. Watch for signs!

TRACTS 46 – 64:

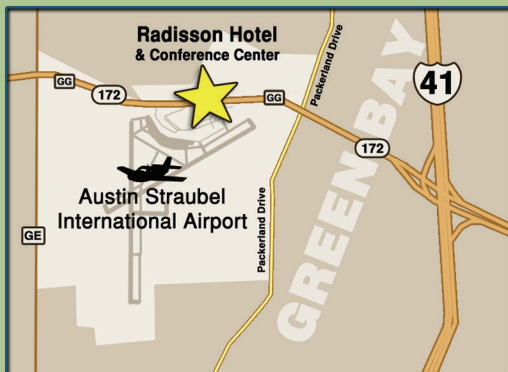
From Hwy. 141 and Hwy. A/W in Crivitz, Wisconsin travel west on Hwy. W approximately 10.4 miles to Bushman Road. Turn right and travel north on Bushman Road approximately 1.9 miles to stop sign. Turn right; travel east, on Johnson Falls Road to the property. Watch for signs!

TRACTS 65 – 86:

From Hwy. 141 and Hwy. A/W in Crivitz, Wisconsin travel west approximately 5.4 miles on Hwy. W to Shaffer Road. Then travel north on Shaffer Road approximately 3.6 miles to Jankowski Lane. Turn right on Jankowski Lane and travel east to the property. Watch for signs!

TRACTS 87 – 97:

From Hwy. 141 and Hwy. A/W in Crivitz, Wisconsin travel west approximately 3.3 miles on Hwy. W to Sandstone Lane. Turn right and travel to the property. Watch for signs!



Auction Day Location

Radisson Hotel & Conference Center • Green Bay

2040 Airport Drive, Green Bay Wisconsin 54313
Reservations: 800 333-3333
Telephone: (920) 494-7300 • Fax: (920) 494-9599

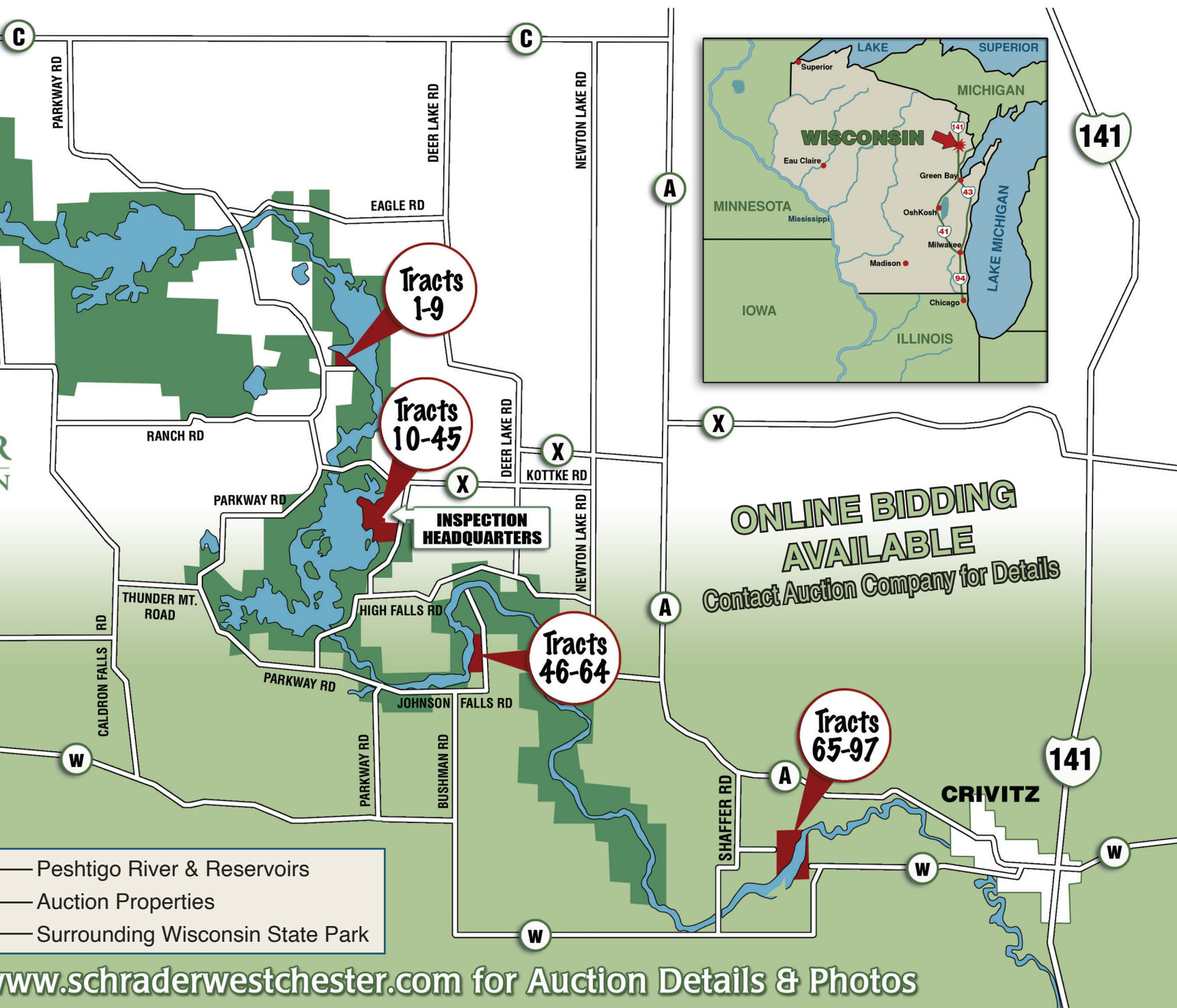
Schrader/Westchester is proud to offer this unique property for sale at public auction. This is an unprecedented opportunity to buy prestigious building sites at auction. Whether you are interested in Water Recreation, Woodland, Outdoor Sports, or Potential Home Sites, don't miss this chance to bid on what you desire!

