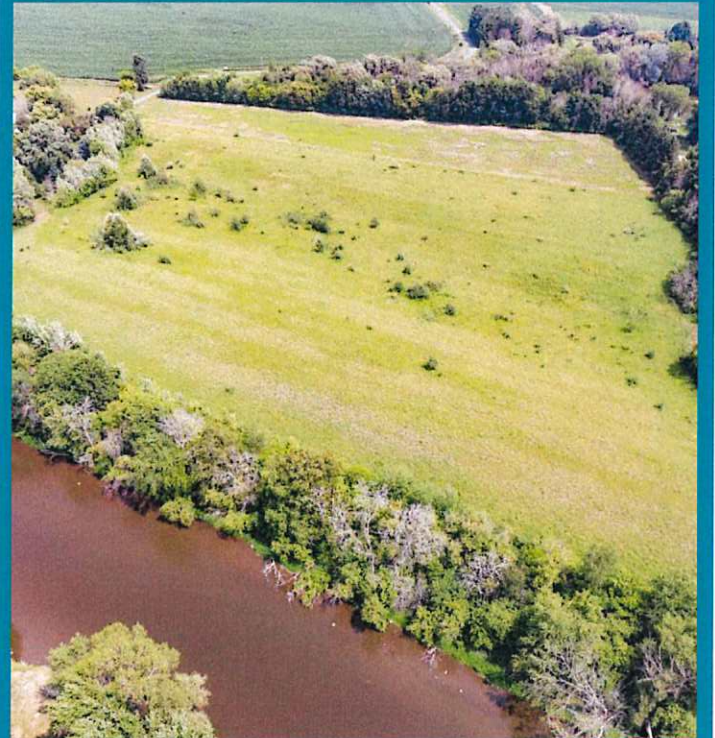
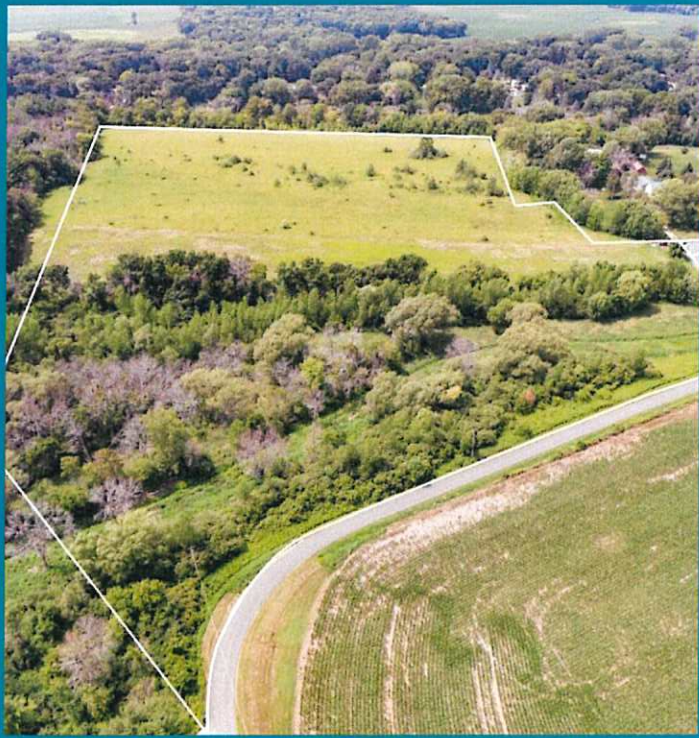


**JONES
AUCTION
& REALTY**

Call
(920) 261-6820

30+ Acres on Weihert Rd 1100 ft Crawfish River Frontage

Details at: www.JonesAuctionService.com



30.042 Acres Weihert Rd, Section 10/11, Town of Portland, Dodge County Enjoy the Privacy of Your Own Nature Preserve! Over 1100 ft of Crawfish River Frontage

30+ acre parcel with approximately 14+/- acres ideal for private and quiet site for a home or cabin and enjoy the river and wildlife in your own private nature preserve which allows hunting and hiking on the 16.3 acres enrolled in the Emergency Watershed Protection Program

MLS #1960513

Asking \$275,000.00

Land sells in its entirety and sells As Is, No Contingencies or Exceptions.

Confirm Township zoning that property fits buyer's needs as seller will not accept offer with contingencies.



JONES AUCTION & REALTY SERVICE

818 N Church Street, Watertown, WI 53098

Ph. (920) 261-6820

Listing Broker: Stan Jones, CAI, WRA #993





[Video Tour](#)

1960513 Active Lots & Acreage Price: \$275,000

30.03 acres Weihert Road Town Portland F30
Reeseville WI 53579 County: Dodge
 Subdivision:

Total Acreage: 30.04 *Seller* **Price/Acre:** \$9,154.46
Wooded Acres: 5.00 **Price/SqFt:**
Pasture Acres : 0.00 **Number of Lots: 1**
Tillable Acres: 15.00 **Lot Number(s):**
Wetland Acres: 10.00
Open

Hwy 19 to north on BB to west on County Rd I to north on Yerges Rd to west on Weihert Rd to property. Watch for signs.

