2015

Pleasant Valley Wildlife Sanctuary - Investor Kit

Jim and Sandy Engandela

Pleasant Valley Wildlife Sanctuary

7/15/2015

Pleasant Valley Wildlife Sanctuary Executive Summary

This executive summary provides a bullet point listing of the Pleasant Valley Wildlife Sanctuary description and the Legacy Sale Transaction

Unique Property

- 248 total acres
- Including 208 acres Oak, Cherry, pine woodland
- Fresh pure water springs
- Pure water streams and waterfalls
- Auto skimming Ponds
- Steep valleys with rocky outcroppings and bluffs
- Wetlands, wildflower fields and food plots
- 25 miles of groomed trails
- Beautiful landscaping

State of the Art Personal Property & Infrastructure

House

- Modern house with Nichiha siding
- Digital Home Theater
- Digital Recording Studio
- Dual shower/Jacuzzi/Sauna bathroom
- 6 person Outdoor Hot Tub
- Pure cold well water
- Closed Loop Ground Water heating/air conditioning with in floor heat
- Computers and wired/wireless network
- Multi-Line Key Phone System
- High speed Fiber Optics Internet connection
- Linn Analog and Digital streaming music systems

Barn

- Authentically restored Norwegian Barn
- 4 floors - Garage, Wood/Fabrication Shop, Office, Storage
- 8 Bay utility garage with motorized doors
- Paint room and Spray booth
- In-floor/gas and electric baseboard heat
- Compressed air system
- Computers and wired/wireless network
- Multi-Line Key Phone System
- High speed Fiber Optics Internet connection
- Linn Digital streaming music systems

- Dog Kennel and gas station

Recreational Vehicles
- Audi A8 Sedan
- Audi All road Station Wagon
- Can-Am Spyder Motorcycle
- Yamaha Apex and Attak Snowmobiles
- Can-Am Outlander ATV
- Kawasaki - Teryx 4 passenger UTV
- Kawasaki - Mule 6 passenger UTV

Utility Vehicles
- Kubota Tractor, backhoe, snowblower
- Kubota Commercial Lawn Mower
- Kubota UTV with heat and air conditioning
- Kobelco Excavator

Legacy Sale Transaction

The Legacy Sale Investment Concept

Pleasant Valley is looking for a unique investment partner, one with vision and a long-term perspective. The Legacy sale investment concept is simple with only 2 key parts:

1. *Initial Agreement Finalized:* At point of sale, an agreement is signed by both parties and investment funds are transferred according to terms established between Jim & Sandy Engandela and the Investor. This agreement and the property deed is then managed by a trust attorney.
2. *Transfer of Investment Asset:* Jim and Sandy Engandela will remain as caretakers of the property and continue to make improvements that will increase the value of Pleasant Valley Wildlife Sanctuary. At time of death of Jim Engandela (age: 64) and Sandy Engandela (age: 62), or at the election of Jim and Sandy, transfer of the land ownership to the buyer occurs.

   As an investor, you will receive this transfer at the time of death even if it is within the next year and not all payments are made. Read on to find out more about this buyer-centric investment model. In addition, you have the option of multiple investment alternatives described below as well as receiving all real and personal property as part of the investment.

Why This Investment Model? It's straightforward. Jim and Sandy have no direct heirs to transfer their wealth to after they pass. The Pleasant Valley Wildlife Sanctuary is their baby. Their preference is to continue re-investing in the Pleasant Valley Wildlife Sanctuary to evolve the property, buildings and surrounding nature sanctuary the absolute highest standard of beauty, while also continuing to invest in the latest technology for life enjoyment. At their time of death or at their option they want to transfer the sanctuary IN ITS ENTIRETY AND AS A TURNKEY OPERATION to someone (or an investment group or non-profit) who fully values living an integrated life of high-tech and pristine beauty.

<u>Three Investment Alternatives</u>
To accommodate a wide potential range of investors, the Pleasant Valley team has drafted three investment alternatives, each providing a secure transaction for buyer and seller. The investment term sheets and supporting information has already been drafted and are available for your review upon request and qualification. Here is the summary of each option:

1. *Upfront Investment:* If you prefer, there is an upfront investment, one-time payment option.
2. *Installment Investment:* To accommodate multiple buyer needs, the sanctuary is being offered as an investment option with an initial down payment and subsequent payments over a 9-12 year period.
3. *"Parked Capital" Investment:* This alternative has been established to meet individuals, non-profits, or development/investors looking for a unique capital structure. It allows an investor to put capital into a trust that is returned to them at a future point in time.

Conservation Easement Option
A Conservation Easement can be applied to each of the 3 Investment methods, that allows for a large portion of the investment to be tax-free, is available by placing a conservation easement on the property. If you are an investor with this usage desire or a non-profit organization dedicated to maintaining beautiful nature, this option can further reduce your investment.

All Investment methods provide a RETURN OF CAPITAL TO BUYER in the event of early death of Jim and Sandy. This advantage could generate a tremendously high return for potential investors.

Unique Buyer Advantages
There are a number of unique buyer advantages to the Pleasant Valley Wildlife Sanctuary and the Legacy Sale Transaction:

<u>Property Value Increase</u>
This Property will only continue to increase in value, especially with the improvements and caretaker values. History of land values and property values in this area show that values have increased significantly due to restrictions on hunting land, and the abundant nature wildlife in this area. It is a benefit to the Buyer to purchase the Property at today's price, instead of the much higher future price.

<u>Early Ownership</u>
With their current age of 64 and active lifestyle, it is entirely possible that Jim or Sandy die sooner than later. If both die or one dies and the other elects to transfer ownership, the buyer will take ownership early. Jim Engandela is 64 years old and Sandy Engandela is 63.Both Jim and Sandy had fathers that died at age 51.

Jim Engandela has been diagnosed with Epilepsy and statistics show that adults with Epilepsy are at a higher risk. Jim and Sandy live an active and high risk lifestyle, by motorcycling, snowmobiling and operating heavy equipment. Jim & Sandy spend the majority of their time together, so a catastrophic accident has the potential to involve both. If either Jim or Sandy die, the remaining spouse may opt to move and transfer ownership at that time. It is a benefit to the buyer, if Jim and Sandy die early, ownership will occur in the near term.

No Future Expenses
Jim & Sandy Engandela will take care of all Property taxes, insurance, property development and upkeep and maintenance costs. It is a benefit to the Buyer, that there will be no future expenses incurred.

Return on Investment
If Jim and Sandy die before the Trust is paid out, the remaining balance in the Trust, will be returned to the buyer. It is a benefit to the buyer, if Jim and Sandy die early, the buyer will have paid a greatly reduced price.

Debt-Free
All debt incurred by Sellers is fully insured and paid by that insurance at the time of Jim & Sandy's death and not transferred to the Buyer.

Caretaker - Turnkey Operation
Jim & Sandy's desire is to spend our retirement, continuing to develop and maintain the Pleasant Valley Wildlife Sanctuary, to the highest standards, as we have done for the past 40 years. The entire cost for this Caretaker service is paid for by the seller. It is a benefit to the Buyer, that whenever ownership is transferred, the Property will be in pristine - turnkey condition.

Life Insurance Assignment
The current life insurance policy of $500,000 for Jim Engandela and Sandy is $250,000, will be assigned to the Buyer, in the event that Jim & Sandy die at the same time. This is a potential benefit to the Buyer that could reduce the buying price by $750,000.

Personal Property
At the time of death of both Jim and Sandy Engandela, transfer of ownership of all Vehicles, Equipment, Tools, attached Audio & Video Electronics and Computers be transferred to the buyer. This represents a value in excess of $500,000 and includes cars, motorcycles, snowmobiles, UTV's ATV's, Tractor, Industrial Mower, Backhoe, Wood-shop Equipment and Tools, 4-Linn Music Systems, 1-Linn Home Theater, 8-Computers and Office Equipment.

Jim and Sandy always keep their personal property current with the latest models and maintain their personal property to the highest standards. This has been proven over the past 40 years and will continue until the end, assuring the buyer that this Personal Property Advantage is truly a value.

Unique Property Reinvestment Advantage

The Pleasant Valley Wildlife Sanctuary will continue to be transformed to even greater heights, with much of the investment proceeds being reinvested back into the Property and Facilities, driving a higher future value for the investor.

Hundreds of thousands of dollars are planned to be reinvested into the property, in the near term, including the specified planned improvements in the property to leave it in "Resort Quality" condition, which maximizes the buyers investment. This reinvestment, by the seller, benefits the buyers, by directly increasing the value of the Property.

House Addition
A planned major addition will turn the main house into a 6,000 sq. ft. masterpiece, complete with a professional recording and creative studio. This addition includes a 2 car garage, Office/Media room and walk out basement. It will have a separate Ground Water heat pump/air conditioner, with gas backup furnace and in-floor heat. This addition is fully designed and will be initiated at the time of sale.

