

RANCH HOME

**2 +/- Acres with 3-Bedroom Home
in Adams County**

ONLINE ONLY AUCTION
OCTOBER 8th • 6:00PM CST



**1191 S Czech Court
Friendship, WI 53934**



**HAMELE
AUCTION
SERVICES**



**Midwest Lifestyle
Properties**

608.742.5000 • hameleauctions.com



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ONLINE AUCTION

AUCTION PREVIEW DATES:

SEPTEMBER 26 | 10AM-12PM

SEPTEMBER 30 | 4PM-6PM

OR BY APPOINTMENT

TYPE

RANCH HOME

ACRES

2+/-



3 Bedroom



2 Bathroom



2064 Sq Ft

1191 S Czech Court, Friendship, WI 53934

Country Home • Spacious Lot • Recreation

2± acres featuring a 3-bedroom, 2-bath ranch home with over 2,000± sq. ft., a finished lower-level recreation room with bar, and an attached 2-car garage. Located just outside Adams-Friendship in the Town of Preston, Adams County.

< 608-617-9924

< MARTY@HAMELEAUCTIONS.COM

> 608-697-3349

> TRAVIS@HAMELEAUCTIONS.COM

Terms: Online-only auction soft closes October 8, 2026, with a 2-minute extended bidding period. Lots are linked and remain open while bidding continues. No buyer's fee. High bids are subject to seller confirmation within 48 hours. Successful bidder must provide a \$5,000 nonrefundable down payment per lot. Property sells AS IS with no warranties.



ONLINE ONLY REAL ESTATE AUCTION

Town of Preston – Adams County, Wisconsin

3 Bedroom Ranch Home on 2+/- Acres

Online Bidding Ends October 8, 2026

Here is an opportunity to purchase a spacious country property located just outside of Adams-Friendship in the Town of Preston, Adams County. Situated on just over 2 acres and consisting of three tax parcels, this property offers the space and privacy of country living while remaining conveniently close to town.

The ranch-style home features **3 bedrooms, 2 bathrooms and over 2,000+/- square feet of living space**. The home is in need of some TLC and updating, but offers **solid bones and plenty of potential** for a buyer looking to make improvements and create a property of their own.

The lower level adds additional usable space with a **recreation room and bar area**, making it a great spot for entertaining, relaxing, or creating a game room.

An **attached 2-car garage** provides convenient parking and storage. With just over 2 acres spread across three tax parcels, there is plenty of room to enjoy the outdoors, add a garden, create additional recreational space, or simply enjoy having some elbow room.

Located just outside of Adams-Friendship, the property offers convenient access to shopping and services while putting you in the heart of the recreational opportunities Adams County is known for.

PREVIEWS: September 26th 10AM – 12PM & September 30th 4PM – 6PM.

AUCTION TERMS

Property will be offered through an **Online Only Auction** with bidding scheduled to soft close **October 8, 2026**. The auction will feature a **2-minute soft close**, with 2 minutes added to the bidding time for bids received during the extended bidding period. All auction lots will be linked and will remain open for bidding as long as at least one lot continues to receive bids during the extended bidding period. **No Buyer's Fee**. High bid is subject to **Seller confirmation per auction lot within 48 hours of midnight on the day of the auction**. A **\$5,000 nonrefundable down payment per auction lot** is required from the successful bidder. Property is being sold **AS IS with no warranties**. Closing shall take place **on or before November 9, 2026**. Seller reserves the right to entertain offers prior to the conclusion of the auction under the auction terms. If Seller accepts an offer prior to the scheduled auction closing, Seller reserves the right to cancel the auction.

Bring your ideas and take advantage of the potential this 3-bedroom ranch on 2+/- acres has to offer. With some TLC, this could be a great country home just outside Adams-Friendship.

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
Smarty Auctions LLC DBA Hamele Auction Service
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 1191 S Czech Ct tax 024-01055-0015, 024-01454 & 024-01455-0000 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:

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE ("Auctioneer") has been appointed by Ronald N Boettcher("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 \$ 5,000 . 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 if approved by auction company.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before October 9th 2026 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **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, UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE 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 UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE 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 also 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 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 % 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: _____

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 Online Only

Auction 1191 S Czech Ct Friendship WI. Oct 8th 2026 6pm

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 once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

Terms of Purchase: High Bids per lot are subject so sellers' confirmation within 48hrs of auction ending. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. No Buyers fee. Buyer will be required to pay a \$5,000 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 November 9th 2026. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$5,000 nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Title Company of Sellers choice. Title Company will also hold the nonrefundable down payment.