Lot Dimensions: 30.039 acres

Lake/River: Crawfish

Feet WaterFront: 1100 *Plat Map/Survey*

School District: Waterloo

Elementary: Waterloo

Middle: Waterloo

High: Waterloo

Click M for Map:

Documents (if any):

Calculate Payment:

USPS Zip Report:



Specific Builder Required: No

Annual HOA

Legal Description: See Tax Statement

Net Taxes: \$ 90 / 2022

Parcel #: 036-0913-1122-000

Zoning: ag

Type Rural
Present Zoning Agricultural
Utilities Avail. (To Lot) None
Water System None presently
Waste Disposal None presently
Road Paved
Improvements None
Features Wooded, Stream/Spring, Wetland

Purchase Options Sell entirely
Available Info Certified survey, Aerial photos, Flood plain map, Easements
Waterfront Has actual water frontage, River
Lot Description Rural - not in subdivisn, In a flood plain
Topography Level

Items 16.289 acres is in a Federal Conservation Program - Emergency Watershed Protection Program.

Items none

Enjoy over 1100 ft waterfrontage on the Crawfish River and a lot of road frontage off Weihert Road with this land sale. Build your home or cabin on wooded and tillable acreage and then enjoy, hunt, hike the private nature preserve portion of this property that is enrolled in Emergency Watershed Program. Don't let that get you nervous - the land can be hunted, hiked and enjoyed thoroughly and privately but it cannot be mowed, amended or built upon. Property will sell in its entirety and sells As Is, No Contingencies/Exceptions. Confirm Township zoning that property fits buyer's needs as seller will not accept offer with contingencies.

Sold Price:

Seller Concessions

Closing Date:

This information provided courtesy of: Unified Jones Auction & Realty

09/14/2023 03:56 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS



Stan Jones
Unified Jones Auction & Realty
Pref: 920-261-6820
jonesauc@gmail.com
www.jonesauctionservice.com



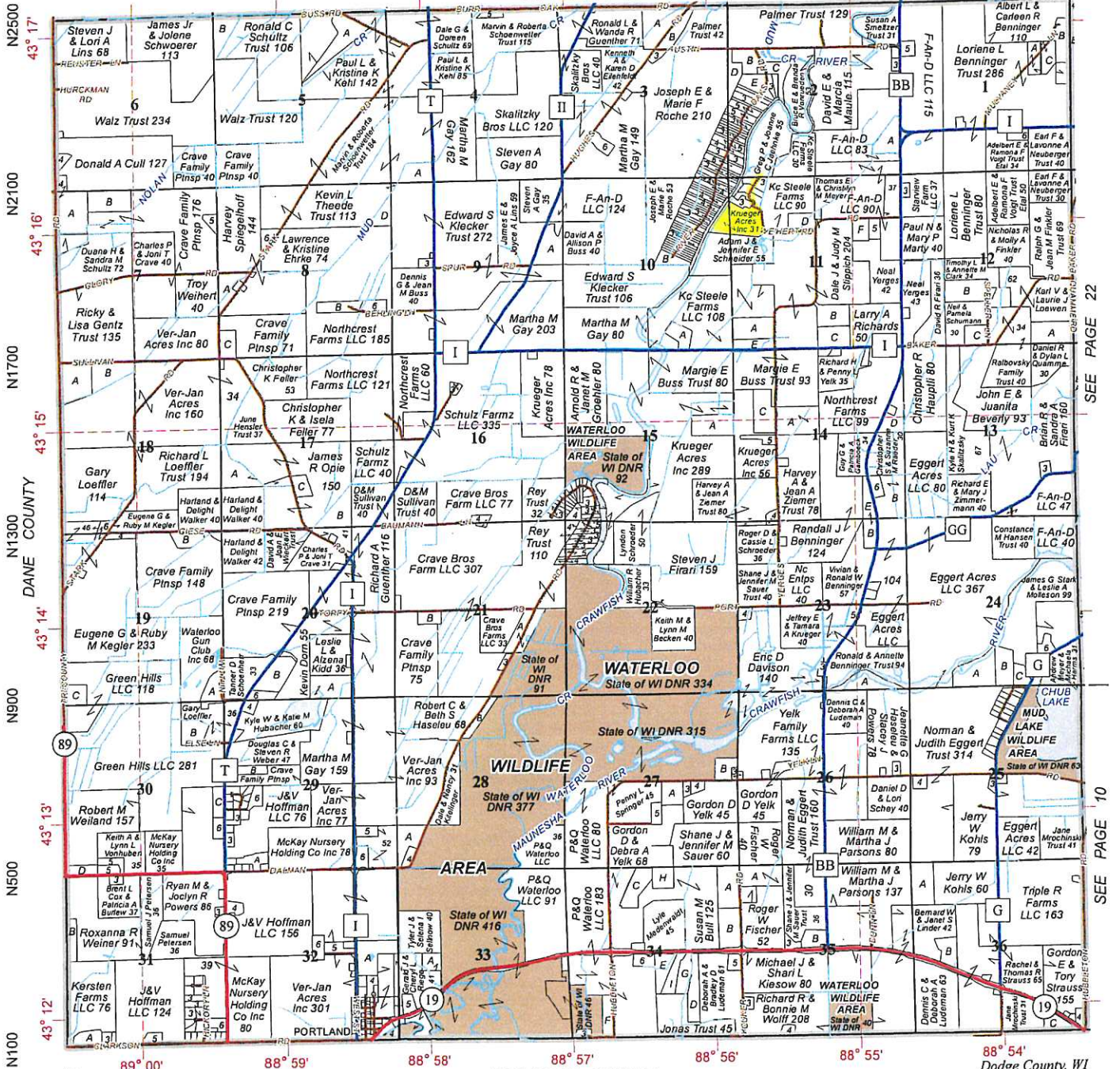
PORTLAND

Refer to page 72 for keyed parcels



T.9N.-R.13E.

