88.33 acres +/- located in Section 30, Town 15 North, Range 17 East

Town of Fond du Lac, Fond du Lac County, Wisconsin

Being sold at: Knights of Columbus Hall - 795 Fond Du Lac Ave, Fond du Lac, WI 54935

Thursday, March 26, 2020 @ 10:00 a.m.

Owners: David B & Mary Cynthia Mueller and Michael R & Jane E Wahoske

Terms: 5% down nonrefundable earnest money day of sale. To close by April 30, 2020.

Announcements on day of sale take precedence over printed information.

Parcel Number: T09-15-17-30-06-001-00

33.32 acres – NW-NW, Sec. 30, T15N, R17E Township Zoning: Farmland Preservation District

Shoreland Zoning: General Purpose

Also on parcel Wetlands Inside Shoreland Zoning

Flood Zone: X - Areas determined to be outside the 0.2% annual chance floodplain

School District: FOND DU LAC

Soil Type: Py Poygan silty clay loam

Also on parcel: Am Alluvial land

OhA Oshkosh silt loam, 0 to 2 percent slopes
OhB Oshkosh silt loam, 2 to 6 percent slopes

W Wate

PfB Peebles silt loam, 2 to 6 percent slopes PfA Peebles silt loam, 0 to 2 percent slopes

Parcel Number: T09-15-17-30-07-001-00

45.12 acres – SW-NW, Sec. 30, T15N, R17E

Township Zoning: Farmland Preservation District

Flood Zone: X - Areas determined to be outside the 0.2% annual chance floodplain.

School District: FOND DU LAC

Soil Type: Py Poygan silty clay loam

Also on parcel PfB Peebles silt loam, 2 to 6 percent slopes

OhA Oshkosh silt loam, 0 to 2 percent slopes
PfA Peebles silt loam, 0 to 2 percent slopes

Parcel Number: T09-15-17-30-08-002-00

9.89 acres - SE-NW, Sec. 30, T15N, R17E

Township Zoning: Farmland Preservation District
Shoreland Zoning at map click General Purpose
Also on parcel Wetlands Inside Shoreland Zoning

Highly Developed Areas n/a

Flood Zone X Areas determined to be outside the 0.2% annual chance floodplain.

School District FOND DU LAC

Soil Type OhA Oshkosh silt loam, 0 to 2 percent slopes

Also on parcel Am Alluvial land

Also on parcel Py Poygan silty clay loam

Also on parcel PfB Peebles silt loam, 2 to 6 percent slopes

All parcel information obtained from

Fond du Lac County GIS

http://gisweb.fdlco.wi.gov/fonddulacjs/

Fond du Lac Maps

Fond du Lac County, WI



Fond du Lac County, WI



| Parcel Number | T09-15-17-30-06-001-00 | Site Address | |
|-------------------------|--|----------------------|---|
| Owner | MUELLER, DAVID B; WAHOSKE, MICHAEL R; MUELLER, MARY CYNTHIA; WAHOSKE, JANE E | Municipality Code | 20018 |
| Mailing Address 1 | | Municipality | TOWN OF FOND DU LAC |
| Mailing Address 2 | | PLSS Location | NW-NW, Sec. 30, T15N, R17E |
| Mailing City | FOND DU LAC | Acres | 33.32 |
| Mailing State | WI | Legal Description | Refer to the source document for actual legal description. S30 T15N R17E NW 1/4 NW 1/4 FRAC 1/4 EXC CSM #1141-7-101 #1505-9-5 #5806-37-88 5866-38-46* |
| Mailing Zip | 54937 | | |



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 400 feet

BRENDA POST TOWN OF FOND DU LAC TREASURER N6297 TOWNLINE RD FOND DU LAC WI 54937



INCLUDE THIS STUB WITH YOUR PAYMENT

611037/T091517300600100 DAVID B MUELLER MICHAEL R WAHOSKE ETAL

FOND DU LAC COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2019 REAL ESTATE

