

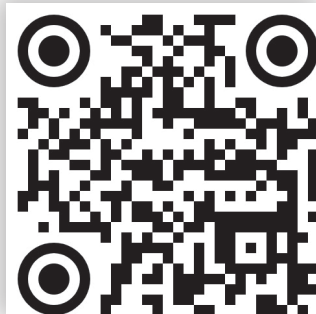


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MONROE COUNTY HERALD

LOCAL REAL ESTATE RECORD

SPECIAL MONTHLY INSERT TO THE MONROE COUNTY HERALD

MONDAY, DECEMBER 30, 2024 - PAGE 8



ENTERING 2025

While entering 2025, there are many question marks, both pessimistic and optimistic views, and many goals for the coming year. My goal, which I heard from my Grandma while eating lunch the other day it to make 2025 better than 2024.

All in all, 2024 was a good year, so as long as no shit hits the fan I should be on track for a good year. When you think about the statement, "make this year better than last year." Think about the best year of your life and the things you did that made it so great. Try to find a way to do that again, because if we're just having a worse year than the last year then what are we even doing.

We only have so much time here and there are so many ways to live the life you want to live. We just have to reset and do it.

Granted, I do think some of the best years are behind us, when we were children and had not a care in the world, but just try to remember the saying "make this year better than the last." And hopefully, you'll be reminded of it every so often so you can recouse yourself into the life you want to live.

Here's to 2025, go get it.

MORTGAGE RATES

30-yr fixed
6.72%

15-yr fixed
6.12%

10 / 6 ARM
7.375%

\$200K Loan Amount, 30% Down Payment, 700-719 Credit Score - 12/24/2024

By **KYLE EVANS**
Herald Staff

At the December City of Sparta Planning Commission, Finance Committee, Public Works Commission, City Council, the final plat was approved for the new subdivision going behind Walmart in Sparta.

The planned subdivision named "The Residences at Timber Hills" will consist of forty-nine lots with a mixture of single-family homes and multi-family residences. Todd Page is the developer of the subdivision. Alpine Dr., which currently acts as Walmart's driveway, will continue and up over the hill north of Walmart meeting up with Highland Dr. on the other end.

The section of the subdivision closest to Walmart will consist of thirty-five lots, while the other part, closest to Highland Dr. will have fifteen lots.

Page will also be donating some property to the city. Referring to the west side of the subdivision in between the two parts, he said, "it's better suited for recreational land between the subdivisions because it's not buildable." Co-City Administrator, Todd Fahning said, "it will work well for recreational purposes and water access as well."

Fahning said, "between the two parts of the subdivision is somewhere between 200-300 feet which will be connected by a road.

The water work for this subdivision improves the water pressure for homes near Torrey view Dr. and Faith Ave. as well, according to Fahning.

Currently, the storm water plans have been sent to the Department of Natural Resources (DNR) for them to review and they are waiting for approval to start the project in the Spring of 2025.

Final Plat Approved for "The Residences at Timber Hills" Subdivision



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HOME FOR THE

Holidays



Monroe County Land Transfers 12/11-12/24

Town of Adrian
Thomas Lorden To Ronald E. & Kimberly A. Jones, II - Vacant Land Indiana Avenue - \$5,000
Dorothy I & Robert E Gerke To Garth H Gerke - 16355 Hassock Ave Sparta Wi 54656 - \$100,000
Tracy L. Oswald To Amy Lynn Miller - 21111 Gladview Ave Tomah Wi 54660 - \$274,900

Town of Angelo
Andrew E & Jody L Anderson To Martha Hernandez Velasco - Impact Rd, Sparta, Wi 54656 - \$72,500
Kaitlyn M Hanson To Luis Fernando Cruz Nicolas - 15845 State Highway 16 - \$160,000

Town of Byron
Estate Of Everett E. Chambers To Fairlane Real Estate, Llc - Dorset Avenue - \$554,100

Town of Glendale
Linda Sielaff To Linda C. Sielaff Revocable Trust Dated December 20, 2024 - 28960 Ottoman Ave - \$221,000
John James To Matthew J. And Emily J. Preuss - 30938 Novel Avenue - \$274,900

Town of Jefferson
Ivan J. And Edna K. Helmuth To Abner D. And Sarah J. Yoder - Nevada Road,

Cashton, Wi 54619 - \$100,000

Town of La Fayette
Robert G Cooper Jr To Linda L Cooper - Deerwood Rd, Sparta Wi 54656 - \$46,000
Robert L Clark To Anita E Miller - Land Off County Highway Q Sparta Wi 54656 - \$3,000
Michelle A Clark To Robert L Clark - 11239 County Highway Q Sparta Wi 54656 - \$200,000

