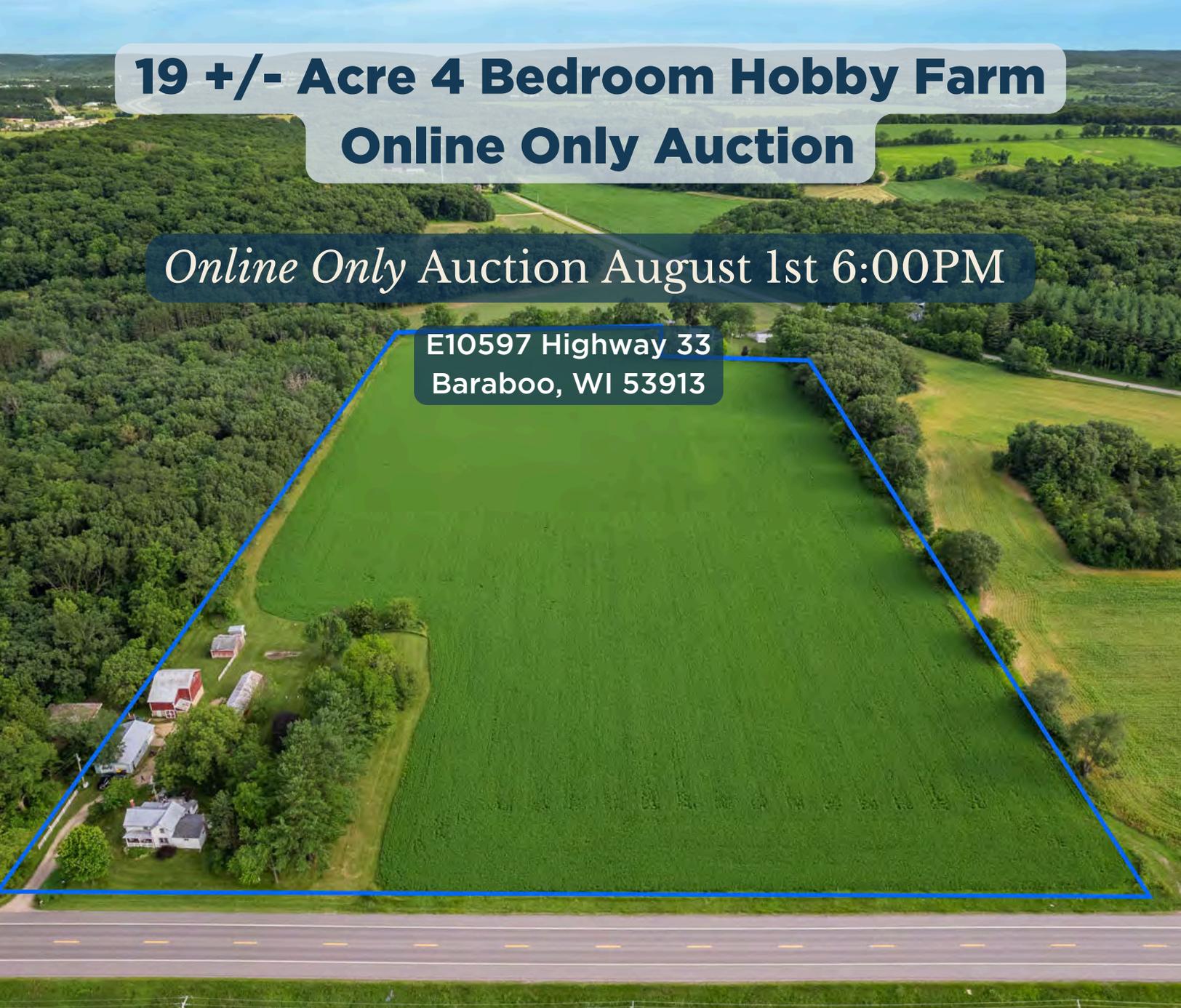


19 +/- Acre 4 Bedroom Hobby Farm Online Only Auction

Online Only Auction August 1st 6:00PM

E10597 Highway 33
Baraboo, WI 53913



**HAMELE
AUCTION
SERVICES**



United
Country
Real Estate

Midwest Lifestyle
Properties



hameleauctions.com

608.697.3349



Don't miss out on this rare opportunity to own a slice of rural paradise. Mark your calendars and get ready to bid on this unique farmette on August 1st! Closing August 1st 2024 6pm.

Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. 5% Buyers fee added to final bid to determine the total contract price. \$5,000 nonrefundable down payment. Property is sold as is with no warranties. Closing to be on or before Sept 13th 2024. Preview Dates July 10th 4-6pm & July 20th 11-1pm. Seller will entertain offers under all auction terms prior to auction ending.

