

115 +/- Acre Farm in Burns WI Offered in 2 Lots

Online Only Auction August 28th 6:00PM

N5920 County Road E
Bangor, WI 54614

Simulated Boundaries are Approximate



Midwest Lifestyle
Properties



hameleauctions.com
608.742.5000



**HAMELE
AUCTION
SERVICES**

Property will be offered in the following in an online only auction bidding process with a soft close August 28th 6pm 2025 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. The MLS price is the starting bid for the auction not a listed price. No Buyers Fee. Price will be per Auction Lot not per acre. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$10,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Oct 13th 2025.

Previews:

August 2nd 2025 11-1PM

August 13th 2025 4-6PM

 **United
Country
Real Estate**

**Midwest Lifestyle
Properties**

 **United
Country
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**Midwest Lifestyle
Auctions**

Table of Contents

1. Flyer

2-6. Maps

7-9. Addenda to Terms & Conditions

10-13. Terms & Conditions

14. Condition Report Refusal

15-17. Addendum S

18-20. Taxes



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ONLINE AUCTION

LA CROSSE COUNTY

PREVIEWS:

AUGUST 2ND 2025 11-1PM

AUGUST 13TH 2025 4-6PM

TYPE

FARM AND ACREAGE

ACRES

115.33 +/- TOTAL



LOT 1



LOT 1



LOT 2



MAP

N5920 County Road E, Bangor, WI 54614

- Auction Lot 1: Home and Buildings along with 17+/- Acres (offered as a whole price) Approx 17 acres of 03-00416-000
- Auction Lot 2: 98+/- Acres (offered as a whole price not price per acre) Parcel #03-00437-000, 03-00438-000 and Approx 18 acres of 03-00416-000



