

818,000 Bu. Grain System
and 12,600 Sq. Ft. Shop

Clark County, WI

W2306 US Highway 10, Granton, WI 54436

Sealed Bid

AUCTION

INFORMATION BOOKLET

Sealed Bids Due:

Wednesday, June 18th at 5pm (CST)

Deliver to W2306 US Highway 10, Granton, WI 54436 from 1pm-5pm on June 18th
Or email to luke@schraderauction.com

- Incredible Turnkey Opportunity
- 818,000 Bu. Capacity
- Oldest built In 2013, newest in 2023
- MC Mixed Flow Dryer-3,200 BPH
- 500 Bu Dump Pit with 10,000 BPH Takeaway
- 70'x180'x20' Heated Fully Finished Shop

**Offered in
2 Tracts!**

 **SCHRADER**
Real Estate and Auction Company, Inc.
800.451.2709
SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Joshua H Nielsen

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Sales Manager - Christopher J. Hoffman, 91134-94
Auctioneer - Luke N. Schrader, 3088-52
Schrader Real Estate & Auction Co Inc
WI Auction Company 116-053
Schrader Real Estate & Auction Co Inc, 937019-91



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

TERMS & CONDITIONS

PROCEDURE: The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

PURCHASE CONTRACT: With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

EVIDENCE OF TITLE: Seller shall provide an owners title insurance policy in the amount of the purchase price.

DEED: Property to be conveyed by the appropriate deeds.

POSSESSION: Possession shall be at closing.

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

REAL ESTATE TAXES: 2025 taxes will be prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

TRACT MAPS, ACRES, DIMENSIONS: Tract maps, advertised acres and improvement dimensions are approximations based on existing tax parcel data, legal descriptions, architectural plans and/or aerial mapping data and are not provided as survey products.

TRACT 1 EASEMENT: If the tracts are sold separately, a new 50' easement shall be in effect across the east portion of tract for the benefit of access and utilities to Tract 2.

UTILITIES: If Tracts 1 and 2 are sold separately, the existing utility set up will remain in place for 60 days following the closing. The Tract 2 buyer will be responsible for the cost associated with severing the current utility hook ups and the cost for installing any new hook ups. The Tract 2 buyer will be charged \$1,000 at closing to be paid to the Tract 1 buyer for their estimated portion of the utility bill for those 60 days.

STORMWATER DRAINAGE: The existing property is subject to compliance with a DNR stormwater plan. Buyer(s) agree to comply with any and all DNR requirements as part of this plan or any alternate plans correlating to the subject property.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

SURVEY: A new survey will be obtained only if necessary to record

the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

CONDUCT OF AUCTION: The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company. Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

CHANGES: Please regularly check www.schraderauction.com to review any changes and/or additional information.

THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

BOOKLET INDEX

- **LOCATION MAP, AERIAL TRACT MAP & IMPROVEMENT CHART** **Page 5-8**
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**For Information Call Auction Managers:
Chris Hoffman, 608-885-0005 & Luke Schrader, 260-229-7089**



**LOCATION MAP
AERIAL TRACT MAP
IMPROVEMENT CHART**

818,000 Bu. Grain System
and 12,600 Sq. Ft. Shop

Clark County, WI

W2306 US Highway 10, Granton, WI 54436

Sealed Bid

AUCTION



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Wednesday, June 18th at 5pm (CST)

Deliver to W2306 US Highway 10, Granton, WI 54436 from 1pm-5pm on June 18th

Or email to luke@schraderauction.com

GENERAL PROPERTY DESCRIPTION: The Nielsen Property is an exciting opportunity to purchase a high-quality grain handling system and outstanding machine shops. The bins and larger machine shop are offered in two tracts so that you have the choice to potentially purchase the tracts separately or in combination. You do not want to miss this chance to acquire exceptional facilities that would be a tremendous addition to any operation or Agribusiness. Contact the auction managers today for information on the sealed bid process.

INSPECTION DATES:

Tuesday, May 20th • 8am-11am

Wednesday, June 4th • 3pm-6pm

Wednesday, June 11th • 3pm-6pm

AERIAL TRACT MAP



TRACT 1: 8± ACRES. The grain system has an 818,000 Bu. Capacity across 5 different bins. Bins 1, 2, and 3 contain Intelli-Farms temp cables. The MC mixed flow dryer can run at 3,200 bph at 5 pt removal. It contains natural gas and propane mixed fuel supply. The dryer can be ran at 200 degrees plenum at 40 degrees ambient air with natural gas only. Additional heat and colder temperatures require LP supplement. The property contains a 9,200 gal LP tank with a vaporizer system running into the manifold on the dryer for mixed fuel blend. The system also contains a 500 bu. Dump pit with 10,000 bph takeaway. The wet leg can be operated at 10,000 bph, the dry leg and other

conveyance equipment at 4,000 bph. Also included with this property is a 36'x52' machine shop that is fully insulated, as well as a 100 ton full track scale with a scale house.

TRACT 2: 15± ACRES containing an immaculate 70'x180'x20' shop built in 2023 that is fully finished, includes in-floor heat, bathroom, water, electric, and drains. The doors measure 14'x16' and 18'x24'. A once in a lifetime opportunity to purchase a barn this new at this type of scale! Access will be via a 50' wide easement located on the east side of Tract 1.

