

320 Acre Columbia County Farm

Live Auction April 29th 1PM

Personal Property to start selling 9:30 AM

N9521 Muskrat Rd
Portage, WI 53901

320 Acres with 5 Bedroom Home



Midwest Lifestyle
Properties

hameleauctions.com
608.697.3349

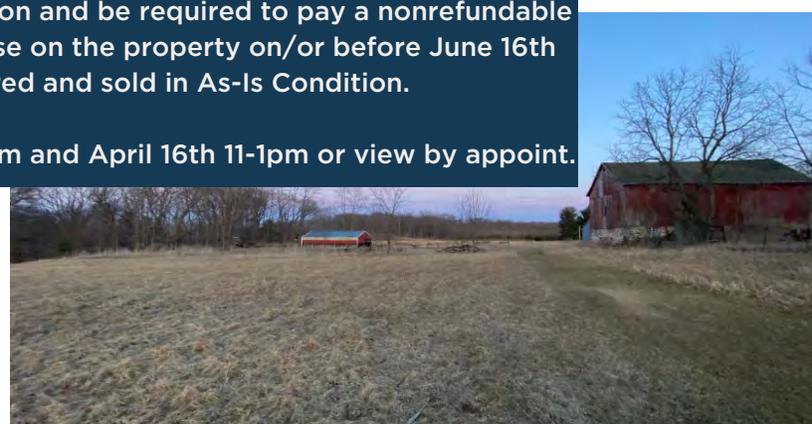


HAMELE
AUCTION
SERVICES



320 acre farm will be offered at public auction onsite April 29th 2022 at 1:00pm. Property will be sold at or above the Minimum bid of \$1,500,000. Bidders will be required to sign Terms & Conditions and Addenda to Terms and Conditions to bid. High Bidder will be required to sign a contingent free Offer to Purchase the day of auction and be required to pay a nonrefundable \$50,000 down payment and close on the property on/or before June 16th 2022. Property is offered and sold in As-Is Condition.

Open House Dates April 13th 4-6pm and April 16th 11-1pm or view by appoint.



Midwest
Lifestyle
Properties



HAMELE
AUCTION
SERVICES

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320 Acre Columbia County Farm

Live Auction April 29th 1PM

Personal Property to start selling 9:30 AM

N9521 Muskrat Rd
Portage, WI 53901



**Midwest
Lifestyle
Properties**



**HAMELE
AUCTION
SERVICES**

Muskrat road leads you to prime hunting land, nestled inside this 320-acre family property. Heritage and tradition have been the life-blood of this family farm and now a new era dawns. With it comes the opportunity to build a local hunting legacy or farm. Forty minutes to Madison airport, and hour and forty-five minutes to Milwaukee airport, or a quick 15 minutes to the Dells, access to your new hunting property and home has never been easier! This farm has a great bit of diversity with 145 tillable acres allows for additional income or you can farm the property yourself and live off the land. Many acres of secluded small ag fields give you opportunity to build a variety of warm grass areas, quiet bedding retreats and diverse food plots. Perhaps adding some new tree growth will further your hunting ambitions? The winding Neenah Creek feeds into little backwater oxbows of this property, as well as a few natural watering holes, giving your quarry additional creature comforts; keeping them happy and satisfied. Islands of sentinel Oaks stand guard, making private travel corridors for deer throughout the property. A ride-through reveals abundant deer sign with well-traveled trails, buck scrapes and rubs. Several home building sites add to this properties allure, or make your stay in the farm house. Many out buildings give you room to bring all the toys and finally store them properly. Room to park your iron horse or for the four-legged horses or cattle. Economic opportunities are available on this property. This farm is enrolled Farmland Preservation, giving you additional income. 143 Acres of the farm are enrolled into MFL to help lower the recreation timber land tax rate.

Property will be offered at public auction onsite April 29th 2022 at 1:00pm. Property will be sold at or above the Minimum bid of \$1,500,000. Bidders will be required to sign Terms & Conditions and Addenda to Terms and Conditions to bid. High Bidder will be required to sign a contingent free Offer to Purchase the day of auction and be required to pay a nonrefundable \$50,000 down payment and close on the property on/or before June 16th 2022. Property is offered and sold in As-Is Condition. Open House Dates April 13th 4-6pm and April 16th 11-1pm or view by appoint.



1930676 Active Single Family Price: \$1,500,000 AU

N9521 Muskrat Rd Town Lewiston B16
Portage WI 53901 County: Columbia
 Subdivision:

Bedrooms: 5 **Est Above Grade SqFt:** 1,310
Full Baths: 1 **Est Part/All Below Grd SqFt:** 0
Half Baths: 1 **Est Total Finished SqFt:** 1,310 Other
Year Built: 999 Other **Full Garage** 2
Est. Acres: 320.0 Assessor

Open House Info Click M for Map: 
4/13/2022 4:00-6:00 Documents (if any): 
4/16/2022 11:00-1:00 Calculate Payment: 
 USPS Zip Report 

From I39 exit 89B to Hwy 127 to right on Muskrat Rd to Property on left

		<u>Baths</u>		<u>School Info</u>	
		Full	Half	(D)	(E)
Living/Great: M 13x16	PrimaryBdrm: M 15x13	Laundry: L		(D) Portage	
Formal Dining:	2nd Bedroom: M 12x12	Den/Office: M 7x25	Upper: 0 0	(E) Call School District	
Dining Area:	3rd Bedroom: U 10x12		Main: 1 1	(M) Wayne Bartels	
Kitchen: M 11x13	4th Bedroom: U 11x7		Lower: 0 0	(H) Portage	
Family Room: M 15x19	5th Bedroom: U 10x7				

Lake/River:	Net Taxes: \$ 3,675 / 2021	HOA Dues/Yr:
Feet WaterFront:	Parcel #: 11020-356	Builder:
Lot Dimensions:	Zoning: AG1	

Type	1 1/2 story, Farm	Fuel	Oil
Architecture	National Folk/Farm	Heating/Cooling	Forced air
Primary Bed Bath	None	Water/Waste	Well, Non-Municipal/Prvt dispos
Basement	Partial, Poured concrete foundatn, Block foundation, Other foundation	Driveway	Unpaved
Garage	2 car, Detached, Opener	Barrier-free	First floor bedroom, First floor full bath, Level drive, Level lot
Exterior	Vinyl, Aluminum/Steel, Wood	Terms/Misc.	AUCTION
Lot Description	Wooded, Rural-not in subdivision, Horses Allowed	Farm Features	Pasture, Tillable, Crop Farm, Barn(s), Outbuilding(s), Machine Shed, Pole building

Exterior Features Storage building

Included: n/a

Excluded: Sellers personal items

320 acre farm will be offered at public auction onsite April 29th 2022 at 1:00pm. Property will be sold at or above the Minimum bid of \$1,500,000. Bidders will be required to sign Terms & Conditions and Addenda to Terms and Conditions to bid. High Bidder will be required to sign a contingent free Offer to Purchase the day of auction and be required to pay a nonrefundable \$50,000 down payment and close on the property on/or before June 16th 2022. Property is offered and sold in As-Is Condition. Open House Dates April 13th 4-6pm and April 16th 11-1pm or view by appoint.

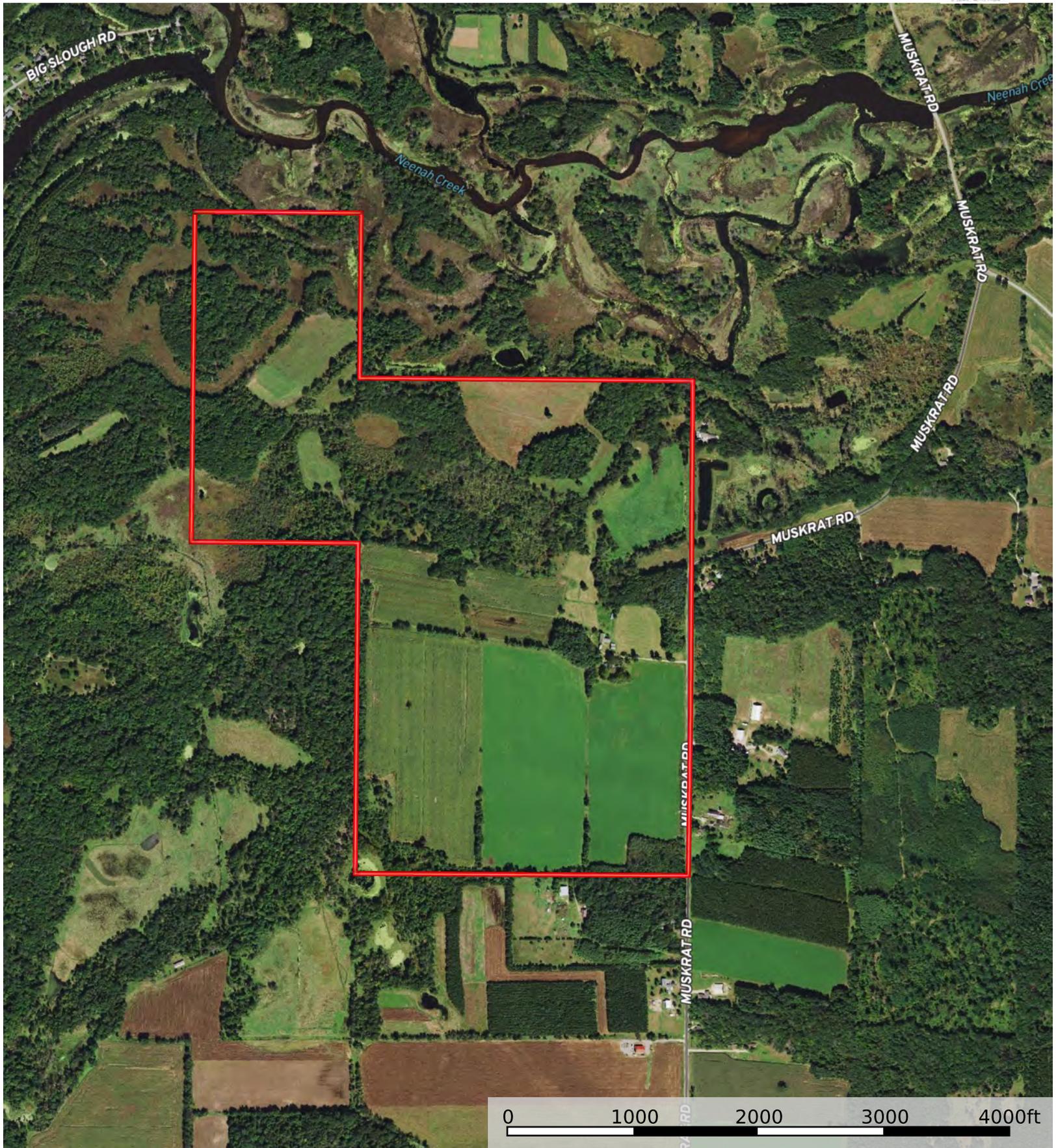
Sold Price: **Seller Concessions:** **Closing Date:**
This information provided courtesy of: United Country Midwest Lifestyle Properties 04/01/2022 10:26 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2021 SCWMLS