The Radisson Hotel & Conference Center in Green Bay is conveniently located next to the fabulous Oneida Bingo & Casino and Austin Straubel International Airport. Featuring 408 spacious guestrooms and elegant suites, they offer upscale amenities to enhance every guest experience.

HATCHERY RD



Visit: w



www.schraderwestchester.com for Auction Details & Photos

Boat Landing 6

This small subdivision offers outstanding recreational opportunities with access to High Falls Reservoir. These beautiful building sites offer an ideal location for your dream home.

Auction Tracts 1 - 9 on the Peshtigo River

This subdivision is improved with telephone, electric & paved cul-de-sac. Roads have been dedicated and will be maintained by the township for repairs & snow removal. All lots have been perc tested and are approved for in-ground conventional septic systems.

Auction Tract	Survey Lot Number	Tract Acres	Frontage on Natural Shoreline	Frontage Available for Dock Placement on the Natural Shoreline Area
1	1	5.98	213.60'	389.92'
2	2	1.31	197.95'	195.14'
3	3	1.40	206.63'	198.56'
4	4	1.69	195.02'	195.28'
5	5	1.92	168.09'	168.30'
6	6	2.17	165.22'	166.07'
7	7	1.80	160.00'	160.01'
8	8	1.52	163.59'	165.90'
9	9	1.23	249.43'	55.89'