Utility Building
An additional utility outbuilding to provide even more room for maintenance and storage facilities for the sanctuary. This Utility building will house several large vehicles and provide additional storage. It will be located in the maintenance area east of the Kennel.

Retaining Walls
All retaining walls around the house and barn will be professionally reconstructed.

Driveway Blacktop
After the House Addition is completed the entire 3/4 mile drive will be blacktopped.

Trees & Food Plots
A plan to add beautiful trees to around the house will be implemented and additional wildlife food plots will be planted.

Lawn Reconstruction
Rich black dirt removed from the pond construction will be use to reconstruct the Lawn around the house and seeded with Kentucky Bluegrass.

Sprinkler System
An in-ground Sprinkler system will be installed around the house and barn with water supplied directly from the pond.

Pond Enhancements
Two new spring-fed ponds are planned. Current pond project include expansions and clean outs to enhance Trout habitat. The spring fed waterfall pond will be completed to become a swimming pond.

Trail and Spring Enhancement
Ongoing trail and spring maintenance and construction projects are planned.

Pleasant Valley Wildlife Sanctuary

Term Sheets

Dated as of:
07/15/2015

IMPORTANT NOTE: ALL INFORMATION PROVIDED WITH THIS DOCUMENT, INCLUDING ANY DESCRIPTION OF EXPECTED TERMS, IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. THIS IS NOT AN OFFER TO PURCHASE. NO SUCH OFFER CAN BE MADE UNTIL THE OFFER TO PURCHASE AND REQUIRED EXHBITS AND OTHER TERMS ARE FINALIZED. ANY EXPRESSION OF INTEREST MADE BASED ON THE MATERIALS PROVIDED WITH THIS DOCUMENT IS NON-BINDING. NO REPRESENTATIONS OR WARRANTIES OF ANY KIND ARE INTENDED NOR SHOULD ANY BE INFERRED WITH RESPECT TO THIS TERM SHEET.

Summary of Principal Terms

Option 1: Upfront Purchase Paid at Closing

I. Entity Names and Transaction Structure:

Jim and Sandy Engandela (Collectively, “Seller”) own as sole proprietors real estate, personal property, and other assets, which will be collectively referred to as the Pleasant Valley Wildlife Sanctuary (“PVWS”). PVWS was purchased in 1980, and has been continually improved by Jim and Sandy since that time. The transaction structure will include an accepted WI Offer to Purchase followed by a title commitment, and Warranty Deed, subject to a Life Estate Agreement allowing Jim and Sandy Engandela to remain on the property until Last to Die.

II. Purpose:

To sell PVWS to a qualified purchaser (“Buyer”) through an auction process that provides multiple Buyer options and advantages.

III. Offer to Purchase:

To submit an initial bid for consideration, Seller shall use the Non-Binding Preliminary Bid Form at the end of this document. All bids will receive receipt confirmation. The minimum auction price to be considered will be $3,500,000. The price listed by Buyer in the Non-Preliminary Bid Form will be considered as the desired Offer Price by Buyer. Seller will continue to accept multiple bids throughout the process bidding and offer process until Buyer and Seller have an agreed upon Offer to Purchase.

Direct Discussion Sale Price: In the event Buyer submits a bid in excess of $5,000,000 Seller will actively engage in direct discussions and likely be willing to close a transaction with Buyer (similar to eBay “Buy It Now” auction methodology).

In the event Buyer deems a particular offer to be acceptable, Buyer will submit an Offer to Purchase for Seller consideration with a minimum of three exhibits attached to the offer as follows:
(1) Life Estate Agreement
(2) Parcels Exhibit Splitting the PVWS into two distinct parcels
(3) Conservation Easement

IV. Use of Funds:

It is Seller’s intention to reinvest a significant percentage of proceeds back into PVWS to transform it from pristine, well-maintained sanctuary to a world-class, resort-quality wildlife sanctuary. It is Seller’s intention to make the following enhancements: 1) Construction of major addition transforming primary homestead into a 6,000 square foot residence, 2) landscaping, 3) blacktop driveway, and 4) continued pond expansion. Improvements are at the sole discretion of, and paid by, Seller out of sale proceeds. It is anticipated these enhancements will yield a significant increase in the property value when Buyer takes possession.

V. Life Estate Terms:

The following life estate terms will be included in the Life Estate Agreement which will be signed by the Parties.

(1) Term: The term of the Life Estate shall be for the Last to Die of Jim and Sandy Engandela.

(2) Possession & Control: PVWS will remain in the possession and control of Jim and Sandy Engandela until such time of the Last to Die. As such, Jim and Sandy have full authority to continue making improvements as they see fit, subject to applicable laws and any restrictions established by the Conservation Easement. Possession & Control will transfer upon the Last to Die of Jim and Sandy Engandela. The effective date of possession and control to Buyer shall be referred to as the Transfer Date.

(3) Real Estate Taxes: All real estate taxes will be paid by Seller until the Transfer Date.

(4) Assets Transferred to Buyer: As a potential benefit for Buyer, Buyer may elect to select Assets Transferred to Buyer as part of their bid submission. In such event, after payment of any outstanding Seller debt's, expenses of last illness, and funeral expenses, Seller shall transfer all assets to Buyer upon Last to Die, regardless of when it occurs. Seller is under no obligation to retain any assets for Buyer, and Buyer should not take this provision as representation by Buyer to do so. Assets Returned to Buyer are:

   a. <u>Financial Assets:</u> All Seller personal financial assets (cash, and assets held with financial institutions/brokerages) shall be transferred to Buyer, with the exception of life insurance policies which have a Beneficiary other than the Buyer.
   b. <u>Personal Property Assets:</u> All Seller personal property assets in possession of seller at death with the exception of: 1) recording studio equipment including all hardware and software in the recording studio.
   c. <u>Business Assets:</u> All Seller Business Assets are excluded from Assets Transferred to Buyer.

(5) Early Transfer Prior to Death ("Early Transfer"): Seller may elect to transfer possession and control of PVWS prior to death. In the event of an Early Transfer, real estate possession and control will transfer but there will be no Assets Returned to Buyer until Last to Die, unless otherwise agreed to by Seller.

VI. Two Parcels:

PVWS will be separated into two parcels prior to sale as follows:

(1) Homestead Parcel: Primary residence and other outbuildings as well as 48 acres of surrounding property will be designated as the Homestead Parcel (certified map to be provided). The Homestead Parcel is not subject to Conservation Easement restrictions.

(2) Land Parcel: Approximately 200 acres of land (primarily wooded) distinct from the Homestead Parcel will be designated as the Land Parcel (certified map to be provided). The Land Parcel is subject to the restrictions of the Conservation Easement.

(3) Seller has full discretion as to parcel designations.

VII. Conservation Easement: At the election of Buyer, they can indicate willingness to have a Conservation Easement on the Land Parcel which will reduce Buyer purchase price through Seller tax savings. A Conservation Easement is established on the Land Parcel with the following Terms:

(1) Conservation Objectives: The Conservation Objectives are: 1) to maintain and improve spring water quality, 2) perpetuate and foster growth of a healthy forest, 3) maintain and improve wildlife habitats, and 4) manage trails and streams in the PVWS Land Parcel.

(2) Restrictions: The Conservation Easement has these restrictions:
   a. No Subdivisions: The Land Parcel cannot be subdivided.
   b. No Commercial Logging or Mining for Mineral Rights: The Land Parcel shall not be used for commercial logging or mining. The Conservation Easement does not restrict the ability to remove trees and dirt as part of improvements to the property (i.e. maintaining trails, pond construction, etc).
   c. No Commercial Water Rights: The Land Parcel shall not be used for the selling of water from its springs.

(3) Conservation Easement Management/Enforcement Group: The West Wisconsin Conservation Group shall be charged with making sure the terms of the Conservation Easement are upheld.

(4) Fair Market Value: Fair Market Value of the Land Parcel prior to the Conservation Easement will be established by certified appraisal, and is currently estimated at $3,000,000 ($15,000 per acre). This takes into account the full value of the property through subdividing into 4 units as well as the potential value of the property for logging, mining, and water rights.

(5) Reduced Value Due to Conservation Easement: The Fair Market Value of the Land Parcel after the Conservation Easement will be established by certified appraisal, and is currently estimated at $1,000,000 ($5,000 per acre).

(6) Non-Cash Charitable Contribution: The Charitable Contribution amount will be established by certified appraisal in consultation with tax advisors, and is currently estimated at $2,000,000.

(7) Conservation Easement Tax Savings: Conservation Easement Tax Savings will be calculated by Seller's tax advisors and submitted to Buyer along with an associated reduction in Purchase Price roughly equal to the Tax Savings. Buyer can then elect whether they would like to purchase the property with or without the Conservation Easement. While it is expected that the Easement Tax Savings will be significant, the actual amount will be communicated after a certified appraisal process is complete.

VIII. Confidentiality: All terms of this agreement are Confidential Information and shall be treated as such. Buyer and Seller agree not to communicate the terms of the transaction, except for those disclosures required by law. Buyer shall sign a non-disclosure agreement prior to the provision of the Offer to Purchase.