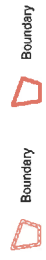
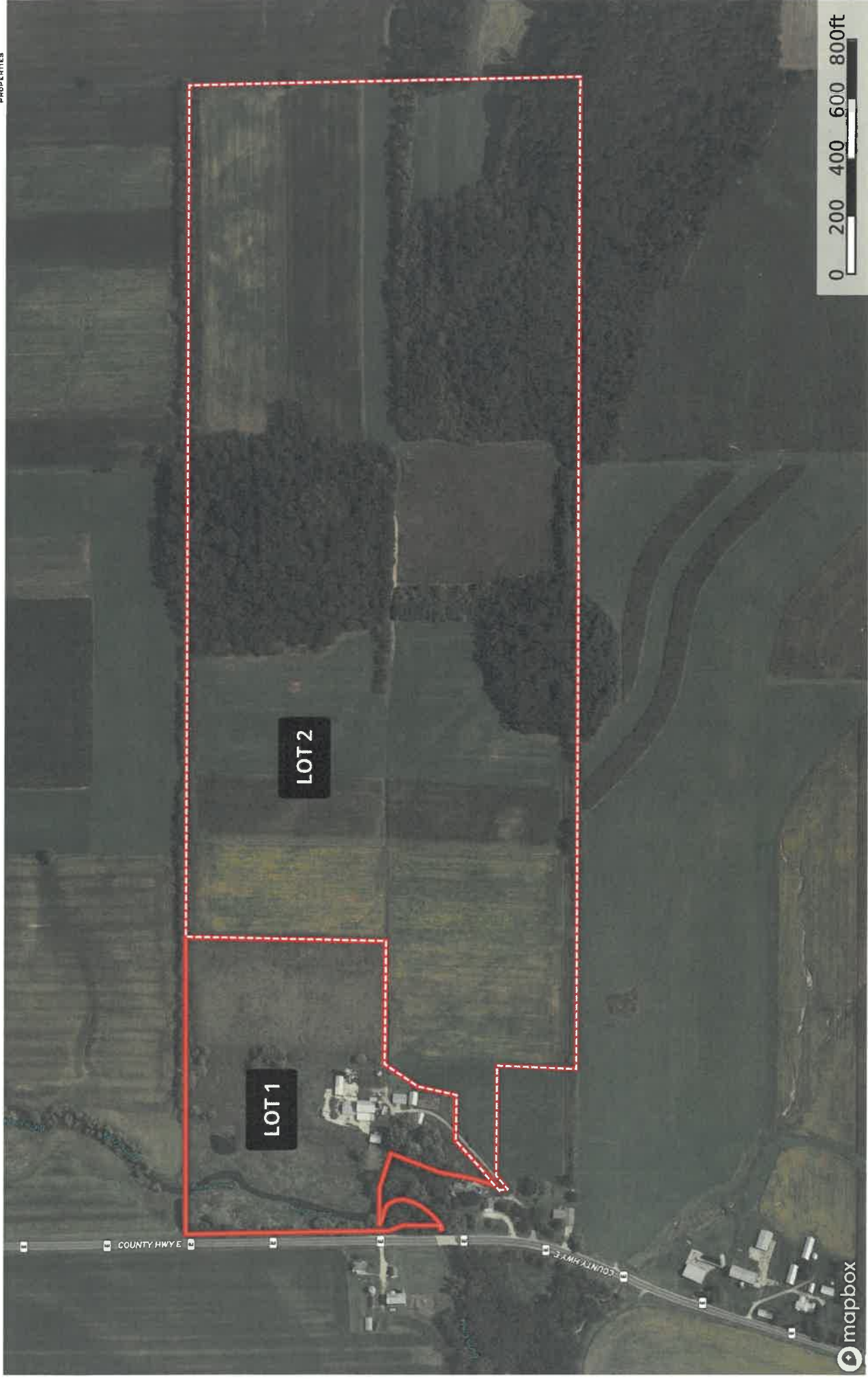
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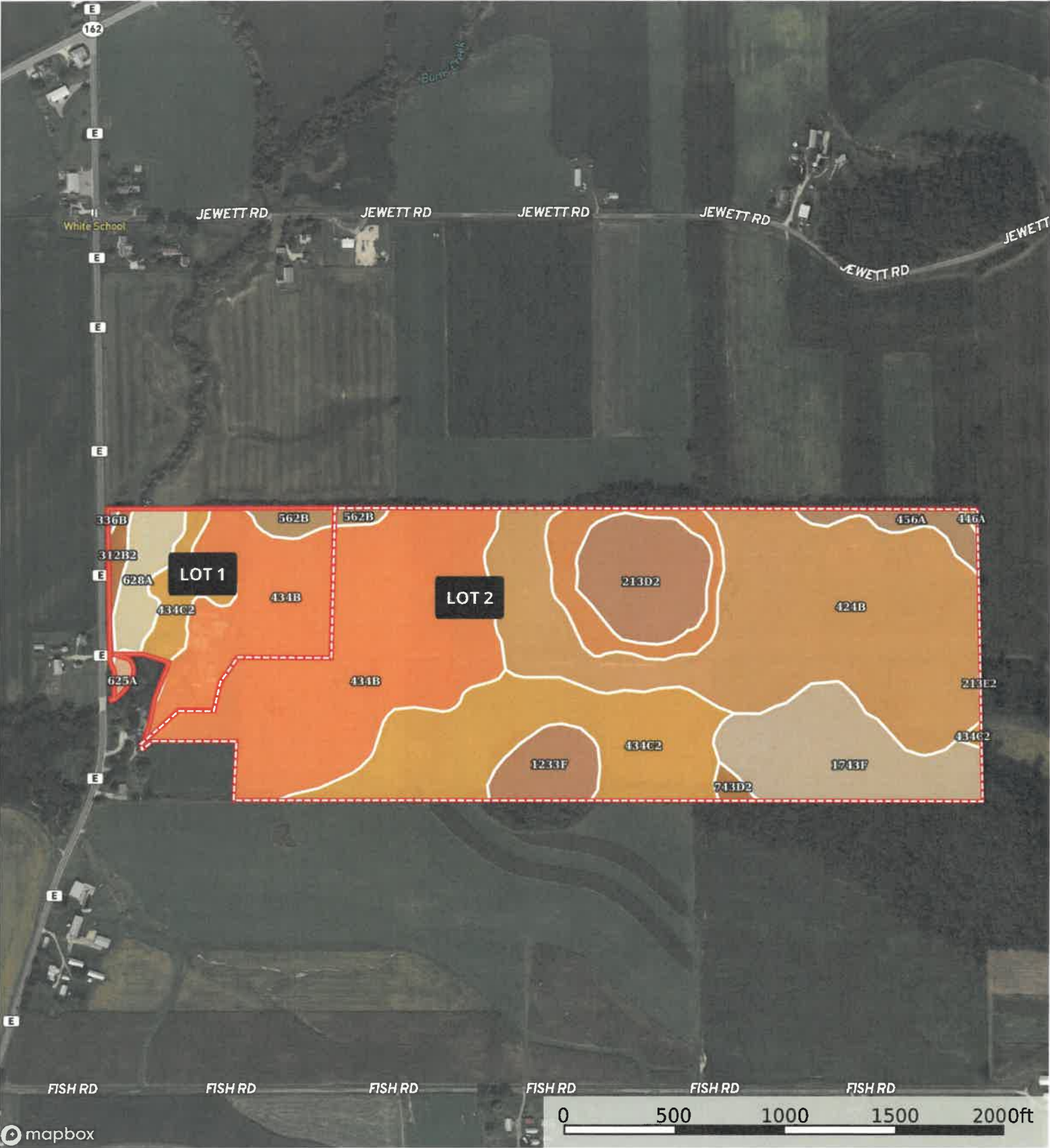