Town of La Grange
Amanda & Tom K. Fong To Tommy K. And Amanda Z. Fong Revocable Trust, Dated December 9, 2024 - 24120 Empire Avenue - \$117,800
Estate Of Barbara Sutton To Robert J. Sutton - 11323 Emerson Road - \$109,100
Kruetz Enterprises, Llc To 4xjohnson Llc - 24483 Dial Ave. - \$135,000
Robert J. Sutton To Hannah J. Treu & Bradly H. Bohnert - 11323 Emerson Road - \$215,000
Priscilla M. & Dean R. Baumgarten To Priscilla M. And Dean R. Baumgarten - 10760 Estate Road - \$202,650
Geraldine Oxendine To Dale & Deborah Brandstatter - 9621 Endicott Rd. - \$330,000

Town of Leon
Richard James Haugen, Nancy Jean Kerska, Olaf

Christian Haugen, Jr. & Mary Jo Haugen To Julie Ann Linville - 6721 Jackpot Ave Sparta Wi 54656 - \$113,600

Town of Lincoln
Andrzej Fiedor To Maria Leja - 24739 Atlas Avenue - \$202,600

Town of Little Falls
Laurel G & Joanne Brandt To Debra K & Dale N Brandt - Academy Rd, Sparta, Wi - \$38,400
James Frei To Brandon Pike-Deerman - 3259 Acorn Ave. - \$16,500
Samuel M Polhamus To Chatham A & Gary J Moe - Cambridge Rd, Sparta - \$75,000

Town of New Lyme
Bald Acres, Llc To Peter G. Rusch And Kim M. Rusch Revocable Trust Dated January 5, 2021 - 2172 County Hwy S Sparta Wi 54656 - \$675,000

Town of Oakdale
Lester Hoag And Judith Hoag Irrevocable Trust, As Trustee To Oakdale Electrical Cooperative, A Wisconsin Non-Stock Cooperative Association - No Parcel Address Available - 2.25 Acre - \$11,250

Town of Portland
Life Estate Interest Of Terry Luckasson, Tyler & Kaylani Luckasson To Monroe County - 30110 County Highway Pc,

Cashton, Wi 54619 - \$7,300

Town of Ridgeville
Alma Kortbein To Eric & Robert Kortbein - 22259 Keats Road - \$554,000
Ramona V Carroll-Kufalk & Robert L Kufalk To Lithium Lodge, Llc - 20895 County Hwy T Norwalk Wi 54648 - \$400,000
Dennis E. Mccarty Estate To Michael S. And Lynette B. Hughes - 20888 Wi-71, 3 Tax Parcels - \$255,000

Town of Scott
Monroe County To Raymond D. Slater Sr. - 3267 State Hwy 173 - \$2,000

City of Sparta
Karen L & Timothy D McClain To Gerh, Llc - 824 Goodman Ct E/ 900 Goodman Ct S/ 800 Goodman St, Sparta, Wi 54656 - \$300,000
Wayne And Barbara Selbrede To Wellbrooks Properties Llc - 319 West Wisconsin Street, 325 West Wisconsin Street, 1218 South Water Street - \$380,000
Wellsbrook Properties Llc To Jk Sparta Properties Llc - 319 West Wisconsin Street, 325 West Wisconsin Street, 1218 South Water Street - \$700,000
Shelby M Starling To Marion M Starling - 922 Eyer St Sparta Wi 54656 - \$191,100
Jeffrey T. Wohlgenuth To Jeffrey T. Wohlgenuth And Saessak Yoon - 1520 Highland Meadows Dr - \$446,500
Jessica R & Tanner Brown To Juanita Olson - 414 E Division St Sparta Wi 54656 - \$150,000
Mark & Cassandra Graham To Devin M & Caila-Simoane L'herault - 215 N Court St Sparta Wi 54656 - \$202,000
Morgan & Rachel Wakefield To Keegan James Zimmerman - 801 Park Place, Sparta - \$305,000
Dane And Fallon Gell To Dana And Cara Anderson - 1016 West Main Street - \$310,000
Norman E. Baker To Arbans Properties Llc - 114 N. Myrtle St - \$120,000
David P & Teresa A Hesse To Michael D Krueger, Jr. - 616 East Ave Sparta Wi 54656 - \$65,000
Dylan & Katlyn Dearman To Michelle R & Joshua A Caires - 405 S K Street Sparta Wi 54656 - \$330,000
Torkelson Properties, Llc To Family Promise Of The Great Rivers, Inc. - 211 Oak Street - \$530,000