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 "AS-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. 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 ENVIRONMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in an online only auction bidding process with a soft close Oct 8th 2026 with 2 minutes added to all bids coming in after the soft closing starts, all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended bidding time. No Buyers Fee. Price will be per Auction Lot not per acre. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on

or before November 9th 2026. Seller has the right to entertain offers prior to auction ending and if the seller accepts an offer prior to the auction closing, seller can cancel auction.

- **Auction Lot** : Home & the following tax ids 024-01055-0015, 024-01454-0000 & 024-01455-0000

Proration of Taxes: will be based off 2025 net tax bills.

Bidders with No Internet: Bidders can register with Auction Company for bidding on the property and Auction Company on the direction of the registered bidder will enter the bids for those bidders. Communication of bids can be done either by phone or in person.

Broker Participation: Auction Company to pay 1% 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 Oct 7th 2026 12:00pm. 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. One registered buyer per agent.

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 October 8th 2026.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

United Country Midwest Lifestyle

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

Page 1 of 3

LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Disclosures and Acknowledgments made with respect to the Property at 1191 S Czech Ct, Friendship, Wisconsin.

SELLER DISCLOSURE AND CERTIFICATION. Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

(1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or lead-based paint hazards (collectively referred to as LBP) present in or on the Property except:

(Explain the information known to Seller, including any additional information available about the basis for the determination that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")

(b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

(Identify the LBP record(s) and report(s) (e.g. LBP abatements, inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")

(2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their knowledge, that the information provided by them is true and accurate.

(X) Ronald N. Boettcher

9-4-26

(ALL Sellers' signatures) Print Names Here ▶ Ronald N Boettcher,

(Date) ▶

Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

(Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A, Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)

DISCLOSURE REQUIREMENTS FOR SELLERS. (a) The following activities shall be completed before the Buyer is obligated under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

(1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

(2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

(3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

(4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold. This requirement includes records or reports regarding common areas. This requirement also includes records or reports regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

(b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

United Country Midwest Lifestyle Properties

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): Ronald N Boettcher
 2 Entity Name (if any): _____
 3 Name & Title of Authorized Representative for Seller Entity: _____
 4 Property Address: 1191 S Czech Ct, Friendship, WI

5 Listing Agent and Listing Firm: Travis Hamele United Country Midwest Lifestyle

6 Wis. Admin. Code § REEB 24.07(1) requires Listing Agent to make inquiries of Seller regarding the condition of
 7 the Property and request that Seller provide a written response to the inquiry. Wis. Stat. § 709.02 indicates that a
 8 property owner shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling
 9 units and a Vacant Land Disclosure Report (VLDR) when the property does not include any buildings.

10 Listing Agent provided Seller with the following condition/disclosure report(s) and asked Seller to complete
 11 it/them: (Real Estate Condition Report) (Vacant Land Disclosure Report) (Seller Disclosure Report - Commercial)
 12 (Other: _____) **STRIKE AND COMPLETE AS APPLICABLE**

13 **CHECK LINE 14 OR LINE 20, AS APPLICABLE:**

14 ☐ **SELLER REFUSAL TO COMPLETE**

15 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or
 16 other seller's disclosure report for the Property. Seller understands this refusal may be disclosed to potential
 17 purchasers and has been advised that Seller's refusal to provide this report does not release Seller from any
 18 disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal counsel
 19 regarding Seller's disclosure obligations in an "as-is" sale.

20 ☐ **SELLER NOT REQUIRED TO COMPLETE REPORT**

21 Seller hereby asserts that Seller is not required to complete a condition or disclosure report for the Property
 22 because **CHECK BELOW AS APPLICABLE**:

23 ☐ Seller is a personal representative of an estate and has never occupied the Property.

24 ☐ Seller is a trustee and has never occupied the Property.

25 ☐ Seller is a conservator and has never occupied the Property.

26 ☐ Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.

27 ☐ The Property includes 1 to 4 dwelling units but has not been inhabited.