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N5920 County Road E, Bangor.
Wisconsin, AC +/-





Boundary Boundary

 All Polygons 114.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
434B	Bilson sandy loam, 1 to 6 percent slopes	33.35	29.06	0	66	3s
424B	Merit silt loam, 1 to 6 percent slopes	31.55	27.49	0	71	2e
434C2	Bilson sandy loam, 6 to 12 percent slopes, moderately eroded	18.22	15.88	0	63	3e
1743F	Council-Elevasil-Norden complex, 20 to 45 percent slopes, rocky	9.9	8.63	0	13	6s
1233F	Boone-Tarr sands, 15 to 50 percent slopes	9.73	8.48	0	8	7s
213D2	Hixton silt loam, 12 to 20 percent slopes, moderately eroded	4.3	3.75	0	59	4e
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	2.77	2.41	0	90	2w
456A	Bilmod sandy loam, 0 to 3 percent slopes	1.79	1.56	0	65	3s
562B	Gosil loamy sand, 1 to 6 percent slopes	1.35	1.18	0	41	4s
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	0.79	0.69	0	82	2e
743D2	Council fine sandy loam, 12 to 20 percent slopes, moderately eroded	0.44	0.38	0	69	4e
625A	Arenzville silt loam, channeled, 0 to 2 percent slopes, occasionally flooded	0.33	0.29	91	65	2w
446A	Merimod silt loam, 0 to 3 percent slopes	0.11	0.1	0	73	2s
336B	Toddville silt loam, 1 to 6 percent slopes	0.09	0.08	0	90	2e
213E2	Hixton silt loam, 20 to 30 percent slopes, moderately eroded	0.01	0.01	0	16	6e
TOTALS		114.73(*)	100%	0.26	57.54	3.34

(*) 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.

 Boundary 17.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
434B	Bilson sandy loam, 1 to 6 percent slopes	9.66	54.98	0	66	3s
434C2	Bilson sandy loam, 6 to 12 percent slopes, moderately eroded	2.96	16.85	0	63	3e
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	2.77	15.77	0	90	2w
562B	Gosil loamy sand, 1 to 6 percent slopes	0.96	5.46	0	41	4s
312B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	0.79	4.5	0	82	2e
625A	Arenzville silt loam, channeled, 0 to 2 percent slopes, occasionally flooded	0.33	1.88	91	65	2w
336B	Toddville silt loam, 1 to 6 percent slopes	0.09	0.51	0	90	2e
TOTALS		17.56(*)	100%	1.71	68.7	2.83

(*) 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.

 Boundary 97.17 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
424B	Merit silt loam, 1 to 6 percent slopes	31.55	32.47	0	71	2e
434B	Bilson sandy loam, 1 to 6 percent slopes	23.69	24.38	0	66	3s
434C2	Bilson sandy loam, 6 to 12 percent slopes, moderately eroded	15.26	15.7	0	63	3e
1743F	Council-Elevasil-Norden complex, 20 to 45 percent slopes, rocky	9.9	10.19	0	13	6s
1233F	Boone-Tarr sands, 15 to 50 percent slopes	9.73	10.01	0	8	7s
213D2	Hixton silt loam, 12 to 20 percent slopes, moderately eroded	4.3	4.42	0	59	4e
456A	Bilmod sandy loam, 0 to 3 percent slopes	1.79	1.84	0	65	3s
743D2	Council fine sandy loam, 12 to 20 percent slopes, moderately eroded	0.44	0.45	0	69	4e
562B	Gosil loamy sand, 1 to 6 percent slopes	0.39	0.4	0	41	4s
446A	Merimod silt loam, 0 to 3 percent slopes	0.11	0.11	0	73	2s
213E2	Hixton silt loam, 20 to 30 percent slopes, moderately eroded	0.01	0.01	0	16	6e
TOTALS		97.17(*)	100%	-	55.53	3.43

