

Property Overview

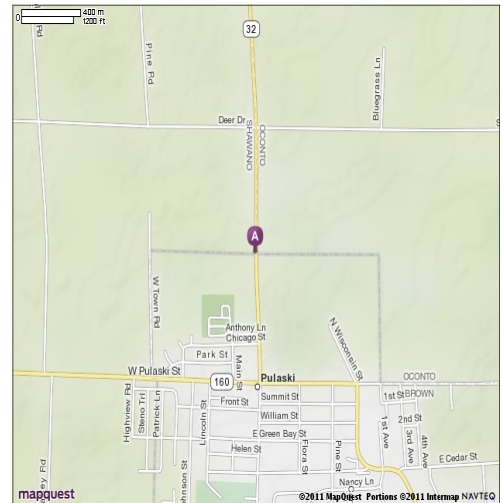
Farm land in the Town of Chase, the land consist of 55.23 acres.

Site Information

- Site Size 55.23 ± Acre
- Description.....Level
- Sewer / Water Municipal
- Zoned Agricultural
- Parcel Number 012-30-3002442 & 012-30-3001932
- 2010 R/E Taxes \$ 184.00

Directions

Hwy 32 North from Pulaski to property.



Offered By Joe Van Deurzen, Sales
HILGENBERG REALTY, LLC
1620 S. Ashland Ave., Green Bay, WI 54304

920-435-2002—Office
920-435-4003—Fax
800-585-2002—Toll Free
www.hilgenbergrealty.com—Web Site