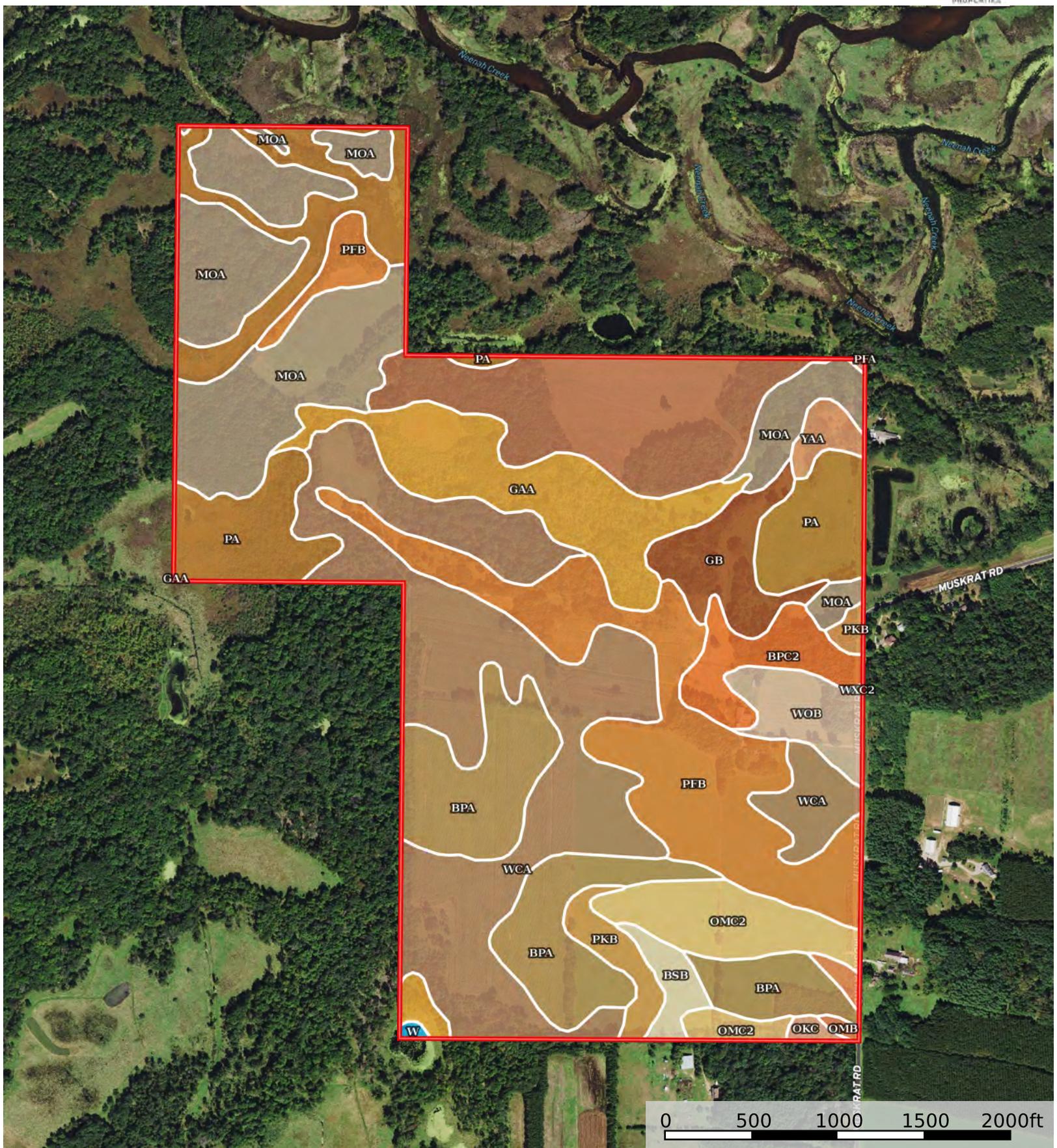


Travis Hamele
United Country Midwest Lifestyle Properties
 Pref: 608-697-3349
 travis@hameleauctions.com
 www.hameleauctions.com





Boundary



Boundary

|  Boundary 321.55 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WcA	Wasepi fine sandy loam, 0 to 3 percent slopes	66.12	20.56	0	54	3s
MoA	Morocco loamy sand, 0 to 3 percent slopes	45.46	14.14	0	30	4w
PfB	Plainfield loamy fine sand, 2 to 6 percent slopes	39.97	12.43	0	31	4s
Pa	Palms muck, 0 to 2 percent slopes	33.64	10.46	0	32	3w
BpA	Boyer loamy sand, 0 to 2 percent slopes	33.03	10.27	0	44	3s
PfA	Plainfield loamy fine sand, 0 to 2 percent slopes	28.61	8.9	0	30	4s
GaA	Gilford fine sandy loam, stratified substratum, 0 to 3 percent slopes	23.69	7.37	0	19	6w
OmC2	Oshtemo loamy sand, 6 to 12 percent slopes, eroded	12.99	4.04	0	63	3e
Gb	Granby loamy sand	9.3	2.89	0	17	4w
BpC2	Boyer loamy sand, 6 to 12 percent slopes, eroded	8.14	2.53	0	38	3e
WoB	Wyocena loamy sand, 2 to 6 percent slopes	7.06	2.2	0	60	3e
PKB	Plainfield loamy fine sand, loamy substratum, 2 to 6 percent slopes	5.18	1.61	0	24	4s
BsB	Briggsville loam, 2 to 8 percent slopes	3.25	1.01	0	81	2e
YaA	Yahara fine sandy loam, 0 to 3 percent slopes	2.63	0.82	0	63	2w
OmB	Oshtemo loamy sand, 2 to 6 percent slopes	1.29	0.4	0	67	3s
OkC	Okee loamy fine sand, 6 to 12 percent slopes	0.8	0.25	0	53	3e
W	Water	0.32	0.1	0	-	-
WxC2	Wyocena sandy loam, 6 to 12 percent slopes, eroded	0.07	0.02	0	52	4e
TOTALS		321.5 3(*)	100%	-	38.59	3.6

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

<u>Tax ID</u>	<u>Acres</u>	<u>Land Assesment</u>	<u>Improvement</u>	<u>Taxes</u>	<u>MFL Acres</u>
11020-468	40	\$ 12,200.00	0	\$ 205.06	0
11020-472	40	\$ 19,800.00	0	\$ 197.70	9
11020-356	40	\$ 11,700.00	65300	\$ 1,471.72	9
11020-355	40	\$ 40,000.00	0	\$ 462.15	14
11020-353	40	\$ 20,000.00	0	\$ 201.05	9
11020-350	40	\$ 45,400.00	0	\$ 397.12	33
11020-351	40	\$ 45,900.00	0	\$ 380.64	36
11020-348	40	\$ 43,200.00	0	\$ 360.13	33
	320	\$ 238,200.00	\$ 63,500.00	\$ 3,675.57	143

Tillable Acres m/l	115
Small Tillalable/CRP/Hay m/l	29
Food Plot/CRP/Pollinator plots m/l	9
Timbered areas (even cut areas)	150
Marsh land	15
Building area	2

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

Lichtenberg, John R

**Parcel Number: 11020 468
 Bill Number: 1030457**

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. 10, T13N, R8E
 NW 1/4 OF NE 1/4

40.000 ACRES

1030457/11020 468
 JOHN R LICHTENBERG
 PO BOX 116
 BRIGGSVILLE WI 53920

Please inform treasurer of address changes.

ASSESSED VALUE LAND 12,200	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 12,200	AVERAGE ASSMT. RATIO 0.792140190	NET ASSESSED VALUE RATE 0.01680795 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 205.06
ESTIMATED FAIR MARKET VALUE LAND 11,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 11,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 20.89	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Columbia County	96,492	101,903	65.08	69.21	6.3%
Town of Lewiston	142,159	144,598	21.98	22.09	0.5%
Portage Community School	1,607,076	1,693,324	92.36	101.33	9.7%
MATC	110,219	124,730	11.85	12.43	4.9%
TOTAL	1,955,946	2,064,555	191.27	205.06	7.2%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			191.27	205.06	7.2%

TOTAL DUE: \$205.06

**FOR FULL PAYMENT
 PAY BY:
 JANUARY 31, 2022**

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
Portage Community School	372,440	36.66	2026				

PAY 1ST INSTALLMENT OF: \$102.53
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 468
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030457

PAY 2ND INSTALLMENT OF: \$102.53
 BY JULY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11020 468
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030457

PAY FULL AMOUNT OF: \$205.06
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 468
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030457



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

Lichtenberg, John R

**Parcel Number: 11020 472
 Bill Number: 1030461**

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. 10, T13N, R8E
 NE 1/4 OF NW 1/4 R.107-483 R107-483 R534-346
 40.000 ACRES

1030461/11020 472
JOHN R LICHTENBERG
 PO BOX 116
 BRIGGSVILLE WI 53920

Please inform treasurer of address changes.

ASSESSED VALUE LAND 6,300 Managed Frs	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 6,300 13,500	AVERAGE ASSMT. RATIO 0.792140190	NET ASSESSED VALUE RATE 0.01680795 (Does NOT reflect credits)	NET PROPERTY TAX 105.90 MFL Clsd, \$10.20/ac 91.80
ESTIMATED FAIR MARKET VALUE LAND Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 17,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 10.79	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Columbia County	96,492	101,903	33.61	35.74	6.3%
Town of Lewiston	142,159	144,598	11.35	11.41	0.5%
Portage Community School	1,607,076	1,693,324	47.69	52.33	9.7%
MATC	110,219	124,730	6.12	6.42	4.9%
TOTAL	1,955,946	2,064,555	98.77	105.90	7.2%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			98.77	105.90	7.2%

TOTAL DUE: \$197.70
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2022
 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
Portage Community School	372,440	18.93	2026				

PAY 1ST INSTALLMENT OF: \$144.75
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 472
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030461

PAY 2ND INSTALLMENT OF: \$52.95
 BY JULY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11020 472
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030461

PAY FULL AMOUNT OF: \$197.70
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 472
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030461



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

Lichtenberg, John R

**Parcel Number: 11020 356
 Bill Number: 1030610**

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
 N9621 Muskrat Rd
 Sec. 3, T13N, R8E
 SW 1/4 OF SE 1/4;

40.000 ACRES



1030610/11020 356
 JOHN R LICHTENBERG
 PO BOX 116
 BRIGGSVILLE WI 53920

Please inform treasurer of address changes.

ASSESSED VALUE LAND 32,900 Managed Frs	ASSESSED VALUE IMPROVEMENTS 65,300	TOTAL ASSESSED VALUE 98,200 13,500	AVERAGE ASSMT. RATIO 0.792140190	NET ASSESSED VALUE RATE 0.01680795 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 1379.92 MFL Clsd, \$10.20/ac 91.80
ESTIMATED FAIR MARKET VALUE LAND 48,400 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 82,400	TOTAL ESTIMATED FAIR MARKET VALUE 130,800 17,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 168.16	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Columbia County	96,492	101,903	523.88	557.10	6.3%
Town of Lewiston	142,159	144,598	176.90	177.79	0.5%
Portage Community School	1,607,076	1,693,324	743.42	815.64	9.7%
MATC	110,219	124,730	95.37	100.01	4.9%
TOTAL	1,955,946	2,064,555	1,539.57	1,650.54	7.2%
FIRST DOLLAR CREDIT			-58.98	-59.52	0.9%
LOTTERY AND GAMING CREDIT			-144.54	-211.10	46.0%
NET PROPERTY TAX			1,336.05	1,379.92	3.3%

TOTAL DUE: \$1,471.72
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2022

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
Portage Community School	372,440	295.05	2026				

PAY 1ST INSTALLMENT OF: \$676.21
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 356
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030610

PAY 2ND INSTALLMENT OF: \$795.51
 BY JULY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11020 356
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030610

PAY FULL AMOUNT OF: \$1,471.72
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 356
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030610



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

Lichtenberg, John R

**Parcel Number: 11020 355
 Bill Number: 1030609**

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. 3, T13N, R8E
 NW 1/4 OF SE 1/4. ALSO V258-574
 40.000 ACRES

1030609/11020 355
JOHN R LICHTENBERG
 PO BOX 116
 BRIGGSVILLE WI 53920

Please inform treasurer of address changes.