Contact Auctioneer/Broker Travis Hamele 608-697-3349 or travis@hameleauctions.com and Melissa Dix Realtor/Lifestyle Specialists 608-434-8909 or melissad@midwestlifestyleproperties.com



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Properties**



**Midwest Lifestyle
Auctions**

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1980900 **Active** **Single Family** **Price: \$1,000** **AU**
E10597 Highway 33 **Town** Delton **Q05**
Baraboo WI 53913 **County:** Sauk
Subdivision:

Bedrooms: 4 **Est Above Grade SqFt:** 1,441
Full Baths: 1 **Est Part/All Below Grd SqFt:** 322
Half Baths: 0 **Est Total Finished SqFt:** 1,763 *Other*
Year Built: 1920 *Assessor* **Full Garage** 2
Est. Acres: 18.99 *Assessor* **Click M for Map:** 
Open House Info
7/10/2024 4:00-6:00 **Documents (if any):** 
7/20/2024 11:00-1:00 **Calculate Payment:** 
USPS Zip Report: 
Show Date:

From Hwy 12 take Hwy 33 west property on the left

		<u>Baths</u>		<u>School Info</u>	
		Full	Half	(D)	(E)
Living/Great: M 18x13	PrimaryBdrm: M 14x16	Laundry: M 3x5	Upper: 0	0	(D) Baraboo
Formal Dining:	2nd Bedroom: U 12x12	Foyer: M 7x8	Main: 1	0	(E) Call School District
Dining Area:	3rd Bedroom: U 10x8	Rec Room: L 23x14	Lower: 0	0	(M) Jack Young
Kitchen: M 17x16	4th Bedroom: U 10x9				(H) Baraboo
Family Room:	5th Bedroom:				

Lake/River:	Net Taxes: \$ 1,807 / 2023	HOA Dues/Yr:
Feet WaterFront:	Parcel #: 008-0266-00000	Builder:
Lot Dimensions:	Zoning: Ag Delton	

Type	1 1/2 story	Fuel	Oil
Architecture	National Folk/Farm	Heating/Cooling	Forced air, Central air
Primary Bed Bath	None	Water/Waste	Well, Non-Municipal/Prvt dispos
Kitchen Features	Range/Oven, Refrigerator, Dishwasher, Microwave	Driveway	Unpaved
Fireplace	Wood, Free standing STOVE	Terms/Misc.	AUCTION
Basement	Full, Partially finished	Farm Features	Tillable, Outbuilding(s), Machine Shed
Garage	3 car, Detached		
Exterior	Aluminum/Steel		
Lot Description	Rural-not in subdivision		

Interior Features Washer, Dryer

Included: Wood stoves, washer, dryer, stove, fridge, dishwasher, microwave

Excluded: sellers personal items

19+/- Acre 4 bedroom Hobby Farm with approx. 17 acres that are tillable currently in alfalfa with out buildings in the Town of Delton Sauk County WI just minutes from Baraboo, Reedsburg and the Wis Dells. Closing August 1st 2024 6pm. Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. 5% Buyers fee added to final bid to determine the total contract price. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Sept 13th 2024. Preview Dates July 10th 4-6pm & July 20th 11-1pm. List price is a non contractual price high bid determines price plus 5% buyers fee equals total contract price.

Sold Price:	Seller Concessions:	Closing Date:
<i>This information provided courtesy of:</i>	United Country Midwest Lifestyle Properties	07/08/2024 09:35 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS



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



19 +/- Acre 4 Bedroom Hobby Farm Online Only Auction June 6th 6:00 PM



E10597 Highway 33
Baraboo, WI 53913

Auction Alert! This picturesque 19+/- acre farmette is a dream come true for anyone looking to embrace the tranquility of rural living. Located in beautiful Sauk County, Wisconsin, this property is up for grabs in an online-only auction ending August 1st at 6 PM Central Time.

Property Highlights:

- 17+/- Acres of Tillable Land: Currently planted with lush alfalfa, providing ample opportunity for farming or leasing.
- 4-Bedroom Farm Home: Perfect for a growing family or those who love to host guests. 1 Bath, approx. 1763 square feet.
- Multiple Outbuildings: Ideal for livestock, horses, and other animals, or versatile enough to be used for various recreational activities. 26x32 Barn, 14x64 machine shed, 28x40 Garage/Shop and 20x22 corn crib/machine shed
- Versatile Usage: Whether you envision running a small farm, keeping livestock, or simply enjoying a serene recreational retreat, this property has it all.
- Location: Short drive of Wisconsin Dells, Reedsburg and Baraboo.