SEE PAGE 18



SEE PAGE 22

SEE PAGE 10

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W12450

W12050

W11650

W11250

W10850

W10450

W10050

EMERGENCY WATERSHED PROTECTION PROGRAM (EWP)

FLOODPLAIN EASEMENT OPTION

The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) administers the Emergency Watershed Protection Program (EWP) that assists sponsors and landowners to protect lives and property from flooding or soil erosion after a natural disaster. The EWP Program is designed for emergency recovery work, including the purchase of floodplain easements. In communities impacted by constant flooding, an easement might be the best solution. Limited Resource Areas (LRAs) are a priority for available funding.

What is a floodplain easement?

A floodplain easement is a reserved interest in the land defined in a deed where the landowner conveys specific rights but retains ownership, title, and interest in the property.

NRCS may purchase floodplain easements as an emergency measure, and NRCS will only purchase easements from landowners on a voluntary basis. A floodplain easement conveys property rights to NRCS so that:

- the threat of damage to property is reduced or eliminated, and
- the floodplain may be restored and protected.

NRCS will pay landowners full fair market value based on an appraisal for the floodplain easement. Also, NRCS may provide up to 100 percent of the restoration and enhancement costs of the easement.

What lands are eligible?

Any land use is potentially eligible for a floodplain easement. Agricultural land, land with/without structures and communities with residential properties, are eligible if:

- The floodplain lands were damaged by flooding at least once within the previous year or have been subject to flood damage at least twice within the previous 10 years; or
- other lands within the floodplain would contribute to the restoration of the flood storage and flow, erosion control, or that would improve the practical management of the easement; or
- lands would be inundated or adversely impacted as a result of a dam breach.



What is a Limited Resource Area (LRA)

- A limited resource area is defined where housing values and income are less than a state's average and unemployment is at least twice the U.S. average. [Learn more](#)

Criteria for Assistance

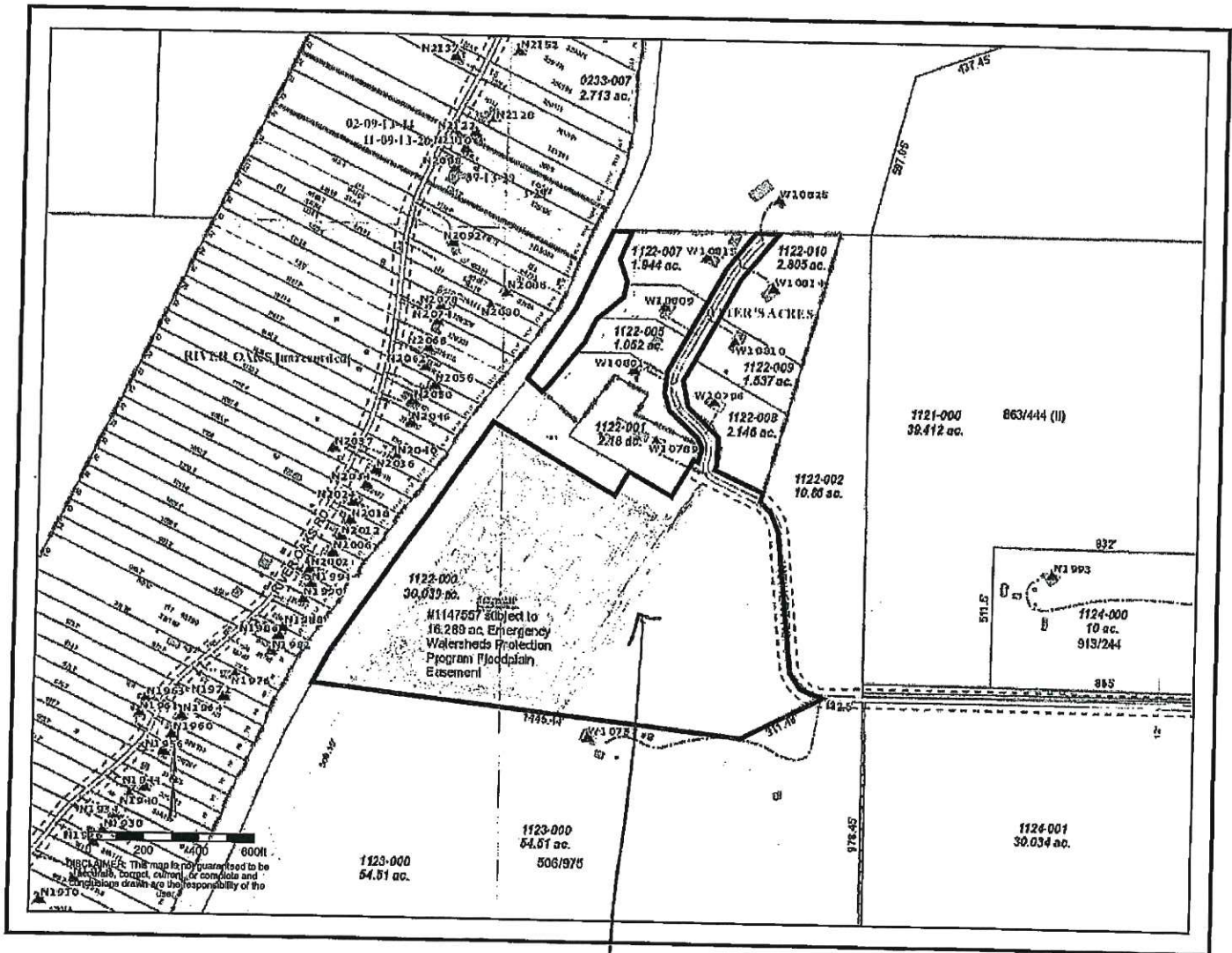
All EWP work must provide protection from future flooding or soil erosion; reduce threats to life and property; restore the natural function to the watershed; and be economically and environmentally sound.