ASSESSED VALUE LAND 19,000 Managed Frs	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 19,000 21,000	AVERAGE ASSMT. RATIO 0.792140190	NET ASSESSED VALUE RATE 0.01680795 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 319.35 MFL Clsd, \$10.20/ac 142.80
ESTIMATED FAIR MARKET VALUE LAND 39,400 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 39,400 26,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 32.54	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Columbia County	96,492	101,903	101.36	107.79	6.3%
Town of Lewiston	142,159	144,598	34.23	34.40	0.5%
Portage Community School	1,607,076	1,693,324	143.84	157.81	9.7%
MATC	110,219	124,730	18.45	19.35	4.9%
TOTAL	1,955,946	2,064,555	297.88	319.35	7.2%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			297.88	319.35	7.2%

TOTAL DUE: \$462.15
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2022

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
Portage Community School	372,440	57.09	2026				

PAY 1ST INSTALLMENT OF: \$302.48
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 355
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030609

PAY 2ND INSTALLMENT OF: \$159.67
 BY JULY 31, 2022

AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11020 355
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030609

PAY FULL AMOUNT OF: \$462.15
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 355
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030609



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965



1030608/11020 353
 JOHN R LICHTENBERG
 PO BOX 116
 BRIGGSVILLE WI 53920

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

Lichtenberg, John R

Parcel Number: 11020 353
 Bill Number: 1030608

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. 3, T13N, R8E
 SE 1/4 OF SW 1/4 R.107-483 R534-346
 40.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE	LAND IMPROVEMENTS	MANAGED FRTS	ESTIMATED FAIR MARKET VALUE	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	FAIR MARKET VALUE	MANAGED FRTS	EST. STATE AIDS	EST. STATE AIDS	EST. STATE AIDS	TAXING JURISDICTION	COLUMBIA COUNTY	TOWN OF LEWISTON	PORTAGE COMMUNITY SCHOOL	MATC	TOTAL
6,500	0	13,500	17,000	17,000	17,000	17,000	2020	2021	2021	TAXING JURISDICTION	COLUMBIA COUNTY	TOWN OF LEWISTON	PORTAGE COMMUNITY SCHOOL	MATC	TOTAL
96,492	142,159	1,445,998	1,171	1,171	1,171	1,171	96,492	142,159	1,445,998	COLUMBIA COUNTY	96,492	142,159	1,445,998	1,171	1,171
101,903	1,607,076	1,693,324	49.21	53.99	9.7%	36.87	101,903	1,607,076	1,693,324	TOWN OF LEWISTON	101,903	1,607,076	1,693,324	49.21	53.99
34.68	110,219	124,730	6.31	6.62	4.9%	34.68	34.68	110,219	124,730	TOWN OF LEWISTON	34.68	110,219	124,730	6.31	6.62
101.91	1,955,946	2,064,555	101.91	109.25	7.2%	101.91	101.91	1,955,946	2,064,555	PORTAGE COMMUNITY SCHOOL	101.91	1,955,946	2,064,555	101.91	109.25
0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.00	LOTTERY AND GAMING CREDIT	0.00	0.00	0.00	0.00	0.0%
0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.00	FIRST DOLLAR CREDIT	0.00	0.00	0.00	0.00	0.0%
109.25	91.80	109.25	109.25	109.25	7.2%	109.25	109.25	109.25	109.25	NET PROPERTY TAX	109.25	109.25	109.25	109.25	7.2%

TOTAL DUE: \$201.05
 FOR FULL PAYMENT
 PAY BY:
 JANUARY 31, 2022
 Warning: If not paid by due dates, delinquent 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	Total Additional Taxes	Applied to Property	Year Increase	Ends
2026	19.53	19.53		

PAY 1ST INSTALLMENT OF: \$146.43
 AMOUNT ENCLOSED
 BY JANUARY 31, 2022
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965
 PIN# 11020 353
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030608
 INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: \$54.62
 AMOUNT ENCLOSED
 BY JULY 31, 2022
 MAKE CHECK PAYABLE AND MAIL TO:
 COLUMBIA COUNTY
 STACY L OPALIEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901
 PIN# 11020 353
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030608
 INCLUDE THIS STUB WITH YOUR PAYMENT

PAY FULL AMOUNT OF: \$201.05
 AMOUNT ENCLOSED
 BY JANUARY 31, 2022
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965
 PIN# 11020 353
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030608
 INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

Lichtenberg, John R

**Parcel Number: 11020 350
 Bill Number: 1030605**

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. 3, T13N, R8E
 NE 1/4 OF SW 1/4 R107-483 R534-346
 40.000 ACRES



1030605/11020 350
JOHN R LICHTENBERG
 PO BOX 116
 BRIGGSVILLE WI 53920

Please inform treasurer of address changes.

ASSESSED VALUE LAND 3,600 Managed Frs	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 3,600 41,800	AVERAGE ASSMT. RATIO 0.792140190	NET ASSESSED VALUE RATE 0.01680795 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 60.52 MFL Clsd, \$10.20/ac 336.60
ESTIMATED FAIR MARKET VALUE LAND 7,000 Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 7,000 52,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 6.16	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Columbia County	96,492	101,903	19.21	20.42	6.3%
Town of Lewiston	142,159	144,598	6.49	6.52	0.5%
Portage Community School	1,607,076	1,693,324	27.25	29.91	9.8%
MATC	110,219	124,730	3.50	3.67	4.9%
TOTAL	1,955,946	2,064,555	56.45	60.52	7.2%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			56.45	60.52	7.2%

TOTAL DUE: \$397.12
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2022

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
Portage Community School	372,440	10.82	2026				

PAY 1ST INSTALLMENT OF: \$397.12 BY JANUARY 31, 2022 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF LEWISTON STEPHANIE WARREN, TREAS PO BOX 555 WISCONSIN DELLS, WI 53965 PIN# 11020 350 LICHTENBERG, JOHN R BILL NUMBER: 1030605	PAY 2ND INSTALLMENT OF: \$0.00 BY JULY 31, 2022 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: COLUMBIA COUNTY STACY L OPALEWSKI TREASURER PO BOX 198 PORTAGE, WI 53901 PIN# 11020 350 LICHTENBERG, JOHN R BILL NUMBER: 1030605	PAY FULL AMOUNT OF: \$397.12 BY JANUARY 31, 2022 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF LEWISTON STEPHANIE WARREN, TREAS PO BOX 555 WISCONSIN DELLS, WI 53965 PIN# 11020 350 LICHTENBERG, JOHN R BILL NUMBER: 1030605
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INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

Lichtenberg, John R

**Parcel Number: 11020 351
 Bill Number: 1030606**

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. 3, T13N, R8E
 NW 1/4 OF SW 1/4 V.285-P.525 R534-346
 40.000 ACRES

1030606/11020 351
JOHN R LICHTENBERG
 PO BOX 116
 BRIGGSVILLE WI 53920

Please inform treasurer of address changes.

ASSESSED VALUE LAND 800 Managed Frs	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 800 45,100	AVERAGE ASSMT. RATIO 0.792140190	NET ASSESSED VALUE RATE 0.01680795 (Does NOT reflect credits)	NET PROPERTY TAX 13.44 MFL Clsd, \$10.20/ac 367.20
ESTIMATED FAIR MARKET VALUE LAND Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 56,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1.37	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Columbia County	96,492	101,903	4.27	4.54	6.3%
Town of Lewiston	142,159	144,598	1.44	1.45	0.7%
Portage Community School	1,607,076	1,693,324	6.06	6.64	9.6%
MATC	110,219	124,730	0.78	0.81	3.8%
TOTAL	1,955,946	2,064,555	12.55	13.44	7.1%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			12.55	13.44	7.1%

TOTAL DUE: \$380.64
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2022

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
Portage Community School	372,440	2.40	2026				

PAY 1ST INSTALLMENT OF: \$380.64
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 351
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030606

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
 COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11020 351
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030606

PAY FULL AMOUNT OF: \$380.64
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 351
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030606

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2021
 REAL ESTATE**

Lichtenberg, John R

**Parcel Number: 11020 348
 Bill Number: 1030603**

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. 3, T13N, R8E
 SW 1/4 OF NW 1/4 V.285-P.525 R534-346
 40.000 ACRES

1030603/11020 348
JOHN R LICHTENBERG
 PO BOX 116
 BRIGGSVILLE WI 53920

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,400 Managed Frs	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 1,400 41,800	AVERAGE ASSMT. RATIO 0.792140190	NET ASSESSED VALUE RATE 0.01680795 (Does NOT reflect credits)	NET PROPERTY TAX 23.53 MFL Clsd, \$10.20/ac 336.60
ESTIMATED FAIR MARKET VALUE LAND Managed Frs	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 52,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 2.40	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
Columbia County	96,492	101,903	7.47	7.94	6.3%
Town of Lewiston	142,159	144,598	2.52	2.53	0.4%
Portage Community School	1,607,076	1,693,324	10.60	11.63	9.7%
MATC	110,219	124,730	1.36	1.43	5.1%
TOTAL	1,955,946	2,064,555	21.95	23.53	7.2%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			21.95	23.53	7.2%

TOTAL DUE: \$360.13
 FOR FULL PAYMENT
 PAY BY:
JANUARY 31, 2022

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
Portage Community School	372,440	4.21	2026				

PAY 1ST INSTALLMENT OF: \$360.13
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 348
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030603

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11020 348
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030603

PAY FULL AMOUNT OF: \$360.13
 BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

PIN# 11020 348
 LICHTENBERG, JOHN R
 BILL NUMBER: 1030603


 INCLUDE THIS STUB WITH YOUR PAYMENT


 INCLUDE THIS STUB WITH YOUR PAYMENT


 INCLUDE THIS STUB WITH YOUR PAYMENT

Hamele Auction Service LLC & United Country Midwest Lifestyle Properties
P.O. Box 257, Portage, WI 53901
608-742-5000

REAL ESTATE AUCTION TERMS AND CONDITIONS
Without Buyer's Premium

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at N9521 Muskrat Rd Town of Lewiston Portage WI Columbia County. Including 320+/- acres.