Don't miss out on this rare opportunity to own a slice of rural paradise. Mark your calendars and get ready to bid on this unique farmette on August 1st! Closing August 1st 2024 6pm. Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. 5% Buyers fee added to final bid to determine the total contract price. \$5,000 nonrefundable down payment. Property is sold as is with no warranties. Closing to be on or before Sept 13th 2024. Seller will entertain offers under all auction terms prior to auction ending.

Preview Dates July 10th 4-6pm & July 20th 11-1pm.

Contact Auctioneer/Broker Travis Hamele 608-697-3349 or travis@hameleauctions.com and Melissa Dix Realtor/Lifestyle Specialists 608-434-8909 or melissad@midwestlifestyleproperties.com



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**HUNTING
PROPERTIES**



Addenda to Terms & Conditions Relating to Online Only
Auction E10597 Hwy 33 Town of Delton Sauk County WI
August 1st 2024 6pm central.

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: 5% Buyers fee added to high bid price to determine total contract price. 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. Buyer will be required to pay a \$5,000 nonrefundable down payment along per auction lot 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 Sept. 13th 2024. 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.

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 ENVIROMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in a online only auction bidding process with a soft close 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. 5% Buyers fee added to high bid price to determine total contract price. 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 Sept. 13th 2024.

Seller will entertain offers prior to auction on the property as a whole under all auction terms no later than July 25th 2024.

Occupancy of Tenant:

- Tillable land tenant will have the rights to maintain and harvest the crops for 2024.

Broker Participation: Auction Company to pay 2% 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 July 31st 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 August 1st 2024.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

**Hamele Auction Service LLC
P.O. Box 257, Portage, WI 53901
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS
With 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 E10597 Hwy 33 Town of Delton Sauk County WI Parcel #008-0266-00000 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 Marvin L Vold Estate ("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.

BUYER'S PREMIUM:

A buyer's premium of ten percent (5%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before Sept 13th 2024.

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 County Midwest Lifestyle Properties and/or Hamele Auction Service LLC 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 County Hamele Auction and Realty 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 2% 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, contaminates 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:

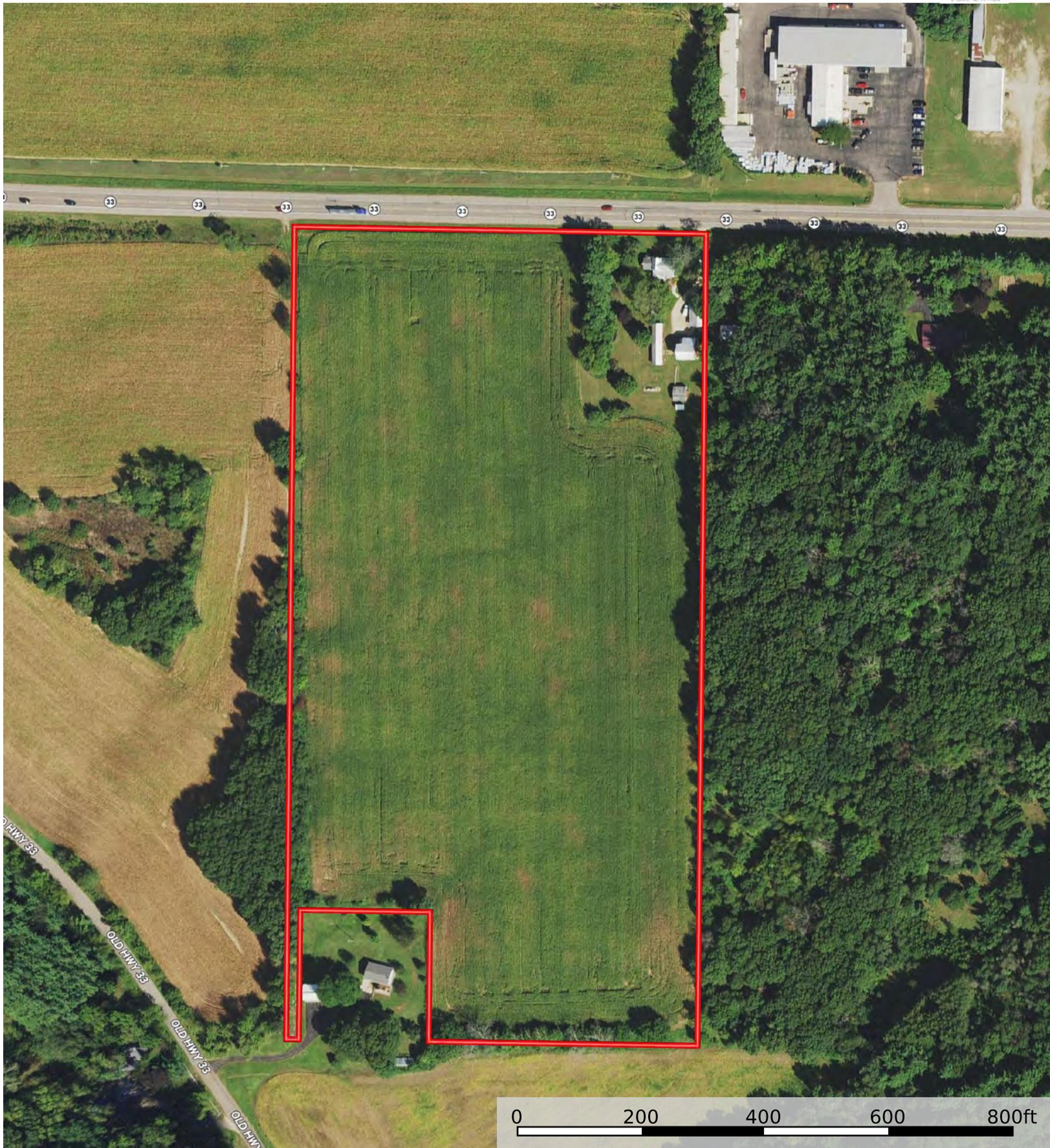
Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:



