



FOR SALE BY ONLINE AUCTION

+/- **42 ACRE HOBBY FARM**

W9575 Cigelske Rd, Beaver Dam, WI 53916

Learn More at www.JonesAuctionService.com



W9575 Cigelske Rd, Beaver Dam, WI 53916

Move-In ready 3+Bedroom 2-story Farmhouse on 42 (mol) acres. Enjoy country living on a dead end road. Like new furnace; new windows, flooring and paint. Appliances included; 3-season porch; 54x36 Pole Shed & Barn 76x38.

Also available is +/-3 acre Perked & Buildable Vacant Lot

Online Bidding open Aug. 14th to Tues. Sept. 17th, 2024 at 2:00 pm (CT)

Learn more at www.JonesAuctionService.com

**Showing Dates are from 4:30 to 6:00 pm Weds. Aug. 28th and Weds. Sept. 4th
OR call (920) 261-6820 to schedule an appointment.**

Learn More: www.JonesAuctionService.com



Jones Auction & Realty, LLC

818 N. Church Str., Watertown, WI 53098 Phone # (920) 261-6820

Auctioneer/Listing Broker: Stan Jones, CAI, WRA #993



Bidding Requirements and Terms & Conditions apply to any offer. Starting Bid \$200,000.00; 8% Buyer's Fee - High Bid plus Buyer's fee equals total purchase price offered. Bid Increments of \$25,000 to \$400,000.00 and then \$10,000 increments. Bidding requirements and terms & conditions apply and become part of any offer. Property sells in its entirety and sells As Is, No Contingencies/Exceptions. Seller has the right to accept, reject or counter any offer. Inspections welcome but seller will not accept offer with any contingency. Brokers Welcome.



[Video Tour](#)

1983077	Active	Single Family	Price: \$1	AU
W9575 Cigelske Road		Town	Lowell	F25
Beaver Dam WI 53916-9688		County:	Dodge	
Subdivision:				
Bedrooms:	4	Est Above Grade SqFt:	1,500	
Full Baths:	1	Est Part/All Below Grd SqFt:	0	
Half Baths:	0	Est Total Finished SqFt:	1,500	Other
Year Built:	999	Full Garage	0	
Est. Acres:	45.00	Assessor		
Open House Info				Click M for Map:
8/28/2024 4:30-6:00				Documents (if any):
9/4/2024 4:30-6:00				Calculate Payment:
				USPS Zip Report:
				Show Date:



Leipsig south on Cty Rd S to Cigelske Road east to property

						Baths		School Info
Living/Great:	M 21x13	PrimaryBdrm:	U 15x12	Laundry:	M 11x5	Full	Half	(D) Beaver Dam
Formal Dining:		2nd Bedroom:	U 8x10	Three-Season	M 16x7	Upper:	0 0	(E) Jefferson
Dining Area:		3rd Bedroom:	U 9x13			Main:	1 0	(M) Beaver Dam
Kitchen:	M 15x14	4th Bedroom:	U 9x13			Lower:	0 0	(H) Beaver Dam
Family Room:		5th Bedroom:						

Lake/River:		Net Taxes:	\$ 1,748 / 2022	HOA Dues/Yr:	
Feet WaterFront:		Parcel #:	032-1114-3031-000	Builder:	
Lot Dimensions:		Zoning:	ag		

Type	2 story, Farm	Fuel	Liquid propane
Architecture	National Folk/Farm	Heating/Cooling	Forced air
Primary Bed Bath	Full, Tub/Shower Combo	Water/Waste	Well, Non-Municipal/Prvt dispos
Kitchen Features	Range/Oven, Refrigerator, Dishwasher	Driveway	Unpaved
Basement	Full, Walkout to yard, Sump pump, Other foundation	Terms/Misc.	AUCTION
Garage	None	Waterfront	Stream/Creek
Exterior	Fiber cement	Farm Features	Tillable, Barn(s), Outbuilding(s), Pole building
Lot Description	Rural-not in subdivision, Horses Allowed		

Interior Features Wood or sim. wood floor, Washer, Dryer, Water softener inc, At Least 1 tub, Walk thru bedroom

Included: Stove, Dishwasher, Washer, Dryer, Water Softener, Dehumidifier & Refrigerator in Basement, LP Tank, Hay and Straw in Barn, Equipment in Milk House.

Excluded: Owner Personal Property

Online Auction Aug 14th to Sept 17, 2024. Offering (2) auction lots for +/-42 acre farm and/or +/-3 acre buildable, perked lot. Terms of the real estate auction apply - READ TERMS & CONDITIONS UNDER DOCUMENTS. 2024 Crops not included in sales. LOT 1: 42 ac Hobby Farm; 2-story, 3BR/1BA farmhouse, 76x38 barn, 54x36 pole shed. Home redone-new windows, like new furnace & appliance incl. Starting bid \$200,000.00. LOT 2: 3 ac buildable lot-perked & CSM has \$50,000.00 starting bid. These are 8% buyer fee sales; High bid plus buyer fee equals total price offer. Bidding requirement, inclding bank letter verification of funds available, needed in order to bid. Read Terms & Conditions for complete details of each sale. Bid on one or bid on both lots.

Sold Price:	Seller Concessions:	Closing Date:
<i>This information provided courtesy of:</i>		08/14/2024 04:29 PM

Unified Jones Auction & Realty

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



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







REAL ESTATE PROPERTY TERMS AND CONDITIONS

This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer. Earnest money of \$10,000.00 must accompany the Offer to Purchase.

Property sells As Is, Where Is, No Contingencies, No Exceptions. All auction terms and conditions apply and become part of any offer. Closing within 30-45 days from the end of the sale.