How Do I Obtain Assistance?

If your land has been damaged by flooding and meets the eligibility requirements, it may qualify for EWP assistance. To request assistance, contact your [USDA-NRCS EWP Program Manager](#).

Sponsorship

Project sponsor must be a State or political subdivision thereof, qualified Indian tribe or tribal organization, or unit of local government. Cities, Counties, and state conservation districts are the most common sponsors of EWP projects.



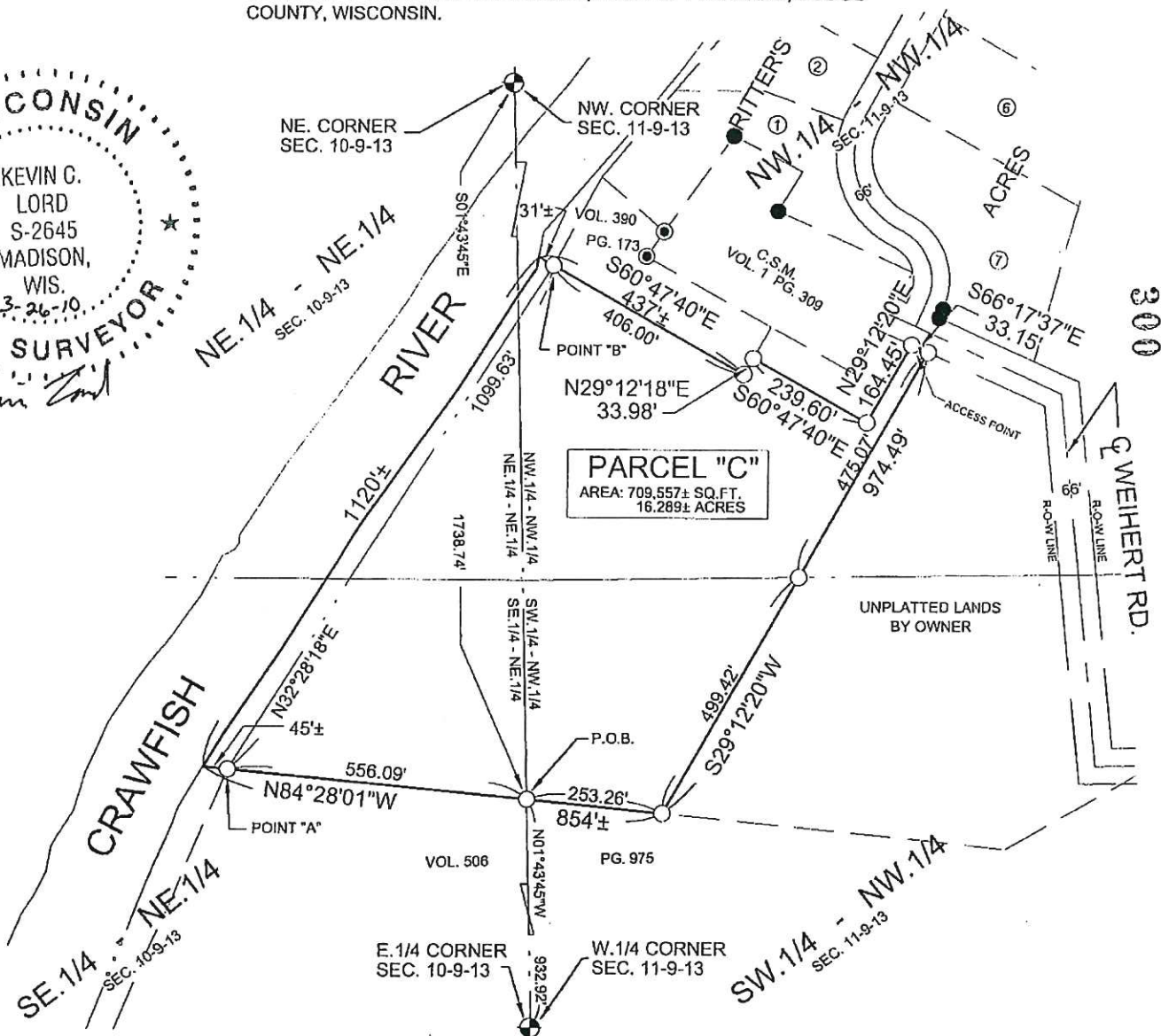
This portion of the
parcel is affected by
1147557. That document
spells out what can
and cannot be done
with the property.

CONTRACT #755F480900NYB

EXHIBIT "A - 1"
MAP OF SURVEY, EWPP - FPE

DODGE COUNTY

EMERGENCY WATERSHED PROTECTION PROGRAM FLOODPLAIN EASEMENT LOCATED ON LANDS OWNED BY KRUEGER ACRES AS PART OF THE NE.1/4 OF THE NE.1/4, AND PART OF THE SE.1/4 OF THE NE.1/4 OF SECTION 10 AND PART OF THE NW.1/4 OF THE NW.1/4 AND PART OF THE SW.1/4 OF THE NW.1/4 OF SECTION 11 ALL IN TOWNSHIP 9 NORTH, RANGE 13 EAST, TOWN OF PORTLAND, DODGE COUNTY, WISCONSIN.