MUELLER, DAVID B WAHOSKE, MICHAEL R

Parcel Number: T091517300600100

Bill Number: 611037

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. 30, T15N, R17E

S30 T15N R17E NW 1/4 NW 1/4 FRAC 1/4 EXC CSM #1141-7-101 #1505-9-5 #5806-37-88 5866-38-46*

INCLUDE THIS STUB WITH YOUR PAYMENT

33.320 ACRES

| Please inform treasurer of add | ress changes. | | | | | | |
|--|--|---|---|------------------------|--|--|------------------------|
| ASSESSED VALUE LAND ASSESSED VALUE IMPROVEMENTS | | TOTAL ASSESSED VALUE | AVERAGE ASSMT. RATIO | | T ASSESSED ALUE RATE | NET PROPERTY TAX | X 170.90 |
| 9,200 | 0 | 9,200 | 0.864392609 | | 857617 OT reflect credits) | Water Utility District | 6.58 |
| VALUE LAND | estimated fair market Value improvements e, Use Value Asse | TOTAL ESTIMATED FAIR MARKET VALUE SSMent | A star in this box means unpaid prior year taxes. | School by sch | taxes also reduced pol levy tax credit 6.25 | | |
| TAXING JURISDICTION | 2018 EST. STATE AIDS ALLOCATED TAX DIST. | 2019 EST. STATE AIDS ALLOCATED TAX DIST. | 2018 NET TAX | 2019 NET TAX | % TAX CHANGE | | |
| STATE OF WISCONSIN | 0 | 0 | 0.00 | 0.00 | | | |
| FOND DU LAC COUNTY | 254,967 | 284,036 | 60.48 | 64.67 | 6.9% | | |
| TOWN OF FOND DU LAC | 448,022 | 458,250 | 23.19 | 23.14 | -0.2% | | |
| FOND DU LAC SCHOOL | 3,725,319 | 4,215,422 | 62.45 | 76.51 | 22.5% | | |
| MORAINE PARK TECH | 338,458 | 355,912 | 6.27 | 6.58 | 4.9% | TOTAL DUE: \$177.48 | |
| TOTAL | 4,766,766 | 5,313,620 | 152.39 | 170.90 | 12.1% | FOR FULL PAYMENT, PAY TREASURER BY: JANUARY 31, 2020 | TO LOCAL |
| FIRST DOLLAR CREDIT LOTTERY AND GAMING NET PROPERTY TAX | | | 0.00 0.00 152.39 | 0.00 0.00 170.90 | 0.0% 0.0% 12.1% | Warning: If not paid by due d installment option is lost and t delinquent subject to interest applicable, penalty. Failure to pay on time. See | otal tax is and, if |
| Taxing Jurisdiction | Total Additional Total Add | RMATION PURPOSES ONLY ditional Taxes Year Increase to Property Ends | Voter Approved Tempo Taxing Jurisdiction | orary Tax I | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increas Ends |
| TOWN OF FOND DU LAC FOND DU LAC SCHOOL | 29,989 398,429 | 0.83 2034 14.78 2034 | | | | | |
| PAY 1ST INSTALLMENT OF: BY JANUARY 31, 2020 | \$92.03 | PAY 2ND INSTALLMENT BY JULY 31, 2020 | COF: \$8 | 5.45 | l | AMOUNT OF: ARY 31, 2020 | \$177.48 |
| AMOUNT ENCLOSED | | AMOUNT ENCLOSED | | | AMOUNT ENCLOSED | | |
| MAKE CHECK PAYABI | MAKE CHECK PAY | YABLE AND MAIL T | ··· | MAKE CI | HECK PAYABLE AND M | MAIL TO: | |
| TOWN OF FOND DU LAC T N6297 TOWNLINE RD FOND DU LAC WI 54937 PIN# T091517300600100 MUELLER, DAVID B BILL NUMBER: 611037 | | FOND DU LAC COUNTY TREASURER 160 SOUTH MACY STREET P.O. BOX 1515 FOND DU LAC, WI 54936-1515 PIN# T091517300600100 MUELLER, DAVID B BILL NUMBER: 611037 | | | TOWN OF FOND DU LAC TREASURER N6297 TOWNLINE RD FOND DU LAC WI 54937 PIN# T091517300600100 MUELLER, DAVID B BILL NUMBER: 611037 | | |
| | ! | | | | ! | | |