Seller retains the right to accept, reject or counter any offer. We encourage inspections but please note the seller will not accept any offer with inspection contingency-all inspections must be done prior to bidding and prior to any written offers.

Bidding Requirements Apply:

A letter from your bank or financial institution confirming you have sufficient funds available to close the deal is required to be on file at our Jones Auction & Realty Service, LLC office, 818 North Church St, Watertown, WI, prior to being approved to bid. Your bank letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

Please note that bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.

Your letter may be faxed to (920) 261-6830; emailed to info@jonesauctionservice.com; or mailed or dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9-4, Monday-Friday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens **Weds. August 14, 2024** and **will end on Tuesday, September 17, 2024 @ 2:00pm (CT)**
 - a. Approval to bid at this real estate sale is subject to Jones Auction & Realty Service, LLC receiving a letter from your bank or financial institution confirming you have sufficient funds available to close the transaction per the Bidding Requirements listed above.
 - b. Confirmation may be faxed to (920) 261-6830 or emailed to info@jonesauctionservice.com
 - c. This property sells As Is, Where Is, No Contingencies or Exceptions.
 - d. All auction terms and conditions apply and become part of any offer.
2. This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer.
 - a. Earnest money of \$10,000.00 must accompany the Offer to Purchase.
 - b. Upon accepted offer, all earnest money becomes non-refundable.
 - c. Property sells As Is, Where Is, No Contingencies or Exceptions.
 - d. Closing 30-45 days from the end of the sale.
3. Winning bidder is contractually bound and will enter a Contract to Purchase immediately upon being declared the accepted bidder by the auctioneer.
 - a. Upon accepted bid the winning bidder will be forwarded via email a Contract to Purchase.
 - b. **All contracts will be prepared by the listing broker to be entered into the date of the sale.** Seller will deliver clear merchantable title at closing.
 - c. A signed copy of the contract along with earnest money due must be sent to Jones Auction & Realty Service, LLC by **end of business or 5:00 P.M. (CT), on Tuesday, September 17, 2024.** Contract to Purchase may be hand delivered, faxed, or scanned and emailed.
 - d. In the event the buyer refuses to sign the Contract to Purchase and tender the earnest money deposit the auctioneer may resell the property. The original buyer shall be responsible for any damages and expenses for resale and collection, including reasonable attorney's fees.
 - e. The only condition under which the earnest money and prepaid closing shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refuses for any reason to close, the earnest money and prepaid fees will be forfeited. All earnest money, less incurred expenses, will be given to the seller. Upon acceptance of Contract to Purchase by both parties, earnest money becomes non-refundable.

4. Bidding is not contingent on financing. Qualification for financing must be approved prior to approval for bidding and prior to the sale. You are responsible for cash at closing within 30-45 days of the end of the sale. Possession shall be given at closing.
5. The sale will be subject to existing zoning, ordinances, roads, restrictions of record and easements of record. Real Estate taxes for the year of closing will be prorated to the date of closing. Seller will provide and arrange for all title evidence. Any zoning or use permits, if needed, will be at the buyer's expense.
6. Jones Auction & Realty Service, LLC has been contracted as an agent of the seller to offer this property As Is, Where Is with no warranties to buildings, wells or septic systems. Requirements to meet DILHRs energy code are the responsibility of the buyer.
7. This information is from sources deemed reliable, but no warranty or representation is made to its accuracy. Any information on this sale is subject to verification and no liability for errors, omissions or changes are assumed by Jones Auction & Realty Service, LLC as an agent of the seller or the seller.
8. Under no circumstances shall bidder have any kind of claim against Jones Auction & Realty Service, LLC as an agent of the seller, seller, the online bidding platform, or anyone else if the internet service fails to work correctly, any computer interruptions, or if bidder fails to refresh their browser or use the Live Catalog option as the lot closes.
9. This property sells As Is, Where Is condition without warranty of any kind, expressed or implied, **No Exceptions Whatsoever**. Buyers should verify all information to their satisfaction. Make all inspections and financing arrangements prior to the end of bidding. Buyer acknowledges and agrees that Seller has not made and is not making any representation statement, or warranty to Buyer about the Property, including, but not limited to, physical aspects and condition of any portion of the Property, including personal property included in this transaction, if any, condition of soil, feasibility, desirability, suitability, fitness or adaptability of any part of Property, including personal property included in this transaction, if any, for any particular use, availability of any utility service, assessments, fees or charges that may be assessed against the Property, value of Property or projected income and expenses, or any other matter. Buyer is purchasing Property in an As Is and Where Is condition and acknowledges that Buyer must rely solely on Buyers own investigation of Property. All prior negotiations and discussions have been merged into this Offer to Purchase. Buyer acknowledges and agrees that Buyer has not and will not rely on any representation or statement made by Seller and waives any and all claims against Seller or its agents for any misrepresentation, negligence, fraudulent advertising under section 100.18 of the Wisconsin Statutes, or breach of warranty.
10. All buyers must acknowledge and accept the Terms and Conditions provided at the time of online registration. Bank Letter of Guarantee/Validation of Funds required for bidding approval.
11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
12. All information contained on any website description, or any published advertising is believed to be true and correct to the best of our knowledge and ability but IS NOT GUARANTEED. Please contact us at (920) 261-6820 prior to bidding with questions.
13. Broker Participation is welcome. Participating brokers/agents must complete and return the required Broker/Agent Participation form found at www.jonesauctionservice.com. Completed form may be faxed to (920) 261-6830 or emailed to: info@jonesauctionservice.com. Jones Auction & Realty Service, LLC must receive the completed form at least 48 hours prior to the close of the auction for the participating broker/agent to be eligible to receive a commission. No commission will be paid if the bidder fails to close. There can be no exceptions to this procedure.
14. Auctioneer is licensed by the Wisconsin Department of Licensing & Regulation.

