

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 Water
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

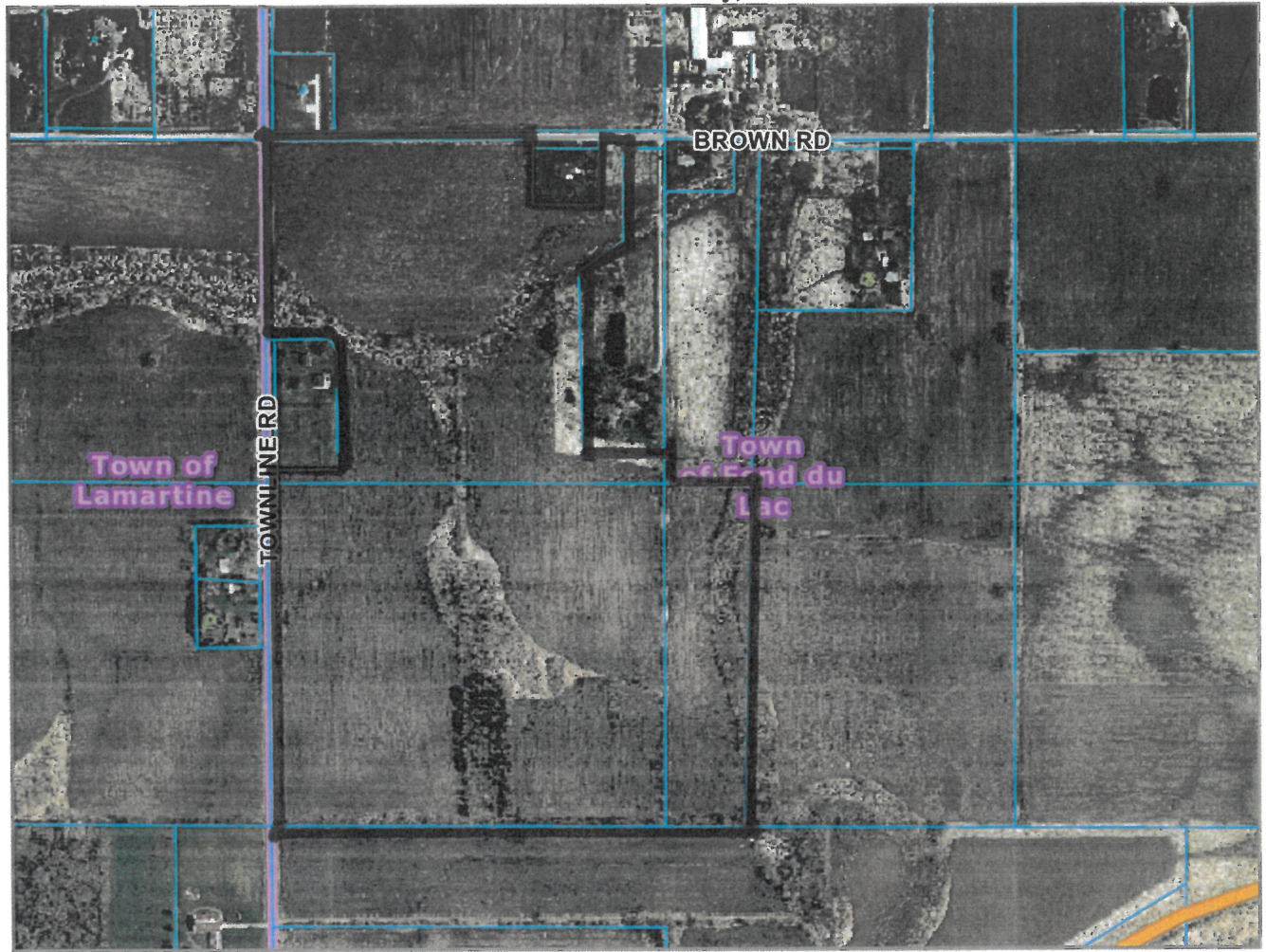
