

FOR SALE BY ONLINE BIDDING

136.5 ACRE WATERLOO FARM



PREVIEW SHOWING DATES

Wednesday, September 10 from 4-5:30 pm & Thursday, September 18 from 4-5:30 pm

N8083 FUCHS LANE, WATERLOO, WI

PROPERTY FEATURES

Escape to wide-open spaces with this 136.5-acre farm in the heart of Jefferson County, located in the Town of Waterloo. At the center stands a classic two-story farmhouse offering 1,560 sq. ft. of living space. The main floor includes a bedroom, full bath, kitchen, and living areas, with three additional bedrooms upstairs. The full basement with Bilco door adds storage and utility space. A paved driveway, well, and septic system provide practical convenience.

Multiple outbuildings support farming and storage needs, including a 34x70 barn, two machine sheds, a work shed, garage, and a corn crib.

Enjoy hunting, fishing, birdwatching, or simply relaxing amid nature's beauty while still being within 20 miles of Sun Prairie, Cottage Grove, Watertown and within 10 miles to Marshall, Deerfield and Lake Mills.



For more information visit
www.JonesAuctionService.com



Jones Auction & Realty, LLC

818 N. Church St., Watertown, WI 53098 Phone # (920) 261-6820
Auctioneer/Listing Broker: Stan Jones, CAI, WRA #993



Starting bid is \$250,000.00 with \$25,000 increments up to \$750,000.00 and \$10,000.00 increments after; 8% buyers fee applies; High Bid plus 8% equals total purchase price offered. \$20,000.00 earnest money with offer to purchase. Seller can accept, reject or counter any offer. Property sells As Is, Where Is, No Contingencies/Exceptions. Inspections welcome but seller will not accept offer with inspection contingency. Proof of funds available letter is needed for bid permission - find example of letter under the document tab.

AUCTION

MLS # 2005664	Active	Lots & Acreage	Price: \$1	AU
N8083 Fuchs Lane		Town	Waterloo	K23
Waterloo WI 53594-9404		County:	Jefferson	
		Subdivision:		
Total Acreage:	136.50 Other	Price/Acre:	\$0.01	
Wooded Acres:	30.00	Price/SqFt:		
Pasture Acres :	0.00	Number of Lots:	1	
Tillable Acres:	50.00	Lot Number(s):		
Wetland Acres:	56.00			

From Hwy 19 take South Washington St / Hwy O south to Newville Rd then east to Fuchs Lane. Watch for signs

School District: Waterloo **Elementary:** Waterloo **Middle:** Waterloo **High:** Waterloo
Specific Builder Required: No **Lot Dimensions:** **Net Taxes:** \$ 3,300 / 2024

Annual HOA Dues: **Lake/River:** Stony Brook Creek
Parcel #: 030-0813-2921-000 **Feet WaterFront:**
Zoning: ag
Legal Description: See tax bill

Type	Rural, Farm	Purchase Options	Sell entirely
Present Zoning	Single family, Agricultural	Available Info	Aerial photos, Fences Allowed
Utilities Avail. (To Lot)	Electricity, Telephone	Miscellaneous	Walkout LowerLev Possible
Water System	Well on site	Terms	AUCTION
Waste Disposal	Non-municipal/Private on	Farm Features	Tillable, In Federal/State Program
Road	Paved	Waterfront	Stream/Creek
Improvements	Driveway, Res Bldg-Little/No Value, Barn, Shed	Features	Wooded, Stream/Spring, Wetland
Lot Description	Rural - not in subdivisn, Horses Allowed, In a		

Items Included: Farmhouse, farm buildings, barn, pole shed, several other outbuildings, ceiling fans

Items Excluded: Owner's personal property

136.5-acre farmstead with 4-bedroom farmhouse and multiple outbuildings in the Town of Waterloo, Jefferson County. This property offers a rare combination of space, charm, and versatility. The classic two-story farmhouse is move-in ready and complemented by a barn, machine sheds, work shed, garage, and corn crib. The land features rolling fields, wooded acreage, scenic wetlands, and a meandering stream. Acreage is enrolled in CRP & WRP, with public hunting rights removed effective Sept 1, creating private hunting opportunities. Conveniently located less than 20 miles from Cottage Grove & Watertown, and within 10 miles of Deerfield & Lake Mills. Property sells As Is, Where Is, No

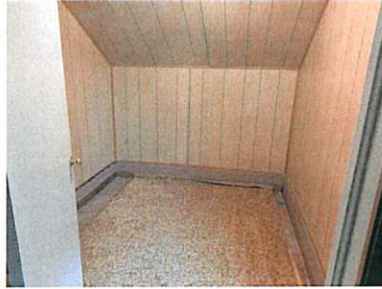
Sold Price: **Closing Date:**
This information provided courtesy of: Unified Jones Auction & Realty 08/21/2025 12:48 PM



Stan Jones
Unified Jones Auction & Realty
Pref: 920-261-6820
jonesauc@gmail.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 \$20,000.00 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 August 20, 2025 and will end on Wednesday September 24, 2025 @ 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 \$20,000.00 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), Wednesday September 24, 2025** 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 Buyer's 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. To be eligible and for more information, contact listing broker's office by email to info@JonesAuctionService.com or call (920) 261-6820. Time is of the essence. Client's information must be received a minimum of 48 hours prior to the close of the auction. 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, **Wednesday September 24, 2025** 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: Gerald Krause Virginia Date: 7-30-25
Peruse

Buyer: _____ Date: _____

Broker: Stan Jones Date: 7-30-25

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

Sample of a Simple Bank Letter / Proof of Funds Available Letter

Date: _____

RE: Buyer's Name

Dear Jones Auction Service:

This letter will serve as 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 property at N8083 Fuchs Ln Waterloo, WI 53594

Signed: (Bank Officer's Signature and Title)

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

PLEASE NOTE:

Per the Terms & Conditions of this sale, a Verification of Funds (VOF) bank letter is needed for *permission to participate or to submit any offer to purchase per the Terms & Conditions of the auction.*

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 to 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.