15. This property is offered for sale to qualified purchasers without regard to perspective purchasers' race, color, sex, marital status, religion, or national origin.

Seller retains the right to accept, reject or counter any offer.
All Auction Terms & Conditions Apply and Become Part of Any Offer

PAYMENT INSTRUCTIONS

Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the earnest money must be returned to Jones Auction & Realty Service, LLC before end of business or 5:00 P.M. (CT) on, **Tuesday, September 17, 2024**. The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money must accompany the Offer to Purchase. Earnest money payment can be made by check if paying in person or by wire transfer for an additional \$25 processing fee.

Bidding is not contingent upon financing. All financing arrangements must be made prior to the end of the bidding. Upon accepted offer all earnest money becomes nonrefundable.

Seller: Marcia M. Fiedler Date: Aug 2, 2024

Buyer: _____ Date: _____

Broker: [Signature] Date: 8-2-2024

Jones Auction & Realty Service, LLC
Stan Jones, CAI, Wisconsin Registered Auctioneer #993
818 North Church St, Watertown, WI 53098
www.jonesauctionservice.com
info@jonesauctionservice.com
(920) 261-6820

Example of a Bank Letter / Verification of Funds Available Letter

PLEASE NOTE: Per The Real Estate Terms & Conditions for this sale: A Verification of Funds Available bank letter is needed for this sale. A Verification of Funds Available Letter (VOF) is not a pre-approval. Per the Terms and Conditions of the sale, NO financing contingency will be on any offer to purchase contract however many winning bidders have financed properties at the time of closing.

A VOF letter on bank or investment firm stationary, confirms you have funds sufficient and available to close on this property in 30/45 days. This letter is to be on file at our office prior to being approved to bid in the auction or to submit an offer or attend a showing.

For Online Bidding: Your bank's letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter. Any bid(s) placed over your requested bid permission will remain "Pending" until a second letter or phone call from your bank/banker confirming an updated amount is received at our office.

Your letter may be faxed to (920) 261-6830 or emailed to info@jonesauctionservice.com; or mailed / dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9:00 to 4pm, Monday-Thursday.

Date: _____

RE: Buyer's Name

Dear Jones Auction Service:

This letter will serve as your notification that (Buyer's Name) is a customer in good standing with funds available in the amount of \$ Bid Permission Amount for the purpose of bidding in the online real estate auction for the +/-42 acre farmette at W9575 Cigelske Road, Beaver Dam, WI 53916 in the Town of Lowell.

Bank Officer's Signature and Title

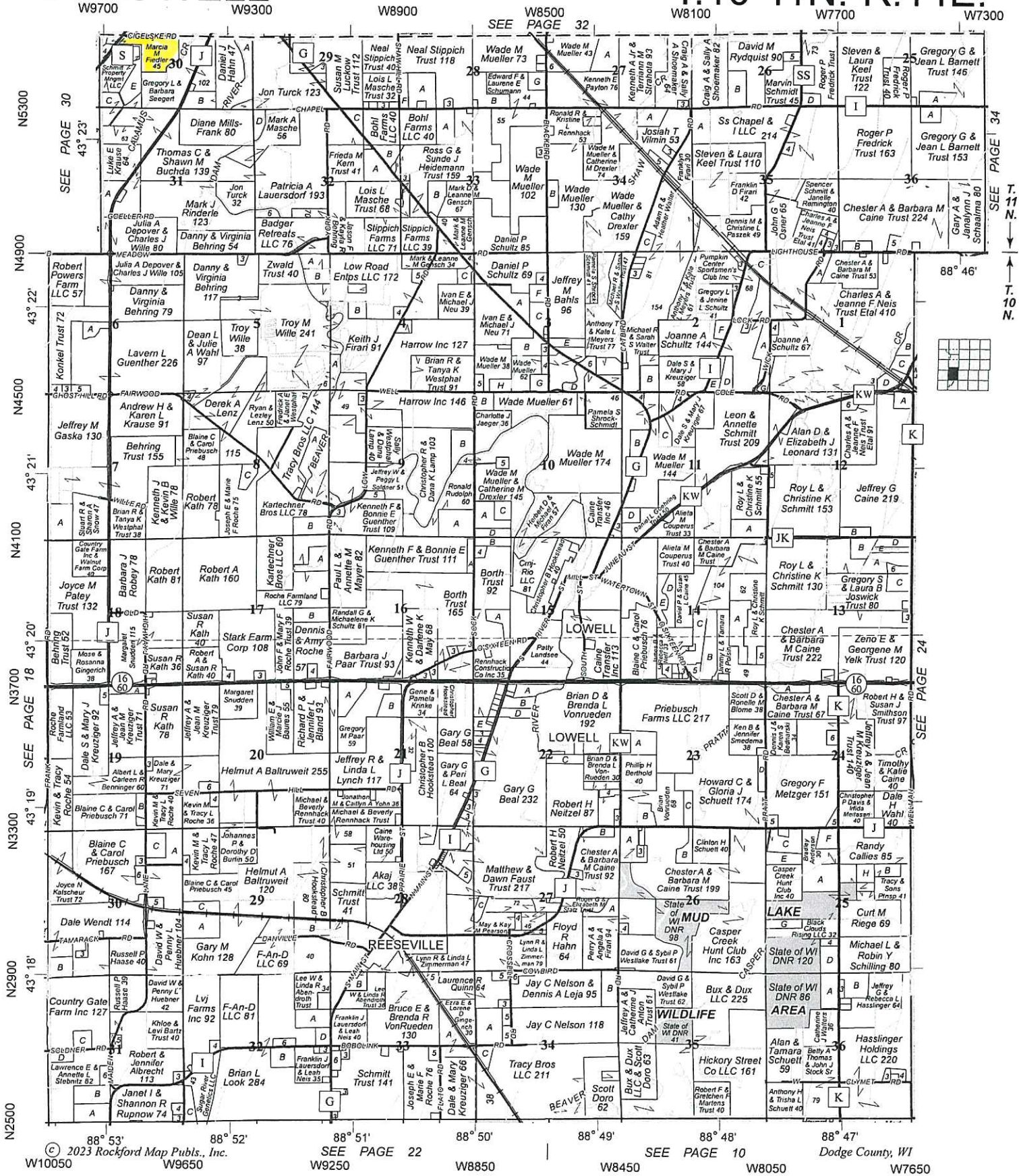
Please contact me at (Bank Contact Number) with any questions.

