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NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



10281 STATE HIGHWAY 66, ROSHOLT, WI 54473

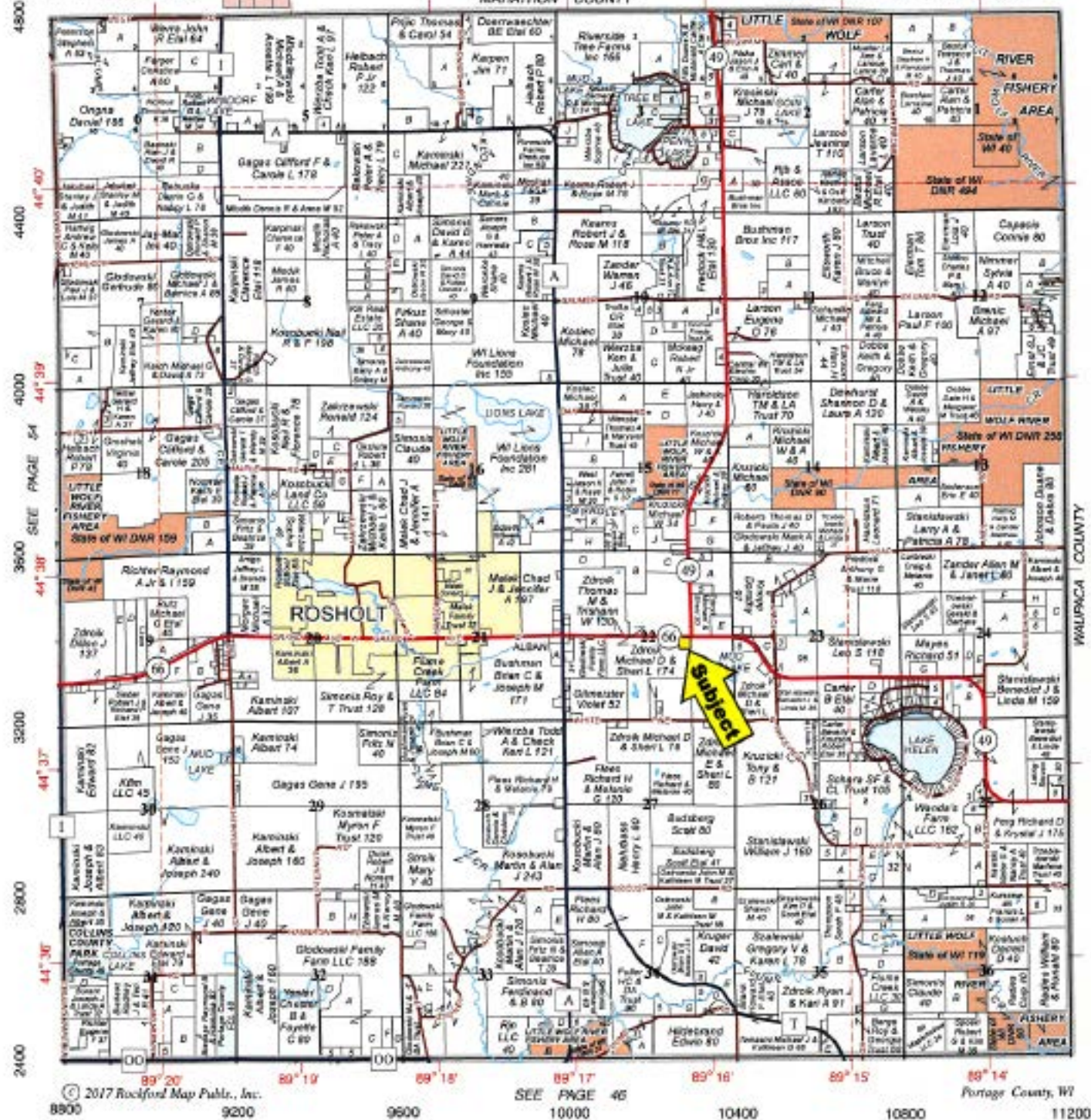
REAL ESTATE TAXES (2023): \$2,983.68

L-7610: GREENHOUSE & COMMERCIAL RESTAURANT OPPORTUNITY WITH 4 BEDROOM HOME INCLUDED ON 2.35 ACRES. The restaurant, ice cream shop, and marketing area is 30'x60'. Other buildings consist of a 4-bedroom home with Residential zoning; a 30'x72' greenhouse; and a 30'x70' greenhouse, both with double plastic, concrete floors, separate heating systems, and all new racking in both greenhouses. In the market there is a new heating system, new walk-in cooler, and a new fully equipped commercial kitchen with mostly new equipment. The owners have been enjoying a good gross income with established flower customers, and regular market and restaurant clientele. It is located on State Highway 49/66, with a 2300 car per day traffic count past the property on Highway 66. Good books available to qualified buyers. Turn-key operation.