Also on parcel Am Alluvial land

Also on parcel Py Poygan silty clay loam

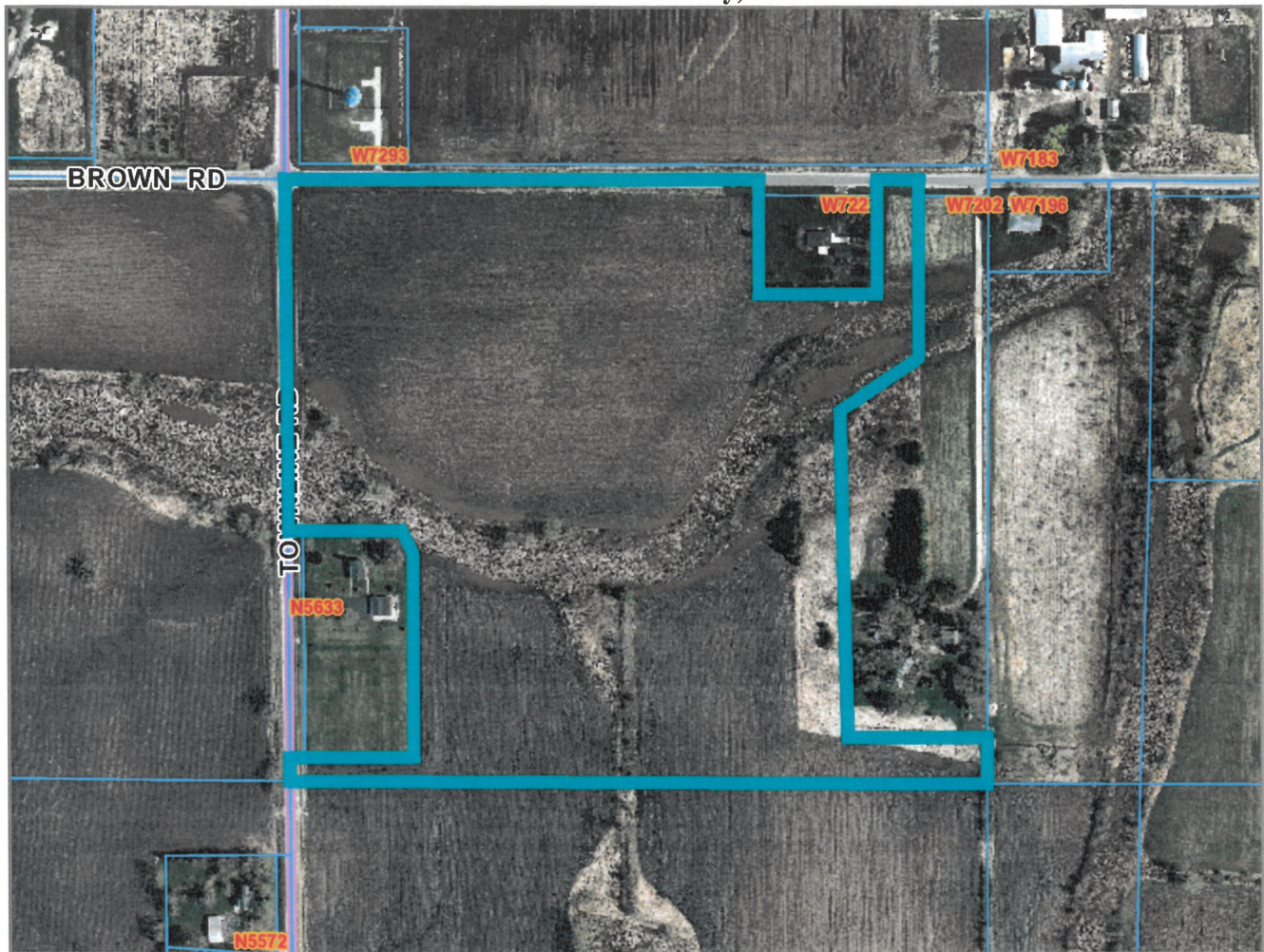
Also on parcel PFB Peebles silt loam, 2 to 6 percent slopes