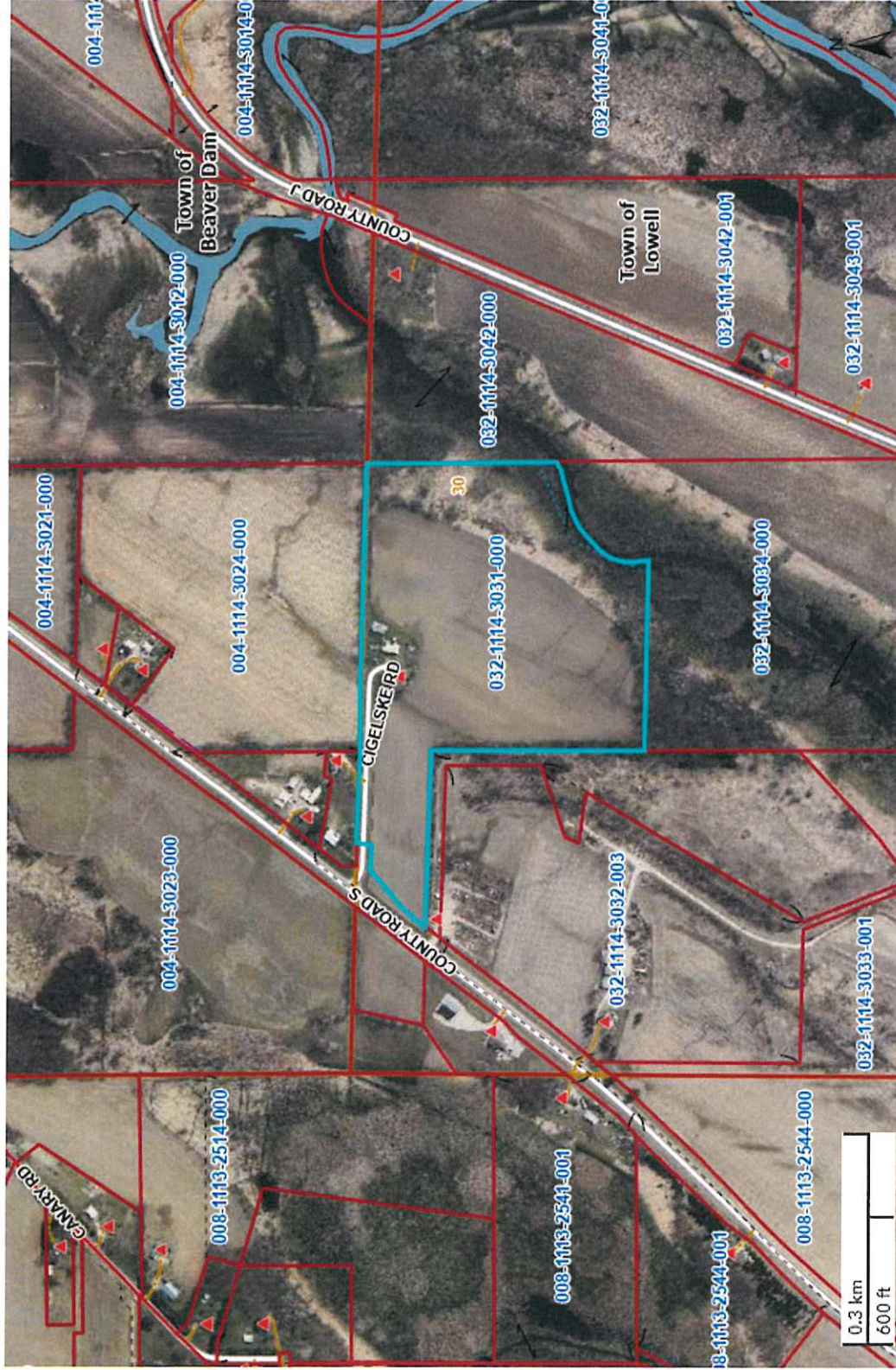
Jones Auction & Realty, LLC
Stan Jones, CAI, Wisconsin Registered Auctioneer #993
818 North Church Street, Watertown, WI 53098 | Office: (920) 261-6820 OR Fax: (920) 261-6830
www.jonesauctionservice.com | email: info@jonesauctionservice.com

NORTH LOWELL

Refer to page 75 for keyed parcels

T.10-11N.-R.14E.