IMPROVEMENT CHART

IMPROVEMENT AGES	
IMPROVEMENT	YEAR BUILT
Bin 1-80,000 Bu	2013
Bin 2-80,000 Bu	2014
Bin 3-314,000 Bu	2016
Bin 4-314,000 Bu	2023
Wet Bin-30,000 Bu	2016
Grain Handling Legs	2016
MC Mixed Flow Dryer	2023
Dump Pit	2016
36'x52' Machine Shop	Refurnished 2018
Scale	2020

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

5/5/25, 9:05 AM

Beacon - Clark County, WI - Report: 034.0185.000

Clark County, WI

Summary

Parcel Number 034.0185.000
Tax ID
Property Address W2306 US HWY 10
GRANTON, WI 54436
Legal Description PT LOT 1 CSM 1246 REC 705/202 LYG IN E1/2 OF E1/2-SW EX PCL DESC IN 850/46 & EX W 330' OF E 422' OF S 200' OF SE-SW & EX HWY R/W DESC 306/535 SEC 6 TWP 24 N R 1 E
(Note: For a complete legal description, see recorded document)
Location S6-T24N-R1E
Tax District 034 - TOWN OF LYNN
School District GRANTON AREA SCHOOL DISTRICT
Acres 23.3

[View Map](#)

Owners

[JOSHUA H NIELSEN](#)
N7128 ROMADKA AVE
GRANTON, WI 54436

Conveyances

Description	Document Number	Recorded Date	Document Date	Vol./Pg.
DEED-WARRANTY	649476	4/14/2022	4/14/2022	-
LAND CONTRACT	597733	11/21/2013	11/18/2013	-

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$14,800.00	\$14,100.00	\$13,100.00	\$9,800.00	\$9,600.00
Building Value	\$354,200.00	\$143,700.00	\$143,700.00	\$105,400.00	\$105,400.00
Total Value	\$369,000.00	\$157,800.00	\$156,800.00	\$115,200.00	\$115,000.00
Estimated Fair Market Value	\$425,500.00	\$156,700.00	\$146,800.00	\$128,200.00	\$120,800.00

Tax History

Tax Year	2024	2023	2022	2021	2020	
Total Tax	+	\$6,023.49	\$2,439.76	\$2,582.68	\$2,574.33	\$2,583.35
Managed Forest Tax	+	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	+	(\$45.81)	(\$51.85)	(\$62.82)	(\$67.08)	(\$68.92)
Lottery Credit	+	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Property Tax	=	\$5,977.68	\$2,387.91	\$2,519.86	\$2,507.25	\$2,514.43

Tax Payments

Year	PaidDate	Total Charge	Posted Pay	Balance Due
2024	12/30/2024	\$5,977.68	\$5,977.68	\$0.00
2023	1/2/2024	\$2,387.91	\$2,387.91	\$0.00
2022	1/12/2023	\$2,519.86	\$2,519.86	\$0.00
2021	1/6/2022	\$2,507.25	\$2,507.25	\$0.00
2020	1/4/2021	\$2,514.43	\$2,514.43	\$0.00
2019	1/31/2020	\$2,097.28	\$2,097.28	\$0.00

[2023](#)

The Clark County, WI Geographic Information Web Server provides online access to geographic and tax record info currently maintained by Clark County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 5/5/2025, 12:23:30 AM

Contact Us

Developed by
 SCHNEIDER
GEO SPATIAL

FSA INFORMATION

FSA INFORMATION

WISCONSIN
CLARK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 17043
Prepared : 5/6/25 5:11 PM CST
Crop Year : 2025

Tract 2869 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	86.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	1.32	0.00	51
Corn	38.17	0.00	99
Soybeans	13.69	0.00	32
TOTAL	53.18	0.00	

NOTES

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Tract Number : 12119

Description : Section 6 Lynn
FSA Physical Location : WISCONSIN/CLARK
ANSI Physical Location : WISCONSIN/CLARK
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : JOSHUA HAROLD NIELSEN
Other Producers : None
Recon ID : 55-019-2009-182

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
22.84	18.94	18.94	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	18.94	0.00	0.00	0.00	0.00	0.00

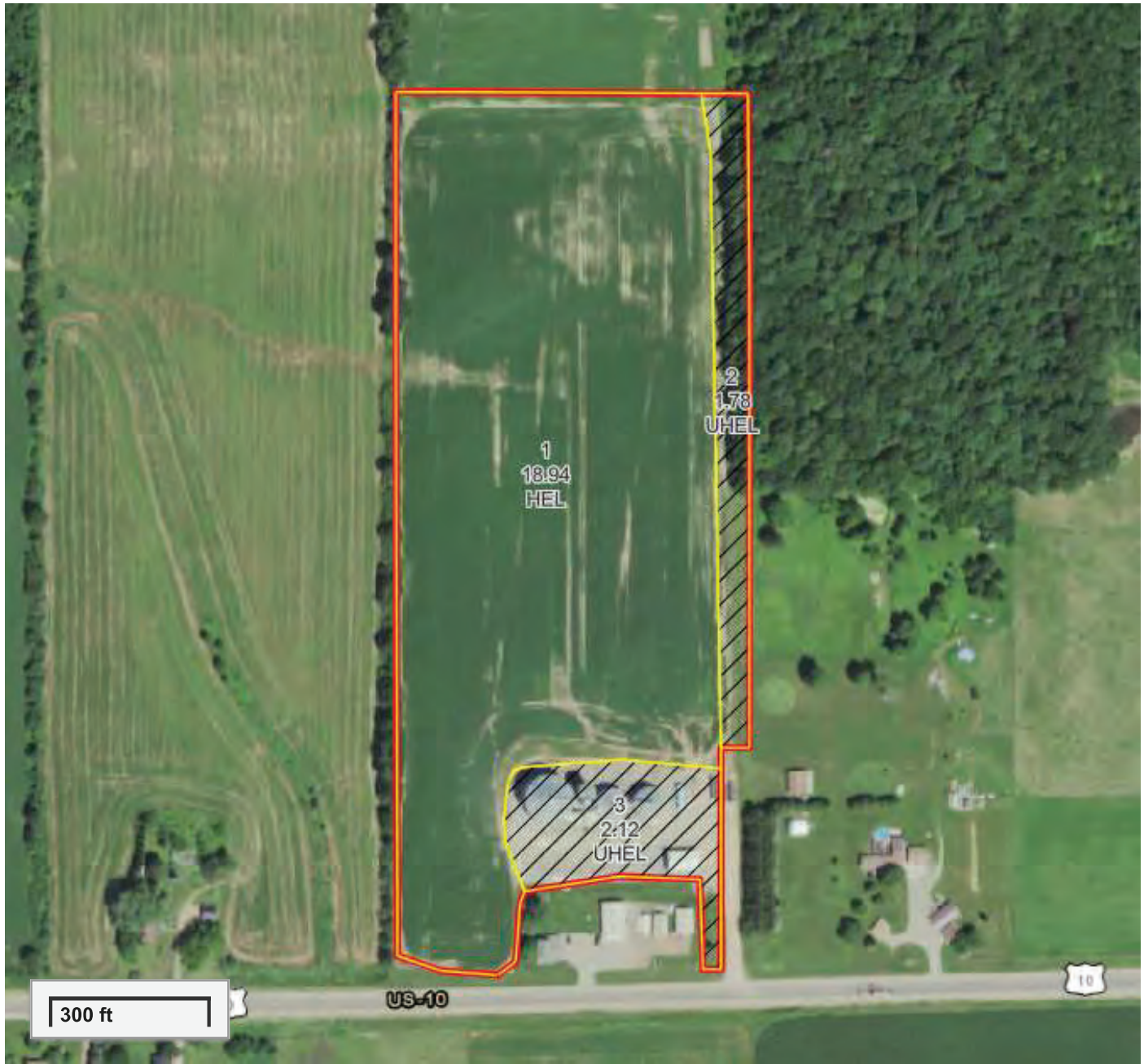
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.30	0.00	51
Corn	8.87	0.00	99
Soybeans	3.19	0.00	32
TOTAL	12.36	0.00	