These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

Hamele Auction Service LLC ("Auctioneer") has been appointed by
___John Lichtenberg Estate, Jon Steinhaus PR___
("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 50,000 . This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted auction company prior to real estate auction sale". Checks made to Hamele Realty Trust

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before June 16th 2022. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, Hamele Auction Service LLC and or United County Midwest Lifestyle Properties may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of Hamele Auction Service LLC and or United County Midwest Lifestyle Properties or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel or postpone the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 1.5 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda To Auction Terms and Conditions

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR
TITLE DEED**

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

**Addenda to Terms & Conditions Relating to Live Onsite
Auction 320 +/- Acres N9521 Muskrat Rd Town of Lewiston
Columbia County WI April 29th 2022 1:00pm**

To Register: Bidders will register, and purchase property(s) as follows:

Bidders: Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions and a bid registration on or before the live auction on subject property starts. Bidders must present Hamele Auction Service/United County Midwest Lifestyle Properties proof of funds for a minimum of \$1,500,000. These requirements must be met to receive a bid number and be allowed to bid on subject property

Terms of Purchase: Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants good title & deed as a Personal Rep. Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$50,000 nonrefundable down payment along with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before June 16th 2022 at seller's choice of title companies. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds. \$50,000 nonrefundable down payment will be a buyer credit on the closing statement to be signed by buyer(s) and seller(s)

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AI-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Seller, Auction Company nor Real Estate Brokers involved in the sale of this property do not any knowledge of Lead Base Paint and have not tested for Lead Base paint, Bidder is allowed to test for lead base paint prior to auction at own time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIROMENTAL LAW.

Property will be offered as follows: Property well be offered in the following as one price. \$50,000 nonrefundable down payment. Minimum bid of \$1,500,000 (One Million Five Hundred Thousand Dollars) Property will sell at or above the minimum bid. Property is sold as is with no warranties. Closing

to be on or before June 16th 2022. All personal property, rubbish or garbage that is on the property the day of closing is the responsibility of the buyers from the day of closing forward.

Leases: There are no current leases on the cropland and the hunting lease is terminated at closing.

Farmland Preservation: The entire 320 acres in is Farmland Preservation. Which is approx.. \$7 per acre.

Managed Forest Lands (MFL): Plan was enrolled January 1, 2015 and Ends December 31st 2039. Total of 143 acres are enrolled into Closed to Public Access.

Cropland: Upon high bidder signing a contingent free Offer to Purchase signed by buyer(s) and Personal Rep and buyer(s) have delivered a non refundable down payment of \$50,000 to Hamele Auction Service/ United Country Midwest Lifestyle Properties on the day of auction will be allowed to begin spring tillage and planting of crops on said property under the following terms. Buyer(s) or buyer's future tenant must sign an occupancy agreement (which will be available for review prior to auction) and deliver Hamele Auction Service/United Country Midwest Lifestyle Properties a payment for \$15,000 to be allowed occupancy to the tillable lands prior to closing. The \$15,000 will be a buyer credit on the closing statement to be signed by buyer(s) and seller(s)

Broker Participation: Auction Company to pay 1.5% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than 24hrs prior to auction. Fax 608-742-5004 or email travis@hameleauctions.com Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated April 29th 2022.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

11-012-2015

MANAGED FOREST LANDS STEWARDSHIP FORESTRY PLAN

Landowner(s) as Shown on Deed:

JOHN R. LICHTENBERG

Name and Address of Contact Person:

JOHN R. LICHTENBERG, C/O JON STEINHAUS

PO BOX 116
BRIGGSVILLE, WI 53920-0116

Entry Period: 25 years

Starting January 1, 2015 Ending December 31, 2039

Municipality(s): Town of Lewiston (Columbia County)

Total Acres: 143.000

Attached map(s) show the location of Managed Forest Lands and the areas open or closed to public access.

Purpose and Expectations of the MFL Program

The purpose of the Managed Forest Land Law is to encourage the management of private forestlands for the production of future forest crops for commercial use through sound forestry practices, recognizing the objectives of individual property owners, compatible recreational uses, watershed protection, and development of wildlife habitat and accessibility of private property to the public for recreational purposes. Landowners who enroll in the MFL program pay a reduced property tax (acreage share tax). Landowners who close lands to public access pay an additional closed acreage fee. The Wisconsin Department of Natural Resources (WDNR) adjusts acreage share taxes and closed acreage fees every five years.

"Sound forestry practices" means timber cutting, transporting and forest cultural methods, recommended or approved by the department for the effective propagation and improvement of the various timber types common to Wisconsin.

"Sound Forestry Practices" also may include, where consistent with landowner objectives and approved by the department, the management of forest resources other than trees including wildlife habitat, watersheds, aesthetics and endangered and threatened plant and animal species. The law prohibits the use of Managed Forest Lands for commercial recreation, industry, human residence, grazing of domestic livestock, or other uses the WDNR deems incompatible with the practice of forestry.

Management Plan

Your management plan identifies important program requirements and management practices prescribed for your property. The plan writer determines management practices based on stand conditions of your timber and site capability of your land. The plan writer prescribes a completion year for each mandatory practice. WDNR enters that year into their computer system and will remind you of mandatory practices one year prior to the completion date. The plan writer also recommends approved practices (non-mandatory), which you may complete at your discretion.

Your management plan is just one component of Wisconsin's strategy to promote, support and monitor sustainable forestry practices on privately owned lands. Other resources are available to provide you with the most current information available on natural resources management. You can access those resources on the WDNR public website using the addresses referenced in this plan. You are encouraged to consult this information regularly.

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Contact your local Tax Law Forest Specialist for information about:

- **Requirements of the Managed Forest Law.**
- **The sale or transfer of Managed Forest Law lands to other owners.**

Management Plan Amendment

Your Tax Law Forestry Specialist will monitor your management plan throughout the MFL entry period to address concerns that are newly present or newly identified since the effective date of your plan. Management plan amendments may be recommended to maintain compliance with the provisions of subch. VI of ch. 77, Stats. and ch. NR 46 and in accordance with sound forestry. Amendments could be needed for a number of reasons, not limited to, changes in tree species, tree stocking, damage from weather (wind, ice, snow), insects and disease, forest fire, flooding, land management goals, new management information (silvicultural science), invasive species, fire management, riparian management zones, or presence of endangered, threatened or high conservation value species or communities. Amendments may include additional management activities or monitoring to ensure successful regeneration after a harvest. Amendments must be mutually agreed upon by you and the WDNR.

Landowner Goals

Your management plan blends your goals with site capabilities and MFL program requirements to guide your land management. You identified the following as your goals:

- Try and keep ownership of the family farm.
- Recreation for family and friends, including hunting, hiking, fishing, etc.
- Produce periodic revenue from the sale of forest products.

Mandatory Practices

Mandatory practices must be completed or in progress by the end of the year listed below. You are encouraged to work with a cooperating forester to establish and administer timber sales. Use the [Forestry Assistance Locator](#) to find a cooperating forester; go to <http://dnr.wi.gov> and search 'Forest Landowner'.

Mandatory Practices Summary				
YEAR	STAND(S)	ACRES	TIMBER TYPE	PRACTICE
2027	1	21	Oak	OVERSTORY REMOVAL HARVEST
2027	5	17	Oak	SEED TREE REGENERATION HARVEST – Final Cut
2027	6	11	Oak	OVERSTORY REMOVAL HARVEST
2027	8	8	Oak	THINNING
2027	10	8	Oak	SHELTERWOOD REGENERATION HARVEST – Final Cut

Cutting Notice

A Cutting Notice and Report (Form 2450-032) is required to be submitted to the Tax Law Forestry Specialist at least 30 days before a timber harvest occurs. This notice and report ensures that the harvesting of trees complies with the landowner's forest management plan and is consistent with sound forestry practices that are within the guidelines of the Department of Natural Resources Silviculture Handbook and the Forest Management Guidelines. To read these publications go to <http://dnr.wi.gov> and search "Forest Management".

Additionally, landowners must file a separate county cutting notice with the county clerk prior to any harvest.

Cutting Report

A Cutting Notice and Report (Form 2450-032) is required to be submitted to the DNR within 30 days of completing a timber harvest.

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Approved (Non-Mandatory) Practices

There are many optional management practices to enhance the growth rate and species composition of your forest; improve wildlife habitat and recreational activities; increase carbon sequestration; reduce fire hazards on your property; to improve access; and to help you meet other goals. Many of these practices may be eligible for cost-share assistance under the Wisconsin Forest Landowner Grant Program (WFLGP). Listed below are practices common to all timber stands:

- Seeding and mowing of trails and openings – Please contact your local WDNR Wildlife Biologist for information about seed mixtures
- Maintaining snags, den trees, and “wolf” trees – Retain trees during timber harvests and improvement cuts
- Controlling invasive species

Summarized in the table below are approved practices that are specific to individual timber stands. To learn more wildlife friendly ideas, go to <http://dnr.wi.gov> and search 'Wildlife'.

Approved (non-mandatory) Practices Summary for Individual Stands				
YEAR	STAND(S)	ACRES	PRIMARY TYPE	PRACTICE
2016	1	21	Oak	OAK RESERVES
2021	5	17	Oak	OAK RESERVES
2021	10	8	Oak	OAK RESERVES
2033	9	3	Miscellaneous Deciduous	PREPARATION FOR PLANTING
2034	9	3	Miscellaneous Deciduous	HAND PLANT
ANY	3	27	Bottomland Hardwoods	INVASIVE PLANT CONTROL
ANY	9	3	Miscellaneous Deciduous	INVASIVE PLANT CONTROL

General Description of Areas Identified on Your MFL Property

Foresters combine areas of land with similar vegetative and non-vegetative characteristics for management purposes and call these areas “stands”. The plan describes these stands and you can view the stands on the MFL map(s). Listed below are the descriptions of forest and non-forest areas on your MFL property.

Bottomland Hardwood Forest

Bottomland Hardwood Forests occur on flood plains primarily in the southern 2/3 of Wisconsin. They are complex plant communities due to species variety, flooding, ice movement, internal drainage patterns, and generally very rich, productive soils. Green ash, silver maple, swamp white oak, eastern cottonwood, river birch, or American elm trees dominate most bottomland hardwood forests. Dutch Elm Disease has limited management of elm. Hackberry, basswood, black ash, red maple, red oak, black willow and other native trees commonly grow with bottomland hardwoods. In parts of the state reed canary grass, a non-native invasive plant, will quickly take over bottomland hardwoods stands opened to excessive sunlight through over-cutting or natural disturbance. Bottomland hardwoods grow on flood plain soils with a wide range of soil textures.

Lowland Grass

Lowland Grass areas predominantly consist of reed canary grass, bluejoint, redtop, cordgrass, and other grasses that grow in wet or periodically flooded conditions. Lowland grasses can grow in a variety of soils, but usually grow in wetter silt and clay soils that retain a lot of water.

Miscellaneous (Other) Deciduous Forest

Miscellaneous (Other) Deciduous Forests is a catchall label for uncommon or non-native hardwoods that do not fit well into any other timber type. This type consists of more than 50% box elder, black locust, honey locust, non-native elm, Norway maple or other non-native hardwoods.

This forest type grows on a wide range of soil conditions.

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Red Maple Forest

Red Maple Forests are composed of over 50% red maple. Ash, elm, aspen, white birch, white pine, balsam fir, white cedar, oak and other native trees commonly grow with red maple. Over the last century, red maple has dramatically increased in abundance throughout the state. Red maple can produce abundant seed and stumps readily sprout. It tolerates shade, and grows on a wide range of soils from sands to loams, and in conditions from dry to wet. It grows best on well-drained loamy soils.