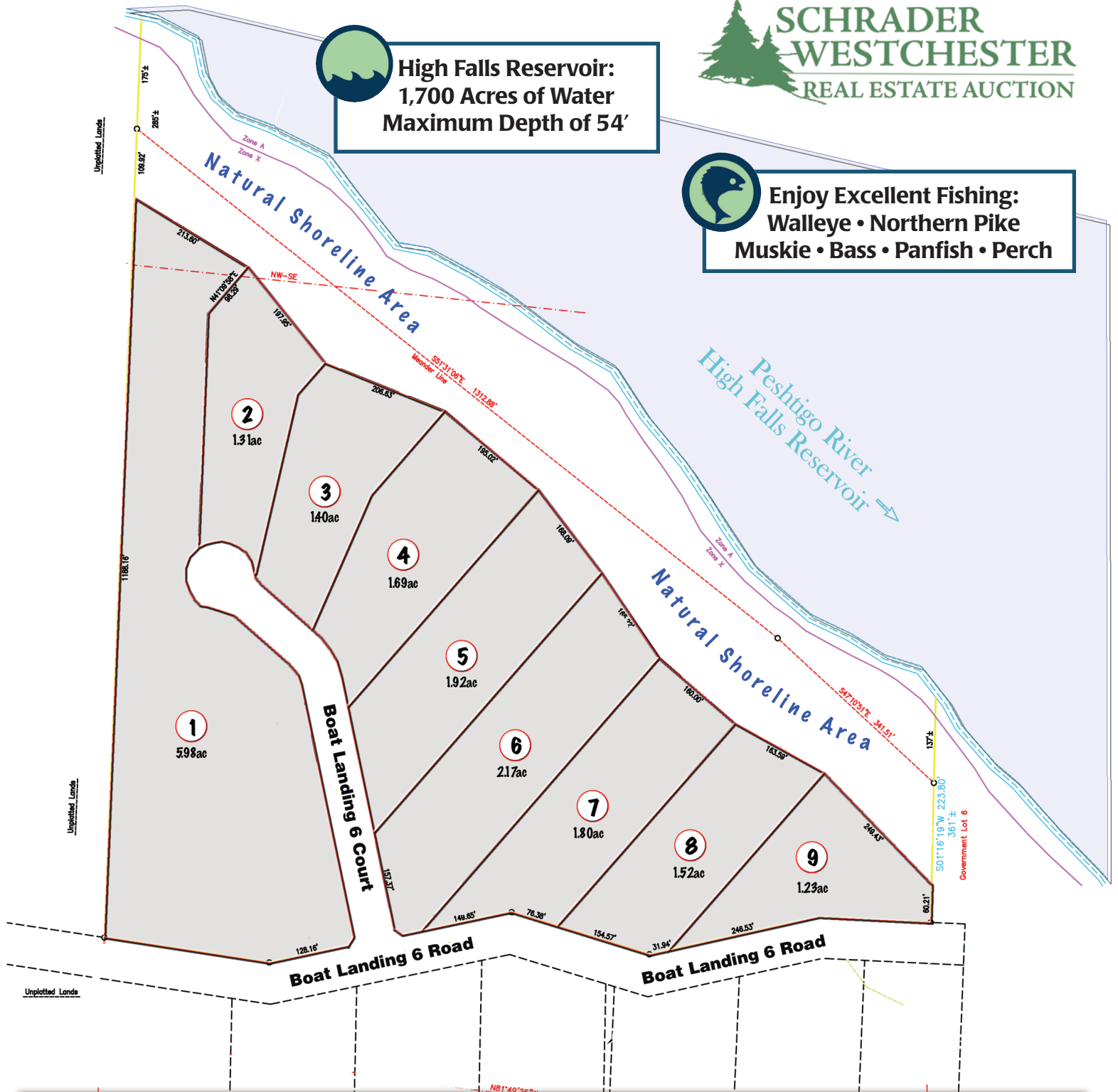
Visit: www.schraderwestchester.com for Auction Details & Photos



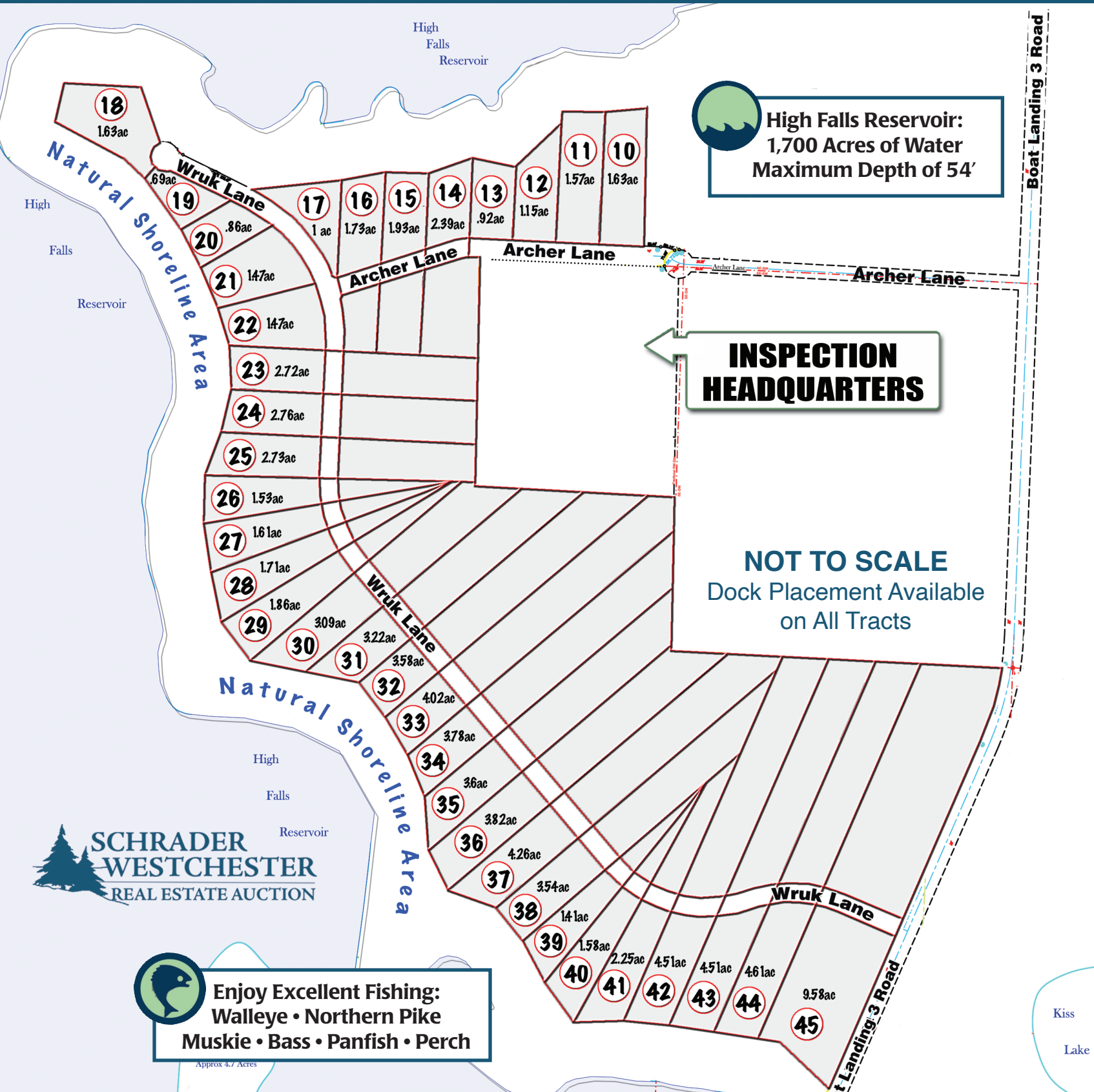
High Falls Reservoir:
1,700 Acres of Water
Maximum Depth of 54'