- Parcels
- Parcel Numbers
- CSM Boundaries
- CSM Lots
- Sub and Condo Lots
- Subdivision and Condo
- Boundaries
- ▲ Address Points
- Encumbrances
- ROW
- Driveways
- Misc Lines
- 11beaverdamoriginal,
- 11foxlake1836,
- 11lakeemily1836,
- 11lakecenter,
- 11rockoriginal,
- 11thread,
- 12h2o-noteboundary,
- 31vac,
- 32rw-unopen,
- 41chord,
- 41deed,
- 41deed, <Null>
- 41easement,
- 41meander,
- 41meander, <Null>
- 45hook,
- 45hook, Hook
- 45hook, Hook_2
- 45lic,
- 45lic, <Null>
- 45lic, Arrow1
- 45lic, Arrow2
- 45lic, Llc
- 45lic, Rtic
- 61trailer,
- <all other values>
- Municipalities
- Sections
- Roads
- Lakes and Rivers
- Horizon Marsh

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

Date created: 1/24/2024

Last Data Uploaded: 1/24/2024 5:06:52 AM



PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL

111 Warren Street Beaver Dam, WI 53916
920-887-4242 1-800-552-6330 Fax: 920-887-4250

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PROJECT # 192684

DRAWN BY AB

CHECKED BY ARC

FILE # CSM.DWG

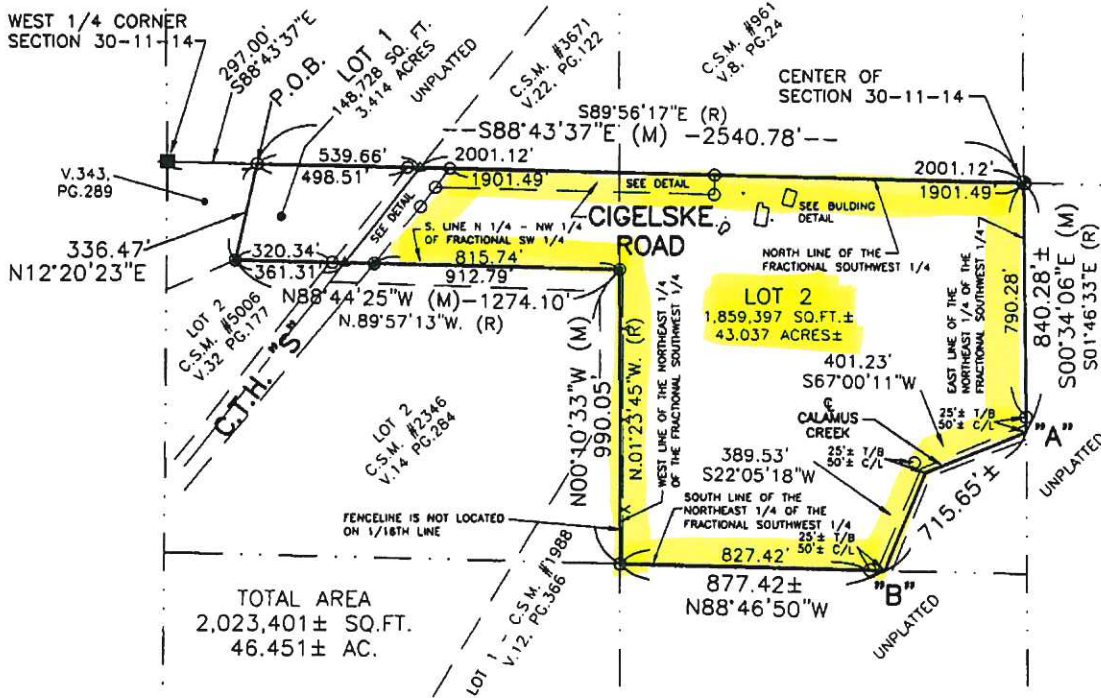
SHEET # 1 OF 3

FIELD BOOK # n/a

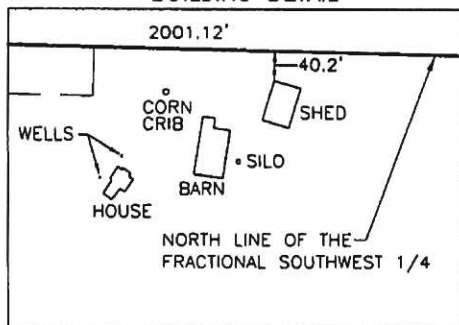
PAGES # n/a

DODGE COUNTY CERTIFIED SURVEY MAP # 5157

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE
FRACTIONAL SOUTHWEST 1/4 OF SECTION 30, TOWN 11 NORTH, RANGE
14 EAST, TOWN OF LOWELL, DODGE COUNTY, WISCONSIN



BUILDING DETAIL

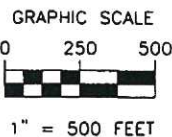


THE BEARINGS ARE BASED
ON THE DODGE COUNTY
COORDINATE SYSTEM.

LEGEND

- FD. B.C.A.M.
- FD. 1" IRON PIPE
- FD. "PK" NAIL
- SET 1-1/4" (O.D.) BY 18" IRON PIPE-1.13 LBS./FT.
- SET "PK" NAIL
- (M) MEASURED (R) RECORDED
- C/L CENTERLINE OF CREEK
- T/B TOP OF BANK
- LIMESTONE MONUMENT FOUND