Oak Forest

Oak Forests are composed of over 50% oak. In Wisconsin, red oak, black oak, pin oak, white oak, and bur oak are common types of oak trees. Aspen, red maple, hickory, white pine, white birch, basswood, black cherry, sugar maple, elm, and jack pine commonly grow in oak forests. Oak forests are abundant, occurring throughout the state and growing on most soil types. Composition of oak forests varies depending on their location within Wisconsin and on site quality. On nutrient-poor, dry sites, oak forests might include black oak, white oak, northern pin oak, and bur oak. On dry sites, hickories, black cherry, aspen, red maple, and paper birch commonly grow with oak. In northern Wisconsin, pines may also grow in dry oak forests. Sites with a better nutrient and moisture supply may support mixtures of red and white oak, or may be dominantly red oak. On sites with more nutrients, basswood, hickories, ironwood, black cherry, elms, red maple, or white pine may grow with oak. On the richest sites, sugar maple or white ash might also grow with oak. While oaks are still very common trees in Wisconsin, the abundance of high-quality red and white oaks on nutrient-rich sites has declined considerably due to forest succession and failed regeneration. In general, oaks grow best on well-drained loamy soils. All oaks require drastic disturbance of the forest, both overstory and understory, in order to regenerate. On richer sites, oak forests are particularly difficult to regenerate and competition control is essential. Fire is one tool that facilitates the regeneration and maintenance of oak forests. To regenerate oak, foresters commonly mimic the effects of fire using mechanical tools or chemical application.

Resource Protection and Management

Special records and inventories identify important natural, historical or archeological resources on or near your property. The plan writer designed your management practices to protect these resources from disturbance.

You can go to the WDNR website to find information used to evaluate stand conditions and determine management practices for your property. Go to <http://wi.dnr.gov> and search using the keywords shown.

- To learn about [Ecological Landscapes](#) of Wisconsin, search for 'Landscapes'.
- To learn about [Wildlife Management, Habitat](#) and [Natural Communities](#), search for 'Wildlife' and 'Biodiversity'.
- To see the Wisconsin [Wildlife Action Plan](#), and from there [Explore Species Profiles](#), search for 'ER' or 'Wildlife'.

Your lands lie within a landscape known as Central Sand Hills. You can find an overview of the landscape, species of greatest conservation need, management opportunities and much more. Go to: <http://dnr.wi.gov> and search [Landscapes](#).

Endangered, Threatened and Special Concern Species and Plant Communities

Natural Heritage Inventory (NHI) searches determine if your plan may affect endangered, threatened, or special concern animals, plants or plant communities. To learn about rare plants, animals and natural plant communities in Wisconsin visit <http://dnr.wi.gov> and search for 'NHI'.

The Natural Heritage Inventory (NHI) review showed that there are no known Endangered, Threatened or Special Concerns Species or Natural Communities present on or within the surrounding area.

When implementing management practices, mitigation is recommended to minimize potential legal liability arising out of the management practices, for example:

- Best management practices that protect water quality and habitat for rare or aquatic species
- Harvest limits or restrictions to avoid impacts to nesting birds or NHI Working List species
- Surveys for rare species prior to timber sale establishment

Members of the MFL certified group must follow NHI procedures.

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Archeological and Historical Resources

State Historical Society records searches determine if your plan may affect archeological and historical sites. These sites require protection from disturbance, including road building, grading or gravelling. Contact your local Tax Law Forestry Specialist for additional information on archaeological and historical sites.

The Archeological Resources Inventory lists no archeological resources within this MFL property.

The Historical Resources Inventory lists no historical resources within this MFL property.

Invasive Plant Species

Invasive plants may decrease the productivity, regeneration, wildlife habitat, and recreational value of your property. It is essential to identify and control small populations of invasive plants to minimize their spread. The individual stand descriptions list any invasive plant species identified on your property. If you will be conducting a timber harvest on your MFL property, especially one focused on establishing or releasing small seedlings, you may be required to control the invasive plants or other competing vegetation to ensure that desired tree species have room to grow. For more information on invasive plant control, consult the Wisconsin Council on Forestry's website on [Invasive Species Best Management Practices for Forestry](#).

Best Management Practices for Water Quality (BMPs)

To protect the water quality in Wisconsin's lakes, streams and wetlands and to prevent soil erosion, it is recommended that you implement *Wisconsin's Forestry Best Management Practices for Water Quality* during all forest management activities, such as road building or timber harvesting. However, you are required to implement soil erosion controls during all forest management activities. Specific BMPs will be included in detailed practice or harvest plans. You may require water regulations permits to cross wetlands and streams. Please go to <http://dnr.wi.gov> and search 'Forest Management' to review all [BMPs for water quality](#).

Members of the MFL certified group must follow best management practices for water quality.

Forest Health

Over time, your forest may suffer from insects, disease, windstorm, fire, flooding or drought, etc. These problems may alter your management prescriptions. If you are concerned about forest health, please contact your local Tax Law Forestry Specialist or go to <http://dnr.wi.gov> and search 'Forest health'.

STAND NUMBER 1		21 Acres
Primary Type:	Oak Forest -- Seedlings and Saplings	
Secondary Type:	Oak Forest -- Large Sawtimber	

Stand Information

The most abundant tree species in this stand include Black Oak and White Oak seedlings and/or saplings. In addition, scattered overstory trees are present, including Red Maple (9%).

These trees make up an even aged stand that originated about 2012. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a sandy loam soil. Sandy loam soils are 50% to 70% sand particles with up to 50% silt and 20% clay. Sandy loam soils typically have good internal drainage and soil nutrients sufficient to support excellent growth for many tree species. Trees that are adapted to grow on sandy loam soils generally have a high rate of growth.

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Stand Conditions, Special Features or Characteristics

This stand has a history of oak wilt mortality and storm damage. Excellent oak regeneration (4,000 seedlings per acre) is present where the overstory allows adequate sunlight for the survival of the oak seedlings. The overstory black oak should be removed, leaving scattered white oak for "green tree" retention and wildlife.

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

NATURAL EVEN-AGED REGENERATION OF TIMBER TYPE WITH FUTURE THINNING -- Manage the stand through its rotation (the period between initial regeneration and the stand's final cutting) as a single aged forest. Periodically thin the stand throughout the life of the stand to improve quality and vigor. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to regenerate the stand naturally.

Year Scheduled	Mandatory Practice
2027	OVERSTORY REMOVAL HARVEST. Harvest all overstory trees in this stand except designated reserve trees to allow full sunlight to reach established seedlings and saplings. Evaluation of the number and size of desirable seedlings and saplings present determines if there is adequate establishment of advanced regeneration. A variation of overstory removal is without reserve trees.

Year Scheduled	Approved (Non-Mandatory) Practice
2016	OAK RESERVES. Leave 1-3, healthy crown white oak per acre to provide acorns for wildlife, den sites, roosts and aesthetics. The reserve trees may be left as individuals or in small groups.

STAND NUMBER 2		20 Acres
Primary Type:	Lowland Grass	
Secondary Type:		

Stand Information

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a muck soil. Muck soils usually occur in wetlands, and have a surface layer of decomposed plant material at least 16" thick. The extent of decomposition of plant parts prevents identification of the original vegetation. Muck soils are wet, so organic matter decomposes slowly and nutrients may not always be available for tree growth. Trees that grow on muck soils are adapted to wet conditions and are typically slow growing. Take care to prevent compaction and rutting when using equipment on these soils. In general, conduct management activities only when the ground is well frozen. These soils may be unsuitable for whole-tree harvesting and the harvesting of fine woody material because of their potential for nutrient depletion.

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This area does not grow at the minimum rate of 20 cubic feet of timber per acre per year. Under the Managed Forest Law Program, you can enter areas like this under the non-productive category. This area, as well as other non-productive areas, cannot exceed 20% of any enrolled parcel. If you harvest timber products from this area, you must file a cutting notice and report.

Stand Conditions, Special Features or Characteristics

Wetland grasses and sedges.

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

NO SILVICULTURAL SYSTEM APPLICABLE -- This stand has been designated as non-productive. If you choose to passively manage this stand, it will be subject to natural processes like forest succession, wildlife and insect activity, tree aging and decay, windstorms, fire, etc. If you choose to actively manage this stand, in the future a new silvicultural system and management practices must be prescribed.

Year Scheduled	Mandatory Practice
	NONE. No Mandatory Practices expected on this stand for the remainder of the plan.

STAND NUMBER 3		27 Acres
Primary Type:	Bottomland Hardwood Forest -- Poletimber	
Secondary Type:	Bottomland Hardwood Forest -- Seedlings and Saplings	

Stand Information

The most abundant tree species in this stand include Silver Maple (30%), White Birch (30%), Elm (10%) and Green Ash (10%).

These trees make up an even aged stand that originated about 1987. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a sandy loam soil. Sandy loam soils are 50% to 70% sand particles with up to 50% silt and 20% clay. Sandy loam soils typically have good internal drainage and soil nutrients sufficient to support excellent growth for many tree species. Trees that are adapted to grow on sandy loam soils generally have a high rate of growth.

Your plan writer found the following invasive plant species during the forest inventory process:

- Reed Canary Grass
- Common Buckthorn

11-012-2015

Stand Conditions, Special Features or Characteristics

This stand contains a seasonal high water table, therefore the density and diameter of the existing trees increases near the adjacent upland and decreases near the open marshland. Tamarack was a larger component of the stand, but past mortality has greatly diminished its presence. A thick understory of alder and dogwood is present. Buckthorn is currently scattered and controllable.

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

NATURAL EVEN-AGED REGENERATION OF TIMBER TYPE WITHOUT FUTURE THINNING -- Manage the stand through its rotation (the period between initial regeneration and the stand's final cutting) as a single aged forest. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to regenerate the stand naturally.

Year Scheduled	Mandatory Practice
	NONE. No Mandatory Practices expected on this stand for the remainder of the plan.

Year Scheduled	Approved (Non-Mandatory) Practice
ANY	INVASIVE PLANT CONTROL. Take specific measures to manage plant or tree species whose aggressive growth or reproductive patterns threaten the health or regeneration of the stand. Get the latest information on control measures from your local WDNR office or WDNR Website.

STAND NUMBER 4		6 Acres
Primary Type:	Oak Forest -- Small Sawtimber	
Secondary Type:	Oak Forest -- Poletimber	

Stand Information

The most abundant tree species in this stand include Black Oak (93%) and Aspen (3%). In addition to the poletimber and/or sawlog-sized trees, there is an understory of seedlings and/or saplings in the stand, including Red Maple.

These trees make up an even aged stand that originated about 1962. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a loamy sand soil. Loamy sand soils are 70% to 85% sand with up to 30% silt plus clay. Loamy sand soils are well-drained and somewhat nutrient poor, but the finer soil particles provide a greater moisture and nutrient supply than pure sands. Trees that are adapted to grow on these soils must be able to tolerate periods of drought.

Stand Conditions, Special Features or Characteristics

11-012-2015

This stand is located on an upland island. Landowner goal is to maintain the oak timber type, therefore site preparation to remove the red maple will be needed during the regeneration process. Future thinning is not practical due to location and small volume.

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

FORCED REGENERATION OF TIMBER TYPE -- Manage and regenerate the tree species in your forest after harvesting or completing your prescribed management treatments through a combination of seeding, planting, site preparation, prescribed burning, etc. Natural conversion is not expected because desired tree seedlings are not present or will not become established without developing the proper seedbed, light and crown canopy conditions, or by planting trees.

Your management plan prescribes the best method to regenerate new trees. Forced maintenance of your timber type may take time or extra expense. The success of your practice will take diligence and monitoring on your part.

Year Scheduled	Mandatory Practice
	NONE. No Mandatory Practices expected on this stand for the remainder of the plan.