NOTES

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FSA INFORMATION



Common Land Units

- Tract
- Cropland
- CRP Cropland
- Non-Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Crop Year



Farm **17043**
Tract **12119**

Total Tract Acres: 22.84 acres

Tract Page: 1 of 1
Page Count: 1 of 1
Map Created 05/08/2025

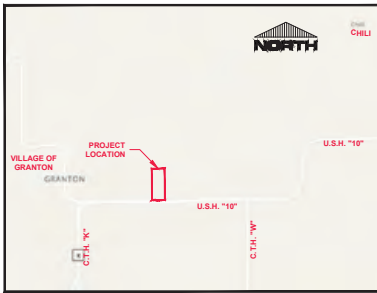
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

Note: Draw mode functionality is provided for informational purposes only. Any graphics created using the draw tool and its associated acreage will not be considered official acreage for program purposes.

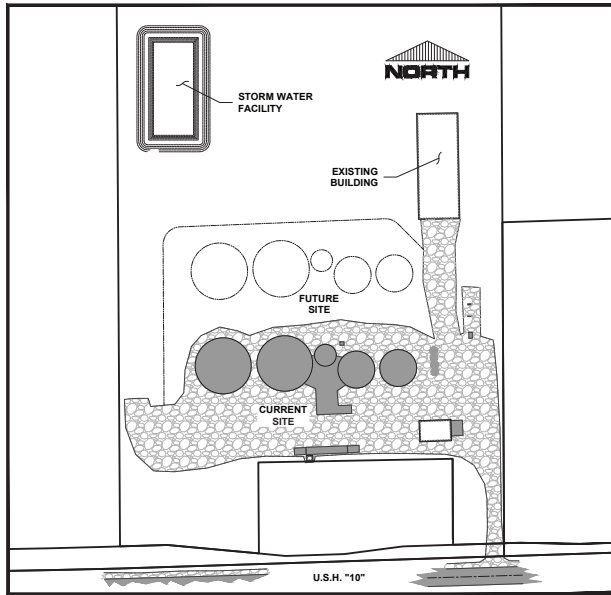
DNR STORMWATER DRAINAGE INFORMATION

DNR STORMWATER DRAINAGE INFO

JOSHUA NIELSEN COMMERCIAL DEVELOPMENT TOWN OF GRANTON, CLARK COUNTY



VICINITY MAP
(N.T.S.)



PROJECT SITE
W2306 U.S. HIGHWAY "10"
TOWN OF GRANTON, CLARK COUNTY
(N.T.S.)

OWNER:
JOSHUA NIELSEN
N7128 ROMADKA AVENUE
GRANTON, WI 54436

ENGINEER:
EVERYDAY SURVEYING & ENGINEERING, LLC
MR. MARK ERICKSON
711 S. HILLCREST PARKWAY
ALTOONA, WI 54720
EMAIL: MARK@ESELLC.CO
PHONE: 715-831-0654

SHEET INDEX:

C100	TITLE SHEET
C101	EXISTING CONDITIONS PLAN
C102	SITE PLAN
C103	GRADING PLAN
C104	POND GRADING & EROSION CONTROL PLAN
C500	CONSTRUCTION DETAILS



ESE PROJECT #: 23145
DATE: 10-13-23
REVISED: 03-29-24

EVERYDAY SURVEYING & ENGINEERING

DNR STORMWATER DRAINAGE INFO

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
West Central Region Headquarters
1300 W. Clairemont Ave
Eau Claire, WI 54701

Tony Evers, Governor
Secretary
Telephone (715) 839-3700
Toll Free 1-888-936-7463
TTY Access via relay - 711



April 1, 2024

Joshua Nielsen
N7128 Romadka Avenue
Granton WI 54436
Via email: JNIELSEN2150@GMAIL.COM

SUBJECT: Coverage Under WPDES General Permit No. WI-S067831-06: Construction Site Storm Water Runoff
Permittee Name: Joshua H. Nielsen
Site Name: Joshua Nielsen Property
FIN: 90820

Dear Permittee:

The Wisconsin Department of Natural Resources received your Water Resources Application for Project Permits or Notice of Intent, on October 18, 2023, for the Joshua Nielsen Property site and has evaluated the information provided regarding storm water discharges from your construction site. We have determined that your construction site activities will be regulated under ch. 283, Wis. Stats., ch. NR 216, Wis. Adm. Code, and in accordance with Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit No. WI-S067831-06, Construction Site Storm Water Runoff. All erosion control and storm water management activities undertaken at the site must be done in accordance with the terms and conditions of the general permit.