28 ☐ The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

29 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting
 30 the possibility of material adverse facts to all parties. Listing Agent shall accordingly disclose any condition Listing
 31 Agent becomes aware of to prospective purchasers.

32 This form was delivered to Seller by Travis Hamele on 07/24/2026
 33 Agent for Firm Print Name ▲ Date ▲

34 Seller's/Owner's Signature: _____ Ronald N Boettcher Date: _____

35 Seller's/Owner's Signature: _____ Date: _____

36 Seller's/Owner's Signature: _____ Date: _____

37 Seller's/Owner's Signature: _____ Date: _____

38 This form was delivered to Buyer by Travis Hamele on _____
 39 Agent for Firm Print Name ▲ Date ▲

40 Acknowledgment of Receipt by Buyers: RB 9-4-26
 41 Initials ▲ Date ▲

42 Buyer's acknowledgment of receipt of this form does not constitute waiver of any right that Buyer may have based
 43 on not receiving a completed condition or disclosure report from Seller.

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 No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025**

TOWN OF PRESTON
ADAMS COUNTY

RONALD N BOETTCHER
1191 S CZECH CT
FRIENDSHIP WI 53934

BOETTCHER, RONALD N

BILL NUMBER: 81850

IMPORTANT: - Correspondence should refer to parcel number.
- See reverse side for important information.
- Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
583856 578747 1048/41 254/43
SEC 32, T 18 N, R 06 E, SW¼ of NW¼
PLAT: EN55-ENCHANTED VISTA
BLOCK/CONDO: LOT 22
½ FRACTIONAL INT OL I ENCHANTED VISTA

Property Address: 1191 S CZECH CT

Parcel #: 024-01455-0000

Alt. Parcel #:

Assessed Value Land 10,200	Ass'd. Value Improvements 144,600	Total Assessed Value 154,800	Ave. Assessed Ratio 0.5521	Net Assessed Value Rate (Does NOT reflect credits) 0.019257942
Est. Fair Mkt. Land 18,500	Est. Fair Mkt. Improvements 261,900	Total Est. Fair Mkt. 280,400	☐ A Star in this box means Unpaid Prior Year Taxes.	School taxes reduced by school levy tax credit \$ 264.80

Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
ADAMS COUNTY	108,371	113,876	1,049.68	1,101.67	5.0%
TOWN OF PRESTON	267,305	283,822	416.16	452.04	8.6%
MID STATE TECHNICAL COL	229,961	245,244	158.26	173.49	9.6%
ADAMS-FRIENDSHIP SCHOOL	812,872	825,997	1,104.72	1,253.92	13.5%
Total	1,418,509	1,468,939	2,728.82	2,981.12	9.2%
	First Dollar Credit		53.10	48.76	-8.2%
	Lottery & Gaming Credit		170.99	146.29	-14.4%
	Net Property Tax		2,504.73	2,786.07	11.2%

Make Check Payable to:
TOWN OF PRESTON
SUE BOOTH, TREASURER
1063 CZECH LANE
FRIENDSHIP WI 53934
608-403-7724

Full Payment Due On or Before January 31, 2026
\$2,786.07

Or First Installment Due On or Before January 31, 2026
\$1,319.89

And Second Installment Payment Payable To
ADAMS COUNTY TREASURER
KARA DOLEZAL
401 ADAMS ST, STE 11
FRIENDSHIP WI 53934

And Second Installment Due On or Before July 31, 2026
\$1,466.18

FOR TREASURERS USE ONLY

PAYMENT

BALANCE

DATE

Net Property Tax 2,786.07

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction
ADAMS-FRIENDSHIP SCHOOL

Total Additional Taxes 330,294.47
Total Additional Taxes Applied to Property 288.22
Year Increase Ends 2027

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2026

▶ \$ 2,786.07

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.

PLEASE RETURN LOWER
PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2025

Bill #: 81850

Parcel #: 024-01455-0000

Alt. Parcel #:

Total Due For Full Payment \$2,786.07
Pay to Local Treasurer By Jan 31, 2026

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT
Pay to Local Treasurer
\$1,319.89
BY January 31, 2026

2ND INSTALLMENT
Pay to County Treasurer
\$1,466.18
BY July 31, 2026

☐ Check For Billing Address Change.