Enjoy Excellent Fishing:
Walleye • Northern Pike
Muskie • Bass • Panfish • Perch



• NOT TO SCALE • Dock Placement Available on All Tracts



 **SCHRADER WESTCHESTER**
REAL ESTATE AUCTION

 **Enjoy Excellent Fishing:**
Walleye • Northern Pike
Muskie • Bass • Panfish • Perch

Approx 4.7 Acres

Call: 800-607-6888 or 217-352-6000 for Auction Information

Auction Tract	Survey Lot Number	Tract Acres	Frontage on Natural Shoreline	Frontage Available for Dock Placement on Natural Shoreline Area
10	36	1.63	144.81'	146.09'
11	35	1.57	150.16'	150.47'
12	34	1.15	218.41'	167.19'
13	33	0.92	151.99'	183.56'
14	32	2.39	160.91'	164.31'
15	31	1.93	150.10'	170.49'
16	30	1.73	154.18'	194.71'
17	29	1.00	316.72'	315.17'
18	28	1.63	977.88'	1586.57'
19	27	0.69	218.98'	165.54'
20	26	0.86	150.23'	150.38'
21	25	1.47	148.05'	88.47'
22	24	1.47	138.36'	81.00'
23	23	2.72	150.66'	151.51'
24	22	2.76	152.32'	155.58'
25	21	2.73	160.18'	160.72'
26	20	1.53	168.65'	207.58'
27	19	1.61	169.19'	207.19'
28	18	1.71	176.71'	233.19'
29	17	1.86	168.94'	213.40'
30	16	3.09	193.00'	214.63'
31	15	3.22	190.42'	193.19'
32	14	3.58	150.21'	155.46'
33	13	4.02	152.23'	153.66'
34	12	3.78	157.70'	167.77'
35	11	3.6	185.60'	217.06'
36	10	3.82	154.80'	222.96'
37	9	4.26	174.32'	212.32'
38	8	3.54	150.08'	213.95'
39	7	1.41	162.43'	304.31'
40	6	1.58	170.91'	220.64'
41	5	2.25	174.30'	247.58'
42	4	4.51	158.07'	157.73'
43	3	4.51	154.77'	155.82'
44	2	4.61	155.28'	155.74'
45	1	9.58	313.68'	99.61'

Boat Landing 3

Auction Tracts 10 - 45

These tracts located on High Falls offer something for everyone! The beauty is unmatched, surrounded by rolling woodland and some spectacular Peshtigo River views. Enjoy numerous outdoor activities year round such as: Fishing, Hiking, Boating, Snowmobiling, Ice Fishing, Biking, and Camping.



This subdivision is improved with telephone, electric & paved roads. Roads have been dedicated and will be maintained by the township for repairs & snow removal. All lots have been perc tested and are approved for in-ground conventional septic systems.



Johnson Falls

Auction Tracts 46-64 on the Peshtigo River

Offering ideal lots for Boating, Canoeing & Fishing along the beautiful, undeveloped shoreline. Excellent habitat for large and smallmouth bass fishing along the Peshtigo.