The **Start Date** of permit coverage for this site is April 01, 2024. The maximum period of permit coverage for this site is limited to 3 years from the **Start Date**. Therefore, permit coverage automatically expires and terminates 3 years from the Start Date and storm water discharges are no longer authorized unless another Notice of Intent and application fee to retain coverage under this permit or a reissued version of this permit is submitted to the Department 14 working days prior to expiration.

A copy of the general permit along with extensive storm water information including technical standards, forms, guidance and other documents is accessible on the Department's storm water program Internet site. To obtain a copy of the general permit, please download it and the associated documents listed below from the following Department Internet site:

<http://dnr.wi.gov/topic/stormwater/construction/forms.html>

- Construction Site Storm Water Runoff WPDES general permit No. WI-S067831-06
- Construction site inspection report form
- Notice of Termination form

If, for any reason, you are unable to access these documents over the Internet, please contact me and I will send them to you.

To ensure compliance with the general permit, please read it carefully and be sure you understand its contents. Please take special note of the following requirements (This is not a complete list of the terms and conditions of the general permit.):

1. The Construction Site Erosion Control Plan and Storm Water Management Plan that you completed prior to submitting your permit application must be implemented and maintained throughout construction. Failure to do so may result in enforcement action by the Department.

DNR STORMWATER DRAINAGE INFO

2. The general permit requires that erosion and sediment controls be routinely inspected at least every 7 days, and within 24 hours after a rainfall event of 0.5 inches or greater. Weekly written reports of all inspections must be maintained. The reports must contain the following information:

- a. Date, time, and exact place of inspection;
- b. Name(s) of individual(s) performing inspection;
- c. An assessment of the condition of erosion and sediment controls;
- d. A description of any erosion and sediment control implementation and maintenance performed;
- e. A description of the site's present phase of construction.

3. A **Certificate of Permit Coverage** must be posted in a conspicuous place on the construction site. The Certificate of Permit Coverage (WDNR Publication # WT-813) is enclosed for your use.

4. When construction activities have ceased and the site has undergone final stabilization, a Notice of Termination (NOT) of coverage under the general permit must be submitted to the Department.

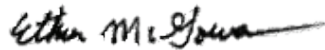
It is important that you read and understand the terms and conditions of the general permit because they have the force of law and apply to you. Your project may lose its permit coverage if you do not comply with its terms and conditions. The Department may also withdraw your project from coverage under the general permit and require that you obtain an individual WPDES permit instead, based on the Department's own motion, upon the filing of a written petition by any person, or upon your request.

If you believe that you have a right to challenge this decision to grant permit coverage, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to s. 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with s. NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with s. NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

Thank you for your cooperation with the Construction Site Storm Water Discharge Permit Program. If you have any questions concerning the contents of this letter or the general permit, please contact John Eaton at (715) 491-4092.

Sincerely,



Ethan McGowan, PE
Regional Stormwater Engineer
Northern & West Central Region

ENCLOSURE: Certificate of Permit Coverage

DNR STORMWATER DRAINAGE INFO



CERTIFICATE OF PERMIT COVERAGE

UNDER THE
WPDES CONSTRUCTION SITE STORM WATER RUNOFF PERMIT
Permit No. WI-S067831-06

Under s. NR 216.455(2), Wis. Adm. Code, landowners of construction sites with storm water discharges regulated by the Wisconsin Department of Natural Resources (WDNR) Storm Water Permit Program are required to post this certificate in a conspicuous place at the construction site. This certifies that the site has been granted WDNR storm water permit coverage. The landowner must implement and maintain erosion control practices to limit sediment-contaminated runoff to waters of the state in accordance with the permit.

EROSION CONTROL COMPLAINTS should be reported to the WDNR Tip Line at **1-800-TIP-WDNR (1-800-847-9367)**

Please provide the following information to the Tip Line:

WDNR Site No. (FIN): 90820

Site Name: Joshua Nielsen Property

Address/Location: W2306 U.S.H. "10", Town of Granton Village of GRANTON

Additional Information:

Landowner: Joshua H. Nielsen

Landowner's Contact Person: Joshua Nielsen

Contact Telephone Number: (715) 497-7691

Permit Start Date: April 01, 2024

By: _____

Joshua Nielsen

WDNR Publication # WT-813 (10/11)

DNR STORMWATER DRAINAGE INFO



Luke Schrader <luke@schraderauction.com>

Fwd: Notice of Termination: Joshua Nielsen Property, FIN 90820, Clark Co.

1 message

Joshua Nielsen <jnielsen2150@gmail.com>
To: Luke Schrader <luke@schraderauction.com>

Mon, May 5, 2025 at 9:24 AM

----- Forwarded message -----

From: **Joseph, Joshua L - DNR** <joshua.joseph@wisconsin.gov>
Date: Thu, May 1, 2025 at 10:39AM
Subject: Notice of Termination: Joshua Nielsen Property, FIN 90820, Clark Co.
To: jnielsen2150@gmail.com <jnielsen2150@gmail.com>
Cc: Eaton, John M - DNR <john.eaton@wisconsin.gov>

Good morning,

The Department has received your Notice of Termination (NOT) for the Joshua Nielsen Property project site in Clark Co. As a reminder termination criteria are as follows:

- Final stabilization means that all land-disturbing construction activities at the construction site have been completed, and that a uniform perennial vegetative cover has been established with a density of at least 70% of the cover for the unpaved areas, and for areas not covered by permanent structures or equivalent permanent stabilization measures.
- Disturbed soils have undergone final stabilization, temporary erosion and sediment controls have been removed, and all storm water discharges associated with construction activity have been eliminated.