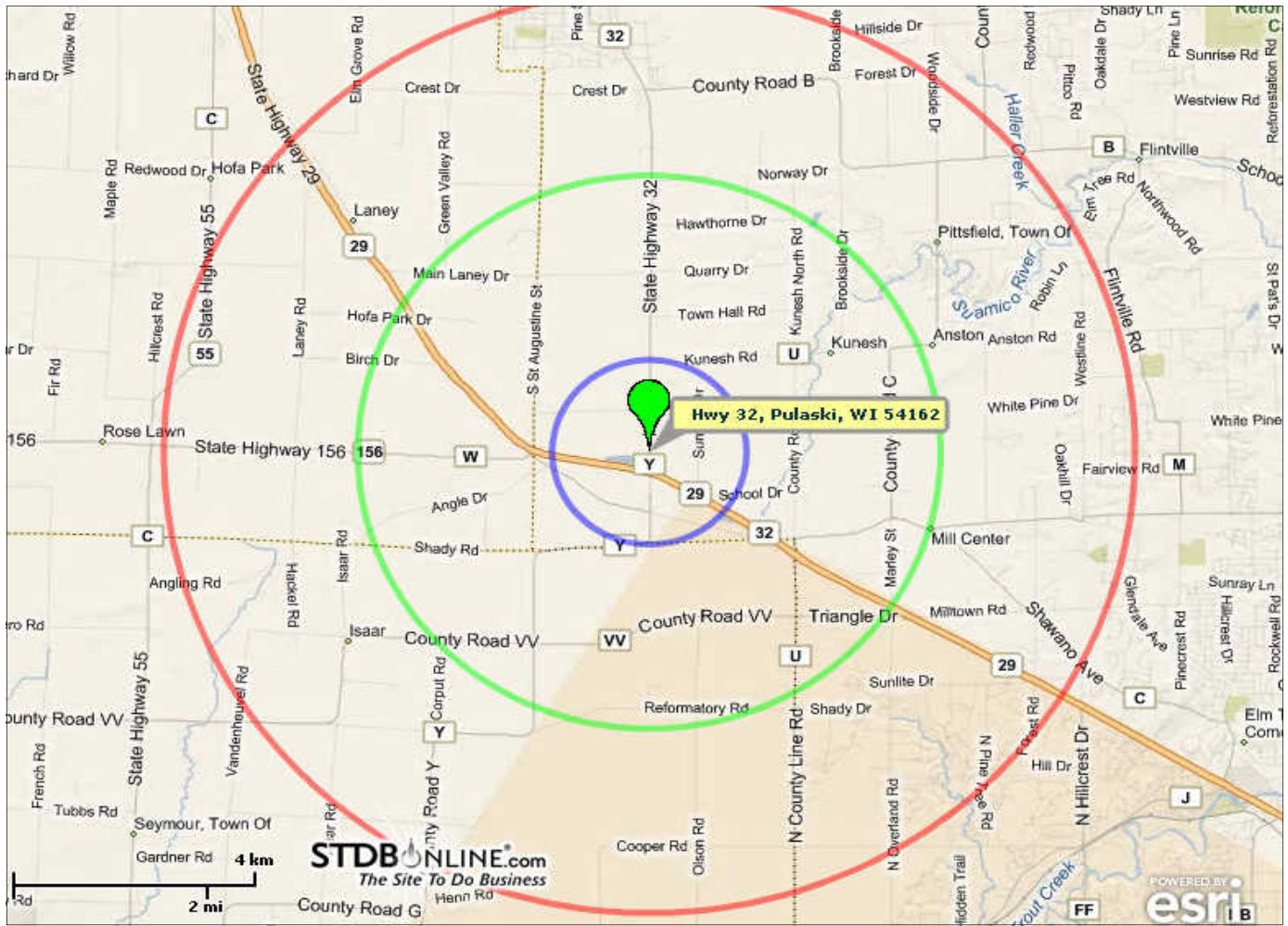
HWY 32, CHASE, WI 54162

Year	2010
Net Tax	\$130.00 & 54.00
Document No.....	670-571 & 670-571
Tax Rate	16.31 & 16.31
Fair Market Ratio9831 & .9831
Assessed Land Value	\$8,000 & 3,300
Total Assessed Value	\$8,000 & 3,300
School District.....	4613 — PULASKI SCHOOL DISTRICT
Municipality	TOWN OF CHASE
Tax Legal Description	SEC30-T26-R19E NW SE & SEC30-T26-R19E N1/2 OF FRL SW1/4 EXC LOT 1 CSM V7-P181 LOT 2 CSM V7- P180, LOT 3 CSM V7-P179.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors

SITE DETAILS REPORT—MAP

Rings—1 Mile, 3 Miles, 5 Miles



Source—Site To Do Business Web Site

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Hwy 32, Pulaski, WI 54162

Latitude: 44.600094

Longitude: -88.22054

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	162	1,471	8,971
Male Population	53.1%	50.5%	50.0%
Female Population	46.9%	49.5%	50.0%
Median Age	44.5	40.8	38.7
2010 Income			
Median HH Income	\$62,190	\$67,002	\$68,486
Per Capita Income	\$24,620	\$26,807	\$27,771
Average HH Income	\$61,932	\$74,191	\$75,941
2010 Households			
Total Households	66	547	3,246
Average Household Size	2.44	2.65	2.74
2010 Housing			
Owner Occupied Housing Units	85.5%	85.8%	76.3%
Renter Occupied Housing Units	10.1%	9.4%	17.7%
Vacant Housing Units	4.3%	4.9%	6.1%
Population			
1990 Population	150	1,254	6,228
2000 Population	139	1,347	7,786
2010 Population	162	1,471	8,971
2015 Population	163	1,532	9,430
1990-2000 Annual Rate	-0.76%	0.72%	2.26%
2000-2010 Annual Rate	1.51%	0.86%	1.39%
2010-2015 Annual Rate	0.12%	0.82%	1%

In the identified market area, the current year population is 8,971. In 2000, the Census count in the market area was 7,786. The rate of change since 2000 was 1.39 percent annually. The five-year projection for the population in the market area is 9,430, representing a change of 1 percent annually from 2010 to 2015. Currently, the population is 50.0 percent male and 50.0 percent female.

Households

1990 Households	50	395	2,044
2000 Households	54	478	2,769
2010 Households	66	547	3,246
2015 Households	67	576	3,442
1990-2000 Annual Rate	0.77%	1.93%	3.08%
2000-2010 Annual Rate	1.98%	1.32%	1.56%
2010-2015 Annual Rate	0.3%	1.04%	1.18%

The household count in this market area has changed from 2,769 in 2000 to 3,246 in the current year, a change of 1.56 percent annually. The five-year projection of households is 3,442, a change of 1.18 percent annually from the current year total. Average household size is currently 2.74, compared to 2.79 in the year 2000. The number of families in the current year is 2,542 in the market area.