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Addenda to Terms & Conditions Relating to Online Only
Auction N5920 Cty Rd E Town of Burns Creek LaCrosse County
including 115+/- acres August 28th 2025 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: High Bids per lot are subject so sellers' confirmation within 48hrs of auction ending. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. No Buyers fee. Buyer will be required to pay a \$10,000 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 October 13th 2025. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$10,000 nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Title Company of Sellers choice. Title Company will also hold the nonrefundable down payment.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIRONMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in an online only auction bidding process with a soft close August 28th 6pm 2025 with 2 minutes added to all bids coming in after the soft closing starts, all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended bidding time. No Buyers Fee. Price will be per Auction Lot not per acre. High Bid Subject

to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$10,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before Oct 13th 2025.

- **Auction Lot 1:** Home and Buildings along with 17+/- Acres (offered as a whole price) Approx 17 acres of 03-00416-000
- **Auction Lot 2:** 98+/- Acres (offered as a whole price not price per acre) Parcel #03-00437-000, 03-00438-000 and Approx 18 acres of 03-00416-000

Survey: Upon acceptance of Auction Lot 1 and 2 being separate buyers, seller will have a survey done prior to the closing splitting the property into the 2 described auction lots. At sellers expense. There will be a 16.5ft owned access to the home and easement to the vacant land.

Occupancy of Tenant:

- Tillable land tenant will have the rights to maintain and harvest the crops for 2025.
- Seller to retain all 2025 tillable rent payment(s)

Proration of Taxes: All parcels with a 2024 tax bills probation will be based off of the following:

Auction Lot 1: The 2024 mill rate for Town of Burns of 0.018327650 time \$172.626 assessed land & improvement value. (Land \$19125 and Improvements \$153,500)

Auction Lot 2: The 2024 mill rate for the Town of Burns of 0.018327650 times \$72450 assessed land value.

Pre Auction Offer: Seller has the right to accept an offer prior to auction ending under all auction terms on the entire property. If seller accepts an offer prior to auction ending the seller has the right to cancel the auction

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

Broker Participation: Auction Company to pay 1% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than June 19th 2025 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 27th 2025.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

**UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
HAMELE AUCTION SERVICE LLC
P.O. Box 257, Portage, WI 53901
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS
Without Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at N5920 Cty Rd E Town Burns LaCrosse County.

- **Auction Lot 1:** Home and Buildings along with 17+/- Acres (offered as a whole price) Approx 17 acres of 03-00416-000
- **Auction Lot 2:** 98+/- Acres (offered as a whole price not price per acre) Parcel #03-00437-000, 03-00438-000 and Approx 18 acres of 03-00416-000

These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC ("Auctioneer") has been appointed by David and Gennean Vetrano Irrevocable Trust (Richard Vetrano Trustee ("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 \$ 10,000 per auction lot . This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before Oct 13th 2025 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE 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 COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 1 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency

Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents much 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):

Buyers Signature

Buyers Signature

Bidder Number:

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

United Country Midwest Lifestyle Properties

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): David and Gennean Vetrano Irrevocable Trust
2 Entity Name (if any): David and Gennean Vetrano Irrevocable Trust
3 Name & Title of Authorized Representative for Seller Entity: Richard Vetrano-Trustee
4 Property Address: N5920 County Road E, Bangor, WI 54614

5 Listing Agent and Listing Firm: Rob Nelson Midwest Lifestyle Properties LLC

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

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

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

14 ☐ **SELLER REFUSAL TO COMPLETE**

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

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

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

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

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

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

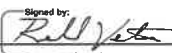
26 ☐ Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.

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

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

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

32 This form was delivered to Seller by Rob Nelson on 07/25/2025.
33 Agent for Firm Print Name ▲ Date ▲

34 Seller's/Owner's Signature:  Irrevocable Trust Date: 07/25/2025
35 Seller's/Owner's Signature: _____ Date: _____
36 Seller's/Owner's Signature: _____ Date: _____
37 Seller's/Owner's Signature: _____ Date: _____

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

40 Acknowledgment of Receipt by Buyers: _____
41 Initials ▲ Date ▲

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

Copyright© 2024 Wisconsin REALTORS® Association; Drafted by Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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

United Country Midwest Lifestyle

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

Page 1 of 3

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

Disclosures and Acknowledgments made with respect to the Property at N5920 County Road E, Bangor Wi, Wisconsin.

SELLER DISCLOSURE AND CERTIFICATION.

Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

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

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

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

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

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

(X)  **07/25/2025**
(ALL Sellers' signatures) Print Names Here ▶ **Richard Vetrano-Trustee** (Date) ▲

Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

(Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A, Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)
DISCLOSURE REQUIREMENTS FOR SELLERS. (a) The following activities shall be completed before the Buyer is obligated under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

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

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

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

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

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

United Country Midwest Lifestyle Properties, 426 2nd S Onalaska WI 76296
Phone: (608) 769-3493

Fax: Rob Nelson

Vetrano

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■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English, Spanish):

(1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

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

(2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

(3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no such records or reports are available, the Seller shall so indicate.

(4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

(5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either: (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

(6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing, a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes the required activities. Buyer's agents paid solely by Buyer are exempt.

(7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84) certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

■ **DEFINITIONS:**

Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance with any applicable legal requirements.

Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred to in the singular whether one or more**).

Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision of a report explaining the results of the investigation.

Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls, abatement, etc.

Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1) information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection; (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5) provision of a report explaining the results of the investigation.

Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular whether one or more**).

Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
 115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
 116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.
 117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
 118 knowledge, that the information provided by them is true and accurate.

DocuSigned by:

Robbie J Nelson

07/25/2025

119 (X) _____
 120 (Agent's signature) ▲ Print Agent & Firm Names Here ► Rob Nelson-Midwest Lifestyle Properties

(Date) ▲

121 (X) _____
 122 (Agent's signature) ▲ Print Agent & Firm Names Here ►

(Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
 124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
 125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
 126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
 127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
 130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 ☐ **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
 132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
 133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
 134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
 135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
 136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
 137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) ☐ **STRIKE ONE** have a right to cure [if neither struck, Seller shall have the right to
 139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
 140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
 141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
 142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
 143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
 144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
 145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
 146 in conformance with the requirements of all applicable law.

147 ☐ Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148 ☐ Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*
 150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 (3) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
 153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
 154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
 155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

156 (4) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
 157 knowledge, that the information provided by them is true and accurate.

158 (X) _____
 159 (Buyers' signatures) ▲ Print Names Here ►

(Date) ▲

160 (X) _____
 161 (Buyers' signatures) ▲ Print Names Here ►

(Date) ▲

TOWN OF BURNS TREASURER
W2875 ANDERSON RD
MINDORO WI 54644

Please inform the treasurer of any address change.



VETRANO IRREVOCABLE LIVING TRUST, DAVID
VETRANO IRREVOCABLE LIVING TRUST, GENNEAN
N5920 COUNTY ROAD E
BANGOR WI 54614
USA

FOR QUESTIONS ON YOUR BILL PLEASE VISIT "
WWW.LACROSSECOUNTY.ORG/TAX "

Property Address

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024
TOWN OF BURNS
LA CROSSE COUNTY

BILL NO. 67529
Correspondence should refer to parcel number
PARCEL#: 03-00437-000
ALT. PARCEL #: 2039

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
26,600		26,600	0.6730	58,800		58,800	☐ A star in this box means unpaid prior year taxes
Taxing Jurisdiction	2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change		
LA CROSSE COUNTY	76,382	78,158	101.01	104.13	3.1%	Gross Property Tax	487.51
TOWN OF BURNS	197,750	200,077	44.71	45.67	2.1%	First Dollar Credit	
WTC	131,449	130,659	37.06	38.06	2.7%	Lottery Credit	
BANGOR SCHOOL	2,045,305	2,164,112	285.29	299.65	5.0%	Net Property Tax	487.51
STATE OF WISCONSIN				0.00			
Total	2,450,886	2,573,006	468.07	487.51	4.2%		
			First Dollar Credit Lottery & Gaming Credit Net Property Tax	468.07	487.51	4.2%	
School taxes reduced by school levy tax credit		\$71.07	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Not Assessed Value Rate (Does NOT reflect credits)	TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2025 \$ 487.51	
			1639921 1615873 ACRES: 40.000 SEC 22, T 17 N, R 05 W, SW¼ of NW¼ SW1/4 OF NW1/4		0.018327650	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. Installments may be paid as follows: 243.76 DUE BY 01/31/2025 243.75 DUE BY 07/31/2025	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
BANGOR SCHOOL	287,630.86	73.83	2025
BANGOR SCHOOL	451,113.54	115.79	2043

RETAIN THIS
PORTION AS
YOUR COPY
SEE REVERSE
SIDE FOR
IMPORTANT
INFORMATION

PAY 1ST INSTALLMENT OF:
\$243.76
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
\$243.75
By July 31, 2025