Based off of the photo submitted with your NOT it does not appear that the banks of the detention pond have been stabilized, therefore termination criteria have not been met.

Please submit a new NOT when termination criteria have been met and the site is fully stabilized.

Please reach out to Stormwater Specialist John Eaton (cc'd, 715-491-4092) with any questions regarding this request.

Thank you!

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Josh Joseph

Stormwater Intake Specialist– West Central Region
Wisconsin Department of Natural Resources
1300 W Clairemont Ave, Eau Claire, WI 54701

(715)894-9780

joshua.joseph@wisconsin.gov



DNR STORMWATER DRAINAGE INFO



Luke Schrader <luke@schraderauction.com>

Property Sale

Eaton, John M - DNR <john.eaton@wisconsin.gov>
To: Luke Schrader <luke@schraderauction.com>
Cc: "McGowan, Ethan I - DNR" <ethan.mcgowan@wisconsin.gov>

Tue, Apr 15, 2025 at 1:48 PM

Hi Luke,

The following website will allow you to search for the permit at the property and view documents/design plans that were submitted to the Department as part of this permit application (type in 90820 to the search bar): <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>

If there is ongoing construction work part of this project, a permit Transfer of Coverage can be submitted: <https://dnr.wisconsin.gov/topic/Stormwater/construction/forms.html>

If construction is complete, and the site is stabilized and vegetated, a Notice of Termination can be submitted: See link above – this will be done online.

If you have any additional questions please reach out.

Thanks,

John Eaton
Storm Water Specialist – Bureau of Watershed Management
Wisconsin Department of Natural Resources
Phone: 715-491-4092
john.eaton@wisconsin.gov



dnr.wi.gov

Our core values include professionalism, integrity, and customer service.

Please visit our [survey](#) to provide feedback on your experience interacting with any DNR employee.



**TRACT 2-
NEW ELECTRIC
SERVICE QUOTE**

TRACT 2-NEW ELECTRIC SERVICE QUOTE



SPENCER, WI 54479

715-659-2344

Budget Estimate

Date	Estimate #
4/19/2025	5395

Name / Address
SCHRADER AUCTION CO 950 LIBERTY DRIVE COLUMBIA CITY, IN 46725

WI Building Contractor License #1064693 WI Master Electrician & UDC Inspector License #171822

Project
NIELSEN SHOP SERVICE

Description	Qty
(ROUGH COST ESTIMATE TO INSTALL A NEW SERVICE HOOK UP TO THE SHOP AT THE NIELSEN GRAIN FACILITY NEAR GRANTON WI) -EXISTING NEWER SHOP BUILDING IS CURRENTLY BEING SUPPLIED WITH 480V, 3-PHASE POWER OFF THE EXISTING 480V, 3PH GRAIN FACILITY SERVICE. WE WOULD DISCONNECT AND REMOVE EXISTING 480V SERVICE FEEDER AND REMOVE EXISTING 480V FUSED SERVICE DISCONNECT SWITCH AND STEP DOWN TRANSFORMER. AFTER 480V SYSTEM IS DISCONNECTED AND REMOVED WE INSTALL A NEW 200 AMP, 120,208V, 3PH, 4-WIRE METER SOCKET AND SERVICE ENTRANCE WIRING TO THE EXISTING 200AMP, 120/208V, 3PH SERVICE PANEL -CAP END OF OLD 480V FEEDER CONDUIT AFTER FEEDER WIRES ARE REMOVED FROM GRAIN FACILITY SERVICE -ALL WORK TO BE COORDINATED WITH XCEL ENERGY AND STATE ELECTRICAL INSPECTOR NOTE: UTILITY CHARGES, IF ANY, ARE NOT INCLUDED	
STATE PERMIT & ELECTRICAL INSPECTOR INSPECTION FEE (\$500 ALLOWANCE) SUBTOTAL ESTIMATED INSPECTION & PERMIT COST	1
-ESTIMATED MATERIAL COST	
MILBANK U9107-O-WI200A (200AMP, 3PH, 4-WIRE, 7TERM, RINGLESS METER PEDESTAL)	1
MILBANK S3488 (METER PEDESTAL EXTENSION FOR U4724 LEVER BYPASS PEDESTAL)	1
2 1/2" PVC MALE ADAPTER	2
2 1/2" PVC LB CONDULET	2
2 1/2" PVC SCH. 80 PVC CONDUIT	4
2 1/2" LOCKNUT	2
2 1/2" PLASTIC BUSHING	2
1 QUART PVC CLEANER	0.05
1 QT. HEAVY DUTY GRAY PVC CEMENT	0.05
NO. 3/0 THHN CU STR. WIRE	60
(DC-10) DUX SEAL COMPOUND (1LB. SIZE) (DUCT SEAL, IDEAL 31-601)	1

Thank you for your business.	Subtotal
	Sales Tax (5.5%)
	Total

TRACT 2-NEW ELECTRIC SERVICE QUOTE



SPENCER, WI 54479

715-659-2344

Budget Estimate

Date	Estimate #
4/19/2025	5395

Name / Address
SCHRADER AUCTION CO 950 LIBERTY DRIVE COLUMBIA CITY, IN 46725

WI Building Contractor License #1064693 WI Master Electrician & UDC Inspector License #171822

