

Eagle Landmark Surveying, Inc.

*Professional Land Surveyors
Serving Northern Wisconsin*
5035 Hwy. 70 West
Eagle River, WI 54521
Phone & Fax (715)479-9610
E-Mail survey@eaglelandmark.com

Description for Survey Map No. E4265

Parcel 2: A parcel of land being a part of Gov't. Lot 1, Section 11, Town 43 North, Range 6 East, Town of Presque Isle, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 11 being marked by a Vilas County aluminum capped monument and the **Place of Beginning**, thence S $0^{\circ}18'42''$ E 900.00 feet along the True North-South $\frac{1}{4}$ line of said Section 11 to an iron pipe, thence N $89^{\circ}20'04''$ W 200.00 feet to an iron pipe in the right-of-way of Bartsch Road, a Town Road, thence N $56^{\circ}31'52''$ W 62.35 feet (N 57° W of record) to an iron pipe in said right-of-way, thence N $0^{\circ}18'42''$ W 866.22 feet parallel with the East line of said Gov't. Lot 1 to an iron pipe on the North line of said Section 11, thence S $89^{\circ}20'04''$ E 251.83 feet (S $89^{\circ}20'21''$ E and S $89^{\circ}20'07''$ E of record) along said North Section line back to the **Place of Beginning**. Subject to the Town Road right-of-way known as Bartsch Road.

Subject to and including any easements, restrictions or reservations of record.

LAND APPRAISAL REPORT

File No. 05120-18

Borrower N/A Census Tract _____ Map Reference VI-125
 Property Address Bartsch Rd parcel G6-2
 City Presque Isle County Vilas State WI Zip Code 54557
 Legal Description Part of Govt Lot 6 S 2 T43N R 6 E
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ TBD (yr) Loan charges to be paid by seller \$ N/A Other sales concessions _____
 Lender/Client Vilas County Forest, Recreation & Land Department Address 330 Court Street, Eagle River, WI 54521
 Occupant Vilas County Appraiser Dan Pudlo Instructions to Appraiser Appraise for current fair market value for bid sale process. Per client limited reporting, with additional information by request in appraisers work file.

IDENTIFICATION

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 45% 1 Family 50% 2-4 Family 5% Apts. 5% Condo 5% Commercial
 % Industrial _____ % Vacant _____
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From _____ To _____
 Predominant Occupancy Owner Tenant 100 % Vacant
 Single Family Price Range \$ 60 to \$ 280 Predominant Value \$ 110
 Single Family Age New yrs. to 60+ yrs. Predominant Age 20+ yrs.

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The area is vacation and second home oriented, with tourism and the forest product industry being the major industry and employers. The subject has access to all necessary supporting facilities, including schools, medical, dental, places of worship, fire and police protection, and a variety of activity groups and recreational opportunities. Located approximately 4 miles easterly of the Town of Presque Isle on the north side of Bartsch Rd.

Dimensions 330 rd frt est x irregular = 6.3 ac +/- est. Sq. Ft. or Acres Corner Lot
 Zoning classification Recreational Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Public Other (Describe) _____
 ELEC. Gas LP Gas/Typ Av Well/Typ Avail Septic/Typ Avail Underground Elect. & Tel
 OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface Paved _____
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo _____ Size Typical for Area
 Shape Irregular
 View Woods/Good
 Drainage Appears Adequate
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): There appears to be no adverse easements, encroachments, adverse assessments, etc. that would have a negative effect on the marketability of the subject property. The subject is not located within a flood plain. There is a lowland area in the parcel and it is assumed that access to the back portion is possible. Site is wooded with mid to larger trees.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Bartsch Rd parcel G6-2 Presque Isle, WI 54557	Highway 17 Conover, WI 54519	Dads Lake Rd Sayner, WI 54560	Lot 8 Boot Lake Rd Eagle River, WI 54521
Proximity to Subject				
Sales Price	\$ _____	\$ 17,000	\$ 28,500	\$ 21,750
Price list price	\$ _____	\$ 19,500	\$ 31,900	\$ 23,900
Data Source	Public Record	MLS 165918 275 days	MLS 114929 2481 days	MLS 134701 1381 days
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +/- \$ Adjust	DESCRIPTION +/- \$ Adjust	DESCRIPTION +/- \$ Adjust
Location	Rural	Rural	Rural	Rural
Site/View	6.30 ac +/-	5.15 ac +3,796	7.99 ac -6,028	8.00 ac -4,622
Wooded	yes	yes	yes	yes
Other	None	None	None	None
Cost Per Acre		\$ 3301	\$ 3567	\$ 2719
Sales or Financing Concessions		Typical None Known	Typical None Known	Typical None Known
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,796	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -6,028	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,622
Indicated Value of Subject		\$ 20,796	\$ 22,472	\$ 17,128

Comments on Market Data: All of the comparables are located on mid size acreage parcels being wooded and some having varying slope road from mix of high and low areas.

Comments and Conditions of Appraisal: No warranty of the appraised is given or implied. No liability is assumed for the mechanical, structural, electrical, septic, and well and or sewer and water laterals if any

Final Reconciliation: The market approach reflects the thinking and behavior of the typical buyer. Therefore it is this approach which carries the most weight.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 05/09/2018 to be \$ 20,000

Dan Pudlo
 Dan Pudlo Did Did Not Physically Inspect Property
 Appraiser(s) Review Appraiser (if applicable)