Please review the Terms & Conditions of the sale.

The Bank Letter Proof of Funds should be issued on bank stationery and confirms sufficient funds to close on this property in 30 - 45 days.

Your Proof of Funds Bank Letter may be faxed to (920) 261-6830 or emailed to info@jonesauctionservice.com; or or dropped off at the office during normal business hours 9:00 to 4pm, Mon-Thurs
818 North Church Street, Watertown, WI

Jones Auction & Realty, LLC

Stan Jones, CAI, Wisconsin Registered Auctioneer #993

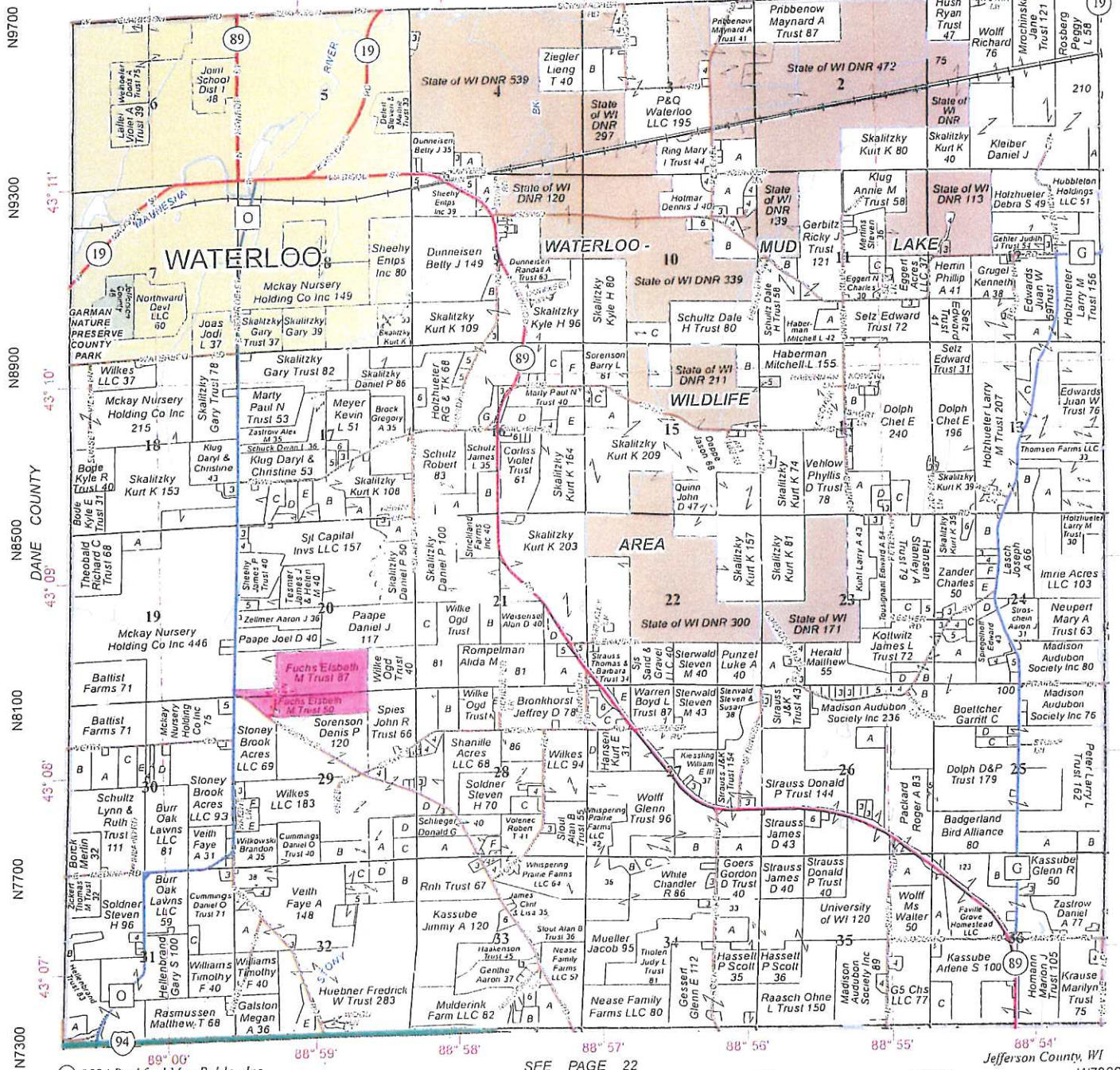
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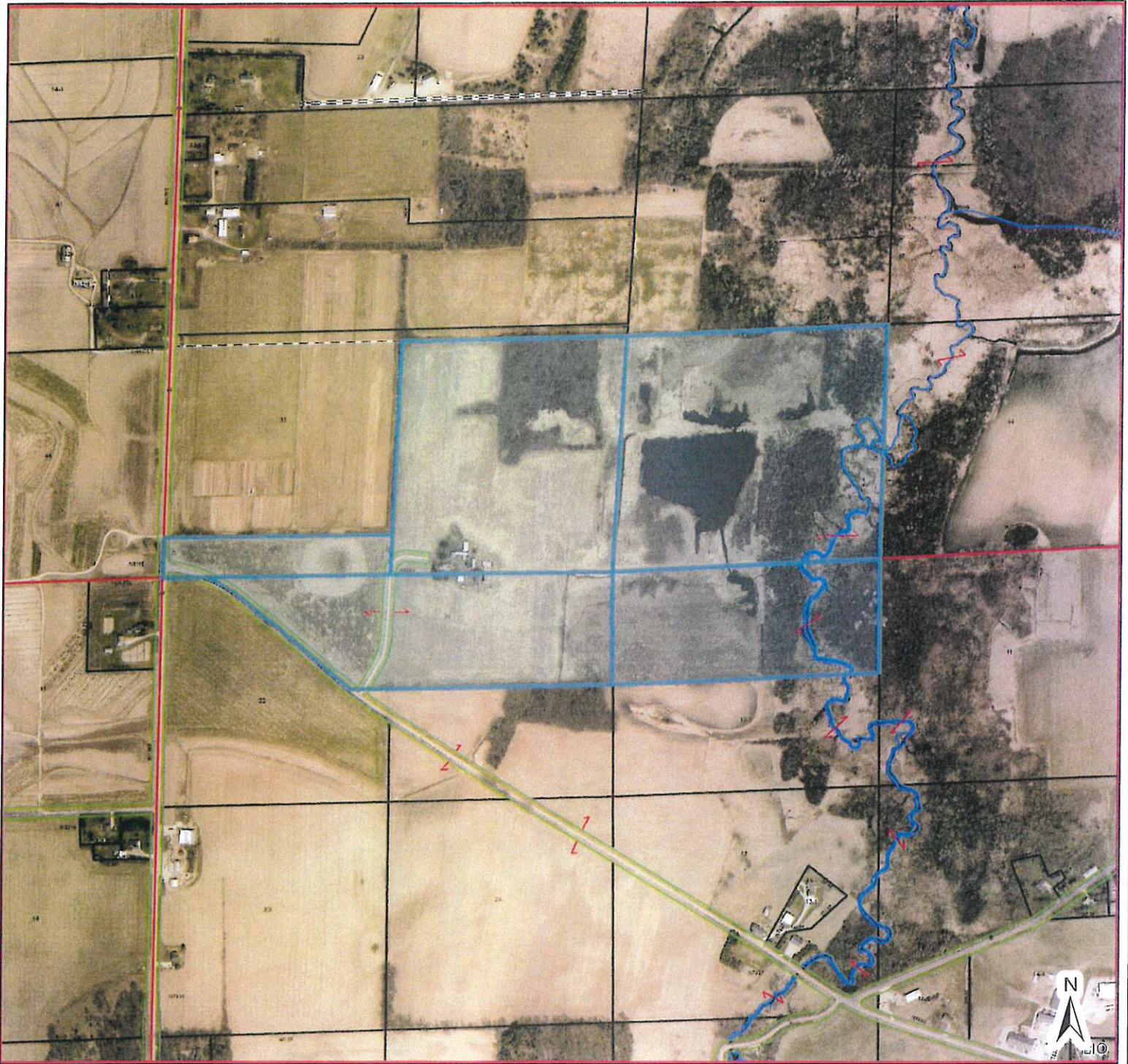
WATERLOO