OR PAY FULL AMOUNT OF:
\$487.51
By January 31, 2025

Amount Enclosed: \$
Make Check Payable and Mail to:

TOWN OF BURNS TREASURER
W2875 ANDERSON RD
MINDORO WI 54644
608-386-6187

2024 Real Estate Property Bill #
67529

Parcel #
03-00437-000

Alt. Parcel #
2039

VETRANO IRREVOCABLE LIVING TRUST, DAVI
Include This Stub With Your Payment



Amount Enclosed: \$
Make Check Payable and Mail to:

COUNTY TREASURER
AMY L. TWITCHELL
212 6TH STREET
LA CROSSE WI 54601
608-785-9711

2024 Real Estate Property Bill #
67529

Parcel #
03-00437-000

Alt. Parcel #
2039

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Amount Enclosed: \$
Make Check Payable and Mail to:

TOWN OF BURNS TREASURER
W2875 ANDERSON RD
MINDORO WI 54644
608-386-6187

2024 Real Estate Property Bill #
67529

Parcel #
03-00437-000

Alt. Parcel #
2039

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PA-685/3 (R. 8-15)

TOWN OF BURNS TREASURER
W2875 ANDERSON RD
MINDORO WI 54644

Please inform the treasurer of any address change.



VETRANO IRREVOCABLE LIVING TRUST, DAVID
VETRANO IRREVOCABLE LIVING TRUST, GENNEAN
N5920 COUNTY ROAD E
BANGOR WI 54614
USA

FOR QUESTIONS ON YOUR BILL PLEASE VISIT "
WWW.LACROSSECOUNTY.ORG/TAX "

Property Address

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024
TOWN OF BURNS
LA CROSSE COUNTY

BILL NO. 67530
Correspondence should refer to parcel number
PARCEL#: 03-00438-000
ALT. PARCEL #: 2040

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
25,600		25,600	0.6730	53,500		53,500	☐ A star in this box means unpaid prior year taxes
Taxing Jurisdiction	2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change	Gross Property Tax	
LA CROSSE COUNTY	76,382	78,158	96.35	100.21	4.0%	First Dollar Credit	469.20
TOWN OF BURNS	197,750	200,077	42.65	43.96	3.1%	Lottery Credit	
WTC	131,449	130,659	35.35	36.63	3.6%	Net Property Tax	469.20
BANGOR SCHOOL	2,045,305	2,164,112	272.12	288.40	6.0%		
STATE OF WISCONSIN				0.00			
Total	2,450,886	2,573,006	446.47	469.20	5.1%		
	First Dollar Credit					TOTAL DUE	FOR FULL PAYMENT
	Lottery & Gaming Credit					PAY BY	January 31, 2025
	Net Property Tax		446.47	469.20	5.1%	\$	469.20
School taxes reduced by school levy tax credit	\$68.39	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.			Net Assessed Value Rate (Does NOT reflect credits)	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.	
		1639921 1615873	ACRES: 40.000		0.018327650	Installments may be paid as follows:	
		SEC 22, T 17 N, R 05 W, SE 1/4 of NW 1/4				234.60 DUE BY	01/31/2025

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
BANGOR SCHOOL	287,630.86	71.05	2025
BANGOR SCHOOL	451,113.54	111.44	2043

RETAIN THIS
PORTION AS
YOUR COPY
SEE REVERSE
SIDE FOR
IMPORTANT
INFORMATION

PAY 1ST INSTALLMENT OF:
\$234.60
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
\$234.60
By July 31, 2025

OR PAY FULL AMOUNT OF:
\$469.20
By January 31, 2025

Amount Enclosed: \$
Make Check Payable and Mail to:

TOWN OF BURNS TREASURER
W2875 ANDERSON RD
MINDORO WI 54644
608-386-6187

2024 Real Estate Property Bill #
67530

Parcel #
03-00438-000

Alt. Parcel #
2040

VETRANO IRREVOCABLE LIVING TRUST, DAVI
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Amount Enclosed: \$
Make Check Payable and Mail to:

COUNTY TREASURER
AMY L. TWITCHELL
212 6TH STREET
LA CROSSE WI 54601
608-785-9711

2024 Real Estate Property Bill #
67530

Parcel #
03-00438-000

Alt. Parcel #
2040

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Amount Enclosed: \$
Make Check Payable and Mail to:

TOWN OF BURNS TREASURER
W2875 ANDERSON RD
MINDORO WI 54644
608-386-6187

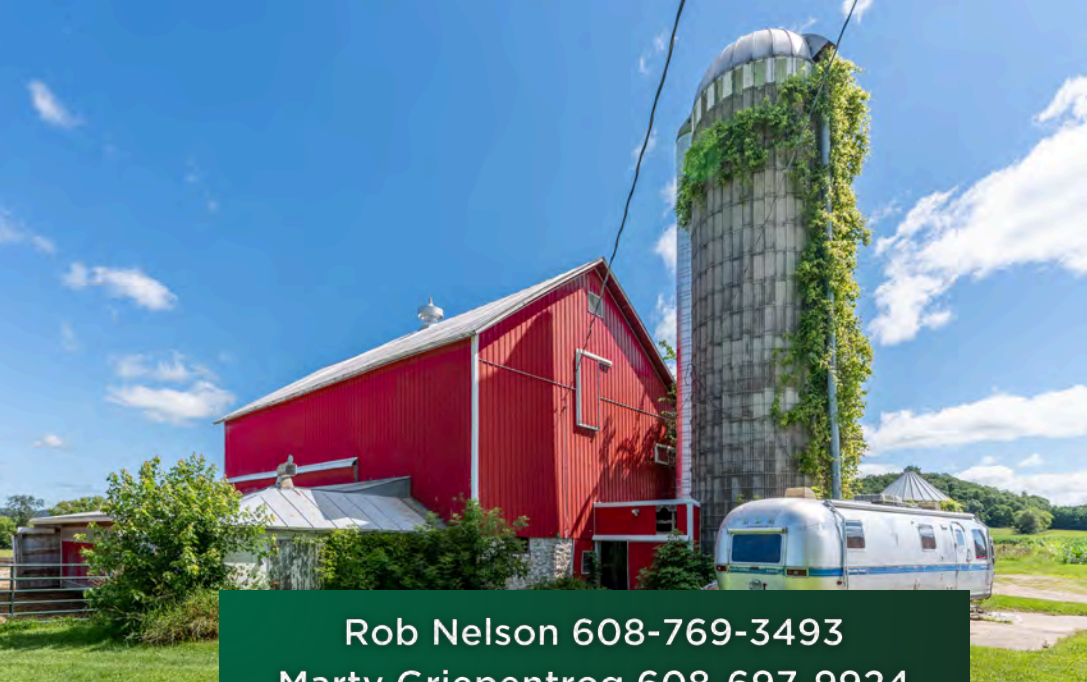
2024 Real Estate Property Bill #
67530

Parcel #
03-00438-000

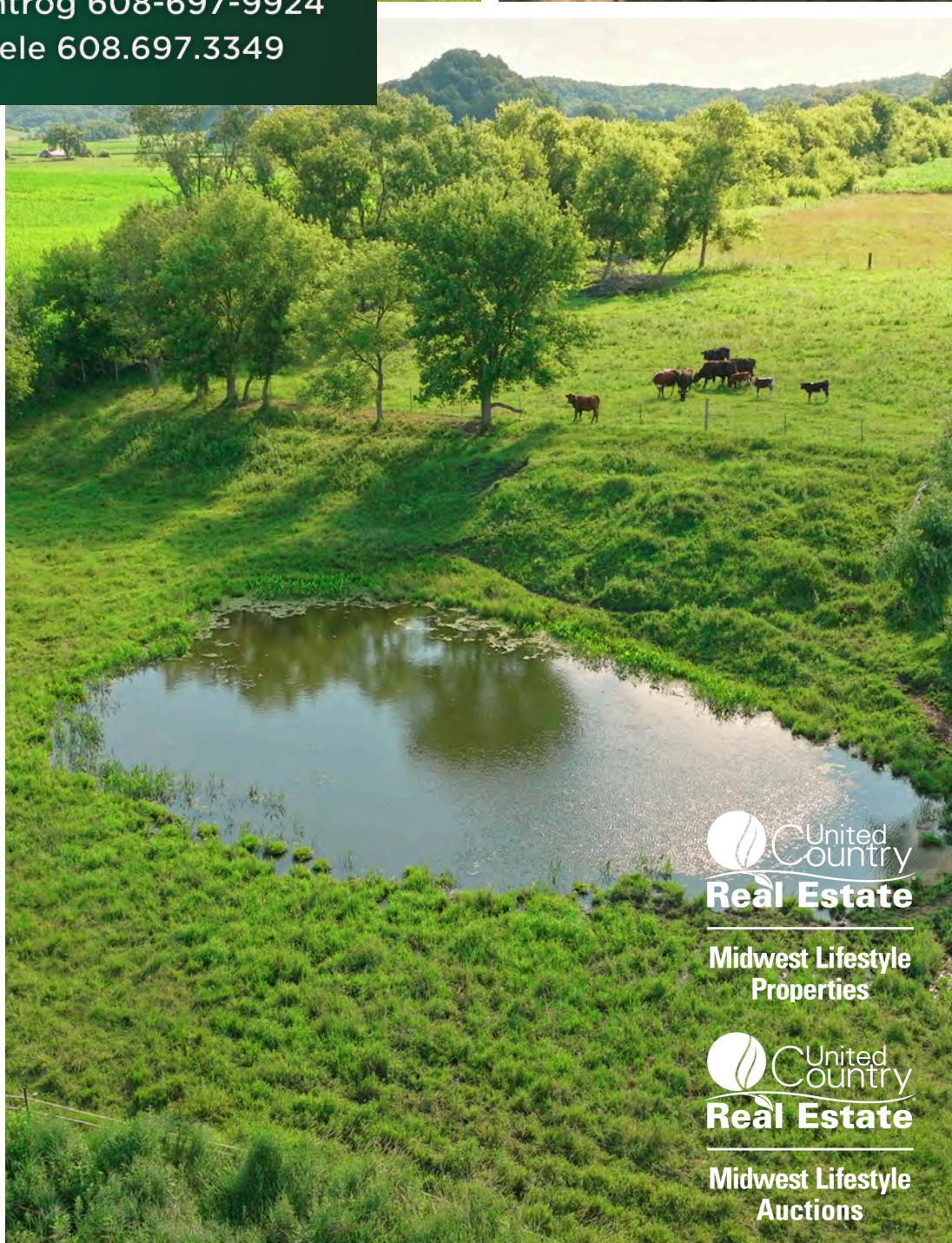
Alt. Parcel #
2040