RONALD N BOETTCHER
1191 S CZECH CT
FRIENDSHIP WI 53934

FOR TREASURERS USE ONLY

PAYMENT

BALANCE

DATE

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025**

TOWN OF PRESTON
ADAMS COUNTY

BILL NUMBER: 81849

IMPORTANT: - Correspondence should refer to parcel number.
- See reverse side for important information.
- Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
S93856 578747 478687
SEC 32, T 18 N, R 06 E, SW¼ of NW¼
PLAT: EN55-ENCHANTED VISTA
BLOCK/CONDO: LOT 21
¾ FRACTIONAL INT OF 1 ENCHANTED VISTA

RONALD N BOETTCHER
1191 S CZECH CT
FRIENDSHIP WI 53934

Property Address:

Assessed Value Land 10,200	Ass'd. Value Improvements	Total Assessed Value 10,200	Ave. Assmt. Ratio 0.5521	Net Assessed Value Rate (Does NOT reflect credits) 0.019257942		
Est. Fair Mkt. Land 18,500	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 18,500	A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$17.45		
Taxing Jurisdiction		2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
ADAMS COUNTY		108,371	113,876	69.17	72.59	4.9%
TOWN OF PRESTON		267,305	283,822	27.42	29.79	8.6%
MID STATE TECHNICAL COL		229,961	245,244	10.43	11.43	9.6%
ADAMS-FRIENDSHIP SCHOOL		812,872	825,997	72.79	82.62	13.5%
Total		1,418,509	1,468,939	179.81	196.43	9.2%
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		179.81	196.43	9.2%

Make Check Payable to:
TOWN OF PRESTON
SUE BOOTH, TREASURER
1063 CZECH LANE
FRIENDSHIP WI 53934
608-403-7724

Full Payment Due On or Before January 31, 2026
\$196.43

Or First Installment Due On or Before January 31, 2026
\$98.22

And Second Installment Payment Payable To
ADAMS COUNTY TREASURER
KARA DOLEZAL
401 ADAMS ST, STE 11
FRIENDSHIP WI 53934

And Second Installment Due On or Before July 31, 2026
\$98.21

FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

Net Property Tax 196.43

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases
Taxing Jurisdiction
ADAMS-FRIENDSHIP SCHOOL

Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
330,294.47	18.99	2027

TOTAL DUE FOR FULL PAYMENT	
Pay By January 31, 2026	\$ 196.43
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.	

PLEASE RETURN LOWER
PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2025

Bill #: 81849
Parcel #: 024-01454-0000
Alt. Parcel #:

Total Due For Full Payment \$196.43
Pay to Local Treasurer By Jan 31, 2026

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT
Pay to Local Treasurer
\$98.22
BY January 31, 2026

2ND INSTALLMENT
Pay to County Treasurer
\$98.21
BY July 31, 2026

☐ Check For Billing Address Change.

RONALD N BOETTCHER
1191 S CZECH CT
FRIENDSHIP WI 53934

FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025**

TOWN OF PRESTON
ADAMS COUNTY

RONALD N BOETTCHER
1191 S CZECH CT
FRIENDSHIP WI 53934

BOETTCHER, RONALD N

BILL NUMBER: 81408

IMPORTANT: - Correspondence should refer to parcel number.
- See reverse side for important information.
- Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
583856 578747 475824 ACRES: 1.130
SEC 32, T 18 N, R 06 E, SW 1/4 of NW 1/4
PLAT: 5247-5247 CERTIFIED SURVEY MAP
BLOCK/CONDO: LOT 1
LOT 1 CSM 5247

Property Address:

Assessed Value Land 3,300	Ass'd. Value Improvements	Total Assessed Value 3,300	Ave. Asses. Ratio 0.5521	Net Assessed Value Rate (Does NOT reflect credits)	0.019257942	
Est. Fair Mkt. Land 6,000	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 6,000	A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$5.64	
Taxing Jurisdiction		2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
ADAMS COUNTY		108,371	113,876	22.38	23.49	5.0%
TOWN OF PRESTON		267,305	283,822	8.87	9.64	8.7%
MID STATE TECHNICAL COL		229,961	245,244	3.37	3.70	9.8%
ADAMS-FRIENDSHIP SCHOOL		812,872	825,997	23.55	26.74	13.5%
Total		1,418,509	1,468,939	58.17	63.57	9.3%
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		58.17	63.57	9.3%