*All parcel information obtained from
Fond du Lac County GIS
<http://gisweb.fdlco.wi.gov/fonddulacs/>*

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

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 EXC CSM #1141-7-101
#1505-9-5 #5806-37-88 5866-38-46*
33.320 ACRES

611037/T091517300600100

DAVID B MUELLER
MICHAEL R WAHOSKE ETAL

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
9,200	0	9,200	0.864392609	0.01857617 (Does NOT reflect credits)	170.90
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 16.25	Water Utility District 6.58
See Reverse, Use Value Assessment					
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%
MORAIN PARK TECH	338,458	355,912	6.27	6.58	4.9%
TOTAL	4,766,766	5,313,620	152.39	170.90	12.1%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			152.39	170.90	12.1%

TOTAL DUE: \$177.48

**FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:**

JANUARY 31, 2020

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
TOWN OF FOND DU LAC	29,989	0.83	2034				
FOND DU LAC SCHOOL	398,429	14.78	2034				

PAY 1ST INSTALLMENT OF: \$92.03
BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# T091517300600100
MUELLER, DAVID B
BILL NUMBER: 611037

PAY 2ND INSTALLMENT OF: \$85.45
BY JULY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PAY FULL AMOUNT OF: \$177.48
BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

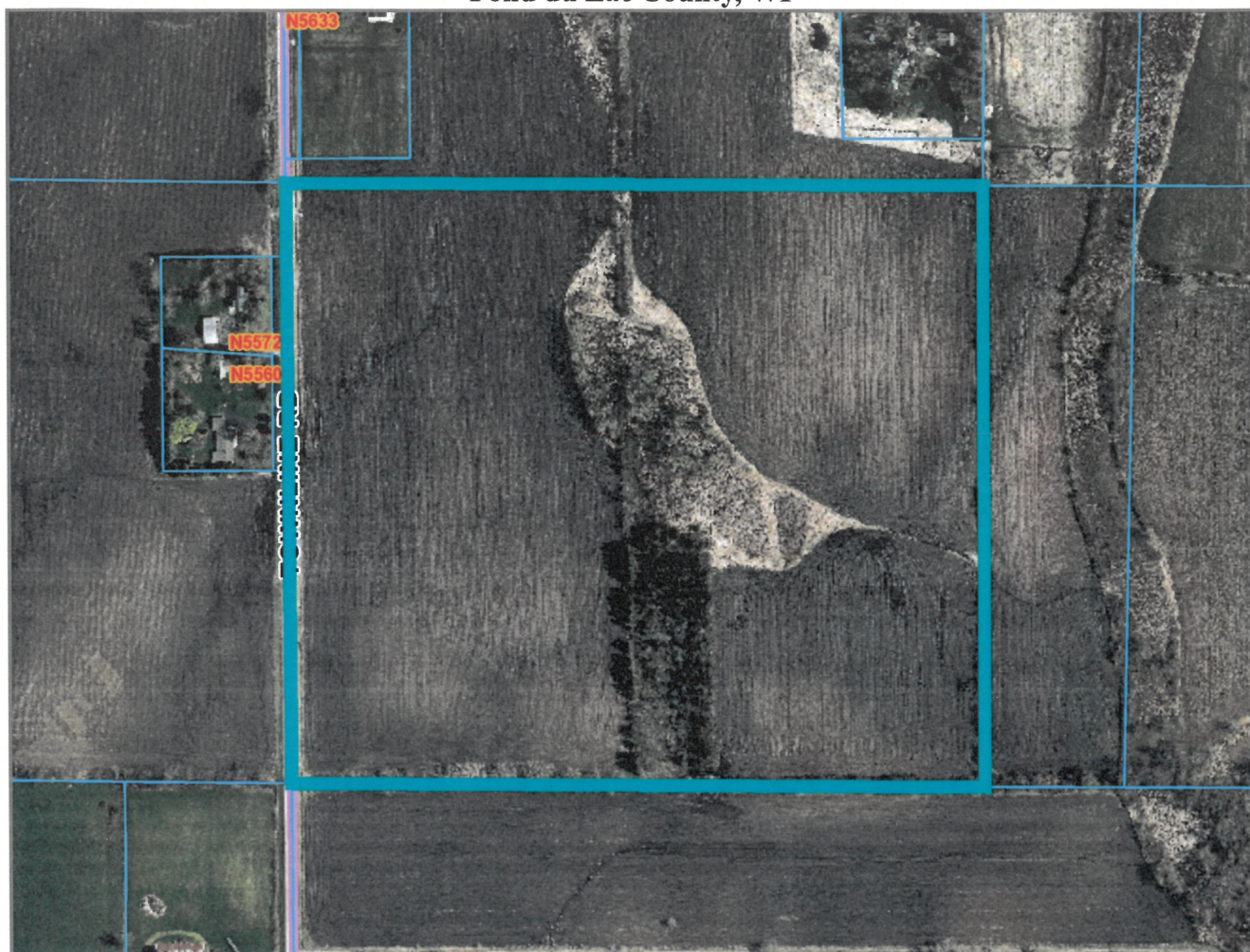
PIN# T091517300600100
MUELLER, DAVID B
BILL NUMBER: 611037