Project
NIELSEN SHOP SERVICE

Description	Qty
2 1/2" UNISTRUT STRAP	2
7/8" UNISTRUT CHANNEL (SLOTTED GALVANIZED)	2
5/16" X 3" TORX LAG BOLT (150 PER BOX)	8
3/8" X 3" CONCRETE SLEEVE ANCHOR	2
5/8" X 8' COPPER CLAD GROUND ROD (WERNER #615880)	2
5/8" GROUND ROD CLAMP (BLACKBURN #G5)	2
NO. 4 CU STRANDED BARE WIRE	20
SILICONE CAULK	0.5
3/4" PVC CONDUIT	6
3/4" PVC MALE ADAPTER	2
3/4" PVC LB	2
3/4" PVC CLIC-SNAP STRAP (NM2015)	2
3/4" LOCKNUT	1
3/4" PLASTIC BUSHING	2
1 1/2" PVC PIPE CAP	1
SUBTOTAL ESTIMATED MATERIAL COST	
MARKUP	
SUBTOTAL ESTIMATED MATERIAL COST PLUS MARKUP	
\$1000 CUSTOMER CREDIT (USED 480V EQUIPMENT & FEEDER WIRE REMOVED)	-1
SUBTOTAL USED MATERIALS CREDIT	
-ESTIMATED LABOR COST	
PROJECT MANAGEMENT	2
JOURNEYMAN ELECTRICIAN (SERVICE RATE)	12
3RD YEAR APPRENTICE LABOR RATE	12
JOURNEYMAN EQUIPMENT OPERATOR LABOR	4
SUBTOTAL ESTIMATED LABOR COST	

Thank you for your business.	Subtotal	\$3,213.57
	Sales Tax (5.5%)	\$88.35
	Total	\$3,301.92

PRELIMINARY TITLE

PRELIMINARY TITLE

American Land Title Association

ALTA Plain Language Commitment Form
Adopted 6-17-06

File No.: SC-25-0200/FA-10305

For Information Only - NOT a title insurance product

SCHEDULE A

1. Effective Date: April 11, 2025 at 08:00 AM
2. Fee Simple interest in the land described is owned, at the Effective Date, by
Joshua H. Nielsen
3. The land referred to is described as follows:

Lot One (1) of Clark County Certified Survey Map No. 1246 recorded in Volume 705 Records, page 202 as Document No. 516040, Town of Lynn, Clark County, Wisconsin,
EXCEPT Commencing at the Northwest corner of Clark County Certified Survey Map No. 1246,
thence N88°33'00" E 1973.87 feet,
thence S00°24'58" E 993.39 feet,
thence S88°33'00" W 1316.70 feet,
thence continuing S88°33'00" W to the West line of Clark County Certified Survey Map No. 1246,
thence N00°21'40" W along the West line of Clark County Certified Survey Map No. 1246 to the point of beginning;
EXCEPT the West 330 feet of the East 422 feet of the South 200 feet of the SE 1/4 of the SW 1/4 of Section 6, Township 24 North, Range 1 East;
AND EXCEPT lands conveyed for highway purposes in Volume 306 Records, page 535.

Tax Parcel No: 034.0185.000
Property Address: W2306 US Hwy 10, Granton, WI 54436

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PRELIMINARY TITLE

SCHEDULE B - SECTION I

File No.: SC-25-0200/FA-010305

For Information Only - NOT a title insurance product

THIS IS A SEARCH ONLY - NO POLICY WILL BE ISSUED.

PRELIMINARY TITLE

American Land Title Association

ALTA Plain Language Commitment Form
Adopted 6-17-06

SCHEDULE B – SECTION II

File No.: SC-25-0200/FA-10305

For Information Only - NOT a title insurance product

EXCEPTIONS

1. The lien of the general real estate taxes for the year **2025**, and thereafter.
2. The lien of any special assessments, special taxes or special charges.
3. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
4. Easements, or claims of easements or encumbrances that are not shown by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.
7. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date.
8. Any claim of adverse possession or prescriptive easement.
9. Rights of the Public, State of Wisconsin and any political subdivision of the State in such portion of subject land laid out and used for Highway currently known as US Highway 10.
10. Easement to Northern States Power Company, recorded September 30, 1927 in Volume 131 Deeds, page 323 as Document No. 185166.
11. Access Restrictions contained in Award of Damages by State of Wisconsin, Department of Transportation recorded November 26, 1973 in Volume 306 Records, page 535 as Document No. 350476.
12. Privy Installation Agreement recorded March 6, 2003 in Volume 697 Records, page 454 as Document No. 513774.
13. Terms, Conditions, Provisions and Obligations of Joint Driveway Easement, Joint Roadway Right-of-Way and Maintenance Agreement contained in Warranty Deed recorded July 31, 2008 in Volume 850 Records, page 46 as Document No. 561094.
14. Terms, Conditions and Provisions of Mortgage from Joshua H. Nielsen, a/k/a Joshua Nielsen, a single man to FBN Finance, LLC, Sioux Falls, SD, in the original amount of _____ dated April 12, 2022, recorded April 13, 2022 as Document No. 649451.
Assignment of Mortgage to U.S. Bank National Association, as Custodian/Trustee for Federal Agricultural Mortgage Corporation programs recorded April 18, 2022 as Document No. 649516.