Auction Tract	Survey Lot Number	Tract Acres	Frontage on Natural Shoreline	Frontage Available for Dock Placement on Natural Shoreline Area
46	1	1.31	125.07'	125.09'
47	2	1.15	127.49'	127.45'
48	3	1.81	151.49'	148.37'
49	4	1.73	138.15'	148.52'
50	5	2.35	165.80'	205.70'
51	6	2.58	181.52'	132.63'
52	7	2.90	138.99'	135.13'
53	8	3.03	133.82'	133.22'
54	9	3.10	131.49'	128.65'
55	10	3.07	125.00'	125.04'
56	11	2.99	125.06'	127.01'
57	12	3.39	153.52'	150.86'
58	13	3.08	166.03'	198.78'
59	14	3.49	166.59'	149.34'
60	15	3.62	139.40'	132.58'
61	16	3.64	132.30'	131.95'
62	17	3.63	131.10'	130.86'
63	18	3.78	146.24'	137.52'
64	19	3.66	158.59'	153.47'

Visit: www.schraderwestchester.com for Auction Details & Photos



Enjoy Excellent Fishing:
Walleye • Northern Pike
Bass • Panfish • Trout

This subdivision is improved with telephone, electric & paved roads. Roads have been dedicated and will be maintained by the township for repairs & snow removal. All lots have been perc tested and are approved for in-ground conventional septic systems.