PRICE: \$650,000.00 including everything.

ALBAN

T.25N.-R.10E.



CENTRAL WISCONSIN ELECTRIC COOPERATIVE
UNDERGROUND
ELECTRIC LINE RIGHT-OF-WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENT, that
ZDROIK, KATE

(Grantor) in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, warrant and convey unto CENTRAL WISCONSIN ELECTRIC COOPERATIVE, a cooperative organized under chapter 185 Wisconsin Statutes, hereinafter called the "Grantee", and to its successors and assigns, the right, privilege and easement to enter upon the lands hereinafter described, and to construct, operate, repair, maintain, relocate, and replace thereon and under the surface thereof, and upon or under all streets, roads or highways on or abutting said lands, a line or lines for the transmission and distribution of electric energy, including without limitations all appropriate cable, wire, transformers, handholes, manholes, concrete pads, duct, conduit, ground connections, attachments, equipment, accessories and appurtenances necessary and appropriate for the underground transmission and distribution of energy.

Except as otherwise stated, the right-of-way shall be 10 feet in width, 20 feet around transformers and enclosures.

The lands of the grantor with respect to which this right-of-way easement is granted are described as follows:

E20RDS OF N24RDS OF NWSE EX N60' CONVEYED TO PORT CO FOR HY DES 179H12 S22 T25 R10-14.01 2.64A 706/634;823413-HT110

TOWN OF ALBAN PORTAGE COUNTY

The facilities erected hereunder shall remain the property of Grantee. Grantee shall have the right to inspect, rebuild, remove, repair, improve and make changes, alterations, substitutions and additions in and to its facilities as it may from time to time deem advisable, including the right to increase or decrease the number of conduits, wires, cables, handholes, manholes, connection boxes, transformers and transformer enclosures.

In addition to the foregoing the Grantor hereby grants unto the Grantee during the period of construction and during any subsequent period in which maintenance, inspection, repairs or reconstruction thereof may be necessary, the right of ingress to and egress from said easement strips, and the right and privilege of using such land abutting on said easement as may be necessary for the purpose of placing thereon materials excavated from said line of easement and for the purpose of bringing upon the said line of construction such machinery, conduit, conductor and other equipment as may be necessary.

It is agreed that within a reasonable time after any construction, maintenance, inspection or repair or reconstruction thereof, Grantee obligates itself to restore the lands affected to their condition prior to the said construction, maintenance, inspection, repair or reconstruction, or to pay to Grantors all actual damage to crops caused by such work.

Grantee shall at all times have the right to keep easement clear of all buildings, structures or other obstructions, trees, shrubbery, undergrowth and roots. All trees and limbs cut by the Grantee at any time shall remain the property of the Grantor.

Grantor, his successors and assigns, may use the land within the easement for any purpose not inconsistent with the rights hereby granted, provided such use does not interfere with or endanger the construction, operations and maintenance of Grantee's facilities.

To have and hold unto the said grantee, its successors and assigns forever. This conveyance shall be on the heirs, representatives, assigns and grantees of the Grantor.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 15 day of September 2021

Kate Zdroik
 KATE ZDROIK

STATE OF WISCONSIN
 PORTAGE COUNTY

Personally came before me this 15th day of September, 2021, the above named

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

This instrument was drafted by
 Central Wisconsin Electric Cooperative
 By: Dennis Magee

Dennis Magee
 Notary Public, Portage County, Wisconsin
 My Commission Expires March, 16, 2022

897442

CYNTHIA A. WISINSKI
 REGISTER OF DEEDS
 PORTAGE COUNTY
 STEVENS POINT, WI
 RECORDED ON
 06/12/2023 12:16 PM

REC FEE: 30.00
 TRANSFER FEE:
 PAGES: 1
 FEE EXEMPT:
THIS IS A SWIFT DOCUMENT

Return To: Central Wisconsin Electric Cooperative
 P.O. Box 100
 Roshto, Wisconsin 54473-0100

002-25-1022-14.01
 Parcel Identification Number (Pin)