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Rob Nelson 608-769-3493
Marty Griepentrog 608-697-9924
Travis Hamele 608.697.3349



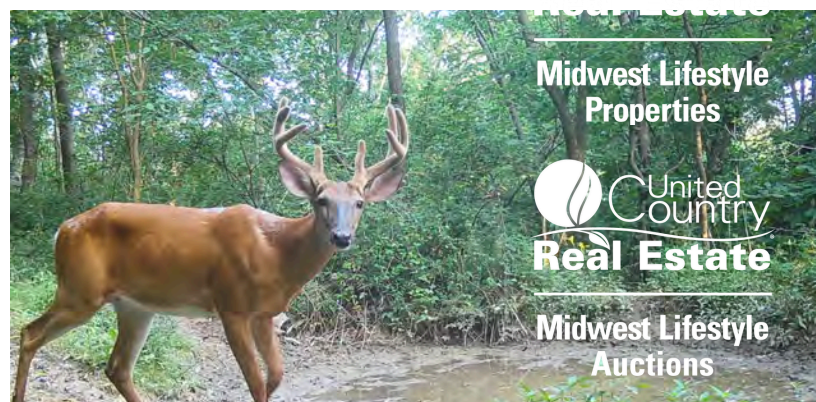
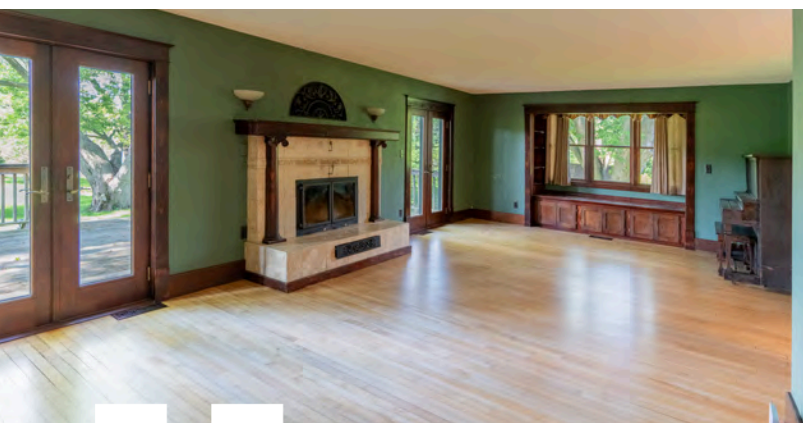
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