Make Check Payable to:
TOWN OF PRESTON
SUE BOOTH, TREASURER
1063 CZECH LANE
FRIENDSHIP WI 53934
608-403-7724

Full Payment Due On or Before January 31, 2026
\$63.57

Or First Installment Due On or Before January 31, 2026
\$63.57

And Second Installment Payment Payable To
ADAMS COUNTY TREASURER
KARA DOLEZAL
401 ADAMS ST, STE 11
FRIENDSHIP WI 53934

And Second Installment Due On or Before July 31, 2026
\$0.00

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

Net Property Tax 63.57

TOTAL DUE FOR FULL PAYMENT	
Pay By January 31, 2026	63.57
▶ \$	
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 INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases
Taxing Jurisdiction
ADAMS-FRIENDSHIP SCHOOL

Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
330,294.47	6.14	2027

PLEASE RETURN LOWER
PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2025

Bill #: 81408
Parcel #: 024-01055-0015
Alt. Parcel #:

Total Due For Full Payment \$63.57
Pay to Local Treasurer By Jan 31, 2026

OR PAY INSTALLMENTS OF:

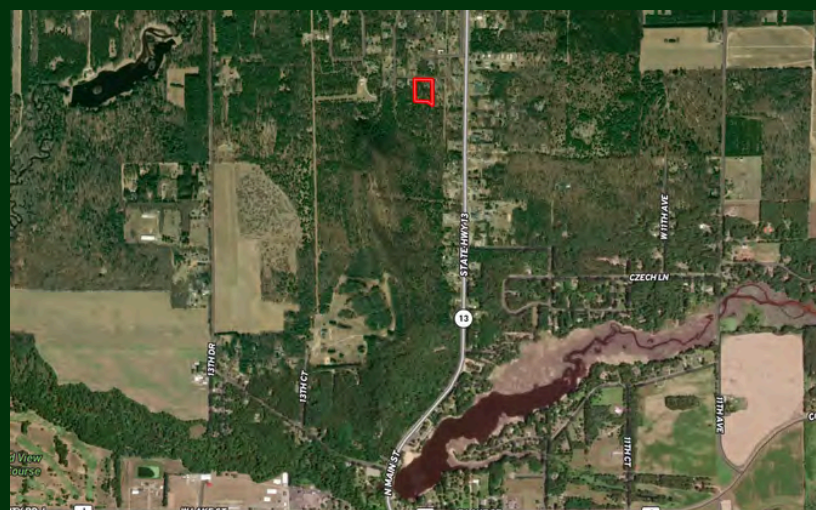
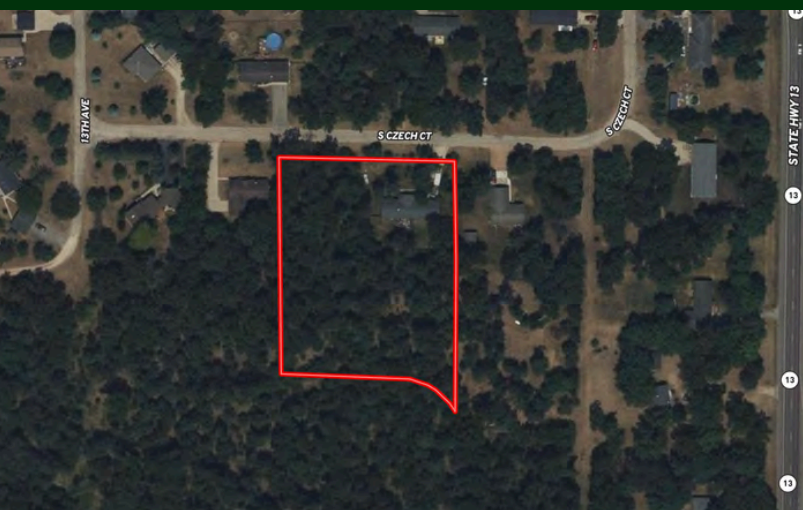
1ST INSTALLMENT Pay to Local Treasurer \$63.57 BY January 31, 2026	2ND INSTALLMENT Pay to County Treasurer \$0.00 BY July 31, 2026
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☐ Check For Billing Address Change.