INCLUDE THIS STUB WITH YOUR PAYMENT

Fond du Lac County, WI



| Parcel Number | T09-15-17-30-07-001-00 | Site Address | |
|-------------------------|--|----------------------|--|
| Owner | MUELLER, DAVID B; WAHOSKE, MICHAEL R; MUELLER, MARY CYNTHIA; WAHOSKE, JANE E | Municipality Code | 20018 |
| Mailing Address | | Municipality | TOWN OF FOND DU LAC |
| Mailing Address 2 | | PLSS Location | SW-NW, Sec. 30, T15N, R17E |
| Mailing City | FOND DU LAC | Acres | 45.12 |
| Mailing State | WI | Legal Description | Refer to the source document for actual legal description. S30 T15N R17E SW 1/4 NW 1/4 FRAC 1/4* |
| Mailing Zip | 54937 | | |



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale 1 inch = 400 feet BRENDA POST TOWN OF FOND DU LAC TREASURER N6297 TOWNLINE RD FOND DU LAC WI 54937



INCLUDE THIS STUB WITH YOUR PAYMENT

611041/T091517300700100 DAVID B MUELLER MICHAEL R WAHOSKE ETAL

FOND DU LAC COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2019 REAL ESTATE

MUELLER, DAVID B WAHOSKE, MICHAEL R

Parcel Number: T091517300700100

Bill Number: 611041

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. 30, T15N, R17E

S30 T15N R17E SW 1/4 NW 1/4 FRAC 1/4*

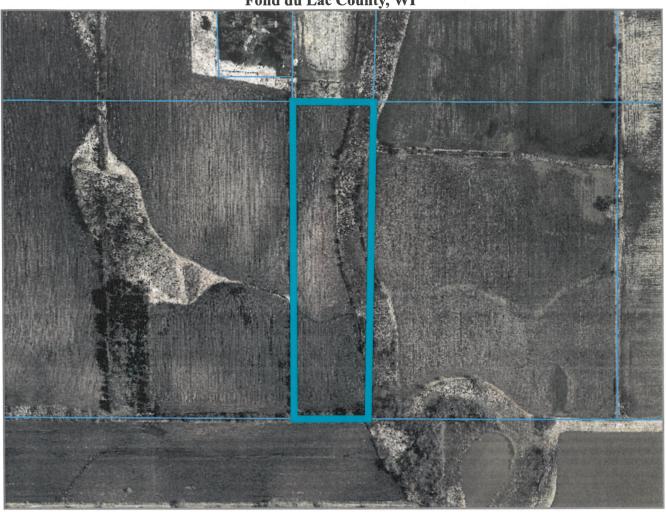
45.120 ACRES

INCLUDE THIS STUB WITH YOUR PAYMENT

| ASSESSED VALUE ASSESSED VALUE | | TOTAL ASSESSED | AVERAGE ASSI | | Γ ASSESSED | NET PROPERTY TAX | 261.03 |
|---|---|---|-------------------------------|------------------------|--|--|--------------------|
| LAND IMPROVEMENTS | | VALUE | RATIO | | ALUE RATE | | 261.93 |
| 14,100 0 | | 14,100 | 0.864392609 | | 857617 OT reflect credits) | Water Utility District | 10.09 |
| ESTIMATED FAIR MARKET | ESTIMATED FAIR MARKET | TOTAL ESTIMATED | A star in | this School | taxes also reduced | 1 | |
| VALUE LAND | VALUE IMPROVEMENTS | FAIR MARKET VALUE | box mean | ns by scho | ool levy tax credit | | |
| See Revers | se, Use Value Asse | ssment | unpaid pr year taxe | | 24.90 | | |
| TAXING JURISDICTION | 2018 EST. STATE AIDS ALLOCATED TAX DIST. | 2019 EST. STATE AIDS ALLOCATED TAX DIST. | 2018 NET TAX | 2019 NET TAX | % TAX CHANGE | - | |
| STATE OF WISCONSIN | 0 | 0 | 0.00 | 0.00 | | | |
| FOND DU LAC COUNTY | 254,967 | | 92.69 | 99.11 | 6.9% | | |
| TOWN OF FOND DU LAC | , | | 35.53 | 35.47 | -0.2% | | |
| FOND DU LAC SCHOOL | 3,725,319 | , | 95.71 | 117.27 | 22.5% | | |
| MORAINE PARK TECH | 338,458 | | 9.62 | 10.08 | 4.8% | | |
| TOTAL | 4,766,766 | | 233.55 | 261.93 | 12.2% | TOTAL DUE: \$272.02 | |
| | 1,700,700 | 0,010,020 | 200.00 | 201.50 | 12.2 / 0 | FOR FULL PAYMENT, PAY TO TREASURER BY: JANUARY 31, 2020 |) LOCAL |