IX. Timing: It is Seller's intention to commence the auction process on July 15, 2015 with an initial closing on October 15, 2015. Seller may decide to accept offers before the close of the auction process or may extend the auction process beyond October 15, 2015 at their sole election.

X. Governing Law/Venue: This agreement and the entire transaction shall be governed by the Laws of the State of Wisconsin. The venue for all disputes shall be the Circuit Court for Trempealeau County.

Summary of Principal Terms

Option 2: Installment Sale

I. Entity Names and Transaction Structure:

Jim and Sandy Engandela (Collectively, "Seller") own as sole proprietors real estate, personal property, and other assets, which will be collectively referred to as the Pleasant Valley Wildlife Sanctuary ("PVWS"). PVWS was purchased in 1980, and has been continually improved by Jim and Sandy since that time. The transaction structure will include an accepted WI Offer to Purchase followed by a title commitment, and Land Contract subject to a Life Estate Agreement allowing Jim and Sandy Engandela to remain on the property until Last to Die. Title in satisfaction will be provided when Land Contract terms are satisfied.

II. Purpose:

To sell PVWS to a qualified purchaser ("Buyer") through an auction process that provides multiple Buyer options and advantages.

III. Offer to Purchase:

To submit an initial bid for consideration, Seller shall use the Non-Binding Preliminary Bid Form at the end of this document. All bids will receive receipt confirmation. The minimum auction price to be considered will be $1,500,000 initial payment and $250,000 per year for 9 years. The price listed by Buyer in the Non-Preliminary Bid Form will be considered as the desired Offer Price by Buyer. Seller will continue to accept multiple bids throughout the process bidding and offer process until Buyer and Seller have an agreed upon Offer to Purchase.

Direct Discussion Sale Price: In the event Buyer submits a bid in excess of $2,500,000 initial payment, and $300,000 per year for 9 years, Seller will actively engage in direct discussions and likely be willing to close a transaction with Buyer (similar to eBay "Buy It Now" auction methodology).

The applicable Federal Interest Rate (AFR) will be used for the installment sale (currently at 2.3% as of May 2015) and be paid to the seller in addition to annual payments. Deed in Satisfaction of the Land Contract will be provided upon satisfaction of the Land Contract provisions. The transaction will be treated as an Installment Sale under applicable Federal and State tax provisions. In the event Buyer deems a particular offer to be acceptable, Buyer will submit an Offer to Purchase for Seller consideration with a minimum of three exhibits attached to the offer as follows:

(1) Life Estate Agreement
(2) Parcels Exhibit Splitting the PVWS into two distinct parcels
(3) Conservation Easement

IV. Use of Funds:

It is Seller's intention to reinvest a significant percentage of proceeds back into PVWS to transform it from pristine, well-maintained sanctuary to a world-class, resort-quality wildlife sanctuary. It is Seller's intention to make the following enhancements: 1) Construction of major addition transforming primary homestead into a 6,000 square foot residence, 2) Landscaping, 3) blacktop driveway, and 4) continued pond expansion. Improvements are at the sole discretion of, and paid by, Seller out of sale proceeds. It is anticipated these enhancements will yield a significant increase in the property value when Buyer takes possession.

V. Life Estate Terms:

The following life estate business terms will be included in the Life Estate Agreement which will be signed by the Parties.

(1) Term: The term of the Life Estate shall be for the Last to Die of Jim and Sandy Engandela.

(2) Possession & Control: PVWS will remain in the possession and control of Jim and Sandy Engandela until such time of the Last to Die. As such, Jim and Sandy have full authority to continue making improvements as they see fit, subject to applicable laws and any restrictions established by the Conservation Easement. Possession & Control will transfer upon the Last to Die of Jim and Sandy Engandela. The effective date of possession and control to Buyer shall be referred to as the Transfer Date.

(3) Real Estate Taxes: All real estate taxes will be paid by Seller until the Transfer Date.

(4) Assets Transferred to Buyer: As a potential benefit for Buyer, Buyer may elect to select Assets Transferred to Buyer as part of their bid submission. In such event, after payment of any outstanding Seller debt's, expenses of last illness, and funeral expenses, Seller shall transfer all assets to Buyer upon Last to Die, regardless of when it occurs. Seller is under no obligation to retain any assets for Buyer, and Buyer should not take this provision as representation by Buyer to do so. Assets Returned to Buyer are:

   a. Financial Assets: All Seller personal financial assets (cash, and assets held with financial institutions/brokerages) shall be transferred to Buyer, with the exception of life insurance policies which have a Beneficiary other than the Buyer.
   b. Personal Property Assets: All Seller personal property assets in possession of seller at death with the exception of: 1) recording studio equipment including all hardware and software in the recording studio.
   c. Business Assets: All Seller Business Assets are excluded from Assets Transferred to Buyer.

(5) Early Transfer Prior to Death ("Early Transfer"): Seller may elect to transfer possession and control of PVWS prior to death. In the event of an Early Transfer, real estate possession and control will transfer but there will be no Assets Returned to Buyer until Last to Die, unless otherwise agreed to by Seller.

VI. Two Parcels:

PVWS will be separated into two parcels prior to sale as follows:

(1) Homestead Parcel: Primary residence and other outbuildings as well as 48 acres of surrounding property will be designated as the

Homestead Parcel (certified map to be provided). The Homestead Parcel is not subject to Conservation Easement restrictions.

(2) Land Parcel: Approximately 200 acres of land (primarily wooded) distinct from the Homestead Parcel will be designated as the Land Parcel (certified map to be provided). The Land Parcel is subject to the restrictions of the Conservation Easement.

(3) Seller has full discretion as to parcel designations.

VII. Conservation Easement: At the election of Buyer, they can indicate willingness to have a Conservation Easement on the Land Parcel which will reduce Buyer purchase price through Seller tax savings. A Conservation Easement is established on the Land Parcel with the following Terms:

(1) Conservation Objectives: The Conservation Objectives are: 1) to maintain and improve spring water quality, 2) perpetuate and foster growth of a healthy forest, 3) maintain and improve wildlife habitats, and 4) manage trails and streams in the PVWS Land Parcel.

(2) Restrictions: The Conservation Easement has these restrictions:

   a. No Subdivisions: The Land Parcel cannot be subdivided.
   b. No Commercial Logging or Mining for Mineral Rights: The Land Parcel shall not be used for commercial logging or mining. The Conservation Easement does not restrict the ability to remove trees and dirt as part of improvements to the property (i.e. maintaining trails, pond construction, etc).
   c. No Commercial Water Rights: The Land Parcel shall not be used for the selling of water from its springs.

(3) Conservation Easement Management/Enforcement Group: The West Wisconsin Conservation Group shall be charged with making sure the terms of the Conservation Easement are upheld.

(4) Fair Market Value: Fair Market Value of the Land Parcel prior to the Conservation Easement will be established by certified appraisal, and is currently estimated at $3,000,000 ($15,000 per acre). This takes into account the full value of the property through subdividing into 4 units as well as the potential value of the property for logging, mining, and water rights.

(5) Reduced Value Due to Conservation Easement: The Fair Market Value of the Land Parcel after the Conservation Easement will be established by certified appraisal, and is currently estimated at $1,000,000 ($5,000 per acre).

(6) Non-Cash Charitable Contribution: The Charitable Contribution amount will be established by certified appraisal in consultation with tax advisors, and is currently estimated at $2,000,000.

(7) Conservation Easement Tax Savings: Conservation Easement Tax Savings will be calculated by Seller's tax advisors and submitted to Buyer along with an associated reduction in Purchase Price roughly equal to the Tax Savings. Buyer can then elect whether they would like to purchase the property with or without the Conservation

Easement. While it is expected that the Easement Tax Savings will be significant, the actual amount will be communicated after a certified appraisal process is complete.

VIII. Confidentiality: All terms of this agreement are Confidential Information and shall be treated as such. Buyer and Seller agree not to communicate the terms of the transaction, except for those disclosures required by law. Buyer shall sign a non disclosure agreement prior to the provision of the Offer To Purchase.

IX. Timing: It is Seller's intention to commence the auction process on July 15, 2015 with an initial closing on October 15, 2015. Seller may decide to accept offers before the close of the auction process or may extend the auction process beyond October 15, 2015 at their sole election.

X. Governing Law/Venue: This agreement and the entire transaction shall be governed by the Laws of the State of Wisconsin. The venue for all disputes shall be the Circuit Court for Trempealeau County.

Summary of Principal Terms

Option 3: 100% Return of Capital Sale

I. Entity Names and Transaction Structure: Jim and Sandy Engandela (Collectively, "Seller") own as sole proprietors real estate, personal property, and other assets, which will be collectively referred to as the Pleasant Valley Wildlife Sanctuary ("PVWS"). PVWS was purchased in 1980, and has been continually improved by Jim and Sandy since that time. The transaction structure will be an accepted WI Offer to Purchase followed by a title commitment and Land Contract subject to a Life Estate Agreement allowing Jim and Sandy Engandela to remain on the property until Last to Die. Deed in satisfaction of the Land Contract will be provided when Land Contract terms are satisfied.