BEARINGS REFERENCED TO
STATE PLANE COORDINATES,
NAD 83 (1991)



LEGEND

- FD. B.C.A.M.
- FD. 1" IRON PIPE
- FD. 1" IRON REBAR
- SET 5/8" BY 24" IRON REBAR (ALONGSIDE A STEEL SIGN POST)

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS - AS SET FORTH BY THE WISCONSIN DEPARTMENT OF REGULATION AND LICENSING, THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS.

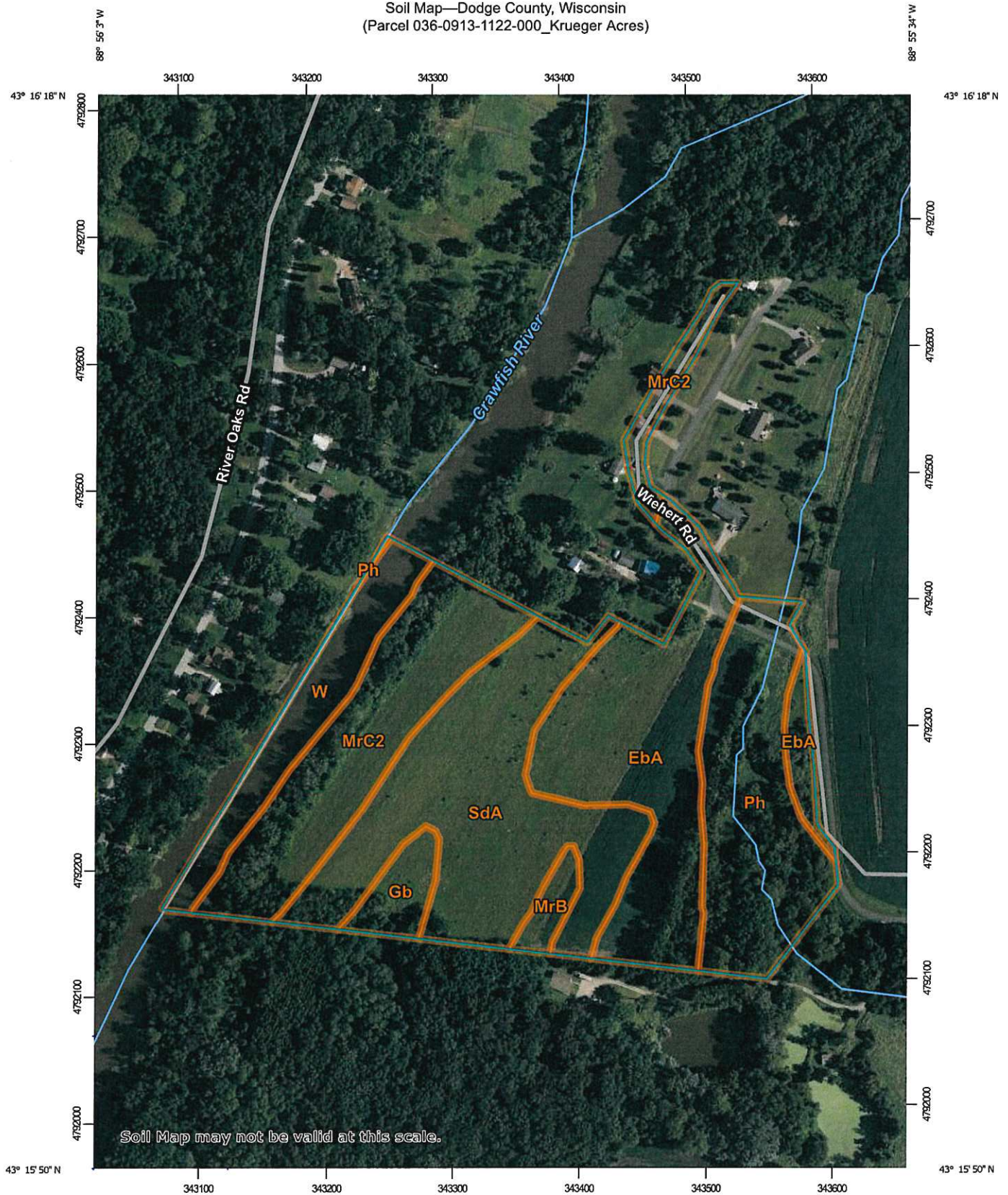
MSA

PROFESSIONAL SERVICES
TRANSPORTATION MUNICIPAL
DEVELOPMENT ENVIRONMENTAL

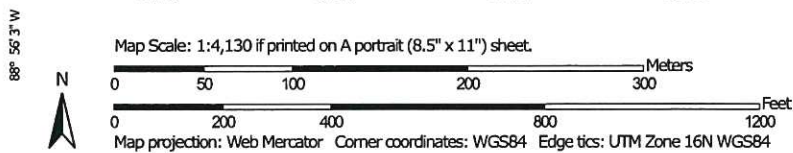
Exhibit A-1
Page 4 of 4



Soil Map—Dodge County, Wisconsin
(Parcel 036-0913-1122-000_Krueger Acres)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/6/2023
Page 1 of 3

MAP LEGEND

- Area of Interest (AOI)**

 - Area of Interest (AOI)
- Soils**

 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features**

 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**

 - Streams and Canals
- Transportation**

 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**

 - Aerial Photography
- Other**

 - Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
 - Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dodge County, Wisconsin
Survey Area Data: Version 19, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