DODGE COUNTY

T.8N.-R.13E.



Jefferson County Land Information



Search Results: Parcel Ownership Cartographic Lines

	Override 1		Property Boundary		Map Hooks
	PLSS Sections		Old Lot/Meander/Other Carto-Lines		Tax Parcel Information
	Municipal Boundaries		Rail Right of Ways		Personal Property
	Right of Ways		Surface Water		

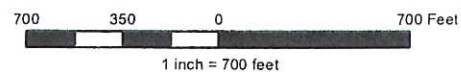


Jefferson County Land Information

- Override 1
- PLSS Sections
- Municipal Boundaries
- Right of Ways

-  Property Boundary
-  Old Lot/Meander/Other Carto-Lines
-  Rail Right of Ways
-  Surface Water

- Map Hooks
- Tax Parcel Information
- Personal Property

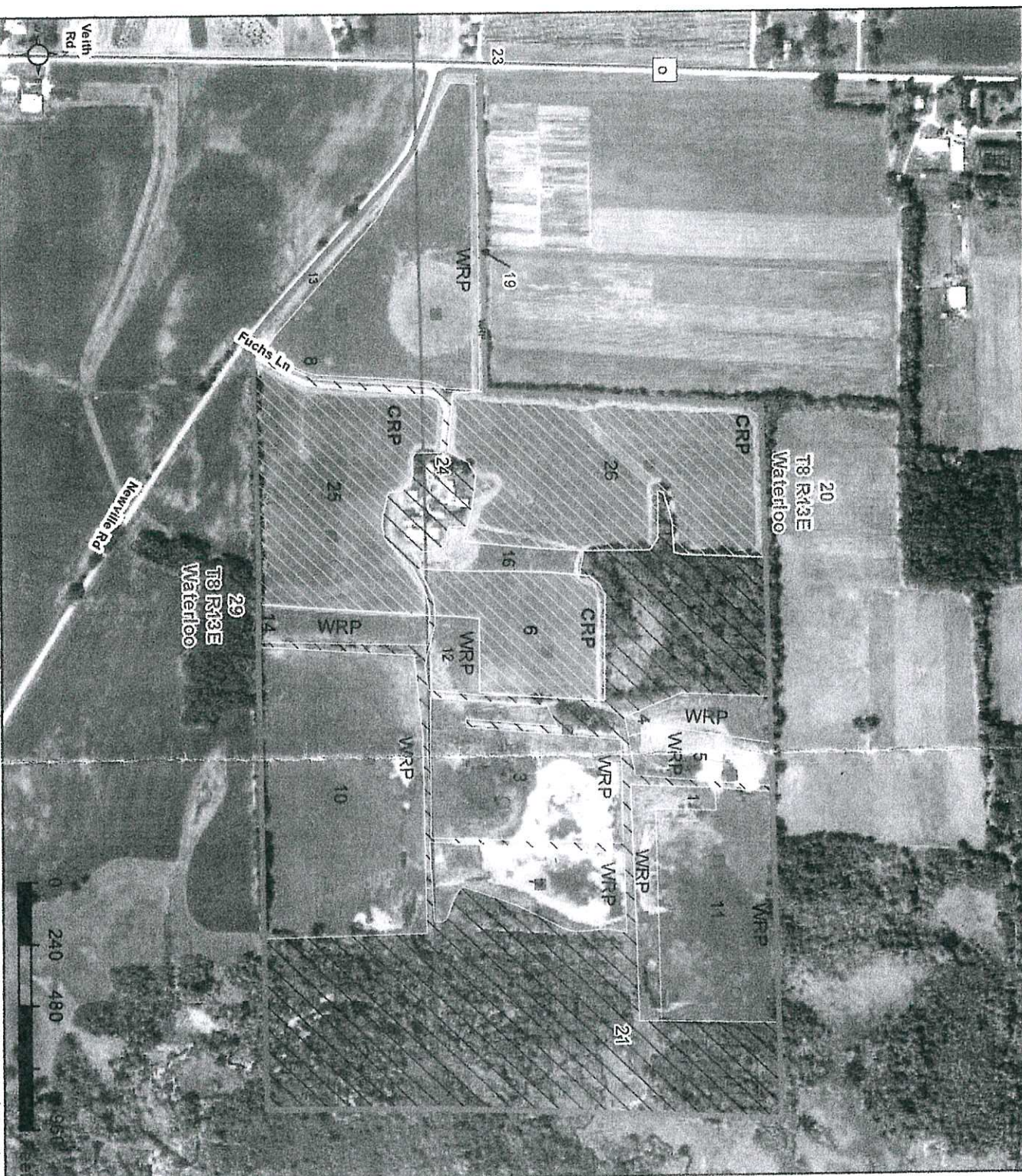


Farm 2289 Tract 43

2023 Program Year

CLU/Acres	HEL	Crop
1 2.4	NHEL	
3 8.16	NHEL	
4 1.81	NHEL	
5 2.33	NHEL	
6 6.1	NHEL	CRP
7 4.47	NHEL	
8 12.23	NHEL	
10 16.21	NHEL	
11 9.13	NHEL	
12 1.33	NHEL	
13 1.8	NHEL	
14 1.98	NHEL	
16 1.54	HEL	
19 0.22	UHEL	NC
21 41.87	UHEL	NC
23 0.33	UHEL	NC
24 3.26	UHEL	NC
25 12.43	NHEL	CRP
26 15.88	HEL	CRP