Housing

Currently, 76.3 percent of the 3,456 housing units in the market area are owner occupied; 17.7 percent, renter occupied; and 6.1 percent are vacant. In 2000, there were 2,861 housing units - 78.4 percent owner occupied, 18.0 percent renter occupied and 3.5 percent vacant. The rate of change in housing units since 2000 is 1.86 percent. Median home value in the market area is \$165,957, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.1 percent annually to \$184,123. From 2000 to the current year, median home value changed by 2.21 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Hwy 32, Pulaski, WI 54162

Latitude: 44.600094

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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$39,375	\$39,643	\$35,906
2000 Median HH Income	\$50,571	\$56,194	\$55,758
2010 Median HH Income	\$62,190	\$67,002	\$68,486
2015 Median HH Income	\$64,706	\$75,112	\$77,185
1990-2000 Annual Rate	2.53%	3.55%	4.5%
2000-2010 Annual Rate	2.04%	1.73%	2.03%
2010-2015 Annual Rate	0.8%	2.31%	2.42%
Per Capita Income			
1990 Per Capita Income	\$13,312	\$13,767	\$14,162
2000 Per Capita Income	\$19,591	\$21,765	\$22,324
2010 Per Capita Income	\$24,620	\$26,807	\$27,771
2015 Per Capita Income	\$27,386	\$30,207	\$31,804
1990-2000 Annual Rate	3.94%	4.69%	4.66%
2000-2010 Annual Rate	2.25%	2.05%	2.15%
2010-2015 Annual Rate	2.15%	2.42%	2.75%
Average Household Income			
1990 Average Household Income	\$38,526	\$43,437	\$42,410
2000 Average Household Income	\$52,654	\$62,342	\$62,093
2010 Average HH Income	\$61,932	\$74,191	\$75,941
2015 Average HH Income	\$68,293	\$83,140	\$86,307
1990-2000 Annual Rate	3.17%	3.68%	3.89%
2000-2010 Annual Rate	1.6%	1.71%	1.98%
2010-2015 Annual Rate	1.97%	2.3%	2.59%

Households by Income

Current median household income is \$68,486 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$77,185 in five years. In 2000, median household income was \$55,758, compared to \$35,906 in 1990.

Current average household income is \$75,941 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$86,307 in five years. In 2000, average household income was \$62,093, compared to \$42,410 in 1990.

Current per capita income is \$27,771 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$31,804 in five years. In 2000, the per capita income was \$22,324, compared to \$14,162 in 1990.

Population by Employment

Total Businesses	8	51	291
Total Employees	86	415	3,461

Currently, 94.3 percent of the civilian labor force in the identified market area is employed and 5.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 95.2 percent of the civilian labor force, and unemployment will be 4.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 75.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 59.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 12.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 28.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 84.5 percent of the market area population drove alone to work, and 3.7 percent worked at home. The average travel time to work in 2000 was 20.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 7.6 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 38.4 percent were high school graduates only (29.6 percent in the U.S.)
- 11.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.8 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

DISCLOSURE OF REAL ESTATE AGENCY - C

1 THIS DISCLOSURE IS BEING PROVIDED BY HILGENBERG REALTY, LLC and
2 Firm Name ▲
3 Joseph Van Deurzen WHO ARE WORKING AS: Owner's Agent Buyer's/Tenant's Agent
4 Sales Associate▲

5 Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties,
6 the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before
7 providing brokerage services to a party. This form is being provided to comply with that requirement.

DUTIES TO ALL PARTIES

8 Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including
9 both clients and customers), a broker shall do all of the following:

- 10 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- 11 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- 12 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through
13 reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- 14 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a
15 reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23
16 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party
17 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.
18 A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing
19 brokerage services to the party.
- 20 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a
21 reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- 22 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
- 23 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages
24 and disadvantages of the proposals.

DUTIES TO A CLIENT

25 Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing
26 brokerage services to his or her client shall do all of the following:

- 27 (a) Loyally represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client
28 violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- 29 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or
30 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other
31 information, the disclosure of which is prohibited by law.
- 32 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,
33 that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

35 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND
36 OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT
37 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING
38 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 39 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
- 40 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
41 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

42 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT
43 INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE
44 THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

45 IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION"
46 SECTION BELOW AND RETURN TO BROKER.

47 CONFIDENTIAL INFORMATION: _____
48 _____
49 _____
50 _____
51 _____
52 _____
53 _____

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

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Drafted by: Attorney Richard J. Staff
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.