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PRELIMINARY TITLE

15. Terms, Conditions and Provisions of Mortgage from Joshua H. Nielsen AKA Joshua Nielsen, an unmarried individual to First Financial Bank, El Dorado, AR, in the original amount of _____ dated April 12, 2022, recorded April 13, 2022 as Document No. 649452.
16. Terms, Conditions and Provisions of Severance Agreement/Easement (Equipment) from Joshua Harold Nielsen, a/k/a Joshua H. Nielsen, a single person to Agri-Access a division and registered trademark of Compeer Financial, ACA, dated February 2, 2023, recorded May 23, 2023 as Document No. 655504.
17. Terms, Conditions and Provisions of Severance Agreement/Easement (Equipment) from Joshua Harold Nielsen, a/k/a Joshua H. Nielsen, a single person to Agri-Access a division and registered trademark of Compeer Financial, ACA, dated February 2, 2023, recorded May 23, 2023 as Document No. 655505.
18. Terms, Conditions and Provisions of Severance Agreement/Easement (Building) from Joshua Harold Nielsen to Northland Capital Financial Services, LLC, dated July 24, 2023, recorded August 1, 2023 as Document No. 656528.
19. Terms, Conditions, Provisions and Obligations of Memorandum of Lease by Northland Capital Financial Services, LLC, as Lessor and Joshua Harold Nielsen, as Lessee recorded August 1, 2023 as Document No. 656534.
20. Terms, Conditions, Provisions and Obligations of OPTION TO PURCHASE contained in Memorandum of Lease by Northland Capital Financial Services, LLC, as Lessor and Joshua Harold Nielsen, as Lessee recorded August 1, 2023 as Document No. 656534.
21. Financing Statement recorded August 2, 2023 as Document No. 656535: Debtor(s): Joshua Harold Nielsen. Secured Party: Northland Capital Financial Services, LLC.
22. Holding Tank Maintenance and Monitoring Agreement and Holding Tank By Choice Affidavit recorded September 18, 2023 as Document No. 657320.
23. Terms, Conditions and Provisions of Mortgage from Joshua H. Nielsen, a/k/a Joshua Nielsen to FBN Finance, LLC, Sioux Falls, SD, in the original amount of \$_____, dated May 1, 2024, recorded May 21, 2024 as Document No. 660790.
24. Terms, Conditions and Provisions of Assignment of Rents by Black-Eyed Badger Farms LLC, a Wisconsin limited liability company and Joshua Harold Nielsen, an individual to FBN Finance, LLC and Northside Elevator Inc., dated May 1, 2024, recorded May 28, 2024 as Document No. 660908.

* * *

For Informational Purposes Only: 2024 Tax Amount

034.0185.000.....\$5,977.68 after First Dollar Credit of \$45.81



PRELIMINARY TITLE

VOL. 850 PAGE 047

1. Grantors for themselves, their heirs, legal representatives, purchasers, successors and assigns do hereby sell, grant and convey to Grantees, their heirs, legal representatives, purchasers, successors and assigns, a thirty-three (33') foot non-exclusive permanent and perpetual joint driveway easement and joint roadway right-of-way from US Highway 10 and upon, over and across the East two (2) rods of the SE1/4 of the SW1/4 and upon, over and across the East two (2) rods of the NE1/4 of the SW1/4 of Section 6, Township 24 North, Range 1 East, Clark County, Wisconsin, for access to Grantees' property.

Grantors retain and reserve for themselves, their heirs, legal representatives, purchasers, successors and assigns the joint use of the entire thirty-three (33') foot non-exclusive permanent and perpetual joint driveway and joint roadway from US Highway 10 and upon, over and across the East two (2) rods of the SE1/4 of the SW1/4 and upon, over and across the East two (2) rods of the NE1/4 of the SW1/4 to Grantee's property described above, of Section 6, Township 24 North, Range 1 East, Clark County, Wisconsin, for access to Grantors' property.

Grantors for themselves, their heirs, legal representatives, purchasers, successors and assigns retain and reserve exclusive authority to make all repair, maintenance and improvement decisions on the joint driveway and joint roadway. Grantees however shall, with thirty (30) days written notice from Grantors, pay Grantors for one-half (1/2) of all costs of repairing, maintaining and improving the joint driveway and joint roadway.

This joint driveway easement and joint roadway right-of-way and all of the terms and conditions hereof shall be construed as running with the land.

2. If Grantees or their heirs, legal representatives, purchasers, successors or assigns pasture livestock on the above-described property, Grantees shall be responsible for the installation and maintenance and for the entire cost and expense of the installation and maintenance of a legal fence along the entire South side of the above-described property. All of the terms and conditions hereof shall be construed as running with the land.
3. The terms and conditions contained in this Warranty Deed supersede the provisions of the Offer to Purchase between the parties.
4. This Warranty Deed may be signed in counter-parts and shall be legal and binding and have the same force and effect as if original on original documents.

Wayne Kuhl

John W. Mast
John W. Mast

Janice Kuhl

Amelia Mast
Amelia Mast

RYZR\kuhl-mast.ease.wpd

PRELIMINARY TITLE

JUL 29 2008 9:55AM

NO. 949 P. 2

VOL. 850 PAGE 048

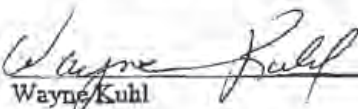
1. Grantors for themselves, their heirs, legal representatives, purchasers, successors and assigns do hereby sell, grant and convey to Grantees, their heirs, legal representatives, purchasers, successors and assigns, a thirty-three (33') foot non-exclusive permanent and perpetual joint driveway easement and joint roadway right-of-way from US Highway 10 and upon, over and across the East two (2) rods of the SE1/4 of the SW1/4 and upon, over and across the East two (2) rods of the NE1/4 of the SW1/4 of Section 6, Township 24 North, Range 1 East, Clark County, Wisconsin, for access to Grantees' property.

Grantors retain and reserve for themselves, their heirs, legal representatives, purchasers, successors and assigns the joint use of the entire thirty-three (33') foot non-exclusive permanent and perpetual joint driveway and joint roadway from US Highway 10 and upon, over and across the East two (2) rods of the SE1/4 of the SW1/4 and upon, over and across the East two (2) rods of the NE1/4 of the SW1/4 to Grantee's property described above, of Section 6, Township 24 North, Range 1 East, Clark County, Wisconsin, for access to Grantors' property.

Grantors for themselves, their heirs, legal representatives, purchasers, successors and assigns retain and reserve exclusive authority to make all repair, maintenance and improvement decisions on the joint driveway and joint roadway. Grantees however shall, with thirty (30) days written notice from Grantors, pay Grantors for one-half (1/2) of all costs of repairing, maintaining and improving the joint driveway and joint roadway.

This joint driveway easement and joint roadway right-of-way and all of the terms and conditions hereof shall be construed as running with the land.