II. Purpose: To sell PVWS to a qualified purchaser ("Buyer") through an auction process that provides multiple Buyer options and advantages.

III. Offer to Purchase: To submit an initial bid for consideration, Seller shall use the Non-Binding Preliminary Bid Form at the end of this document. All bids will receive receipt confirmation. The minimum auction price to be considered will be $7,000,000 placed into a Buyer Owned trust account ("PVWS Trust") which will be returned to Buyer at last to Die. The price listed by Buyer in the Non-Preliminary Bid Form will be considered as the desired Offer Price by Buyer. Seller will continue to accept multiple bids throughout the process bidding and offer process until Buyer and Seller have an agreed upon Offer to Purchase. From the Trust account, an initial amount of $1,000,000 will be distributed to Seller and $240,000/year until Transfer due to Death.

Direct Discussion Sale Price: In the event Buyer submits a bid in excess of $8,500,000 placed into a Buyer Owned PVWS Trust account which will be returned to Buyer at Last to Die, Seller will actively engage in direct discussions and likely be willing to close a transaction with Buyer (similar to eBay "Buy It Now" auction methodology). From the Trust account, an initial amount of $1,500,000 will be distributed to Seller and $280,000/year until Transfer due to Death.

The applicable Federal Interest Rate (AFR) will be used for the installment sale (currently at 2.3% as of May 2015) and be paid to the seller in addition to annual payments. The transaction will be treated as an Installment Sale under applicable Federal and State tax provisions. In the event Buyer deems a particular offer to be acceptable, Buyer will submit an Offer to Purchase for Seller consideration with a minimum of three exhibits attached to the offer as follows:

(1) Life Estate Agreement
(2) Parcels Exhibit Splitting the PVWS into two distinct parcels
(3) Conservation Easement

(4) Trust Agreement

IV. Use of Funds:

It is Seller's intention to reinvest a significant percentage of proceeds back into PVWS to transform it from pristine, well-maintained sanctuary to a world-class, resort-quality wildlife sanctuary. It is Seller's intention to make the following enhancements: 1) Construction of major addition transforming primary homestead into a 6,000 square foot residence, 2) landscaping, 3) blacktop driveway, and 4) continued pond expansion. Improvements are at the sole discretion of, and paid by, Seller out of sale proceeds. It is anticipated these enhancements will yield a significant increase in the property value when Buyer takes possession.

V. Life Estate Terms:

The following life estate business terms will be included in the Life Estate Agreement which will be signed by the Parties.

(1) Term: The term of the Life Estate shall be for the Last to Die of Jim and Sandy Engandela.

(2) Possession & Control: PVWS will remain in the possession and control of Jim and Sandy Engandela until such time of the Last to Die. As such, Jim and Sandy have full authority to continue making improvements as they see fit, subject to applicable laws and any restrictions established by the Conservation Easement. Possession & Control will transfer upon the Last to Die of Jim and Sandy Engandela. The effective date of possession and control to Buyer shall be referred to as the Transfer Date.

(3) Real Estate Taxes: All real estate taxes will be paid by Seller until the Transfer Date.

(4) Assets Transferred to Buyer: As a potential benefit for Buyer, Buyer may elect to select Assets Transferred to Buyer as part of their bid submission. In such event, after payment of any outstanding Seller debt's, expenses of last illness, and funeral expenses, Seller shall transfer all assets to Buyer upon Last to Die, regardless of when it occurs. Seller is under no obligation to retain any assets for Buyer, and Buyer should not take this provision as representation by Buyer to do so. Assets Returned to Buyer are:

   a. <u>Financial Assets:</u> All Seller personal financial assets (cash, and assets held with financial institutions/brokerages) shall be transferred to Buyer, with the exception of life insurance policies which have a Beneficiary other than the Buyer.
   b. <u>Personal Property Assets:</u> All Seller personal property assets in possession of seller at death with the exception of: 1) recording studio equipment including all hardware and software in the recording studio.
   c. <u>Business Assets:</u> All Seller Business Assets are excluded from Assets Transferred to Buyer.

(5) Early Transfer Prior to Death ("Early Transfer"): Seller may elect to transfer possession and control of PVWS prior to death. In the event of an Early Transfer, real estate possession and control will

transfer but there will be no Assets Returned to Buyer until Last to Die, unless otherwise agreed to by Seller.

VI. Two Parcels: PVWS will be separated into two parcels prior to sale as follows:

(1) Homestead Parcel: Primary residence and other outbuildings as well as 48 acres of surrounding property will be designated as the Homestead Parcel (certified map to be provided). The Homestead Parcel is not subject to Conservation Easement restrictions.

(2) Land Parcel: Approximately 200 acres of land (primarily wooded) distinct from the Homestead Parcel will be designated as the Land Parcel (certified map to be provided). The Land Parcel is subject to the restrictions of the Conservation Easement.

(3) Seller has full discretion as to parcel designations.

VII. Conservation Easement: A Conservation Easement is established on the Land Parcel with the following Terms:

(1) Conservation Objectives: The Conservation Objectives are 1) to maintain and improve spring water quality, 2) perpetuate and foster growth of a healthy forest, 3) maintain and improve wildlife habitats, and 4) manage trails and streams in the PVWS Land Parcel.

(2) Restrictions: The Conservation Easements has the following restrictions

   a. <u>No Subdivisions:</u> The Land Parcel cannot be subdivided.
   b. <u>No Commercial Logging or Mining for Mineral Rights:</u> The Land Parcel shall not be used for commercial logging or mining. The Conservation Easement does not restrict the ability to remove trees and dirt as part of improvements to the property (i.e. maintaining trails, pond construction, etc).
   c. <u>No Commercial Water Rights:</u> The Land Parcel shall not be used for the selling of water from its springs.

(3) Conservation Easement Management/Enforcement Group: The West Wisconsin Conservation Group shall be charged with making sure the terms of the Conservation Easement are upheld.

(4) Fair Market Value: Fair Market Value of the Land Parcel prior to the Conservation Easement will be established by certified appraisal, and is currently estimated at $3,000,000 ($15,000 per acre). This takes into account the full value of the property through subdividing into 4 units as well as the potential value of the property for logging, mining, and water rights.

(5) Reduced Value Due to Conservation Easement: The Fair Market Value of the Land Parcel after the Conservation Easement will be established by certified appraisal, and is currently estimated at $1,000,000 ($5,000 per acre).

(6) Non-Cash Tax Deductible Charitable Contribution: The Charitable Contribution amount will be established by certified appraisal and in consultation with tax advisors, and is currently estimated at $2,000,000.

(7) Conservation Easement Tax Savings: An estimation of the Conservation Easement Tax Savings will be calculated by Seller's tax advisors and submitted to Buyer along with an associated reduction in Purchase Price roughly equal to the Tax Savings. Buyer can then elect whether they would like to purchase the property with or without the Conservation Easement. While it is expected that the Easement Tax Savings will be significant, the actual amount will be communicated after a certified appraisal process is complete.

VIII. Trust Agreement: The following terms shall govern the Trust Agreement:

(1) Trust Ownership: The PVWS Trust shall be established and owned 100% by Buyer ("Trust Grantor or Grantor").

(2) Trust Beneficiaries: Seller shall be established as the Trust Beneficiaries, and as such will receive distributions from the Trust through the Last to Die, at which point the remaining funds in the Trust will be returned to Buyer.

(3) Trust Effective Date: The Trust Effective Date shall be the Closing Date of the transaction, with funds being placed in the Trust at closing.

(4) Initial Trust Funding: The PVWS Trust shall be funded with an initial contribution of $7,000,000 - $8,500,000 by Buyer. Grantor is allowed to leverage trust funding by utilizing a Portfolio Loan as described further below.

(5) Portfolio Manager: Morgan Stanley shall be designated as the PVWS Trust Portfolio Manager, and will manage according to the terms established in the Trust Management Document, and will take direction from an independent corporate trustee ("Trustee"). Morgan Stanley will submit a document called the LifeView Financial Plan ("Financial Plan") as an exhibit to the Trust Agreement which outlines the specific details of the Trust financial management strategy. An annual update to this plan will be submitted to Trustee, Grantor, and Beneficiary which will report the definitive status of the Trust.