STAND NUMBER 5		17 Acres
Primary Type:	Oak Forest -- Large Sawtimber	
Secondary Type:	Oak Forest -- Poletimber	

Stand Information

The most abundant tree species in this stand include Black Oak (59%), White Oak (20%), Red Oak (16%) and Red Maple (4%).

These trees make up an even aged stand that originated about 1933. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a loamy sand soil. Loamy sand soils are 70% to 85% sand with up to 30% silt plus clay. Loamy sand soils are well-drained and somewhat nutrient poor, but the finer soil particles provide a greater moisture and nutrient supply than pure sands. Trees that are adapted to grow on these soils must be able to tolerate periods of drought.

Stand Conditions, Special Features or Characteristics

This stand contains fair quality black, red and white oak. The oak is beginning to deteriorate due to age, therefore a harvest has been scheduled. The landowner goal is to maintain the oak timber type, therefore all non-oak trees greater than 1 inch diameter must be cut concurrent with the harvest of the overstory. White oak reserve trees may remain for "green tree retention".

11-012-2015

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

FORCED REGENERATION OF TIMBER TYPE -- Manage and regenerate the tree species in your forest after harvesting or completing your prescribed management treatments through a combination of seeding, planting, site preparation, prescribed burning, etc. Natural conversion is not expected because desired tree seedlings are not present or will not become established without developing the proper seedbed, light and crown canopy conditions, or by planting trees.

Your management plan prescribes the best method to regenerate new trees. Forced maintenance of your timber type may take time or extra expense. The success of your practice will take diligence and monitoring on your part.

Year Scheduled	Mandatory Practice
2027	<p>SEED TREE REGENERATION HARVEST – Final Cut. Conduct a field survey to determine the success of regeneration in this stand. If adequate regeneration is not established, tree planting, seeding, and/or seedbed preparation, and follow-up treatments, will be required to bring stocking up to minimum- medium stocking levels. If adequate regeneration is established, conduct the final harvest to remove all seed trees except for designated reserve trees. A variation of the final cut of the seed tree regeneration method is without reserve trees.</p> <p>For most Wisconsin forest types, adequate tree reproduction will be established in 3-5 years following the regeneration practice or additional management practices may be required to ensure successful tree reproduction. Some forest stands may need a longer regeneration period, but these situations must be documented and closely monitored to ensure success. Examples of additional management may include hand planting, controlling competing vegetation, or providing tree protection. As the landowner, you should be aware of the need for these potential follow-up actions, and that they may be required in order to complete this mandatory practice.</p>

Year Scheduled	Approved (Non-Mandatory) Practice
2021	OAK RESERVES. Leave 1-3, healthy crown white oak per acre to provide acorns for wildlife, den sites, roosts and aesthetics. The reserve trees may be left as individuals or in small groups.

STAND NUMBER 6		11 Acres
Primary Type:	Oak Forest -- Large Sawtimber	
Secondary Type:	Oak Forest -- Poletimber	

Stand Information

The most abundant tree species in this stand include Black Oak (94%) and Red Maple (6%).

These trees make up a two-aged stand with two distinct age classes. The oldest age class of trees originated about 1970. Management practices must take into account that some trees will become mature earlier than other trees.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

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This stand has a loamy sand soil. Loamy sand soils are 70% to 85% sand with up to 30% silt plus clay. Loamy sand soils are well-drained and somewhat nutrient poor, but the finer soil particles provide a greater moisture and nutrient supply than pure sands. Trees that are adapted to grow on these soils must be able to tolerate periods of drought.

Stand Conditions, Special Features or Characteristics

This stand contains scattered mature seed trees that should be removed in conjunction with the harvest in stand 5. The majority of the stand is black oak that is transitioning from sapling to the poletimber diameter class.

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

FORCED REGENERATION OF TIMBER TYPE -- Manage and regenerate the tree species in your forest after harvesting or completing your prescribed management treatments through a combination of seeding, planting, site preparation, prescribed burning, etc. Natural conversion is not expected because desired tree seedlings are not present or will not become established without developing the proper seedbed, light and crown canopy conditions, or by planting trees.

Your management plan prescribes the best method to regenerate new trees. Forced maintenance of your timber type may take time or extra expense. The success of your practice will take diligence and monitoring on your part.

Year Scheduled	Mandatory Practice
2027	OVERSTORY REMOVAL HARVEST. Harvest all overstory trees in this stand except designated reserve trees to allow full sunlight to reach established seedlings and saplings. Evaluation of the number and size of desirable seedlings and saplings present determines if there is adequate establishment of advanced regeneration. A variation of overstory removal is without reserve trees.

STAND NUMBER 7		9 Acres
Primary Type:	Red Maple Forest -- Small Sawtimber	
Secondary Type:	Bottomland Hardwood Forest -- Poletimber	

Stand Information

The most abundant tree species in this stand include White Birch (20%), River Birch (15%), Black Oak (15%) and Red Maple (13%).

These trees make up an even aged stand that originated about 1986. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

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This stand has a loamy sand soil. Loamy sand soils are 70% to 85% sand with up to 30% silt plus clay. Loamy sand soils are well-drained and somewhat nutrient poor, but the finer soil particles provide a greater moisture and nutrient supply than pure sands. Trees that are adapted to grow on these soils must be able to tolerate periods of drought.

Your plan writer found the following invasive plant species during the forest inventory process:

- Reed Canary Grass

Stand Conditions, Special Features or Characteristics

This stand lies adjacent to wetland and old drainage ditches including the spoil banks from the original dredging. A mixture of shade intolerant tree species has invaded this site, which is not unexpected due to the past disturbance.

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

NATURAL EVEN-AGED REGENERATION OF TIMBER TYPE WITHOUT FUTURE THINNING -- Manage the stand through its rotation (the period between initial regeneration and the stand's final cutting) as a single aged forest. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to regenerate the stand naturally.

Year Scheduled	Mandatory Practice
	NONE. No Mandatory Practices expected on this stand for the remainder of the plan.

STAND NUMBER 8		8 Acres
Primary Type:	Oak Forest -- Large Sawtimber	
Secondary Type:	Red Maple Forest -- Poletimber	

Stand Information

The most abundant tree species in this stand include Red Maple (60%), Black Cherry (14%), Black Oak (13%) and White Pine (10%).

These trees make up an even aged stand that originated about 1969. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a loamy sand soil. Loamy sand soils are 70% to 85% sand with up to 30% silt plus clay. Loamy sand soils are well-drained and somewhat nutrient poor, but the finer soil particles provide a greater moisture and nutrient supply than pure sands. Trees that are adapted to grow on these soils must be able to tolerate periods of drought.

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Stand Conditions, Special Features or Characteristics

This stand is transitioning from an oak/pine stand to red maple. The red maple growth and quality is very good. The Landowner would prefer to keep the white pine as long as possible for aesthetic and tree diversity reasons. The white pine is found mostly in the southern portion of the stand. A thinning should reduce the basal area to 85-90 sq.ft. per acre removing the scattered mature oak and black cherry along with high risk, low vigor red maple.

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

NATURAL CONVERSION -- This stand will convert to red maple naturally after harvesting or completing your prescribed management treatments. Expect natural conversion because these tree species are already present as younger trees or will be able to seed in and become established once the proper seedbed, light and crown canopy conditions exist. Periodically thin the stand throughout the life of the stand to improve quality and vigor. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to convert your stand naturally.

Year Scheduled	Mandatory Practice
2027	THINNING. Remove trees to reduce stand density thereby improving tree growth and enhancing forest health, or to utilize trees that are at risk of mortality. Thin the stand to reduce stocking and concentrate growth on trees that are more desirable by following the order of removal and tree retention guidelines.

STAND NUMBER 9		3 Acres
Primary Type:	Miscellaneous (Other) Deciduous Forest -- Small Sawtimber	
Secondary Type:	Miscellaneous (Other) Deciduous Forest -- Poletimber	

Stand Information

The most abundant tree species in this stand include Black Locust (41%), Box Elder (35%), Elm (8%) and Black Oak (8%).

These trees make up an even aged stand that originated about 1968. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a loamy sand soil. Loamy sand soils are 70% to 85% sand with up to 30% silt plus clay. Loamy sand soils are well-drained and somewhat nutrient poor, but the finer soil particles provide a greater moisture and nutrient supply than pure sands. Trees that are adapted to grow on these soils must be able to tolerate periods of drought.

Your plan writer found the following invasive plant species during the forest inventory process:

- Black Locust

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Stand Conditions, Special Features or Characteristics

This stand includes either an old pasture or field that has been invaded by black locust and box elder. Conversion to more desirable tree species is not probable as the Landowner cannot afford the cost of site preparation and planting.

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

NATURAL EVEN-AGED REGENERATION OF TIMBER TYPE WITHOUT FUTURE THINNING -- Manage the stand through its rotation (the period between initial regeneration and the stand's final cutting) as a single aged forest. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to regenerate the stand naturally.

Year Scheduled	Mandatory Practice
	NONE. No Mandatory Practices expected on this stand for the remainder of the plan.

Year Scheduled	Approved (Non-Mandatory) Practice
2033	PREPARATION FOR PLANTING. Prepare the site for planting of desirable trees, grasses, or shrubs. Select the right herbicide and apply all chemical treatments according to the label instructions. Please contact your local Tax Law Forestry Specialist for help and instructions on selection, timing, application rate and proper weather conditions. To encourage quick establishment of young tree seedlings, control grass and shrub competition on the planting site. Erosion control measures might be necessary on steep land. Select the right herbicide and apply all chemical treatments according to the label instructions. Please contact your local Tax Law Forestry Specialist for help and instructions on selection, timing, application rate and proper weather conditions.
2034	HAND PLANT. Hand plant White Pine at a rate of 800 trees per acre. Please contact your local WDNR forester for spacing recommendations. Custom planting crews may be available for hire to complete your tree planting project. Check this stand for successful regeneration. If this stand has not adequately regenerated three years after hand planting, additional management practices will be required. For most Wisconsin forest types, adequate tree reproduction will be established in 3-5 years following the regeneration practice or additional management practices may be required to ensure successful tree reproduction. Some forest stands may need a longer regeneration period, but these situations must be documented and closely monitored to ensure success. Examples of additional management may include hand planting, controlling competing vegetation, or providing tree protection. As the landowner, you should be aware of the need for these potential follow-up actions, and that they may be required in order to complete this mandatory practice.
ANY	INVASIVE PLANT CONTROL. Take specific measures to manage plant or tree species whose aggressive growth or reproductive patterns threaten the health or regeneration of the stand. Get the latest information on control measures from your local WDNR office or WDNR Website.

STAND NUMBER 10		8 Acres
Primary Type:	Oak Forest -- Large Sawtimber	
Secondary Type:	Oak Forest -- Poletimber	

Stand Information

The most abundant tree species in this stand include Black Oak (58%), White Oak (28%), Red Maple (11%) and River Birch (3%).

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These trees make up an even aged stand that originated about 1923. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a loamy sand soil. Loamy sand soils are 70% to 85% sand with up to 30% silt plus clay. Loamy sand soils are well-drained and somewhat nutrient poor, but the finer soil particles provide a greater moisture and nutrient supply than pure sands. Trees that are adapted to grow on these soils must be able to tolerate periods of drought.