Town of Sparta
Anna M. Bock To Brent E. Bock - 17703 Igloo Rd. -

\$150,600
Louis Brockman A/K/A Lewis Brockman Estate To Chad Brockman - Iband Ave - \$600
Schanhofer Farms, Llc To Allison K. & Jared F. Rickert - State Highway 27 - \$540,000
Gordon W Damrow To Kelly L Hoelt - 13286 Fedora Rd Sparta Wi 54656 - \$143,600

City of Tomah
D&R Bailey Estates, Llc To Quinten J. Wieman - Schaller Street - \$23,500
Brenton And Amanda Loeding To Abbe N. Fosbinder - 417 West Nott Street - \$200,000
Estate Of Karen M. Hotchkiss To Robert Kersten - 842 Maple Grove Street - \$80,000
Charles Tralmer To Colin Meltesen & Aspen Cuper - 1011 Wisconsin Avenue - \$330,000
T2 Contracting, Llc To Sydney M. Waitkus & Tallon C. Mason - 1221 Stoughton Avenue - \$193,000
Douglas D. And Ruth A. Murray To Colleen K. Springman Revocable Trust - 1421 Grant Street - \$195,000
Marcus And Amy Radloff To Marcus J Radloff - 431 N Lawrence Avenue Tomah, Wi 54660 - \$372,000
Tyler Benish To Susanna A Dammon - 515 Elm Street - \$237,000
Janice E. Chambers To Richard And Judah Thompson - 326 Nicholas Street - \$310,000
Reta M. Epps To Mark E. Epps - 403 Green Acres Avenue - \$81,800
Timothy L. And Connie L. Haines To Emily Louise Haines - 826 Farmer Avenue - \$233,000

Town of Tomah
Richard L. And Christina A. Taylor To Charles W. And Jan M. Claussen - County Highway M (Vacant Land) -

\$120,000
Terry A Boettcher To D&R Bailey Estates Llc - State Highway 16 - \$-
Village of Warrens
Rezin Investments, Llc To Amundson Investments, Llc - 3514 Blarney Rd. - \$250,000
Village Of Warrens, Town Of Lincoln Fire Department, & Town Of Lincoln To Warrens Area Fire District - 418 Oakwood St - \$100
Gary C. And Linda M. Kramer To Ge Epr Warrens Holdeo Owner, Llc - None - \$30,000
Town Of Lincoln, Town Of Lincoln Fire Department, & Village Of Warrens To Warrens Area Fire District - 506 Hartwell Dr - \$100
Estate Of Donald J. Lee To Rezin Investments, Llc - 3514 Blarney Rd. - \$-
Town of Wellington
Kenneth L. & Ruth G. Rupp To Resilient Roots, Llc - 26873 Cty Hwy Z - \$310,000
Larry M. And Vicki L. Meltesen To David James And Brenda S. Dank - 26682 County Highway V - \$353,700
Connie E Summerfield To James E Summerfield - Land Off Novena Rd, Nogales Rd & Mead Rd - \$11,200

Town of Wells
The Larry And Annette Erickson Irrevocable Living Trust To Kimberly R Dougherty, Donna R Lewin, & John R Dougherty - Jason Avenue - \$300
Steven J Schmitz To Steven J & Susan M Schmitz - 24825 State Highway 27 - \$374,600

Town of Wilton
Nicole L. & Daniel W. Wathke To Joseph E. And Lena M. Shrock - Vacant Land - \$117,072

Village of Wilton
Laurna L Keith & Russell D Keith, Jr To Russell D Keith, Iii - 500 Railroad St Wilton Wi 54670 - \$30,000

KYLE'S FIXER UPPER OF THE MONTH



\$225,000

815 North Superior Avenue, Tomah, WI 54660

4 beds • 2 baths • 2,200 sqft

This 4-bedroom 2 bathroom home is ready for you to renovate and make it your dream home. What a great location centrally located in the middle of Tomah. With over 13 acres there is plenty of room to enjoy the peace and quiet of your very own paradise or to expand and add other buildings. This may be the perfect property for a horse ranch, the possibilities are endless. Some of the acreage is in flood plain and wetlands however it serves as a great area for horses or other animals. Property in as is condition.

Dan Macklin Pref:608-344-8044,
Castle Rock Realty LLC
Source: WIREX MLS,MLS#: 1981884

Shelby M Starling To Marion M Starling - 922 Eyer St Sparta Wi 54656 - \$191,100
Jeffrey T. Wohlgenuth To Jeffrey T. Wohlgenuth And Saessak Yoon - 1520 Highland Meadows Dr - \$446,500
Jessica R & Tanner Brown To Juanita Olson - 414 E Division St Sparta Wi 54656 - \$150,000
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