| FIRST DOLLAR CREDIT LOTTERY AND GAMINO NET PROPERTY TAX | | | 0.00 0.00 233.55 | 0.00 0.00 261.93 | 0.0% 0.0% 12.2% | Warning: If not paid by due date installment option is lost and tota delinquent subject to interest an applicable, penalty. Faillure to pay on time. See rev | al tax is d, if |
| | FOR INFO | RMATION PURPOSES ONLY | | | | | |
| Taxing Jurisdiction | | ditional Taxes Year Increase d to Property Ends | Taxing Jurisdiction | 1 | Total Additional Taxes | Total Additional Taxes Y Applied to Property | Year Incre |
| TOWN OF FOND DU LAC FOND DU LAC SCHOOL | 29,989 398,429 | 1.28 2034 22.65 2034 | | | | | |
| | | | | | | | |
| PAY 1ST INSTALLMENT OF | 7: \$141.06 I | PAY 2ND INSTALLMEN | T OF: | S130.96 | PAY FUL | L AMOUNT OF: | \$272.02 |
| BY JANUARY 31, 2020 | | BY JULY 31, 2020 | | | BY JANUARY 31, 2020 | | |
| AMOUNT ENCLOSED | | AMOUNT ENCLOSED | | | AMOUNT ENCLOSED | | |
| MAKE CHECK PAYAB | LE AND MAIL TO: | MAKE CHECK PA | KE CHECK PAYABLE AND MAIL TO: | | | MAKE CHECK PAYABLE AND MAIL TO | |
| TOWN OF FOND DU LAC T N6297 TOWNLINE RD FOND DU LAC WI 54937 PIN# T091517300700100 | FREASURER - - - - - - | FOND DU LAC COUNTY TREASURER 160 SOUTH MACY STREET P.O. BOX 1515 FOND DU LAC, WI 54936-1515 | | | TOWN OF FOND DU LAC TREASURER N6297 TOWNLINE RD FOND DU LAC WI 54937 PIN# T091517300700100 | | RER |
| MUELLER, DAVID B BILL NUMBER: 611041 | | PIN# T091517300700100 MUELLER, DAVID B BILL NUMBER: 611041 | | | MUELLER, DAVID B BILL NUMBER: 611041 | | |
| | - | | | | | | |

INCLUDE THIS STUB WITH YOUR PAYMENT

Fond du Lac County, WI



| Parcel Number | T09-15-17-30-08-002-00 | Site Address | |
|-------------------------|--|----------------------|---|
| Owner | MUELLER, DAVID B; WAHOSKE, MICHAEL R; MUELLER, MARY CYNTHIA; WAHOSKE, JANE E | Municipality Code | 20018 |
| Mailing Address 1 | | Municipality | TOWN OF FOND DU LAC |
| Mailing Address 2 | | PLSS Location | SE-NW, Sec. 30, T15N, R17E |
| Mailing City | FOND DU LAC | Acres | 9.89 |
| Mailing State | WI | Legal Description | Refer to the source document for actual legal description. S30 T15N R17E PT OF SE 1/4 NW 1/4 COM AT SW COR TH E 308.58' TH N1*41'57"E TO N LI SD 1/4 1/4 TH W ALG N LI TO NW COR SD 1/4 1/4 TH S TO BEG AS REC IN 694830* |
| Mailing Zip | 54937 | | |



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Map Scale
1 inch = 400 feet

BRENDA POST TOWN OF FOND DU LAC TREASURER N6297 TOWNLINE RD FOND DU LAC WI 54937



INCLUDE THIS STUB WITH YOUR PAYMENT

611043/T091517300800200 DAVID B MUELLER MICHAEL R WAHOSKE ETAL

FOND DU LAC COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2019 REAL ESTATE