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

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 1		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		



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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

**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

611041/T091517300700100

DAVID B MUELLER
MICHAEL R WAHOSKE ETAL

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
14,100	0	14,100	0.864392609	0.01857617 (Does NOT reflect credits)	261.93
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
See Reverse, Use Value Assessment				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	284,036	92.69	99.11	6.9%
TOWN OF FOND DU LAC	448,022	458,250	35.53	35.47	-0.2%
FOND DU LAC SCHOOL	3,725,319	4,215,422	95.71	117.27	22.5%
MORAIN PARK TECH	338,458	355,912	9.62	10.08	4.8%
TOTAL	4,766,766	5,313,620	233.55	261.93	12.2%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			233.55	261.93	12.2%

TOTAL DUE: \$272.02
**FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:**
JANUARY 31, 2020
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
TOWN OF FOND DU LAC	29,989	1.28	2034				
FOND DU LAC SCHOOL	398,429	22.65	2034				

PAY 1ST INSTALLMENT OF: \$141.06
BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# T091517300700100
MUELLER, DAVID B
BILL NUMBER: 611041

PAY 2ND INSTALLMENT OF: \$130.96
BY JULY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# T091517300700100
MUELLER, DAVID B
BILL NUMBER: 611041

PAY FULL AMOUNT OF: \$272.02
BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