Page Cropland Total: 97.8 acres

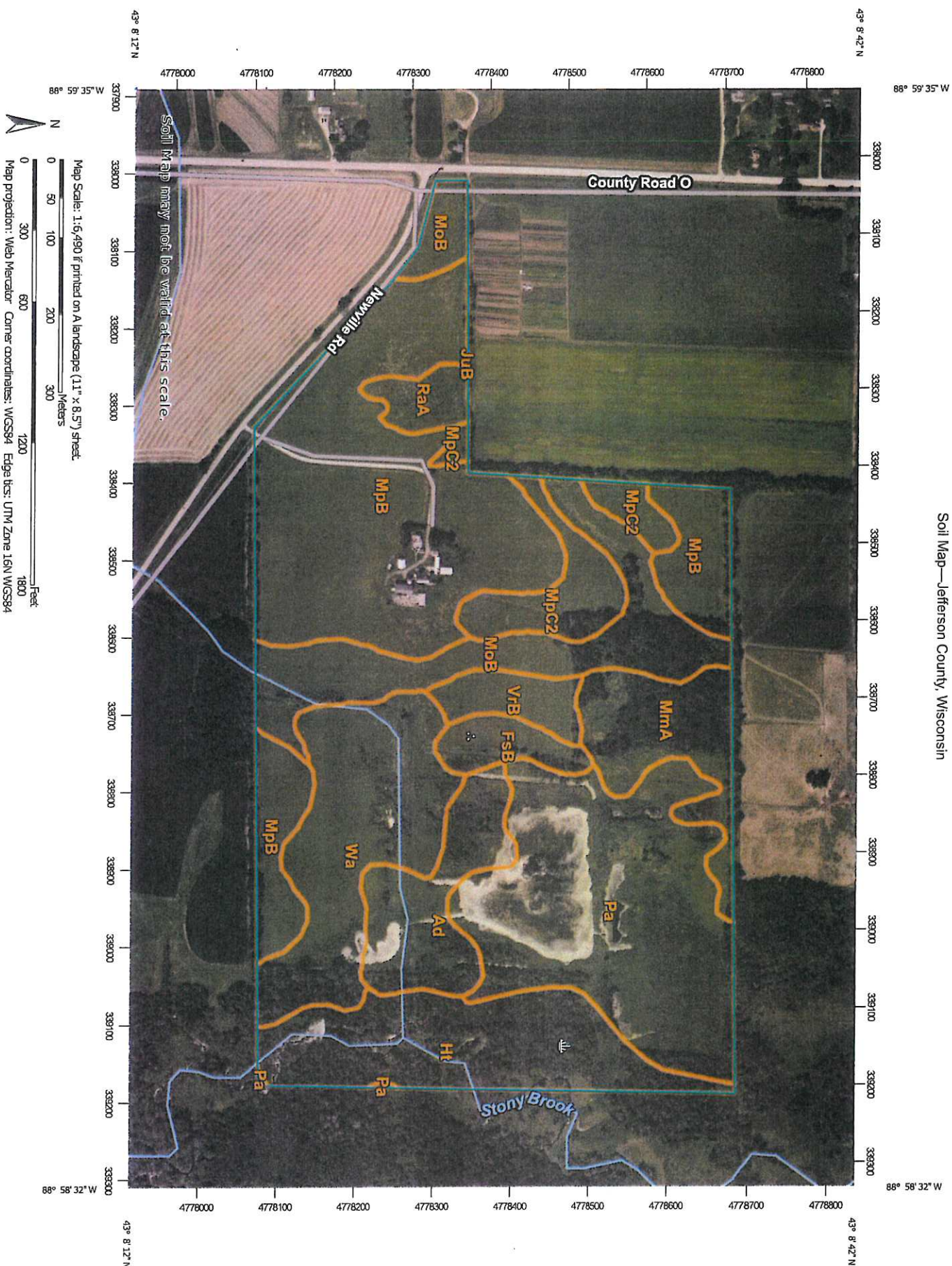


Map Created October 05, 2022
Common Land Unit
cropland_indicator_3CM
 / Non-Cropland
 Cropland

-  Tract Boundary
-  NAP Imagery 2020
-  Wetland Determination Identifiers
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

USDA, FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the NAP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA, Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCs.

Soil Map—Jefferson County, Wisconsin



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
Special Point Features	Water Features
 Blowout	 Streams and Canals
 Borrow Pit	Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

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: Jefferson County, Wisconsin
Survey Area Data: Version 23, Sep 3, 2024