2. If Grantees or their heirs, legal representatives, purchasers, successors or assigns pasture livestock on the above-described property, Grantees shall be responsible for the installation and maintenance and for the entire cost and expense of the installation and maintenance of a legal fence along the entire South side of the above-described property. All of the terms and conditions hereof shall be construed as running with the land.
3. The terms and conditions contained in this Warranty Deed supersede the provisions of the Offer to Purchase between the parties.
4. This Warranty Deed may be signed in counter-parts and shall be legal and binding and have the same force and effect as if original on original documents.


Wayne Kuhl

John W. Mast


Janice Kuhl

Amelia Mast

F:\ZR\kuhl-mast estate.wpd

PRELIMINARY TITLE

DOC# 656534
Recorded August 01, 2023 3:02 PM
MARY A. DENK, Clark Co Reg of Deeds
Fee Amount: \$30.00
Pages: 4 By: MAD

***The above recording information verifies
this document has been electronically
recorded and returned to the submitter***

This Instrument was drafted by, and after recording return to:
Lisa Peterson for Northland Capital Financial Services, LLC
333 33rd Ave S St. Cloud, MN 56301 8004712122
PIN: 034.0185.000

Above Space Reserved for Recording Information

Memorandum of Lease
Page 1 of 4

MEMORANDUM OF LEASE

NOTICE IS HEREBY GIVEN that Northland Capital Financial Services, LLC, a Minnesota Limited Liability Company, as Lessor; and Joshua Harold Nielsen, as Lessee, have entered into a certain Building Lease Agreement Contract#16200-007 ("Lease") for the Lease by Lessor to Lessee of a certain building(s), together with, but not limited to, certain machinery, equipment and accessories relating to such building (collectively "Building") located on or to be located on certain real estate located in Clark County, Wisconsin, and legally described as follows, to-wit ("Building Site"):

See Exhibit A attached hereto and incorporated herein by reference.

This Memorandum of Lease is executed and is to be recorded and/or registered with the County Recorder/Registrar in the county and state indicated above for the purpose of giving notice of the Lease of the Building by Lessor to Lessee. The Lease contains the following terms and provisions:

1. The Building, even after being placed upon the Building Site, shall retain its character as personal property throughout the term of the Lease and thereafter, and the Building shall continue, at all times, to be owned by Lessor.
2. The initial term of the Lease is 120 months and is scheduled to expire on July 31, 2033.
3. Lessor, its successors or assigns, is given the option to purchase the Building Site where the Building is located upon the expiration or earlier termination of the Lease upon those terms and conditions set forth in the Lease. This option to purchase shall be prior to and superior to any interests, rights or liens obtained by any persons or entities in the Building Site after the date hereof. This option to purchase shall survive and shall remain in effect following the expiration or earlier termination of Lease.

This Memorandum of Lease is in no way intended to supersede or vary the terms or conditions of the Lease. Nothing contained herein shall be construed to amend, modify, change, alter, amplify, interpret or supersede any of the terms and provisions of the Lease, which shall in all things control.

The terms and conditions of this Memorandum shall inure to the benefit of and be binding upon the Lessor and Lessee, their respective successors, assigns, heirs, personal representatives or nominees.

PRELIMINARY TITLE

Memorandum of Lease

Page 2 of 4

The whole purpose of this Memorandum is to give notice of the Lease and its terms, covenants and conditions to the same extent as if the Lease were fully set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease the day and year first above written.

LESSEE:
Joshua Harold Nielsen
N7128 Romadka Avenue
Granton, WI 54436

Dated: 07/24/2023

By Joshua Harold Nielsen
Joshua Harold Nielsen

LESSOR:
Northland Capital Financial Services, LLC
A Minnesota Limited Liability Company
333 33rd Ave S St. Cloud, MN 56301

Dated: 7/26/2023

By Becky Stueve
Becky Stueve
Its Operations Specialist

This is a lease less than 99 years and not a conveyance per state law (sec. 77.21 (1), Wis Stats.

PRELIMINARY TITLE

Memorandum of Lease
Page 3 of 4

STATE OF Texas)
COUNTY OF Harris) SS

On 07/24/2023 before me, the undersigned, personally appeared Joshua Harold Nielsen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

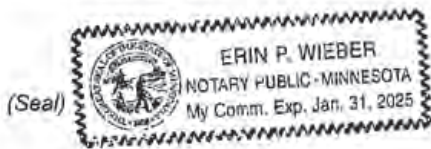


Monique R. Wagner Notary Public, State of Texas
Notary Public

Notarized online using audio-video communication

STATE OF MN)
COUNTY OF Sherburne) SS

On 7/26/23 before me, personally appeared Becky Stueve, to me personally known, who, being by me duly sworn, did say that s/he is the Superintendent of Socialist of Northland Capital Financial Services, LLC, the limited liability company named in the foregoing instrument, and that said instrument was signed and sealed on behalf of said company.



Erin P. Wieber
Notary Public

PRELIMINARY TITLE

Memorandum of Lease
Page 4 of 4

EXHIBIT A (Building Site)

In Clark County and the State of Wisconsin, described as follows:

Lot One (1) of Clark County Certified Survey Map No. 1246, recorded in Volume 705 Records, page 202 as Document No. 516040, Town of Lynn, Clark County, Wisconsin, EXCEPT Commencing at the Northwest corner of Clark County Certified Survey Map No. 1246, thence N88°33'00" E 1973.87 feet, thence S00°24'58" E 993.39 feet, thence S88°33'00" W 1316.70 feet, thence continuing S88°33'00" W to the West line of Clark County Certified Survey Map No. 1246, thence N00°21'40" W along the West line of Clark County Certified Survey Map No. 1246 to the point of beginning; EXCEPT the West 330 feet of the East 422 feet of the South 200 feet of the SE 1/4 of the SW 1/4 of Section 6, Township 24 North, Range 1 East; AND EXCEPT lands conveyed for highway purposes in Volume*

*306 Records, page 535.

PIN: 034.0185.000

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SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