Stand Conditions, Special Features or Characteristics

Stand is dominated by fair quality black oak that has reached maturity. Red maple is filling in the understory. The landowner's goal is to maintain the oak timber type, therefore the red maple will need to be addressed during the regeneration process.

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

FORCED REGENERATION OF TIMBER TYPE -- Manage and regenerate the tree species in your forest after harvesting or completing your prescribed management treatments through a combination of seeding, planting, site preparation, prescribed burning, etc. Natural conversion is not expected because desired tree seedlings are not present or will not become established without developing the proper seedbed, light and crown canopy conditions, or by planting trees.

Your management plan prescribes the best method to regenerate new trees. Forced maintenance of your timber type may take time or extra expense. The success of your practice will take diligence and monitoring on your part.

Year Scheduled	Mandatory Practice
2027	<p>SHELTERWOOD REGENERATION HARVEST– Final Cut. Conduct a field survey to determine the success of regeneration in this stand. If adequate regeneration is not established, repeat the seeding cut treatment or plant trees to bring stocking up to minimum- medium stocking levels; additional follow-up treatments might be required. If adequate regeneration is established, conduct the final harvest to remove all overstory trees except for designated reserve trees. A variation of the final cut of the shelterwood regeneration method is without reserve trees.</p> <p>For most Wisconsin forest types, adequate tree reproduction will be established in 3-5 years following the regeneration practice or additional management practices may be required to ensure successful tree reproduction. Some forest stands may need a longer regeneration period, but these situations must be documented and closely monitored to ensure success. Examples of additional management may include hand planting, controlling competing vegetation, or providing tree protection. As the landowner, you should be aware of the need for these potential follow-up actions, and that they may be required in order to complete this mandatory practice.</p>

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Year Scheduled	Approved (Non-Mandatory) Practice
2021	OAK RESERVES. Leave 1-3, healthy crown white oak per acre to provide acorns for wildlife, den sites, roosts and aesthetics. The reserve trees may be left as individuals or in small groups.

STAND NUMBER 11		13 Acres
Primary Type:	Red Maple Forest -- Seedlings and Saplings	
Secondary Type:		

Stand Information

The most abundant tree species in this stand is Red Maple seedlings and/or saplings.

These trees make up an even aged stand that originated about 2011. Tree ages in even-aged stands may vary slightly, but the trees began growing in relatively the same period.

Soil type, moisture and nutrient availability affect site quality, which limits the kind of tree species that will grow on a site, as well as the growth rate and quality of individual trees. Soil productivity also determines the amount of timber harvesting sustainable over time. It also affects other forest attributes, such as wildlife habitat and biodiversity.

This stand has a sandy loam soil. Sandy loam soils are 50% to 70% sand particles with up to 50% silt and 20% clay. Sandy loam soils typically have good internal drainage and soil nutrients sufficient to support excellent growth for many tree species. Trees that are adapted to grow on sandy loam soils generally have a high rate of growth.

Stand Conditions, Special Features or Characteristics

This stand received severe storm damage in 2009. The downed and damaged trees were cleaned up in a commercial harvest resulting in a clearcut. The regeneration process has begun with red maple, green ash, river birch and an occasional oak present. A thick layer of blackberry brush makes inventorying this stand very difficult. The density of the trees should increase over time, resulting in a fully stocked stand.

Management (Silvicultural) System

Manage and regenerate this stand within generally accepted silvicultural guidelines for the primary type according to the following management system.

NATURAL EVEN-AGED REGENERATION OF TIMBER TYPE WITH FUTURE THINNING -- Manage the stand through its rotation (the period between initial regeneration and the stand's final cutting) as a single aged forest. Periodically thin the stand throughout the life of the stand to improve quality and vigor. Regeneration cutting will remove the old stand to provide the necessary open conditions and sunlight to regenerate the stand naturally.

Year Scheduled	Mandatory Practice
	NONE. No Mandatory Practices expected on this stand for the remainder of the plan.

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ADDITIONAL INFORMATION FOR MANAGEMENT OF YOUR PROPERTY

Cost Share on Forest Management or Tree Planting

Lands enrolled in the MFL program must be maintained at 400 trees per acre for plantations and 800 trees per acre for natural stands.

Programs are available to help share the cost of implementing certain forest management or tree planting projects. You can find more information about [financial help and cost share programs](#); go to <http://dnr.wi.gov> and search 'Forest Landowner'.

You can purchase seedlings through the state nursery program. To learn more about tree availability or to create your own tree planting plan visit: <http://dnr.wi.gov> and search '[Tree planting](#)'.

Timber Harvest Contracts

It is very important that you and your logging contractor have a written and signed contract to guide the harvesting process before starting any harvesting. For more information on [writing contracts](#) for timber sales please visit <http://dnr.wi.gov> and search 'Forest Landowner'.

Non-Timber Forest Products

You may harvest non-timber products, including but not limited to mushrooms, berries, ferns, evergreen boughs, cones, nuts, seeds, maple sap, bark, twigs, moss, and edible and/or medicinal plants. Wisconsin statutes may regulate some of these non-timber products, such as ginseng. Others might be threatened or endangered species, and protected by law. Follow all applicable laws when harvesting non-timber products. You must take care to prevent over-harvesting and reducing biological diversity and ecosystem functions. For additional information on how harvesting of non-timber forest products will affect management of your forestland please contact your local Tax Law Forestry Specialist using the [Forestry Assistance Locator](#); go to <http://dnr.wi.gov> and search 'Forest Landowner'.

Forest Certification

Lands entered into the MFL program may be included in the MFL Certified Group. The MFL program is certified under the American Tree Farm System® (ATFS®) and the Forest Stewardship Council® (FSC®). Regardless of whether lands are included in the MFL Certified Group, all rules and regulations of the MFL program must be followed.

This certification is voluntary and at no additional cost. You can choose to be included in the MFL Certified Group when enrolling your land in MFL, if you purchase MFL lands, or at any time during your enrollment. If you wish to apply or depart from the MFL Certified Group, you must file the Managed Forest Law Certified Group Application/Departure Request (form [2450-192](#)). Departure from the MFL Certified Group does not affect your MFL designation.

Third party certification is beneficial in many ways, some of which are the ability to sell to the certified marketplace; future ability to participate in carbon markets; and an opportunity to educate the public about the importance of well managed private forests.

Specific group member duties include:

1. Petitioning for MFL designation
2. Agreeing to follow a WDNR-approved forest management plan
3. Conforming to MFL statutes and regulations
4. Conforming to ATFS® and FSC® certification standards, including any measures that might go beyond those stipulated in MFL statutes or administrative rules or other state, federal or local laws – Some features that are emphasized in the ATFS® or FSC® standards include:

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- a. Allowing access for MFL Group forest certification field audits
- b. When needed, using pesticides not prohibited by FSC®. You can find a list of FSC® prohibited pesticides on the [MFL Certification](#) page; go to <http://dnr.wi.gov> and search 'Forest Certification'. Landowners should self-report pesticide use on their lands using the [online form](#) on the same webpage.
- c. Not planting Genetically Modified Organisms (GMO) in the forest
- d. Keeping forest products harvested from MFL Group land separate from products harvested from non-MFL Group land during commercial harvest operations
- e. Endeavoring to adhere to Wisconsin Forestry Best Management Practices
- f. Striving to consider appropriate liability insurance and safety requirements in timber sales and other contracts
- g. Using the ATFS® and FSC® logos in conformance with their trademark policies
- h. Resolving disputes with easement holders, lien holders and holders of management rights in an expeditious manner.

For more information about forest certification, please contact your Tax Law Forestry Specialist or visit <http://dnr.wi.gov> and search for '[Forest Certification](#)'

Wildfire Prevention and Planning

Every year in Wisconsin, thousands of wildfires occur, destroying dozens of structures and threatening to burn hundreds more. An increasing number of people living and recreating in Wisconsin's wildland-urban interface is creating a growing need for fire prevention and planning for fires that will inevitably occur.

Because of their proximity to forested lands, there is the potential for homes and property to be at significant risk of damage or destruction in the event of a wildfire. As part of the landscape planning process, it is important to determine the level of danger to properties and learn how to mitigate those dangers.

You can take action to reduce the exposure of your home or property to fire. Use fire resistant building materials, incorporate fuel breaks into the landscape, and know the local burning restrictions.

For more information on [fire danger and burning permit restrictions](#), go to <http://dnr.wi.gov> and search 'Fire'. For more information on making your home and property more survivable in the event of a wildfire, go to <http://dnr.wi.gov> and search '[Firewise](#)'.

Forest Carbon

Forests are a significant piece of the global carbon cycle because of their ability to absorb and sequester carbon dioxide. Learn how your forest adds to the global carbon balance and be aware of the rules affecting your participation in forest carbon markets. For information, visit the US Forest Service website: <http://www.na.fs.fed.us/ecosystemservices/carbon/>.

Lands Enrolled in the MFL Program

In conjunction with your MFL maps and air photos, this land information helps you to identify your lands enrolled in the MFL program.

Town/Range/Section	Legal Description	Tax Parcel ID No.	Certified Survey Map Information	Enrolled Acreage	
				Open to Public Access	Closed to Public Access
County: Columbia		Municipality: Town of Lewiston			
13N-08E-03	SWNW, PART OF	11020 348			33.000
13N-08E-03	NESW, PART OF	11020 350			33.000
13N-08E-03	NWSW, PART OF	11020 351		0.000	36.000

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13N-08E-03	SESW, PART OF	11020 353		0.000	9.000
13N-08E-03	NWSE, PART OF	11020 355		0.000	14.000
13N-08E-03	SWSE, PART OF	11020 356			9.000
13N-08E-10	NENW, PART OF	11020 472			9.000
			Total Acreage:	0.000	143.000

Forester Contact Information

Contact your local Tax Law Forestry Specialist for information about:

- Requirements of the Managed Forest Law.
- The sale or transfer of Managed Forest Law lands to other owners.

Plan Preparer Contact Information

BUCKLEY, WILLIAM
 GENESIS FORESTRY CONSULTING, LLC
 N2699 WILSON RD.
 POYNETTE, WI 53955
 (608) 235-2313
 GENESISFORESTRY@CENTURYTEL.NET

Tax Law Forestry Specialist Contact Information

STAMPFL, RANDALL
 DEPARTMENT OF NATURAL RESOURCES
 N7725 STATE ROAD 28
 HORICON, WI 53032-9783
 (920) 382-0657
 RANDY.STAMPFL@WISCONSIN.GOV

Owners Acceptance and Agreement to the Management Plan
 All owners must read and complete the following

Note: These certifications do not supersede or in any way affect certifications on any application or transfer form associated with this order and signed by the landowner.

I/We have read and understand the management plan I/we are agreeing to follow.

I/We understand and agree that I/we are responsible for and intend to comply with the management plan and all other requirements of the MFL program including: (i) Subchapter VI of Chapter 77, Wis. Stats., (ii) Subchapter III of Chapter NR 46, Wis. Adm. Code.

All Owners must sign, including life estate holders if applicable.

Name (please print)	Signature	Date Signed
LICHTENBERG, JOHN R.		