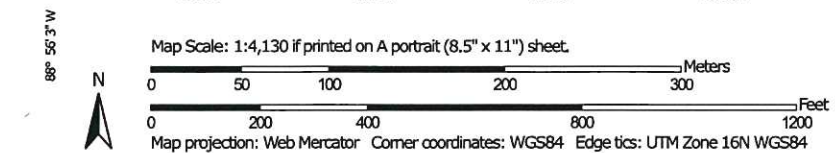
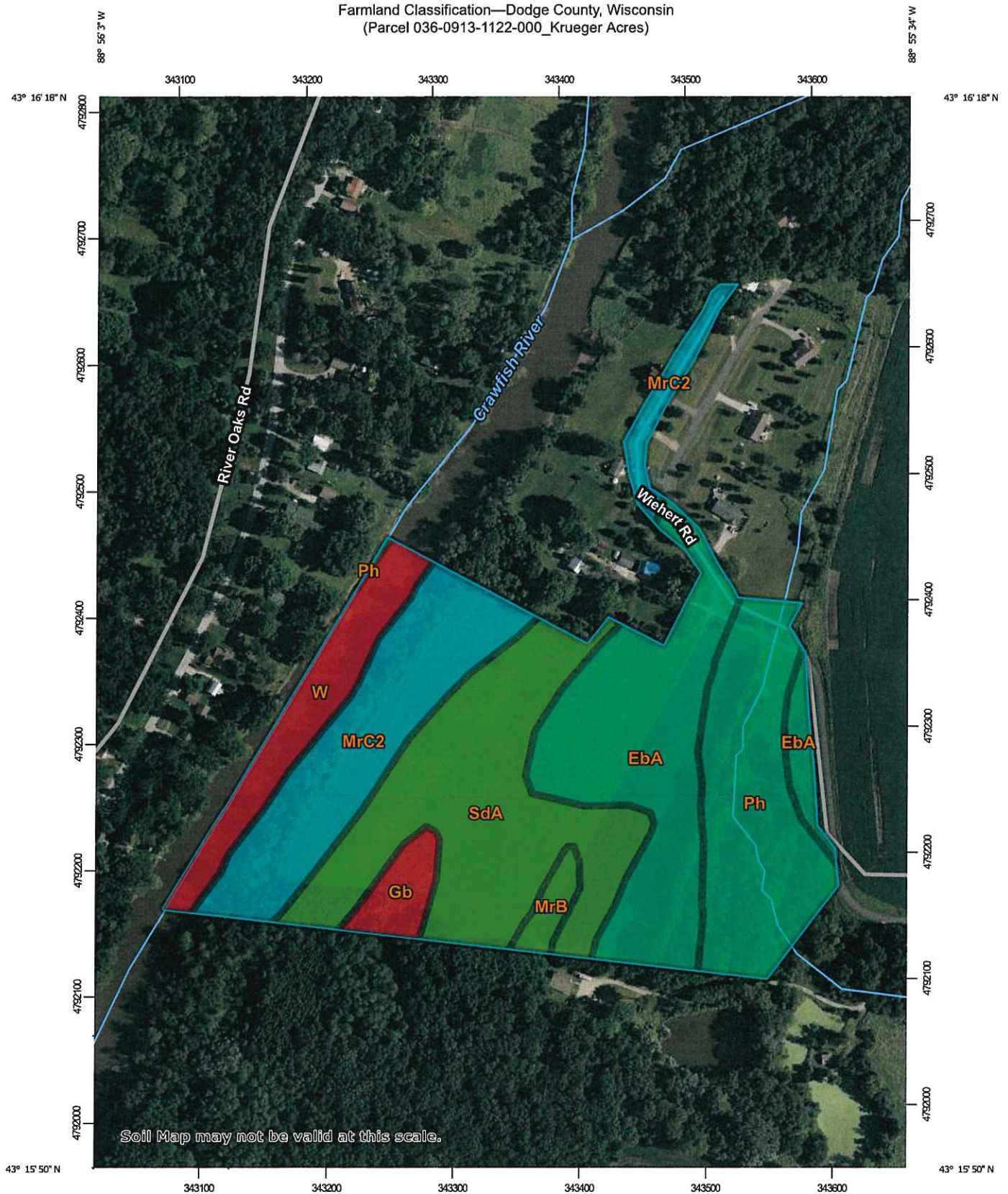
Date(s) aerial images were photographed: May 20, 2020—Sep 15, 2020