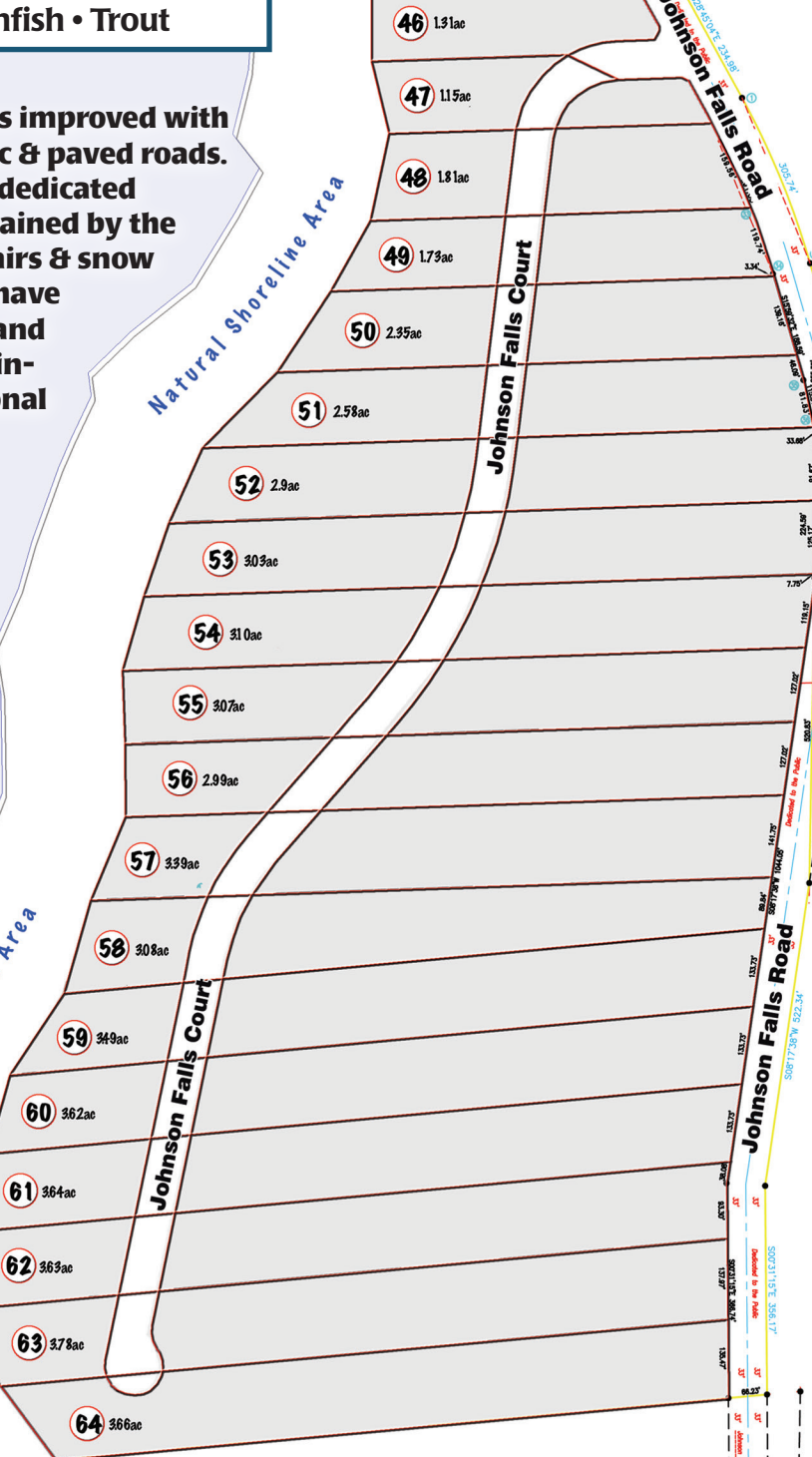
Natural Shoreline Area

Natural Shoreline Area

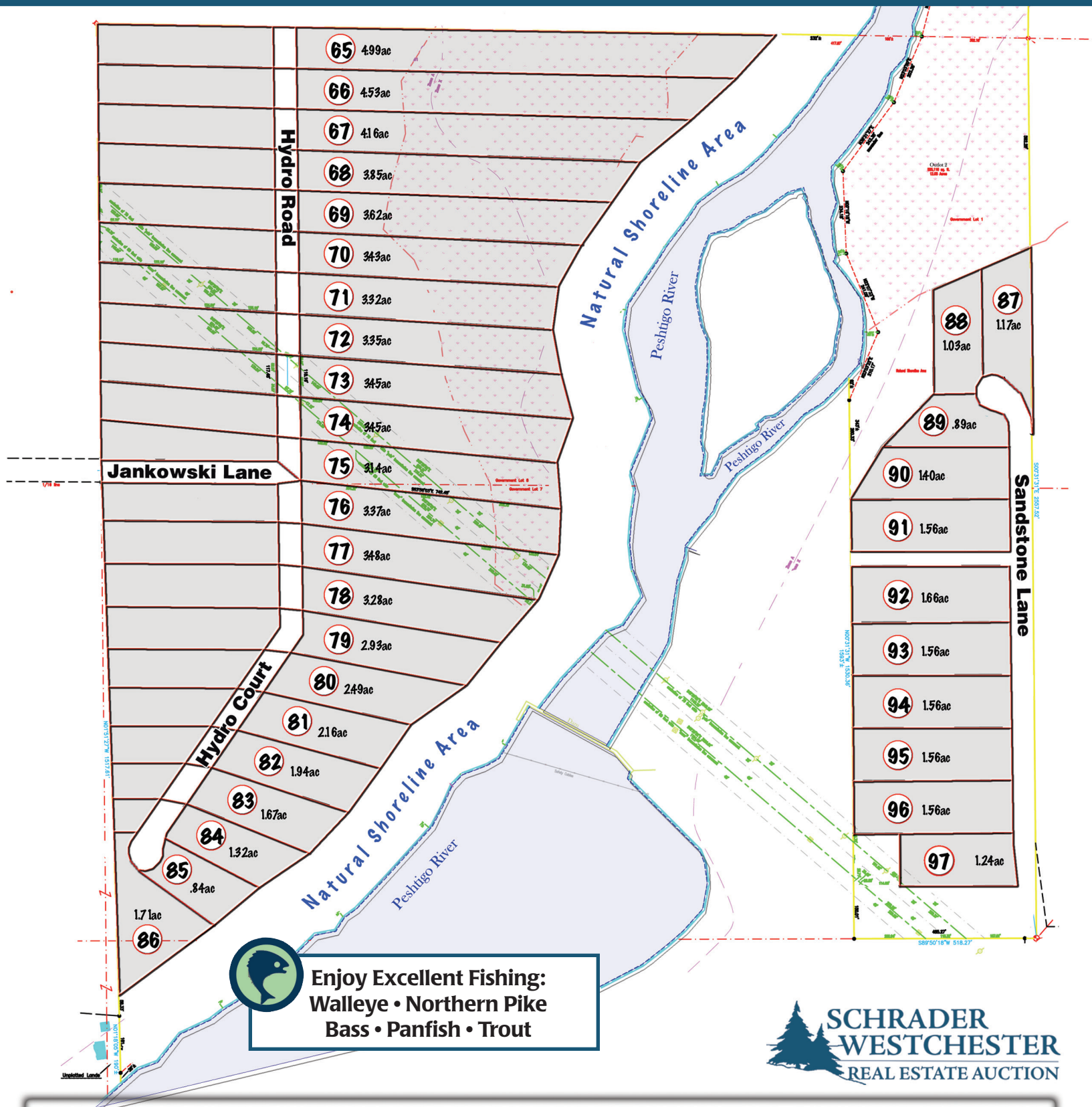
Johnson Falls Court

Johnson Falls Road

Johnson Falls Road



• NOT TO SCALE • Dock Placement Available on All Tracts



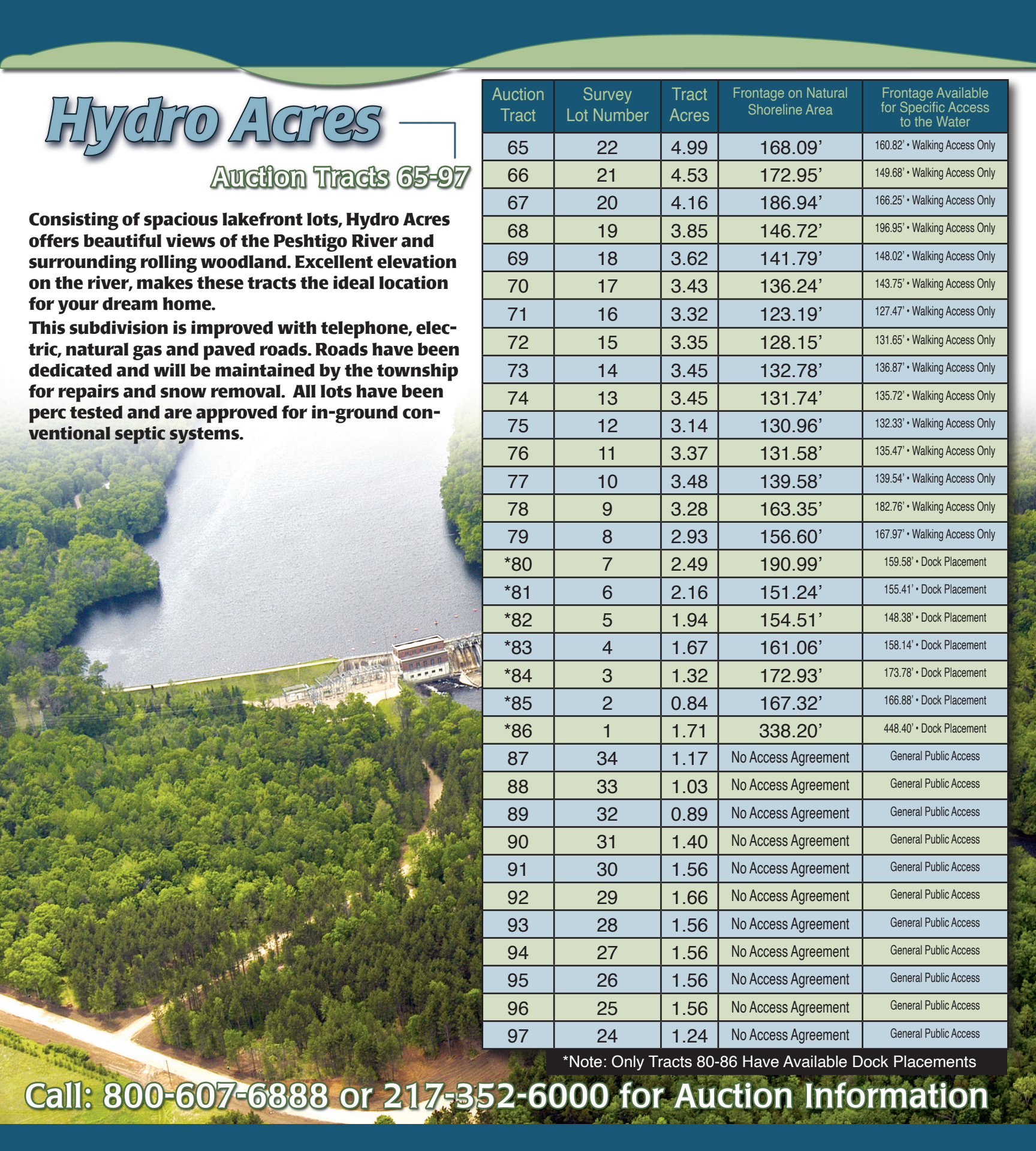
• NOT TO SCALE • Dock Placement Available only on Tracts 80-86

Hydro Acres

Auction Tracts 65-97

Consisting of spacious lakefront lots, Hydro Acres offers beautiful views of the Peshtigo River and surrounding rolling woodland. Excellent elevation on the river, makes these tracts the ideal location for your dream home.

This subdivision is improved with telephone, electric, natural gas and paved roads. Roads have been dedicated and will be maintained by the township for repairs and snow removal. All lots have been perc tested and are approved for in-ground conventional septic systems.