Boundary



Boundary

|  Boundary 19.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BIB	Billett sandy loam, 1 to 6 percent slopes	17.15	89.98	0	63	3s
PfC	Plainfield loamy sand, 6 to 12 percent slopes	1.91	10.02	0	24	6s
TOTALS		19.06(*)	100%	-	59.09	3.3

(*) 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.



TOWN OF DELTON
 DEBORAH KOWALKE, TREASURER
 PO BOX 148
 LAKE DELTON WI 53940

SAUK COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2023
 REAL ESTATE

VOLD, MARVIN L
 VOLD, NANCIE M

Parcel Number: 008 0266-00000
 Bill Number: 642606



642606/008 0266-00000
 MARVIN L VOLD
 NANCIE M VOLD
 E10597 STATE RD 33
 BARABOO WI 53913

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
 E10597 STATE RD 33
 Sec. 16, T12N, R6E
 S 16 T12N R6E E1/2 SW1/4 SW1/4 EXC VOL386-59
 18.990 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 26,500	ASSESSED VALUE IMPROVEMENTS 83,900	TOTAL ASSESSED VALUE 110,400	AVERAGE ASSMT. RATIO 0.648809683	NET ASSESSED VALUE RATE 0.01796024 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 1654.78	
ESTIMATED FAIR MARKET VALUE LAND 35,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 129,300	TOTAL ESTIMATED FAIR MARKET VALUE 165,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 246.81	RECYCLING & GARBAGE 152.00	
TAXING JURISDICTION		2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Sauk County		108,032	154,473	577.27	604.47	4.7%
Town of Delton		191,141	262,630	197.44	199.18	0.9%
Baraboo Schools		3,051,019	3,184,361	1,029.82	1,066.56	3.6%
MATC		292,641	298,004	106.22	112.61	6.0%
TOTAL		3,642,833	3,899,468	1,910.75	1,982.82	3.8%
FIRST DOLLAR CREDIT				-70.46	-69.47	-1.4%
LOTTERY AND GAMING CREDIT				-231.29	-258.57	11.8%
NET PROPERTY TAX				1,609.00	1,654.78	2.8%

TOTAL DUE: \$1,806.78
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2024
 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
Baraboo Schools	342,380	169.98	2038				
Baraboo Schools	183,538	91.12	2037				