(6) Trust Management Document Provisions:

a. Trust Investment Strategy: The Trust will have a diverse investment portfolio focused on conservative-moderate returns, with a balance between fixed income, equity, and alternative investments. Trustee is empowered to flex investment allocation based on prevailing market conditions.
b. Portfolio Loan: Morgan Stanley allows for clients to obtain a Portfolio loan for up to 50-60% of Portfolio value. This

loan is not a margin account with federal regulations, but rather is private bank loan directly from Morgan Stanley, with no outside credit reporting. Grantor is entitled to take out a Portfolio loan to reduce their invested capital in the Trust, and is responsible for all interest and loan repayment on such loan.

c. Initial Trust Distribution: The Trust shall distribute an initial amount of $1,000,000 - $1,500,000 to Seller for capital improvements to the property and Seller initial payment.

d. Annual Trust Distribution: Annual Trust Payments to Seller shall be made to achieve an after-tax purchasing power of $240,000 - $280,000 in today's dollars, with a built-in adjustment mechanism for inflation (This distribution amount is estimated to be approximately 4-5% of Initial Trust Funding) shall be made at the end of each year from the Trust Effective Date.

e. Trust Collar: To ensure funds available until Last to Die for both adverse and advantage market conditions, the Trust document shall stipulate that after-tax, adjusted for inflation, purchasing power distributions can be modified by the Trustee by up to 20% in either direction, based on the objective of maintaining enough funds in the Trust Account to satisfy Annual Trust Distributions as well as target a 100% return of Initial Trust Contribution to Buyer. For clarification, Annual Trust distributions can be reduced by up to 20% should Trustee feel this is necessary given a sustained run of adverse market conditions, or increased by up to 20% in the event of above projection market performance.

(7) Taxes: Buyer is responsible for taxes incurred on Trust earnings. Seller is responsible for taxes incurred on Trust Distributions to Seller.

(8) Trust Termination: The Trust will terminate when Last to Die occurs.

(9) Return of Trust Funds: Upon Trust Termination, all Trust funds, after payment of any outstanding seller debt's, expenses of last illness, and funeral expenses, shall be returned to the Buyer.

IX. Confidentiality:

All terms of this agreement are Confidential Information and shall be treated as such. Buyer and Seller agree not to communicate the terms of the transaction, except for those disclosures required by law. Buyer shall sign a non disclosure agreement prior to the provision of the Offer to Purchase.

X. Timing:

It is Seller's intention to commence the auction process on July 15, 2015 with an initial closing on October 15, 2015. Seller may decide to accept offers before the close of the auction process or may extend the auction process beyond October 15, 2015 at their sole election.

XI. Governing Law/Venue: This agreement and the entire transaction shall be governed by the Laws of the State of Wisconsin. The venue for any disputes shall be the Circuit Court for Trempealeau County.

Non-Binding Preliminary Bid Form

This non-binding preliminary bid form shall be utilized to standardized bids among interested parties. Seller will confirm receipt of each bid and after screening, will respond to potential Buyer with an acknowledgement of bid receipt. In the event the bid exceeds the "Buy it Now" price, Seller will contact Buyer and discuss the process and timing of sending Buyer the Offer to Purchase and related documents based on the bid type submitted.

Step 1: Select Desired Sales Type and Enter Bid Amount	
Sale Type (Select only One option. If you	**Bid Amount**
☐ Option 1: Single Payment Purchase	$________________
☐ Option 2: Installment Sale	$________________ Initial Down Payment + $________________ per year for ____ years.
☐ Option 3: Contribution to Buyer Owned Trust Account with Return of Capital upon Last to Die	$________________ Contribution to Trust Account.
☐ Option 4: I am interested in discussing all three options with Seller to determine the best option. My Single Payment Purchase is listed.	$________________
Step 2: Conservation Easement (Yes/No)	
☐ Yes, I am willing to have a Conservation Easement. I understand that Seller will communicate an estimated after-tax value of the easement for Seller and communicate the amount of reduction from the purchase price listed above.	
☐ No, I am not willing to have a Conservation Easement	
Step 3: Assets Transferred to Buyer	
Financial Asset Transfer: Buyer understands that Seller likely will have net financial assets, but is not required to have any, upon last to die. Buyer has considered this factor when placing their bid. ☐ Yes, I would like to receive Financial Asset Transfer ☐ No, I would not like to receive Financial Asset Transfer	
Personal Asset Transfer: Buyer understands that Seller likely will have personal assets, but is not required to have any, upon last to die. Buyer has considered this factor when placing their bid. ☐ Yes, I would like to receive Personal Asset Transfer ☐ No, I would not like to receive Personal Asset Transfer	

Buyer Information	
Name:	
Email:	
Phone:	
City, State:	
Note: Your information will be kept strictly confidential. You will receive a bid confirmation of receipt for any bid submitted. If you do not receive this, please call 715-287-3337.	

Please submit your bid to:

Email: horizon@triwest.net

Mail: Pleasant Valley Wildlife Sanctuary, c/o Jim and Sandy Engandela, S15700 County Road U, Strum, WI 54770

Pleasant Valley Wildlife Sanctuary

Comprehensive Property Description

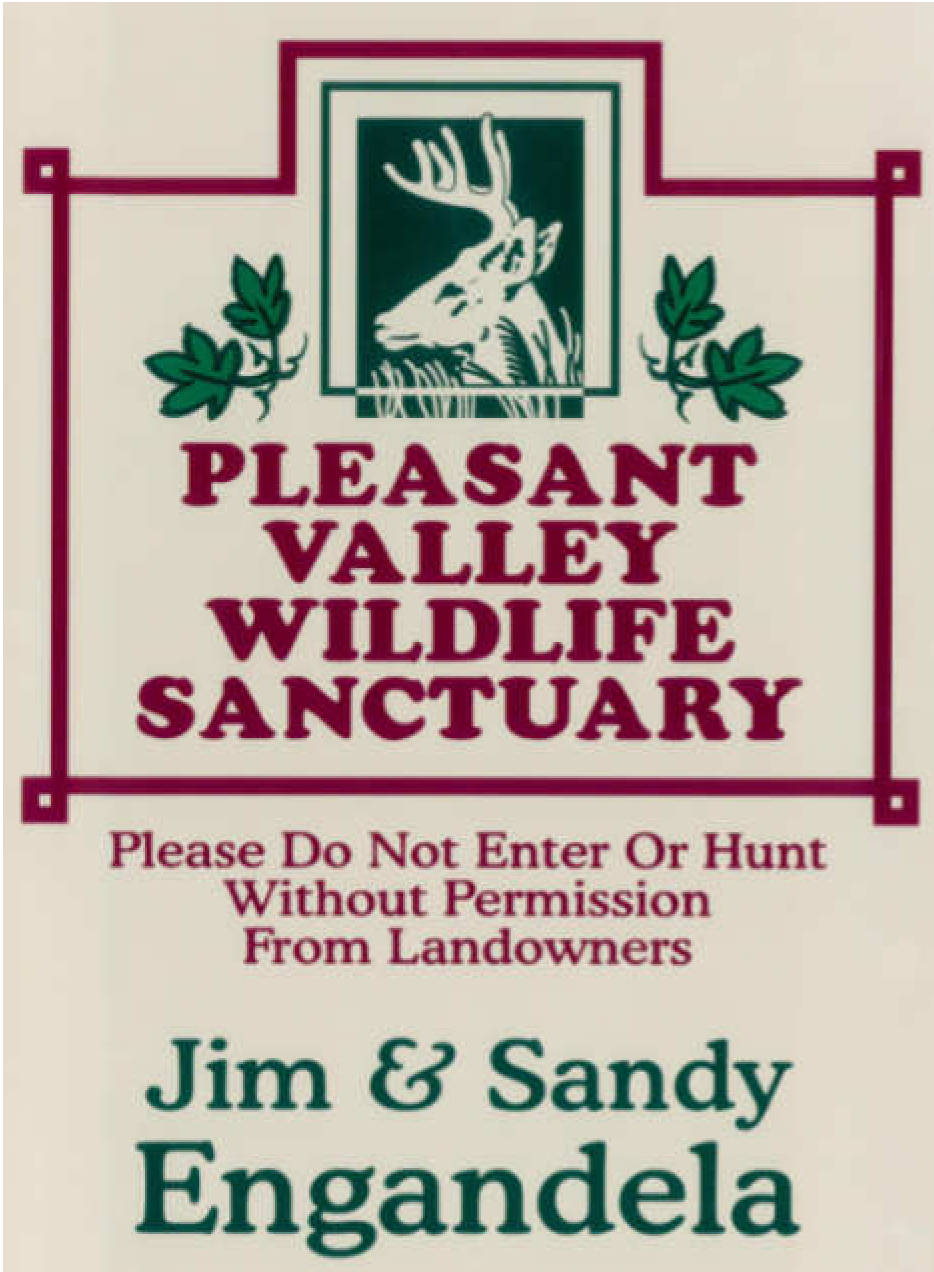
7/15/2015

Pleasant Valley Wildlife Sanctuary

Eau Claire County - Pleasant Valley Township – Wisconsin - USA

248 acres purchased in 1980 and developed by Jim & Sandy Engandela

The Pleasant Valley Wildlife Sanctuary was founded in 1985


PLEASANT VALLEY WILDLIFE SANCTUARY
Please Do Not Enter Or Hunt Without Permission From Landowners
Jim & Sandy Engandela