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

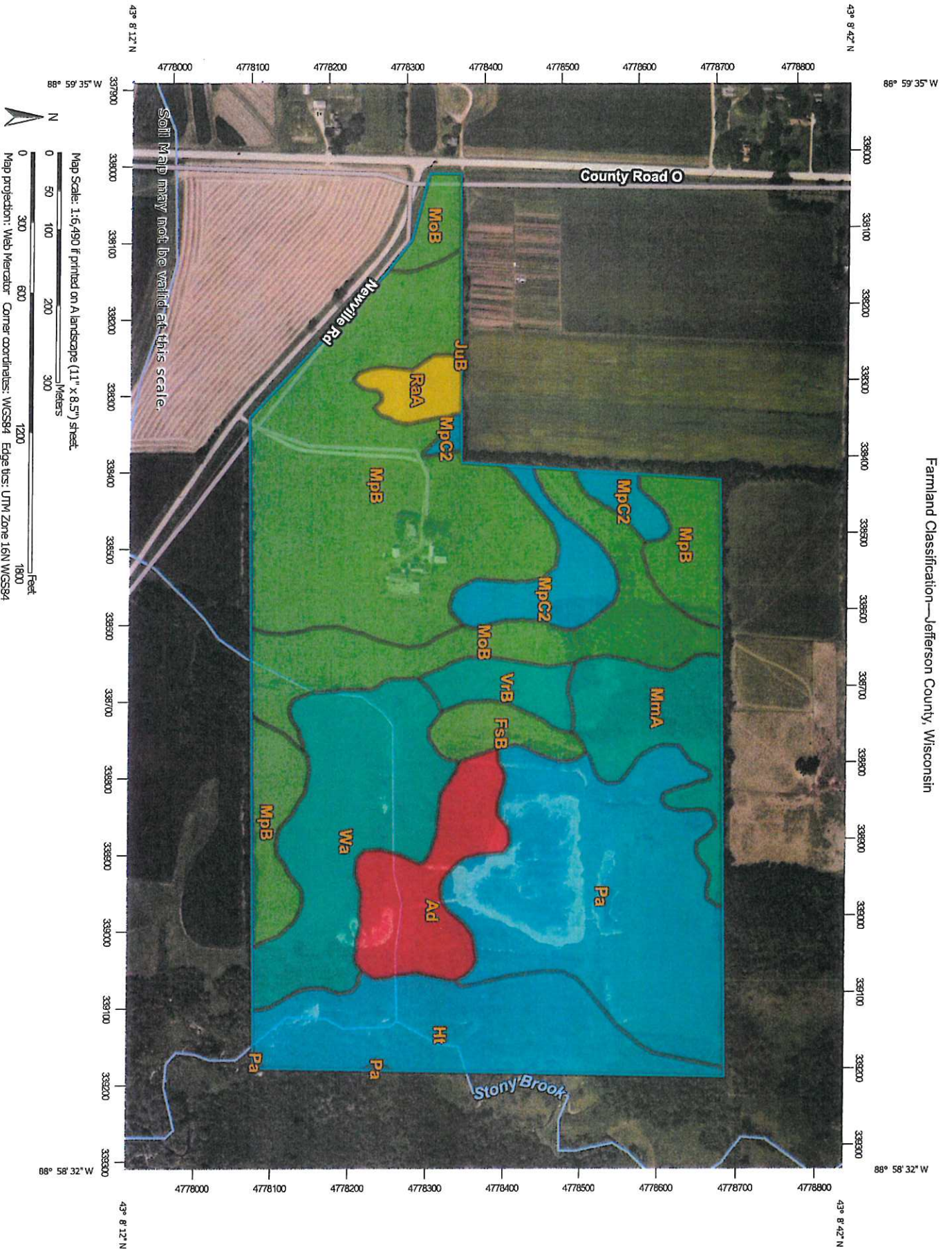
Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ad	Adrian muck, 0 to 2 percent slopes	7.6	5.7%
FsB	Fox silt loam, 2 to 6 percent slopes	2.6	2.0%
Ht	Houghton muck, 0 to 2 percent slopes	14.1	10.5%
JuB	Juneau silt loam, 1 to 6 percent slopes	0.0	0.0%
MmA	Matherton silt loam, 0 to 3 percent slopes	7.6	5.6%
MoB	Mayville silt loam, 2 to 6 percent slopes	14.0	10.5%
MpB	McHenry silt loam, 2 to 6 percent slopes	37.1	27.7%
MpC2	McHenry silt loam, 6 to 12 percent slopes, eroded	6.3	4.7%
Pa	Palms muck, 0 to 2 percent slopes	24.8	18.5%
RaA	Radford silt loam, 0 to 3 percent slopes	2.1	1.6%
VirB	Virgil silt loam, 2 to 6 percent slopes	2.9	2.2%
Wa	Wacousta silty clay loam, 0 to 2 percent slopes	14.9	11.1%
Totals for Area of Interest		134.0	100.0%

Farmland Classification—Jefferson County, Wisconsin



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

 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

 Prime farmland if irrigated and reclaimed of excess salts and sodium

 Farmland of statewide importance

 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

 Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

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 Farmland of statewide importance

 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

 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

Soil Rating Lines

-  Farmland of unique importance
-  Not rated or not available
-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Jefferson 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	Soil Rating Points	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	All areas are prime farmland	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 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 drained	Farmland of statewide importance, if warm enough	Prime farmland if irrigated	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if completely removing the root inhibiting soil layer	Farmland of statewide importance, if thawed	Prime farmland if either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and drained	Farmland of statewide importance, if drained
Farmland of statewide importance, if irrigated	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of local importance	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated

Farmland Classification—Jefferson 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 reclaimed of excess salts and sodium		Farmland of unique importance
	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 rated or not available
	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	Water Features Streams and Canals	
	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed	Transportation  Rails  Interstate Highways  US Routes  Major Roads  Local Roads	
	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance	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.

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

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Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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Farmland Classification

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FsB	Fox silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.6	2.0%
Ht	Houghton muck, 0 to 2 percent slopes	Farmland of statewide importance	14.1	10.5%
JuB	Juneau silt loam, 1 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
MmA	Matherton silt loam, 0 to 3 percent slopes	Prime farmland if drained	7.6	5.6%
MoB	Mayville silt loam, 2 to 6 percent slopes	All areas are prime farmland	14.0	10.5%
MpB	McHenry silt loam, 2 to 6 percent slopes	All areas are prime farmland	37.1	27.7%
MpC2	McHenry silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	6.3	4.7%
Pa	Palms muck, 0 to 2 percent slopes	Farmland of statewide importance	24.8	18.5%
RaA	Radford silt loam, 0 to 3 percent slopes	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	2.1	1.6%
VrB	Virgil silt loam, 2 to 6 percent slopes	Prime farmland if drained	2.9	2.2%
Wa	Wacousta silty clay loam, 0 to 2 percent slopes	Prime farmland if drained	14.9	11.1%
Totals for Area of Interest			134.0	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 : N8083 Fuchs Ln

View: Assessor View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

Fuchs Elsbeth M Trust
N8083 Fuchs Ln
Waterloo, WI 53594

Taxed by: Town Of Waterloo

Taxkey # 03008132921000

Owner Occupied: Yes

Property Address:

N8083 Fuchs Ln
Waterloo, WI 53594-9404

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Jefferson

Taxed by: Town Of Waterloo

Taxkey # 03008132921000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Other	\$ 60,000	\$ 128,400	\$ 188,400		1.000	
2024	Agricultural Land	\$ 7,300		\$ 7,300		28.500	
- 2024	Total of Multiple Classes	\$ 67,300	\$ 128,400	\$ 195,700	0.410 ↑	29.500	0.938217271
+ 2023	Total of Multiple Classes	\$ 66,500	\$ 128,400	\$ 194,900	57.686 ↑	29.500	0.999932780
+ 2022	Total of Multiple Classes	\$ 28,800	\$ 94,800	\$ 123,600	-0.483 ↓	29.500	0.642614677
+ 2021	Total of Multiple Classes	\$ 29,400	\$ 94,800	\$ 124,200	-0.080 ↓	29.500	0.722322041
+ 2020	Total of Multiple Classes	\$ 29,500	\$ 94,800	\$ 124,300	-0.080 ↓	29.500	0.828911621
+ 2019	Total of Multiple Classes	\$ 29,600	\$ 94,800	\$ 124,400	0.080 ↑	29.500	0.902886170
+ 2018	Total of Multiple Classes	\$ 29,500	\$ 94,800	\$ 124,300	-0.080 ↓	29.500	0.915728408
+ 2017	Total of Multiple Classes	\$ 29,600	\$ 94,800	\$ 124,400	0.080 ↑	29.500	0.949816099
+ 2016	Total of Multiple Classes	\$ 29,500	\$ 94,800	\$ 124,300	-0.161 ↓	29.500	0.909239795

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2024	\$2,297.85	\$66.82	\$215.16	\$2,015.87		\$239.40		\$2,255.27	0.938217271
2023	\$2,346.45	\$69.15	\$257.41	\$2,019.89		\$210.12		\$2,230.01	0.999932780
2022	\$2,333.67	\$60.71	\$199.28	\$2,073.68		\$202.08		\$2,275.76	0.642614677
2021	\$2,483.21	\$66.46	\$235.71	\$2,181.04		\$194.28		\$2,375.32	0.722322041
2020	\$2,329.44	\$69.21	\$169.62	\$2,090.61		\$186.84		\$2,277.45	0.828911621
2019	\$2,240.47	\$73.50	\$203.94	\$1,963.03		\$179.64		\$2,142.67	0.902886170
2018	\$2,171.02	\$69.67	\$169.20	\$1,932.15		\$203.40		\$2,135.55	0.915728408
2017	\$2,075.54	\$65.39	\$114.42	\$1,895.73		\$192.00		\$2,087.73	0.949816099
2016	\$2,223.58	\$63.30	\$119.05	\$2,041.23		\$184.80		\$2,226.03	0.909239795

Assessor

Building Square Feet :	Year Built :	Township : 8N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 29
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

N1/2 NE1/4 NW1/4 & N1/2 Nw 1/4 NW1/4 E Of Newville Rd Also Wetlands Reserve Esmt In Doc 1272441.



Full Report

Property Location : Not Available

Owner:

Fuchs Elsbeth M Trust
N8083 Fuchs Ln
Waterloo, WI 53594

Owner Occupied:
Property Address:

County: Jefferson
Taxed by: Town Of Waterloo
Taxkey # 03008132033001

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Agricultural Land	\$ 1,800		\$ 1,800	12.500 ↑	7.000	0.938217271
2023	Agricultural Land	\$ 1,600		\$ 1,600	77.778 ↑	7.000	0.999932780
2022	Agricultural Land	\$ 900		\$ 900	-18.182 ↓	7.000	0.642614677
2021	Agricultural Land	\$ 1,100		\$ 1,100	0.000 -	7.000	0.722322041
2020	Agricultural Land	\$ 1,100		\$ 1,100	0.000 -	7.000	0.828911621
2019	Agricultural Land	\$ 1,100		\$ 1,100	0.000 -	7.000	0.902886170
2018	Agricultural Land	\$ 1,100		\$ 1,100	0.000 -	7.000	0.915728408
2017	Agricultural Land	\$ 1,100		\$ 1,100	0.000 -	7.000	0.949816099
2016	Agricultural Land	\$ 1,100		\$ 1,100	-8.333 ↓	7.000	0.909239795

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2024	\$21.14			\$21.14				\$21.14
2023	\$19.26			\$19.26				\$19.26
2022	\$16.99			\$16.99				\$16.99
2021	\$21.99			\$21.99				\$21.99
2020	\$20.61			\$20.61				\$20.61
2019	\$19.81			\$19.81				\$19.81
2018	\$19.21			\$19.21				\$19.21
2017	\$18.35			\$18.35				\$18.35
2016	\$19.68			\$19.68				\$19.68

Assessor

Building Square Feet :	Year Built :	Township : 8N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 20
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

S231FT Of SW1/4 SW1/4. Also Wetlands Reserve Esmt In DOC1272441.