PAY 1ST INSTALLMENT OF: \$850.78 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF DELTON DEBORAH KOWALKE, TREASURER PO BOX 148 LAKE DELTON WI 53940 PIN# 008 0266-00000 VOLD, MARVIN L BILL NUMBER: 642606	PAY 2ND INSTALLMENT OF: \$956.00 BY JULY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: SAUK COUNTY TREASURER 505 BROADWAY STREET, RM 148 BARABOO, WI 53913 PIN# 008 0266-00000 VOLD, MARVIN L BILL NUMBER: 642606	PAY FULL AMOUNT OF: \$1,806.78 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF DELTON DEBORAH KOWALKE, TREASURER PO BOX 148 LAKE DELTON WI 53940 PIN# 008 0266-00000 VOLD, MARVIN L BILL NUMBER: 642606
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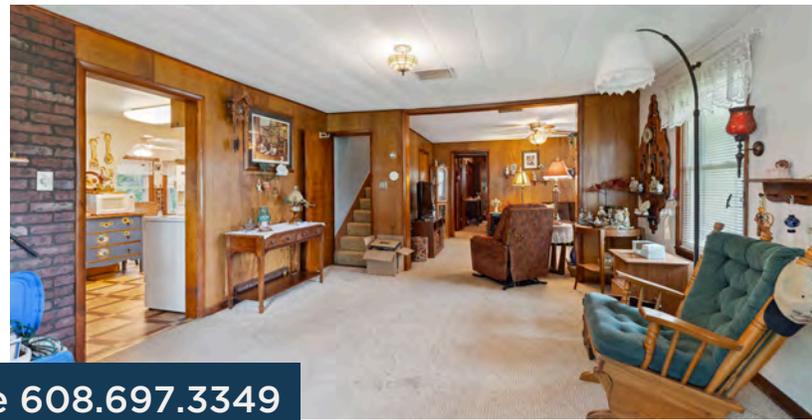
INCLUDE THIS STUB WITH YOUR PAYMENT



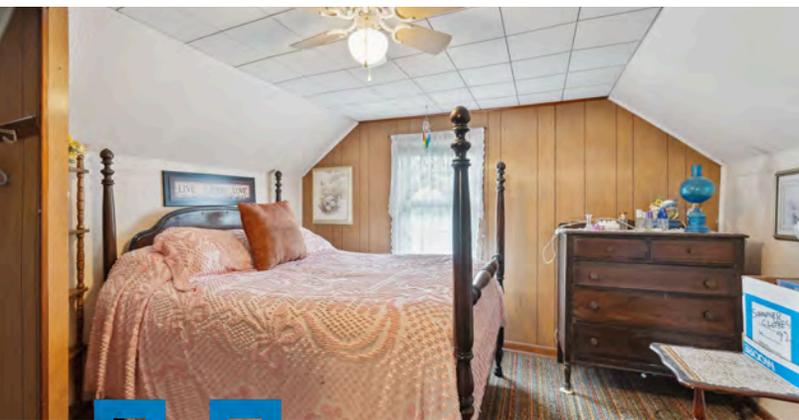
INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



Travis Hamele 608.697.3349
Melissa Dix 608.434.8909



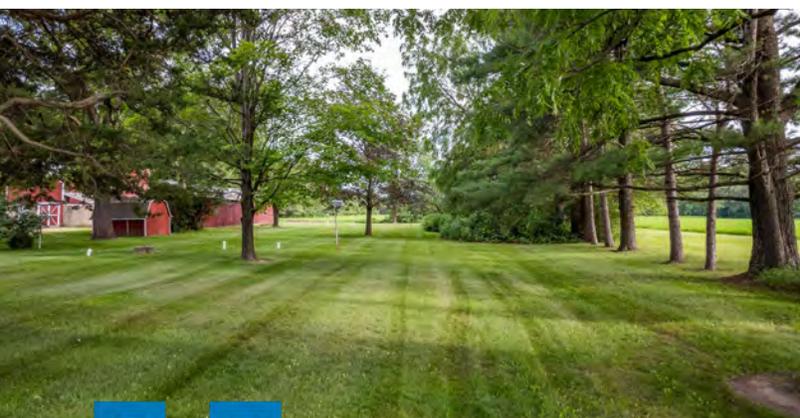
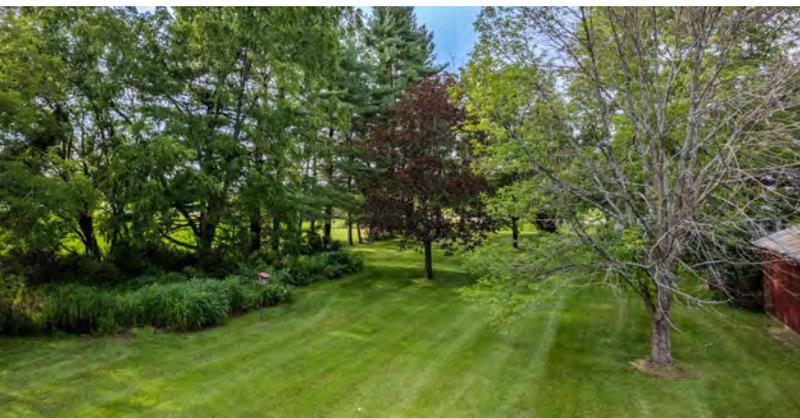

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