Pleasant Valley Wildlife Sanctuary

Property Location

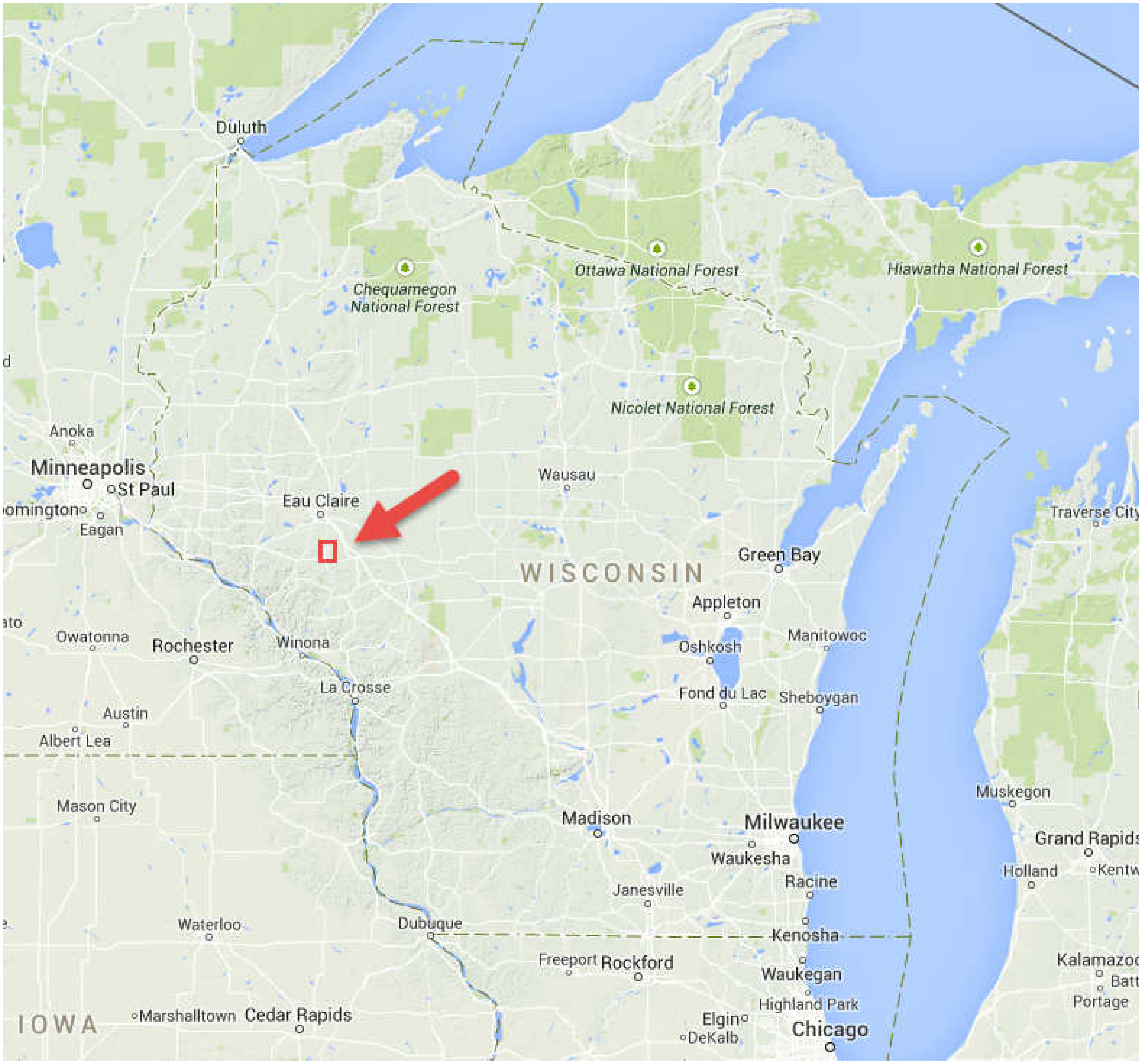
This very special property is located in mid-west USA, in Western Wisconsin,
on the southern border of Eau Claire County, in the township of Pleasant Valley

The Pleasant Valley Wildlife Sanctuary is located in Western Wisconsin, USA and conveniently located to major cities and resources

Eau Claire, Wisconsin = 20 miles   Mississippi River = 40 miles

Minneapolis/St. Paul, Minnesota = 100 miles   Chicago, Illinois = 300 miles

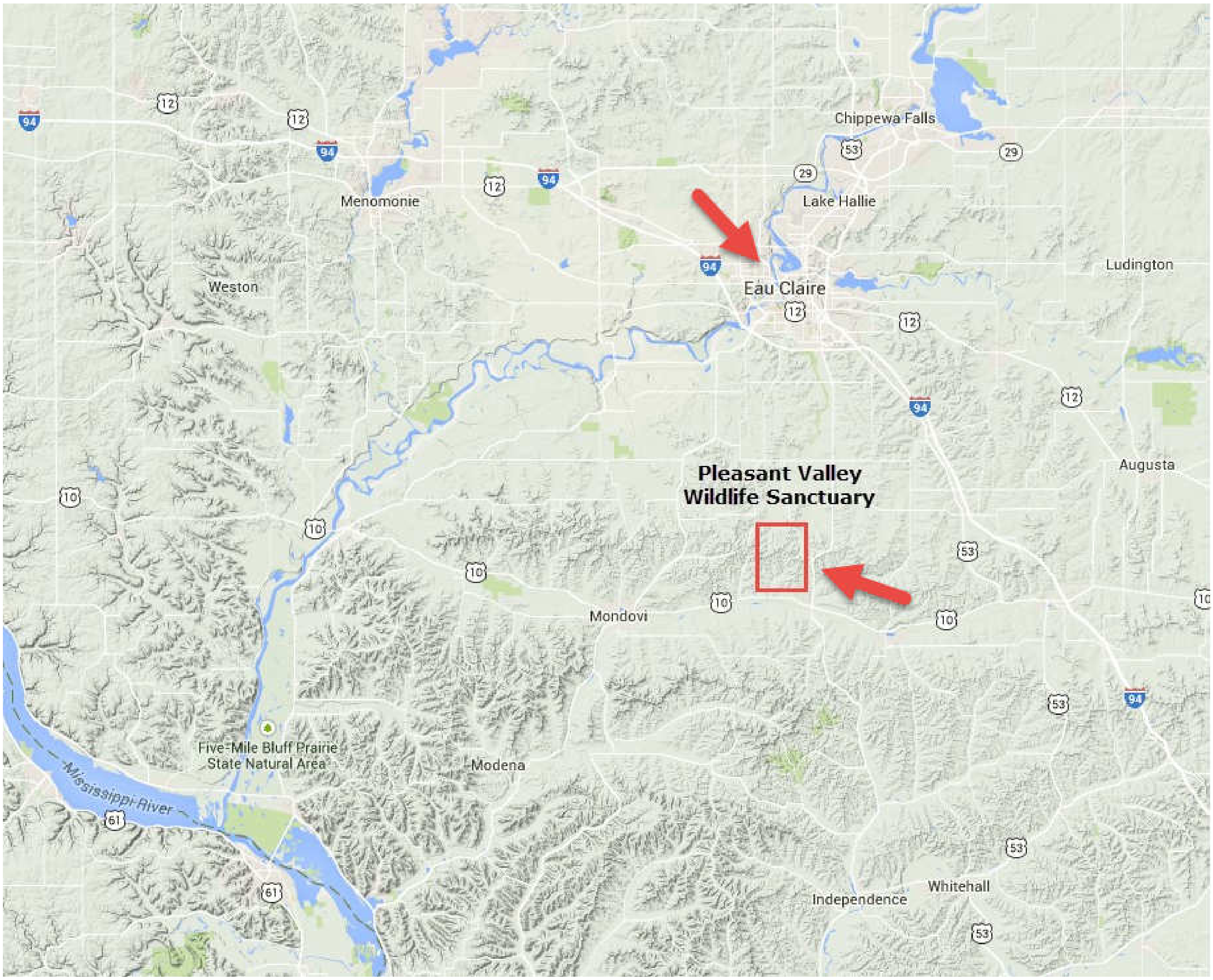
Eau Claire County and the Pleasant Valley Wildlife Sanctuary is on the north side of Buffalo County, which extends southwest to the Mississippi river, though the Drift-less area, where glaciers carved large bluffs, deep valleys, rugged terrain, mineral rich soil and abundant water resources


Duluth
Chequamegon National Forest
Ottawa National Forest
Hiawatha National Forest
Nicolet National Forest
Anoka
Minneapolis
St Paul
Eagan
Eau Claire
Wausau
Traverse City
Green Bay
WISCONSIN
Appleton
Owatonna
Rochester
Winona
Oshkosh
Manitowoc
La Crosse
Fond du Lac
Sheboygan
Austin
Albert Lea
Mason City
Muskegon
Madison
Milwaukee
Waukesha
Grand Rapids
Holland
Racine
Janesville
Waterloo
Dubuque
Kenosha
Freeport
Rockford
Kalamazoo
Waukegan
Portage
Highland Park
IOWA
Marshalltown
Cedar Rapids
Elgin
DeKalb
Chicago

City of Eau Claire

The Pleasant Valley Wildlife Sanctuary is located 20 miles south of Eau Claire, a city of 65,000 that was awarded one of **ten best All-America Cities**

http://www.eauclairedevelopment.com/quality_of_life/



Surrounding Properties

The Pleasant Valley Wildlife Sanctuary (outlined in red) is surrounded by over **2000 acres of woods**, springs and ponds and is one of the largest privately owned woodlands and wildlife habitat in Eau Claire County

The entire woodland is surrounded by corn, alfalfa and soybean fields providing abundant food for all kinds of animals and birds

The Drift-less area

The Drift-less area is a **24,000 square mile section of the Upper Mississippi basin**, comprising parts of Wisconsin, Minnesota, Iowa and Illinois.
This land was **untouched by the glaciers** which receded 12,000 years ago across the northern U.S. and Canada.