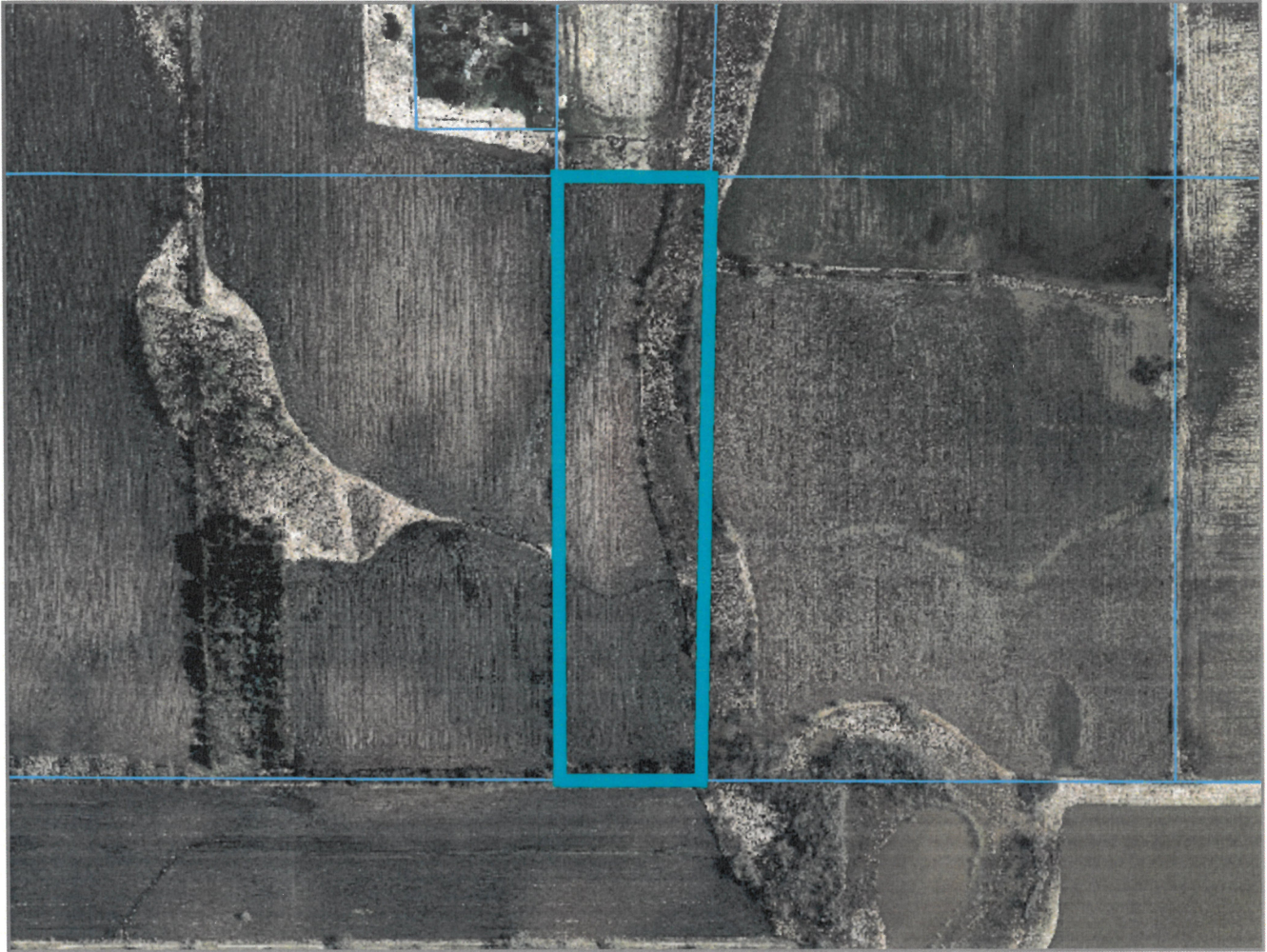
PIN# T091517300700100
MUELLER, DAVID B
BILL NUMBER: 611041

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

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

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

611043/T091517300800200
DAVID B MUELLER
MICHAEL R WAHOSKE ETAL

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
2,700	0	2,700	0.864392609	0.01857617 (Does NOT reflect credits)	50.15
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 4.77	Water Utility District 1.93
See Reverse, Use Value Assessment					
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	17.75	18.98	6.9%
TOWN OF FOND DU LAC	448,022	458,250	6.80	6.79	-0.1%
FOND DU LAC SCHOOL	3,725,319	4,215,422	18.33	22.45	22.5%
MORaine PARK TECH	338,458	355,912	1.84	1.93	4.9%
TOTAL	4,766,766	5,313,620	44.72	50.15	12.1%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			44.72	50.15	12.1%

TOTAL DUE: \$52.08

FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2020

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
TOWN OF FOND DU LAC	29,989	0.24	2034				
FOND DU LAC SCHOOL	398,429	4.34	2034				

PAY 1ST INSTALLMENT OF: \$52.08
BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# T091517300800200
MUELLER, DAVID B
BILL NUMBER: 611043

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# T091517300800200
MUELLER, DAVID B
BILL NUMBER: 611043

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
FOND DU LAC WI 54937

PIN# T091517300800200
MUELLER, DAVID B
BILL NUMBER: 611043

INCLUDE THIS STUB WITH YOUR PAYMENT

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