*SEE SHEET 2 OF 3 FOR
DETAILS OF CIGELSKÉ ROAD
& C.S.H. "S"*



SURVEYOR'S SEAL



Approved by the Dodge County
Planning and Development Committee

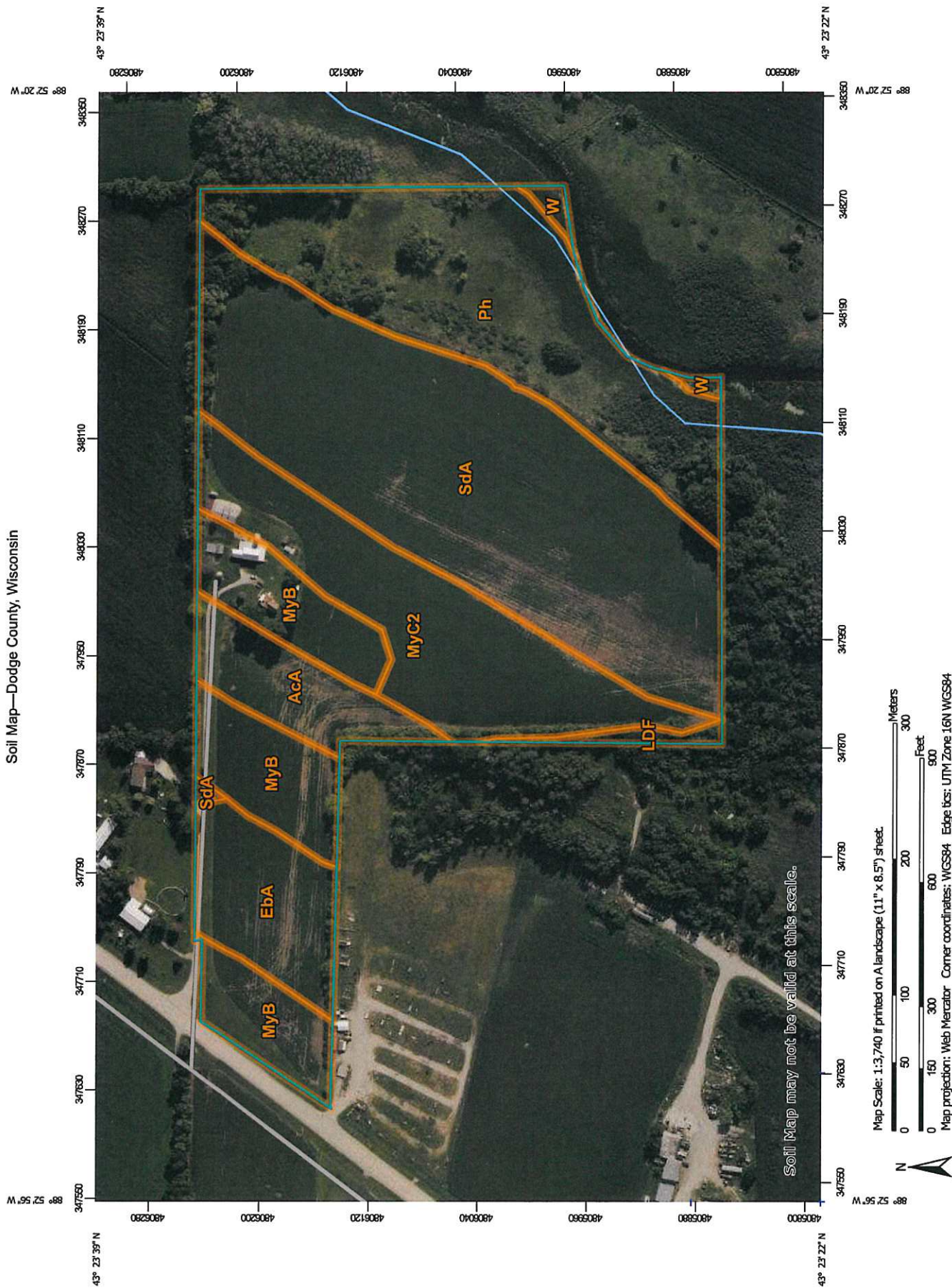
Certified this 15th day of Aug. 2002

Fred A. Zuehl, Dodge County Clerk

OWNER:

ROBERT G. FIEDLER SR LE
MARCIA M. FIEDLER
W9575 CIGELSKÉ RD
BEAVER DAM WI 53916

Soil Map—Dodge County, Wisconsin



MAP LEGEND

MAP INFORMATION

Area of Interest (AOI)

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

Soils

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 20, Sep 8, 2023

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

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

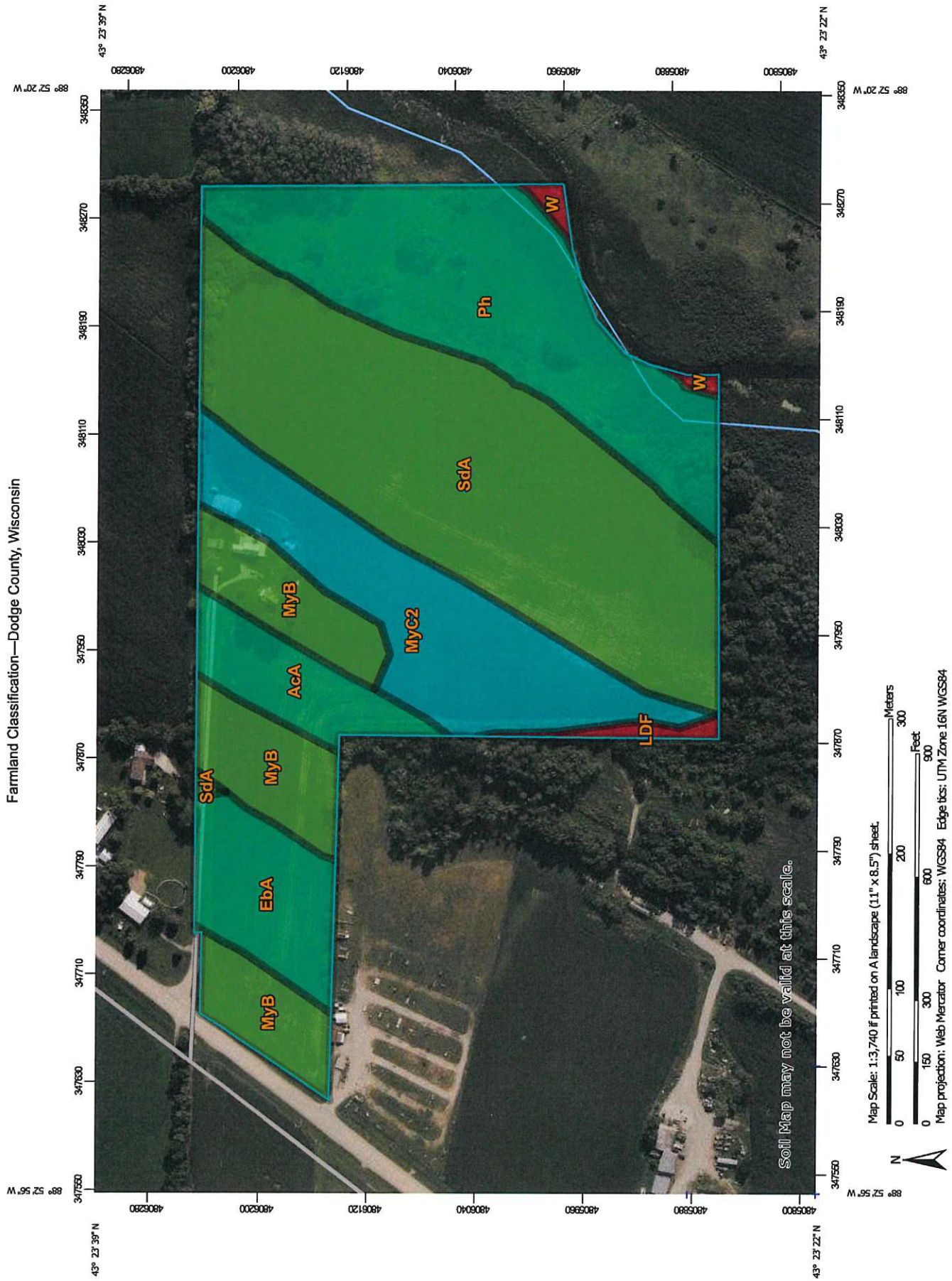
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Area of Interest (AOI)	Area of Interest (AOI)	Area of Interest (AOI)
		