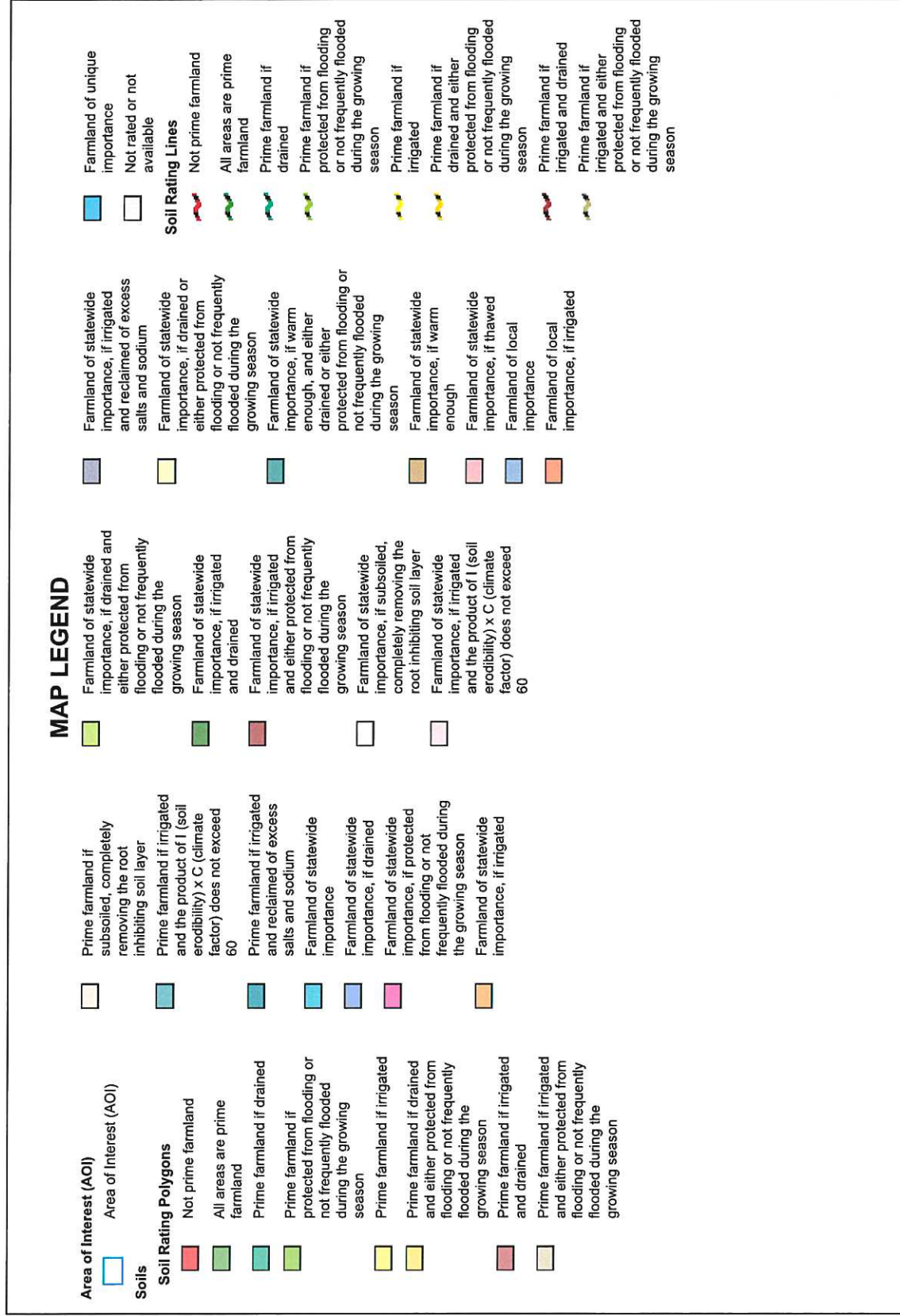
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EbA	Elburn silt loam, 0 to 3 percent slopes	7.4	23.3%
Gb	Granby variant fine sandy loam	0.9	2.9%
MrB	McHenry silt loam, 2 to 6 percent slopes	0.5	1.7%
MrC2	McHenry silt loam, 6 to 12 percent slopes, eroded	6.2	19.5%
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	5.5	17.3%
SdA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	8.5	26.9%
W	Water	2.6	8.3%
Totals for Area of Interest		31.7	100.0%

Farmland Classification—Dodge County, Wisconsin
(Parcel 036-0913-1122-000_Krueger Acres)