ORDER NUMBER
Co. Code/Seq. No./Yr. of Entry
11-012-2015

State of Wisconsin Dept. of Natural Resources
MANAGED FOREST LAW MAP
 Form 2450-133 R(1/14)

Acreage Entered
134.000

Owner's Name JOHN R. LICHTENBERG		<input type="checkbox"/> Multiple Owners	Municipality Name Town of Lewiston	County Columbia
Township # 13	Range # 08	Section 03	Open Acres 0.000	Closed Acres 134.000 /

Closed Area  Open Area 
 Section Diagram 8" = 1 mile

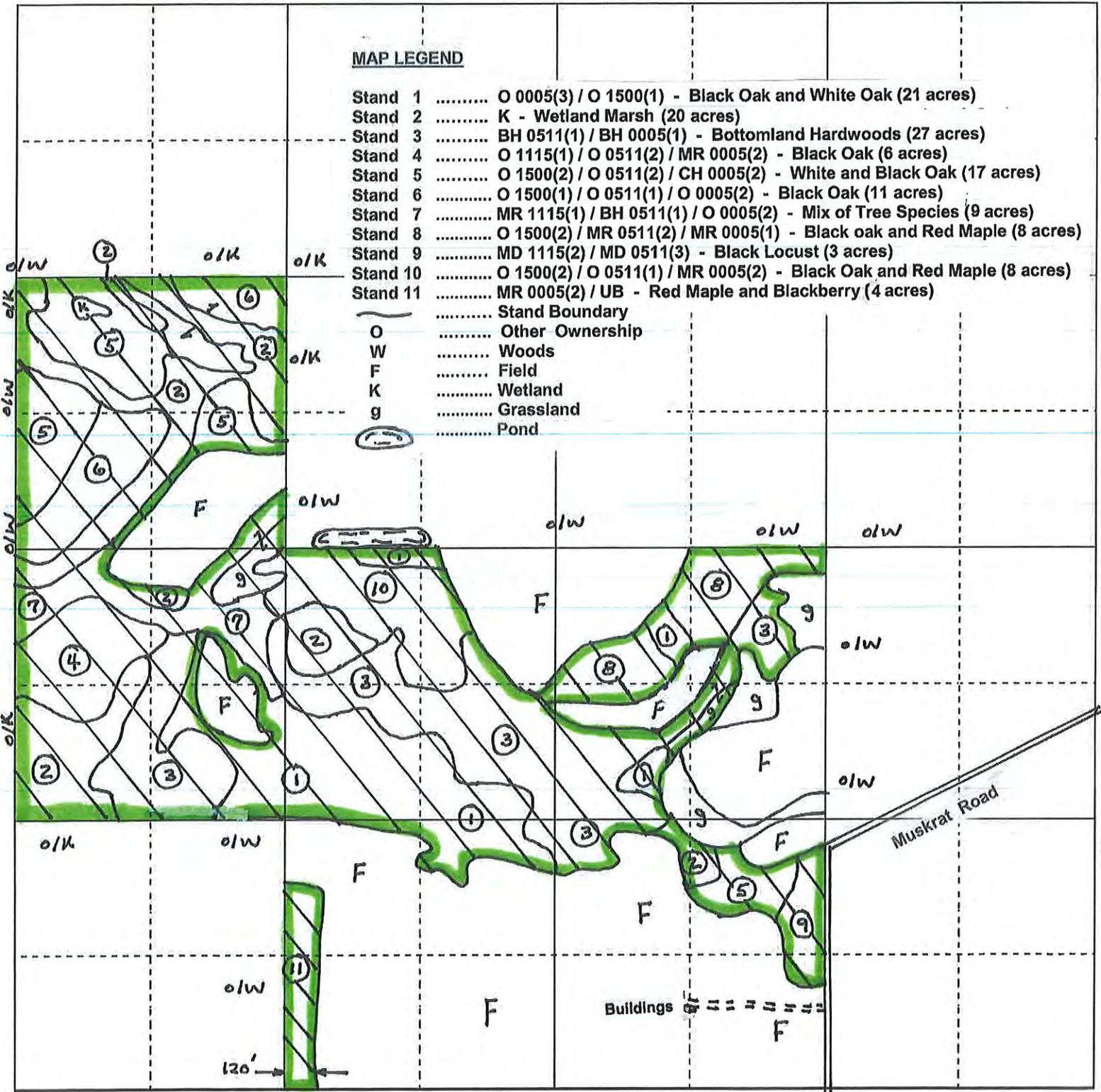


Prepared By:
WILLIAM BUCKLEY

Date:
May 21, 2014

MAP LEGEND

- Stand 1 O 0005(3) / O 1500(1) - Black Oak and White Oak (21 acres)
- Stand 2 K - Wetland Marsh (20 acres)
- Stand 3 BH 0511(1) / BH 0005(1) - Bottomland Hardwoods (27 acres)
- Stand 4 O 1115(1) / O 0511(2) / MR 0005(2) - Black Oak (6 acres)
- Stand 5 O 1500(2) / O 0511(2) / CH 0005(2) - White and Black Oak (17 acres)
- Stand 6 O 1500(1) / O 0511(1) / O 0005(2) - Black Oak (11 acres)
- Stand 7 MR 1115(1) / BH 0511(1) / O 0005(2) - Mix of Tree Species (9 acres)
- Stand 8 O 1500(2) / MR 0511(2) / MR 0005(1) - Black oak and Red Maple (8 acres)
- Stand 9 MD 1115(2) / MD 0511(3) - Black Locust (3 acres)
- Stand 10 O 1500(2) / O 0511(1) / MR 0005(2) - Black Oak and Red Maple (8 acres)
- Stand 11 MR 0005(2) / UB - Red Maple and Blackberry (4 acres)
- Stand Boundary
- O Other Ownership
- W Woods
- F Field
- K Wetland
- g Grassland
-  Pond



ORDER NUMBER
Co. Code/Seq. No./Yr. of Entry
11-012-2015

State of Wisconsin Dept. of Natural Resources
MANAGED FOREST LAW MAP
 Form 2450-133 R(1/14)

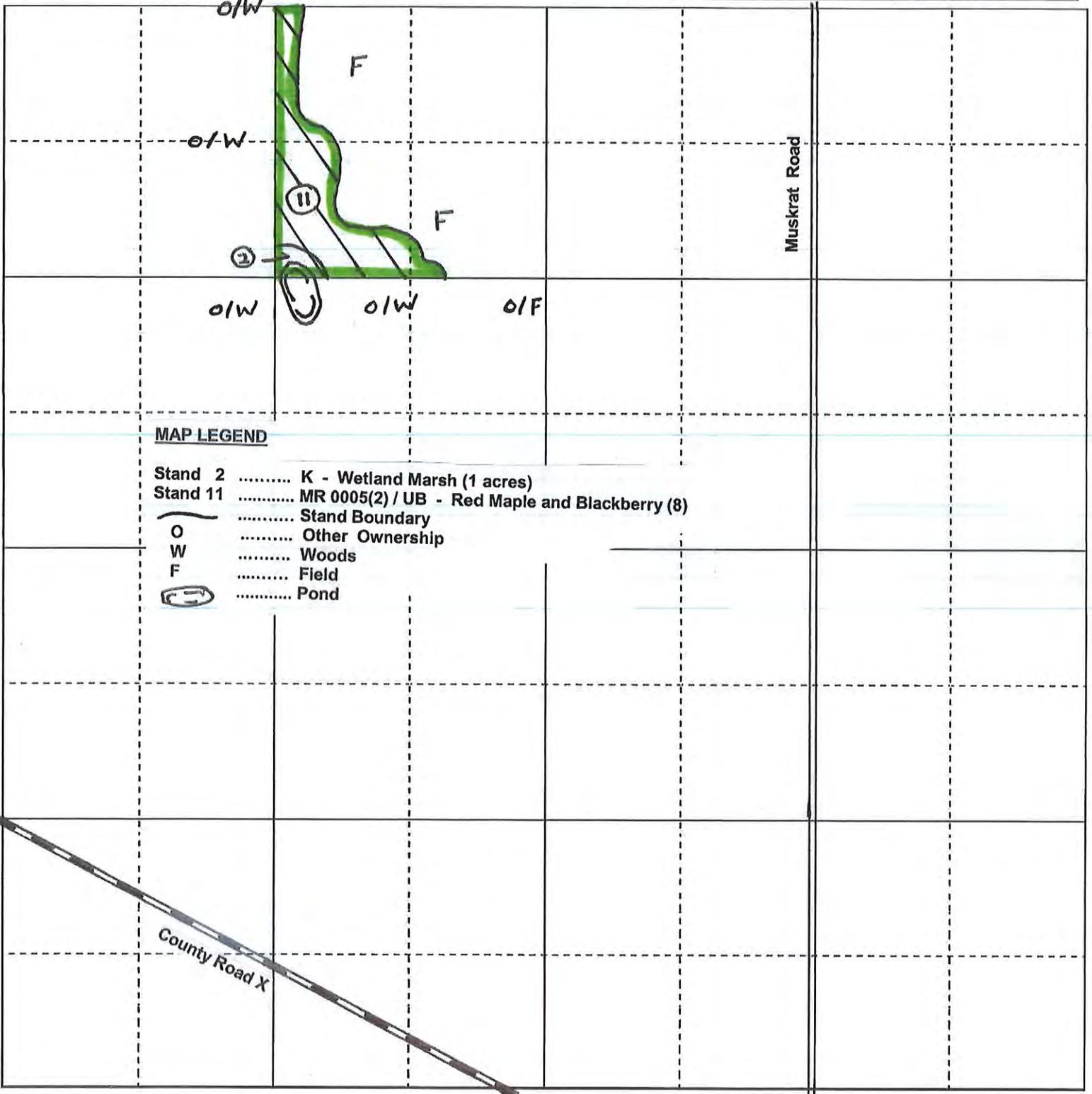
Acres Entered
9.000

Owner's Name JOHN R. LICHTENBERG		<input type="checkbox"/> Multiple Owners	Municipality Name Town of Lewiston		County Columbia
Township # 13	Range # 08	<input checked="" type="checkbox"/> East <input type="checkbox"/> West	Section 10	Open Acres 0.000	Closed Acres 9.000



Prepared By:
WILLIAM BUCKLEY

Date:
May 21, 2014

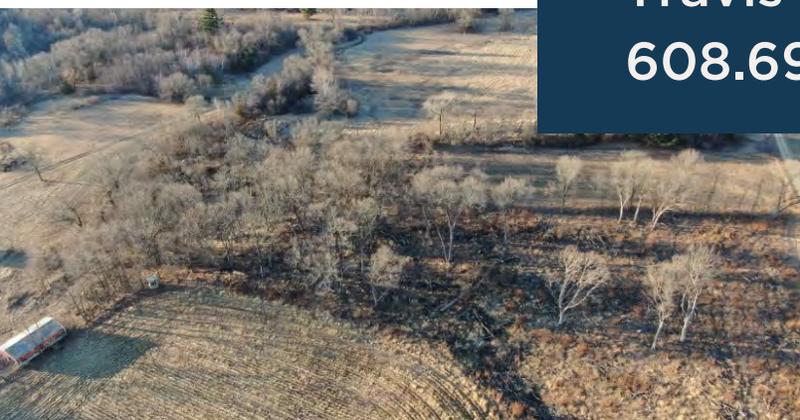


MAP LEGEND

- Stand 2 K - Wetland Marsh (1 acres)
- Stand 11 MR 0005(2) / UB - Red Maple and Blackberry (8)
-  Stand Boundary
-  Other Ownership
-  Woods
-  Field
-  Pond



Travis Hamele
608.697.3349



Midwest Lifestyle Properties



HAMELE AUCTION SERVICES