As a result, the area's limestone ridges were not ground into boulders and gravel, which early geologists called glacial drift

From these ridges flow hundreds of spring fed creeks, whose water is clear, cold and rich in minerals that supports a diverse aquatic food chain, including native brook and brown trout.

Pleasant Valley Wildlife Sanctuary

House

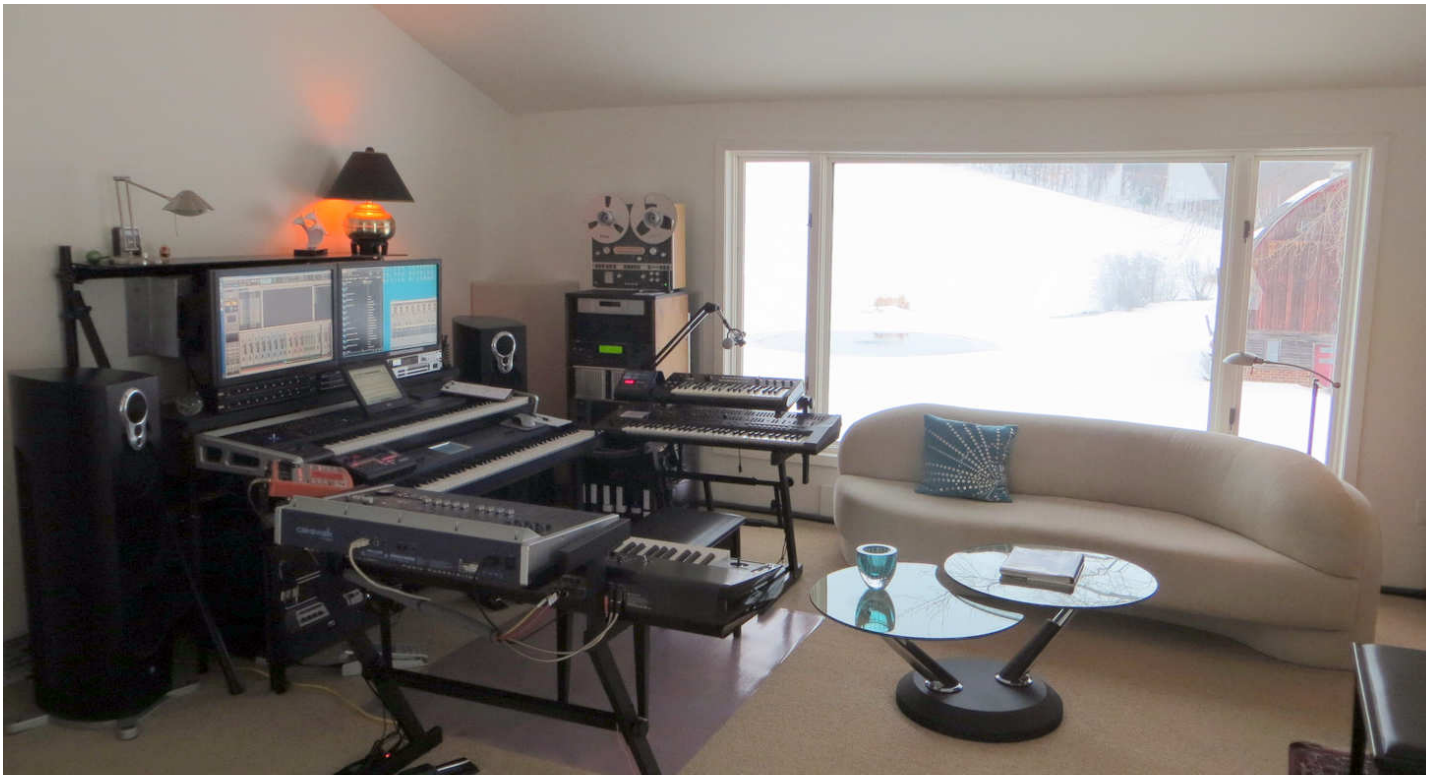
2400 square feet, 3 floors, A Frame with Nichiha siding and modern interior
Main bathroom with Jacuzzi double bath, double shower, double sink and sauna
400 square foot deck with hot tub and music system

Utilities

Pure healthy drinking well water, throughout the house, barn and kennel
Ground water Heating/Air conditioning "closed loop" system, with in floor heat
Gas forced air backup furnace with underground 500 gallon propane gas tank
High power 35kv electrical service, with 2-200 amp electrical panels
All underground electric, propane, telephone and gutter drainage

Entertainment & Communications

Linn Digital Music System, throughout the house and barn
Direct TV Satellite System, throughout the house and barn
High speed "Fiber Optics" Internet connection to the worldwide web
Multi-line Telephone key system, throughout the house, barn and kennel
High Speed "wired & wireless" computer network, throughout the house and barn



Pleasant Valley Wildlife Sanctuary

Barn

Authentically restored Norwegian barn, with new cedar shake roof

4 floors with garage, wood shop, office and storage levels

Fully insulated with all new wiring/lighting and 200 amp electrical panel

Motorized front and rear overhead doors

Distributed hot/cold water and compressed air

Propane forced air heat, electric baseboard and in-floor heat

High speed computer network with "Fiber Optics" internet

Multi-Line phone key system and integrated Linn digital music system

Fully equipped wood/fabrication shop with paint room, spray booth and power tools


PLEASANT VALLEY WILDLIFE SANCTUARY
Jim & Sandy
Engandela


PLEASANT VALLEY WILDLIFE SANCTUARY
Jim & Sandy Engandela


YAMAHA

Garage

6 bays with motorized doors

2 bays with 10 foot, drive through, front and rear motorized doors

Propane forced air heat, distributed water and compressed air

Kennel

1 bay garage with inside dog kennel and storage

100 amp electrical service, propane gas and water

Separate gas station with 100 gallon gasoline and diesel tanks

Pleasant Valley Wildlife Sanctuary

Forests and Woodlands

**248 acres of hills and bluffs with rocky outcroppings, deep valleys,
pure fresh water springs, streams and ponds**

208 acres of Forest Woodland with Red Oak, White Oak, Cherry, and Pines trees

40 acres of untilled wildlife pasture, suitable for horse, lama or other grazing animals

160 acres of virgin forest and the remaining woodland has not been logged since 1975

The woodland is virtually mosquito free, due to Bat habitat programs

Pleasant Valley Wildlife Sanctuary

Springs, Creeks and Ponds

Pure Fresh Water

12 pure fresh water springs and 6 auto skimming ponds

All water flows from springs on the property and is uncontaminated by neighboring farms

All drainage water is managed with underground culverts, that flow directly into the creek

Pleasant Valley Wildlife Sanctuary

Wildlife Habitat

Many wildlife habitat programs have been implemented at the Pleasant Valley Wildlife Sanctuary