Soils		
Special Point Features		
Water Features		
Streams and Canals		
Transportation		
Rails		
Interstate Highways		
US Routes		
Major Roads		
Local Roads		
Background		
Aerial Photography		
Soil Map Unit Polygons		
Soil Map Unit Lines		
Soil Map Unit Points		
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		

Map Unit Legend

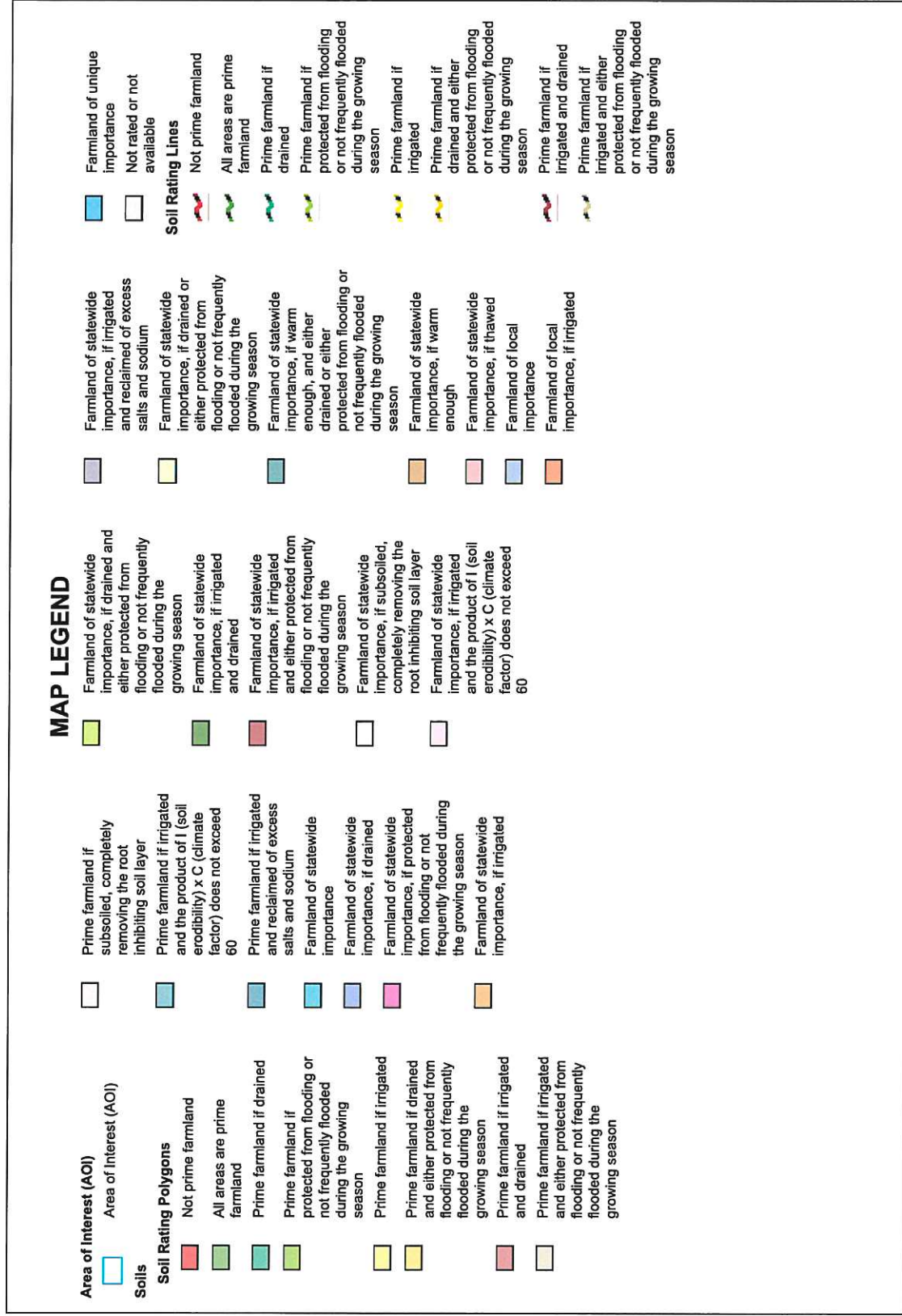
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AcA	Ackmore silt loam, 0 to 3 percent slopes	2.2	5.2%
EbA	Elburn silt loam, 0 to 3 percent slopes	2.8	6.6%
LDF	Landfill	0.3	0.8%
MyB	Miami silt loam, 2 to 6 percent slopes	5.5	13.3%
MyC2	Miami silt loam, 6 to 12 percent slopes, eroded	6.5	15.6%
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	9.3	22.3%
SdA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	14.7	35.5%
W	Water	0.3	0.6%
Totals for Area of Interest		41.5	100.0%