RONALD N BOETTCHER
1191 S CZECH CT
FRIENDSHIP WI 53934

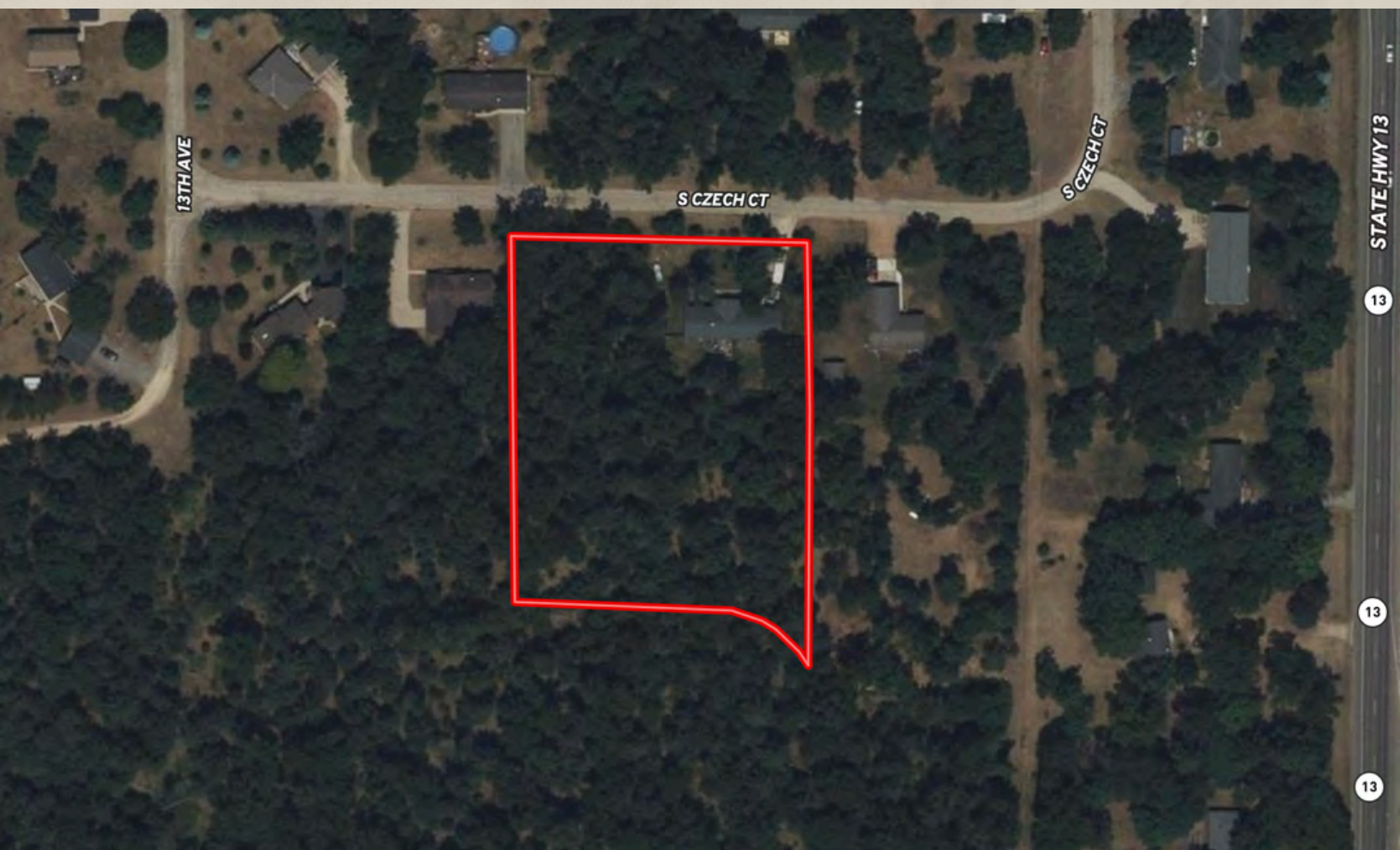
FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____



PROPERTY HIGHLIGHTS

- ✓ 3-bedroom, 2-bath ranch home
- ✓ Over 2,000± sq. ft. of living space
- ✓ Situated on 2± acres across three tax parcels
- ✓ Lower-level recreation room with bar area
- ✓ Attached 2-car garage near Adams-Friendship



ONLINE ONLY AUCTION

BID AT [HAMELEAUCTIONS.HIBID.COM](https://hameleauctions.hibid.com)