Auction Tract	Survey Lot Number	Tract Acres	Frontage on Natural Shoreline Area	Frontage Available for Specific Access to the Water
65	22	4.99	168.09'	160.82' • Walking Access Only
66	21	4.53	172.95'	149.68' • Walking Access Only
67	20	4.16	186.94'	166.25' • Walking Access Only
68	19	3.85	146.72'	196.95' • Walking Access Only
69	18	3.62	141.79'	148.02' • Walking Access Only
70	17	3.43	136.24'	143.75' • Walking Access Only
71	16	3.32	123.19'	127.47' • Walking Access Only
72	15	3.35	128.15'	131.65' • Walking Access Only
73	14	3.45	132.78'	136.87' • Walking Access Only
74	13	3.45	131.74'	135.72' • Walking Access Only
75	12	3.14	130.96'	132.33' • Walking Access Only
76	11	3.37	131.58'	135.47' • Walking Access Only
77	10	3.48	139.58'	139.54' • Walking Access Only
78	9	3.28	163.35'	182.76' • Walking Access Only
79	8	2.93	156.60'	167.97' • Walking Access Only
*80	7	2.49	190.99'	159.58' • Dock Placement
*81	6	2.16	151.24'	155.41' • Dock Placement
*82	5	1.94	154.51'	148.38' • Dock Placement
*83	4	1.67	161.06'	158.14' • Dock Placement
*84	3	1.32	172.93'	173.78' • Dock Placement
*85	2	0.84	167.32'	166.88' • Dock Placement
*86	1	1.71	338.20'	448.40' • Dock Placement
87	34	1.17	No Access Agreement	General Public Access
88	33	1.03	No Access Agreement	General Public Access
89	32	0.89	No Access Agreement	General Public Access
90	31	1.40	No Access Agreement	General Public Access
91	30	1.56	No Access Agreement	General Public Access
92	29	1.66	No Access Agreement	General Public Access
93	28	1.56	No Access Agreement	General Public Access
94	27	1.56	No Access Agreement	General Public Access
95	26	1.56	No Access Agreement	General Public Access
96	25	1.56	No Access Agreement	General Public Access
97	24	1.24	No Access Agreement	General Public Access

*Note: Only Tracts 80-86 Have Available Dock Placements

Call: 800-607-6888 or 217-352-6000 for Auction Information

Auction Terms & Conditions

PROCEDURE: The properties will be offered in 97 individual tracts. The properties will be sold in the manner resulting in the highest total sale price.

BID PROCESS: Tracts 1 – 97 will be offered “choice” until individual tracts have been entered with a high bid. Once an individual tract bid has been entered, a new bidder may only bid on an individual tract by raising the current bid a minimum of 10%. Tracts will also be offered in any combination. Individual tracts and combinations may compete. All individual tracts and combination bids will remain open until the conclusion of the auction per the Auctioneer’s bidding guidelines.

DOWN PAYMENT: Ten percent (10%) down payment on the day of the auction upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of personal check, business check, or cashier’s check. The remainder of the purchase price is payable in cash at closing. **YOUR BIDDING CANNOT BE CONDITIONED ON 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 sign a purchase agreement at the auction site immediately following the close of bidding. All final bid prices are subject to the seller’s acceptance or rejection.

BUYER’S PREMIUM: Successful bidders shall pay a buyer’s premium of ten percent (10%) of their final bid price. This amount will be added to your bid price to determine your total contract purchase price due at closing.

CLOSING: Closing shall occur following delivery of evidence of good title and preparation of closing documents. Closing date shall be no later than sixty (60) days after the date of the purchase agreement.

POSSESSION: Possession of the property shall be given immediately upon closing.

TITLE: Seller shall provide an Owner’s Policy of Title Insurance in the amount of the purchase price, and shall execute a Special Warranty Deed conveying the real estate to the buyer(s). Title to the property is subject to any and all easements, covenants, restrictions and survey matters of record.

REAL ESTATE TAXES: Seller agrees to pay all ad valorem taxes on the property for 2004 and prior years.

BROKER PARTICIPATION: One (1%) to three (3%) percent commission of the bid price will be paid to the properly licensed broker whose prospect purchases and closes on the real estate. Broker participation is welcome. Please contact Schrader/Westchester for guidelines and to register your clients.

AGENCY: Schrader/Westchester, and Trans Group, LLC. 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 agreement to purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an “AS IS, WHERE IS” basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. The seller, the broker or the auction company assumes no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller, broker and auction company 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.

INTERNET BIDDING: Internet bidding will be made available to those interested parties who follow Internet bidding guidelines and register for Internet bidding prior to September 17, 2004.

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

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from Schrader/Westchester.

PURCHASE AGREEMENT TO GOVERN: In the event there are conflicts or inconsistencies between these Terms and Conditions and the Purchase Agreement, the Purchase Agreement shall govern any purchase of the subject property.

OWNER: Wisconsin Public Service Corporation

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