MUELLER, DAVID B WAHOSKE, MICHAEL R

Parcel Number: T091517300800200

Bill Number: 611043

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. 30, T15N, R17E S30 T15N R17E PT OF SE 1/4 NW 1/4 COM AT SW COR TH E 308.58' TH N1*41'57"E TO N LI SD 1/4 1/4 TH W ALG N LI TO NW COR SD 1/4 1/4 TH S TO BEG AS REC IN 694830*

9.890 ACRES

INCLUDE THIS STUB WITH YOUR PAYMENT

| Please inform treasurer of add | dress changes. | | | | | | | |
|---|--|--|------------------------------------|---|----------------------------------|--------------------------------------|--|---------------------|
| ASSESSED VALUE ASSESSED VALUE LAND IMPROVEMENTS | | | TOTAL ASSESSED VALUE | | ASSMT. NET ASSESS VALUE RA | | NET PROPERTY TAX | 50.15 |
| 2,700 | 2,700 0 | | ,700 | 0.864392609 | | 357617 OT reflect credits) | Water Utility District | 1.93 |
| ESTIMATED FAIR MARKET VALUE LAND See Revers | e, Use Value Ass | FAIR MAI | ESTIMATED RKET VALUE | A star in th box means unpaid pric year taxes. | by school | ixes also reduced of levy tax credit | ~ | |
| TAXING JURISDICTION STATE OF WISCONSIN FOND DU LAC COUNTY | 254,96 | 0 57 28 | TE AIDS TAX DIST. 0 4,036 | 2018 NET TAX 0.00 17.75 | 2019 NET TAX 0.00 18.98 | % TAX CHANGE | | |
| TOWN OF FOND DU LAC FOND DU LAC SCHOOL | 448,02 3,725,31 | | 8,250 5,422 | 6.80 18.33 | 6.79 22.45 | -0.1% 22.5% | | |
| MORAINE PARK TECH TOTAL | 338,45 4,766,76 | | 5,912 3,620 | 1.84 44.72 | 1.93 50.15 | 4.9% 12.1% | TOTAL DUE: \$52.08 FOR FULL PAYMENT, PAY TO TREASURER BY: JANUARY 31, 2020 |) LOCAL |
| FIRST DOLLAR CREDIT LOTTERY AND GAMING NET PROPERTY TAX | | | | 0.00 0.00 44.72 | 0.00 0.00 50.15 | 0.0% 0.0% 12.1% | Warning: If not paid by due date installment option is lost and tota delinquent subject to interest and applicable, penalty. Failure to pay on time. See rev | l tax is d, if |
| Taxing Jurisdiction | Total Additional Total | ORMATION PU Additional Taxes ied to Property | | Y • Voter Approved Tem Taxing Jurisdiction | porary Tax In | creases Total Additional Taxes | Total Additional Taxes Y Applied to Property | ear Increas Ends |
| TOWN OF FOND DU LAC FOND DU LAC SCHOOL | 29,989 398,429 | 0.24 4.34 | 2034 2034 | | | | | |
| PAY 1ST INSTALLMENT OF BY JANUARY 31, 2020 AMOUNT ENCLOSED MAKE CHECK PAYAB TOWN OF FOND DU LAC 7 N6297 TOWNLINE RD | PAY 2ND INSTALLMENT OF: BY JULY 31, 2020 AMOUNT ENCLOSED MAKE CHECK PAYABLE AND MAIL FOND DU LAC COUNTY TREASURER 160 SOUTH MACY STREET | | \$0.00 | PAY FULL AMOUNT OF: \$52.08 BY JANUARY 31, 2020 AMOUNT ENCLOSED MAKE CHECK PAYABLE AND MAIL TO: TOWN OF FOND DU LAC TREASURER N6297 TOWNLINE RD | | AIL TO: | | |
| FOND DU LAC WI 54937 PIN# T091517300800200 MUELLER, DAVID B BILL NUMBER: 611043 | P.O. BOX 1515 FOND DU LAC, WI 54936-1515 PIN# T091517300800200 MUELLER, DAVID B BILL NUMBER: 611043 | | | FOND DU LAC WI 54937 PIN# T091517300800200 MUELLER, DAVID B BILL NUMBER: 611043 | | | | |

INCLUDE THIS STUB WITH YOUR PAYMENT