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : Not Available

Owner:

Fuchs Elsbeth M Trust
N8083 Fuchs Ln
Waterloo, WI 53594

Owner Occupied:
Property Address:

County: Jefferson
Taxed by: Town Of Waterloo
Taxkey # 03008132912000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Undeveloped	\$ 17,300		\$ 17,300	0.000--	20.000	0.938217271
2023	Undeveloped	\$ 17,300		\$ 17,300	170.312↑	20.000	0.999932780
2022	Undeveloped	\$ 6,400		\$ 6,400	0.000--	20.000	0.642614677
2021	Undeveloped	\$ 6,400		\$ 6,400	0.000--	20.000	0.722322041
2020	Undeveloped	\$ 6,400		\$ 6,400	0.000--	20.000	0.828911621
2019	Undeveloped	\$ 6,400		\$ 6,400	0.000--	20.000	0.902886170
2018	Undeveloped	\$ 6,400		\$ 6,400	0.000--	20.000	0.915728408
2017	Undeveloped	\$ 6,400		\$ 6,400	0.000--	20.000	0.949816099
2016	Undeveloped	\$ 6,400		\$ 6,400	0.000--	20.000	0.909239795

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2024	\$203.13			\$203.13				\$203.13
2023	\$208.28			\$208.28				\$208.28
2022	\$120.84			\$120.84				\$120.84
2021	\$127.96			\$127.96				\$127.96
2020	\$119.94			\$119.94				\$119.94
2019	\$115.27			\$115.27				\$115.27
2018	\$111.78			\$111.78				\$111.78
2017	\$106.78			\$106.78				\$106.78
2016	\$114.49			\$114.49				\$114.49

Assessor

Building Square Feet :	Year Built :	Township : 8N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 29
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

N1/2 NW1/4 NE1/4. Also Wetlands Reserve Esmt In DOC1272441.

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : Not Available

Owner:

Fuchs Elsbeth M Trust
N8083 Fuchs Ln
Waterloo, WI 53594

Owner Occupied:
Property Address:

County: Jefferson
Taxed by: Town Of Waterloo
Taxkey # 03008132043000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Undeveloped	\$ 34,500		\$ 34,500	0.000-	40.000	0.938217271
2023	Undeveloped	\$ 34,500		\$ 34,500	169.531↑	40.000	0.999932780
2022	Undeveloped	\$ 12,800		\$ 12,800	0.000-	40.000	0.642614677
2021	Undeveloped	\$ 12,800		\$ 12,800	0.000-	40.000	0.722322041
2020	Undeveloped	\$ 12,800		\$ 12,800	0.000-	40.000	0.828911621
2019	Undeveloped	\$ 12,800		\$ 12,800	0.000-	40.000	0.902886170
2018	Undeveloped	\$ 12,800		\$ 12,800	0.000-	40.000	0.915728408
2017	Undeveloped	\$ 12,800		\$ 12,800	0.000-	40.000	0.949816099
2016	Undeveloped	\$ 12,800		\$ 12,800	0.000-	40.000	0.909239795

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2024	\$405.09			\$405.09				\$405.09
2023	\$415.35			\$415.35				\$415.35
2022	\$241.67			\$241.67				\$241.67
2021	\$255.92			\$255.92				\$255.92
2020	\$239.88			\$239.88				\$239.88
2019	\$230.53			\$230.53				\$230.53
2018	\$223.56			\$223.56				\$223.56
2017	\$213.56			\$213.56				\$213.56
2016	\$228.98			\$228.98				\$228.98

Assessor

Building Square Feet :	Year Built :	Township : 8N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 20
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

SW1/4 SE1/4. Also Wetlands Reserve Esmt In Doc 1272441.

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : Not Available

Owner:

Fuchs Elsbeth M Trust
N8083 Fuchs Ln
Waterloo, WI 53594

Owner Occupied:
Property Address:

County: Jefferson
Taxed by: Town Of Waterloo
Taxkey # 03008132034000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Undeveloped	\$ 27,200		\$ 27,200		31.500	
2024	Agricultural Land	\$ 2,200		\$ 2,200		8.500	
- 2024	Total of Multiple Classes	\$ 29,400		\$ 29,400	1.031 ↑	40.000	0.938217271
+ 2023	Total of Multiple Classes	\$ 29,100		\$ 29,100	159.821 ↑	40.000	0.999932780
+ 2022	Total of Multiple Classes	\$ 11,200		\$ 11,200	-1.754 ↓	40.000	0.642614677
+ 2021	Total of Multiple Classes	\$ 11,400		\$ 11,400	-0.870 ↓	40.000	0.722322041
+ 2020	Total of Multiple Classes	\$ 11,500		\$ 11,500	0.000 →	40.000	0.828911621
+ 2019	Total of Multiple Classes	\$ 11,500		\$ 11,500	0.877 ↑	40.000	0.902886170
+ 2018	Total of Multiple Classes	\$ 11,400		\$ 11,400	-0.870 ↓	40.000	0.915728408
+ 2017	Total of Multiple Classes	\$ 11,500		\$ 11,500	0.000 →	40.000	0.949816099
+ 2016	Total of Multiple Classes	\$ 11,500		\$ 11,500	0.000 →	40.000	0.909239795

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2024	\$345.21			\$345.21				\$345.21
2023	\$350.34			\$350.34				\$350.34
2022	\$211.47			\$211.47				\$211.47
2021	\$227.93			\$227.93				\$227.93
2020	\$215.52			\$215.52				\$215.52
2019	\$207.12			\$207.12				\$207.12
2018	\$199.11			\$199.11				\$199.11
2017	\$191.87			\$191.87				\$191.87
2016	\$205.72			\$205.72				\$205.72

Assessor

Building Square Feet :	Year Built :	Township : 8N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 20
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

SE1/4 SW1/4. Also Wetlands Reserve Esmt In Doc 1272441.

Information provided is deemed reliable but not guaranteed (2021)