Farmland Classification—Dodge County, Wisconsin



Map Scale: 1:3,740 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



Farmland Classification—Dodge County, Wisconsin

	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 warm enough		Prime farmland if 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		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

 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 drained  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer  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 irrigated and reclaimed of excess salts and sodium  Farmland of statewide importance, if drained or 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  Farmland of statewide importance, if warm enough  Farmland of statewide importance, if thawed  Farmland of local importance  Farmland of local importance, if irrigated		 Farmland of unique importance  Not rated or not available Water Features  Streams and Canals Transportation  Rails  Interstate Highways  US Routes  Major Roads  Local Roads Background  Aerial Photography		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 20, Sep 8, 2023 Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022 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.	
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Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AcA	Ackmore silt loam, 0 to 3 percent slopes	Prime farmland if drained	2.2	5.2%
EbA	Elburn silt loam, 0 to 3 percent slopes	Prime farmland if drained	2.8	6.6%
LDF	Landfill	Not prime farmland	0.3	0.8%
MyB	Miami silt loam, 2 to 6 percent slopes	All areas are prime farmland	5.5	13.3%
MyC2	Miami silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	6.5	15.6%
Ph	Pella silty clay loam, cool, 0 to 2 percent slopes	Prime farmland if drained	9.3	22.3%
SdA	St. Charles silt loam, moderately well drained, 0 to 2 percent slopes	All areas are prime farmland	14.7	35.5%
W	Water	Not prime farmland	0.3	0.6%
Totals for Area of Interest			41.5	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 : W9575 Cigelske Rd

Owner:

Fiedler Marcia M
W11818 Harmsen Rd
Waupun, WI 53963

Owner Occupied:

Property Address:
W9575 Cigelske Rd
Lowell, WI 53916-9688

County: Dodge

Taxed by: Town Of Lowell
Taxkey # 03211143031000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2022	Other	\$ 12,000	\$ 72,600	\$ 84,600		1.000	
2022	Undeveloped	\$ 10,000		\$ 10,000		12.000	
2022	Agricultural Land	\$ 9,500		\$ 9,500		28.943	
- 2022	Total of Multiple Classes	\$ 31,500	\$ 72,600	\$ 104,100	0.386 ↑	41.943	0.785778524
+ 2021	Total of Multiple Classes	\$ 31,100	\$ 72,600	\$ 103,700	0.387 ↑	41.943	0.904987026
+ 2020	Total of Multiple Classes	\$ 30,700	\$ 72,600	\$ 103,300	0.291 ↑	41.943	0.955531334
+ 2019	Total of Multiple Classes	\$ 30,400	\$ 72,600	\$ 103,000	0.292 ↑	41.943	0.961882327
+ 2018	Total of Multiple Classes	\$ 30,100	\$ 72,600	\$ 102,700	0.195 ↑	41.943	0.996471234
+ 2017	Total of Multiple Classes	\$ 29,900	\$ 72,600	\$ 102,500	20.730 ↑	41.943	1.026631863
+ 2016	Total of Multiple Classes	\$ 21,900	\$ 63,000	\$ 84,900	0.118 ↑	41.943	0.922760999
+ 2015	Total of Multiple Classes	\$ 21,800	\$ 63,000	\$ 84,800	0.236 ↑	41.943	0.919453665
+ 2014	Total of Multiple Classes	\$ 21,600	\$ 63,000	\$ 84,600	37.115 ↑	41.943	0.918796827

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2022	\$1,813.73	\$65.96		\$1,747.77				\$1,747.77
2021	\$1,726.20	\$62.19		\$1,664.01				\$1,664.01
2020	\$1,723.53	\$63.82		\$1,659.71				\$1,659.71
2019	\$1,706.80	\$64.18		\$1,642.62				\$1,642.62
2018	\$1,700.09	\$65.72		\$1,634.37				\$1,634.37
2017	\$1,668.42	\$67.91		\$1,600.51				\$1,600.51
2016	\$1,441.79	\$54.59		\$1,387.20				\$1,387.20
2015	\$1,451.23	\$53.09	\$85.77	\$1,312.37				\$1,312.37
2014	\$1,496.35	\$55.30	\$93.58	\$1,347.47				\$1,347.47

Assessor

Building Square Feet :	Year Built :	Township : 11N
Bedrooms :	Year Remodeled :	Range : 14E
Full Baths :	Effective Year Built :	Section : 30
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 : 0336 Beaver Dam	
Zoning :	Historic Designation :	

Legal Description

Lot 2 Csm 5157 In V33 P199 Being Pt NW1/4 SW1/4 & Pt NE1/4 SW1/4 Sec 30 Ex Hwy Desc In Doc# 1020653

Sales

Information provided is deemed reliable but not guaranteed (2021)