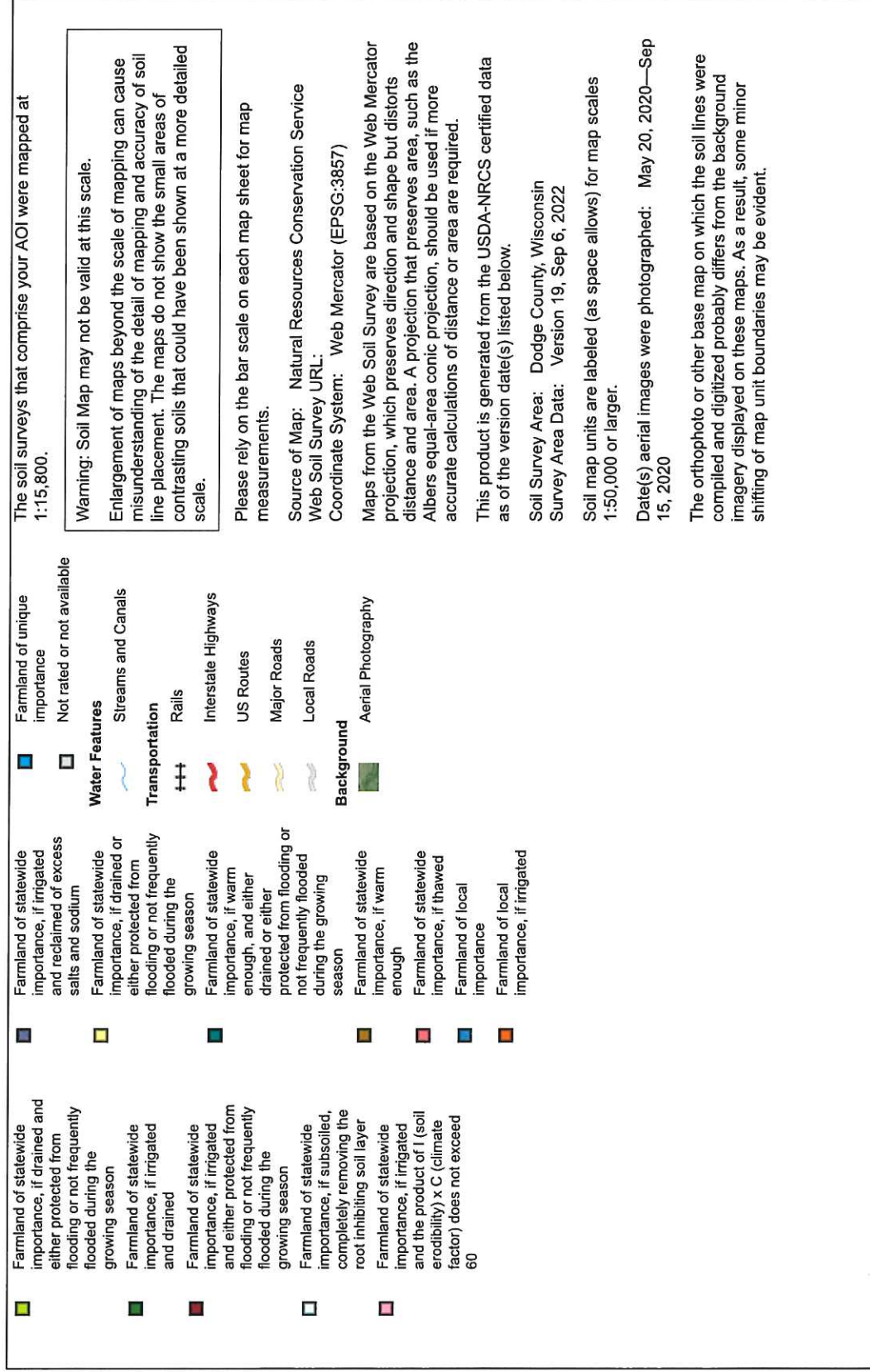




Farmland Classification—Dodge County, Wisconsin
(Parcel 036-0913-1122-000_Krueger Acres)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if drained		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed enough		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Dodge County, Wisconsin
(Parcel 036-0913-1122-000_Krueger Acres)



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EbA	Elburn silt loam, 0 to 3 percent slopes	Prime farmland if drained	7.4	23.3%
Gb	Granby variant fine sandy loam	Not prime farmland	0.9	2.9%
MrB	McHenry silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.5	1.7%
MrC2	McHenry silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	6.2	19.5%
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	Prime farmland if drained	5.5	17.3%
SdA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	All areas are prime farmland	8.5	26.9%
W	Water	Not prime farmland	2.6	8.3%
Totals for Area of Interest			31.7	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



Full Report

Property Location : Not Available

Owner:

Krueger Acres Inc
W11301 County Road I
Waterloo, WI 53594

Owner Occupied:
Property Address:

County: Dodge
Taxed by: Town Of Portland
Taxkey # 03609131122000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2022	Agricultural Land	\$ 5,700		\$ 5,700	5.556 ↑	30.039	0.805510204
2021	Agricultural Land	\$ 5,400		\$ 5,400	-1.818 ↓	30.039	0.909199308
2020	Agricultural Land	\$ 5,500		\$ 5,500	-1.786 ↓	30.039	0.956431291
2019	Agricultural Land	\$ 5,600		\$ 5,600	3.704 ↑	30.039	1.000040555
2018	Agricultural Land	\$ 5,400		\$ 5,400	1.887 ↑	30.039	1.037168597
2017	Agricultural Land	\$ 5,300		\$ 5,300	8.163 ↑	30.039	1.066468927
2016	Agricultural Land	\$ 4,900		\$ 4,900	6.522 ↑	30.039	0.903773635
2015	Agricultural Land	\$ 4,600		\$ 4,600	-4.167 ↓	30.039	0.940557988
2014	Agricultural Land	\$ 4,800		\$ 4,800	-2.041 ↓	30.039	0.916411404

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2022	\$89.99			\$89.99				\$89.99
2021	\$90.81			\$90.81				\$90.81
2020	\$95.16			\$95.16				\$95.16
2019	\$96.80			\$96.80				\$96.80
2018	\$89.56			\$89.56				\$89.56
2017	\$83.49			\$83.49				\$83.49
2016	\$92.86			\$92.86				\$92.86
2015	\$89.30			\$89.30				\$89.30
2014	\$96.58			\$96.58				\$96.58

Assessor

Building Square Feet :	Year Built :	Township : 9N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 11
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :		Basement :
Exterior Wall :		Heat :
Exterior Condition :		Garage :
Land Use :		School District : 6118 Waterloo
Zoning :		Historic Designation :

Legal Description

That Pt W1/2 NW1/4 Sec 11 Lyg S Of Crawfish River Ex Csm In V1 P309 Also That Pt NE1/4 NE1/4 Sec 10 Lyg S & E Of Crawfish River Also That Pt SE1/4 NE1/4 & NE1/4 SE1/4 Sec 10 Com E Ln Sec 10 1320 Ft S Of Ne Cor Th S On E Ln 1650 Ft M/I To Ne Cor Of Lands Formerly Owned By Chas Klug (desc In V135/327 As S1/2 Of NE1/4 NE1/4 SE1/4) Th W Alg N Ln Of Sd Klug Lands To Cen Of Crawfish River Th Nely Alg Cen To N Ln Of S1/2 Of NE1/4 Th E To Pob Ex Parc Desc In V506 P975 Ex Csm In V2 P293 Ex Parc Desc In V390 P173 Ex Parc Desc In V416 P265 Ex Parc III As Desc In V863 P444 (3.472 Ac M/I In River) (subject To 16.289 Ac Ewpp Floodplain Easement In Doc# 1147557)

Information provided is deemed reliable but not guaranteed (2021)