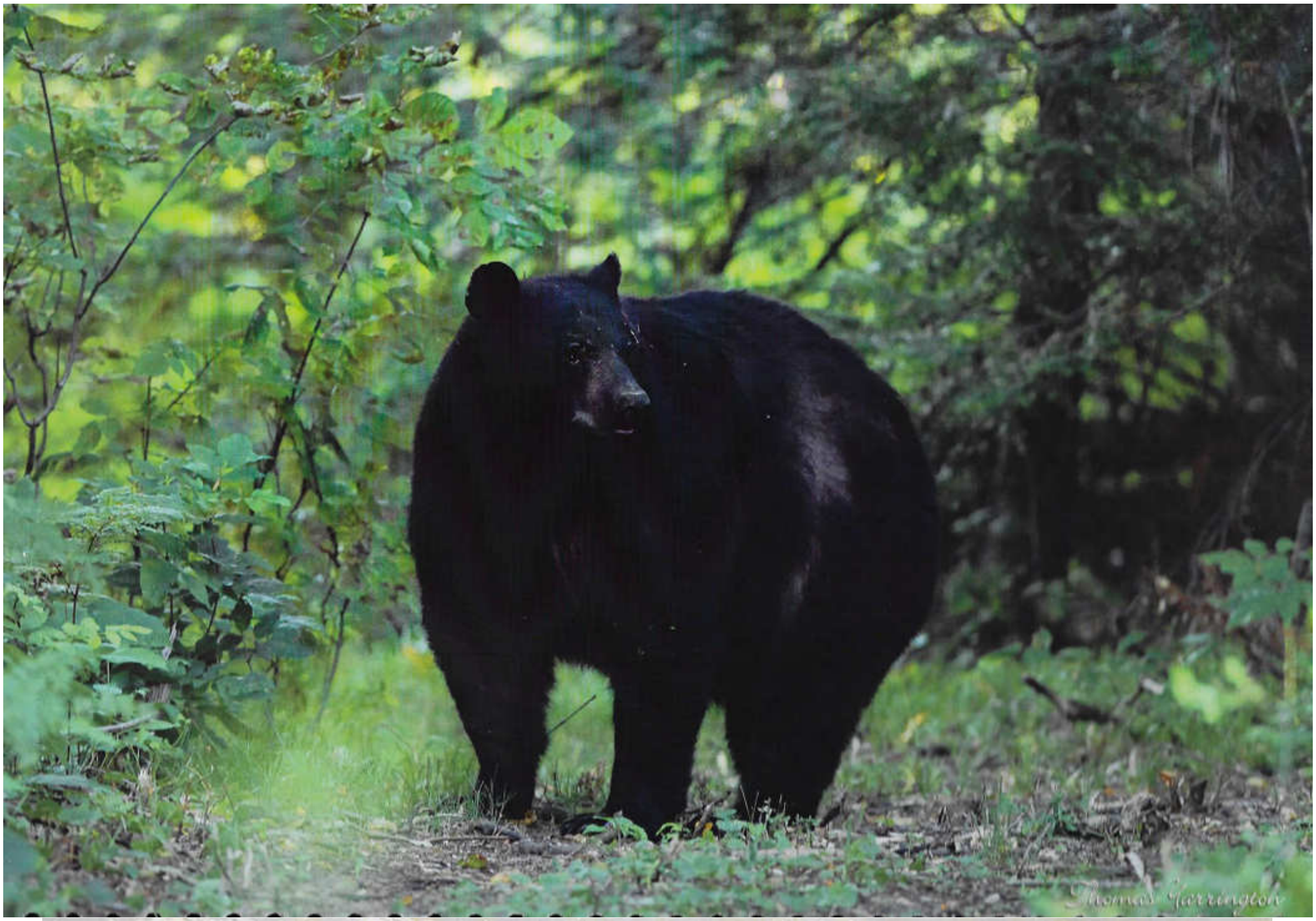
The area features Deer, Coyotes, Fox, Eagles, Turkey, Grouse, Pheasant, Geese, Ducks and Squirrels and an occasional Bear or Wolf

The Sanctuary has become home for many animals released by the Chippewa Valley Wildlife Rehabilitation center

The main pond and creek supports Brook, Brown and Rainbow Trout

A Quality Deer Management program has been maintained for 30 years

This magnificent albino buck, lived on the Pleasant Valley Wildlife Sanctuary for 7 years and died of natural causes.
He is now on display at the Beaver Creek Reserve for all to see.


Thomas Yarrington


Thomas Yarrington


Thomas Yerrington


Thomas Yerrington

Pleasant Valley Wildlife Sanctuary

Hunting and Fishing

The Pleasant Valley Wildlife Sanctuary and Buffalo County are famous for **Trophy White Tail Deer Hunting**

The Pleasant Valley Wildlife Sanctuary and surrounding 2000 acres have been in a Quality Deer Management program for the past 30 years

The property also provides abundant Turkey, Grouse, Pheasant and Squirrel hunting

The creek on the property flows directly into Big Creek and then into the Buffalo River, which both provide Class A trout fishing

Trophy White Tail Deer Hunting

The Quality Deer Management program was started in 1985 and has created trophy White Tail Deer Hunting opportunities

Quality Deer Management
1996 Rules
Landowner: Jim Engandela

1. Permission to hunt.
All persons with permission to hunt on the property will be issued a Quality Deer Management card that is signed and dated by the landowner. This card is valid only for the current hunting season and is limited only to that landowners property.

Anyone not assigned a card is trespassing. Each card holder is responsible for helping enforce these rules and is encouraged to confront all trespassers, and give their back tag number to the landowner.

2. Mature bucks.
You are allowed to shoot mature bucks that have a cumulative score of **30 points** or more. Points are accumulated by the following criteria.

A. Every point on the rack, in excess of 1 inch, counts as 1 point.
B. Every inch of spread from the outside of one main beam to the outside of the other main beam counts as 1 point.

i.e. A 10 point buck with an outside spread of 20 inches would be a **30 point buck**.

Non-compliance, with this rule will **terminate** your eligablity for future hunting on the property. **If it doesn't score 30 points you better not shoot it!** (It's your decision)

3. Fawns and Does.
You are not allowed to shoot any fawns because of the inability to determine the sex of the deer and the risk of killing immature fawn bucks. However, you are allowed to shoot a mature doe, if you have a hunters choice tag or bonus deer tag.

4. Hunting techniques.
You are allowed to use any legal hunting technique such as still hunting, tree stands, blinds or sitting. However, you are not allowed to drive deer with a group of hunters. When driving deer, typically, the hunter does not have enough time to properly identify the size, sex, age or rack size of the deer. Also a group drive greatly increases the incidence of needlessly wounding deer that are never found and eventually die.

5. Check in procedure.
All hunting stands must be approved, by the landowner, to avoid any conflicts with other hunters. All deer shot must be checked and scored by the landowner to determine compliance with the QDM rules. Checking will be done before the deer leaves the property. A record of all ratings will be maintained by the landowner.

6. Non-compliance with Quality Deer Management rules.
Any person not complying with these rules will forfeit their hunting privileges on the property.

Buffalo County - Trophy White Tail Deer Hunting

Buffalo Counties worldwide White Tail Deer Hunting Reputation is well deserved

Hunting in Buffalo County, Wisconsin, Whitetail Deer Capital of the World

Article by Bill Heavey

The masthead of this magazine is loaded with the names of guys who can make a fire by rubbing two icicles together, catch a tarpon on a safety pin and some pocket lint, or track a squirrel over a rockslide. When the editors want an alternative perspective, they call me.

"Heavey," one purred into the phone not long ago, "we were wondering where an Eastern hardwoods hunter—let's say a guy with more passion than skill—would go to bowhunt the buck of a lifetime." Easy, I said. He'd head for the Promised Land: Buffalo County, Wisconsin. In the last decade this hunk of deer heaven led the nation with 309 record-book deer, almost twice as many as its nearest competitor. "From the numbers it looks like most any bozo would have pretty good odds at a wall hanger out there." I regretted these words even as they left my mouth.

Buffalo County Wisconsin has produced more trophy whitetail deer than any other region in the U.S

"Wisconsin Leads Nation In Trophy Bucks"

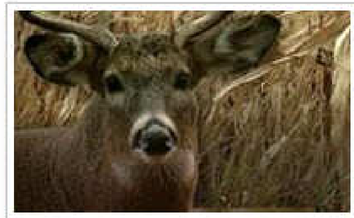
The Boone and Crockett Club says the number of trophy bucks harvested in Wisconsin has risen by 857% over the past 3 decades.

Wisconsin leads nation in trophy bucks

Posted: Tue 10:06 PM, Feb 14, 2012

Home / Headlines List / Article

(WEAU) - If you're looking to bag a trophy buck next fall, the DNR says you're living in the right state.

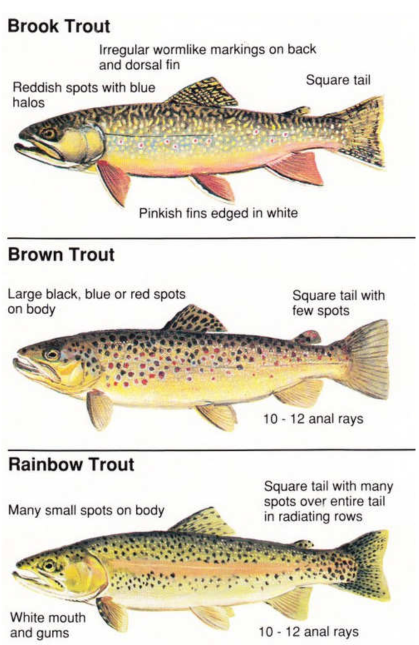


According to records kept by the Boone and Crockett Club, Wisconsin is the number one state to find a big buck. The club says the number of trophy bucks harvested has risen by 857% over the past 3 decades, and 383 record breaking bucks were harvested from 2006 to 2010.

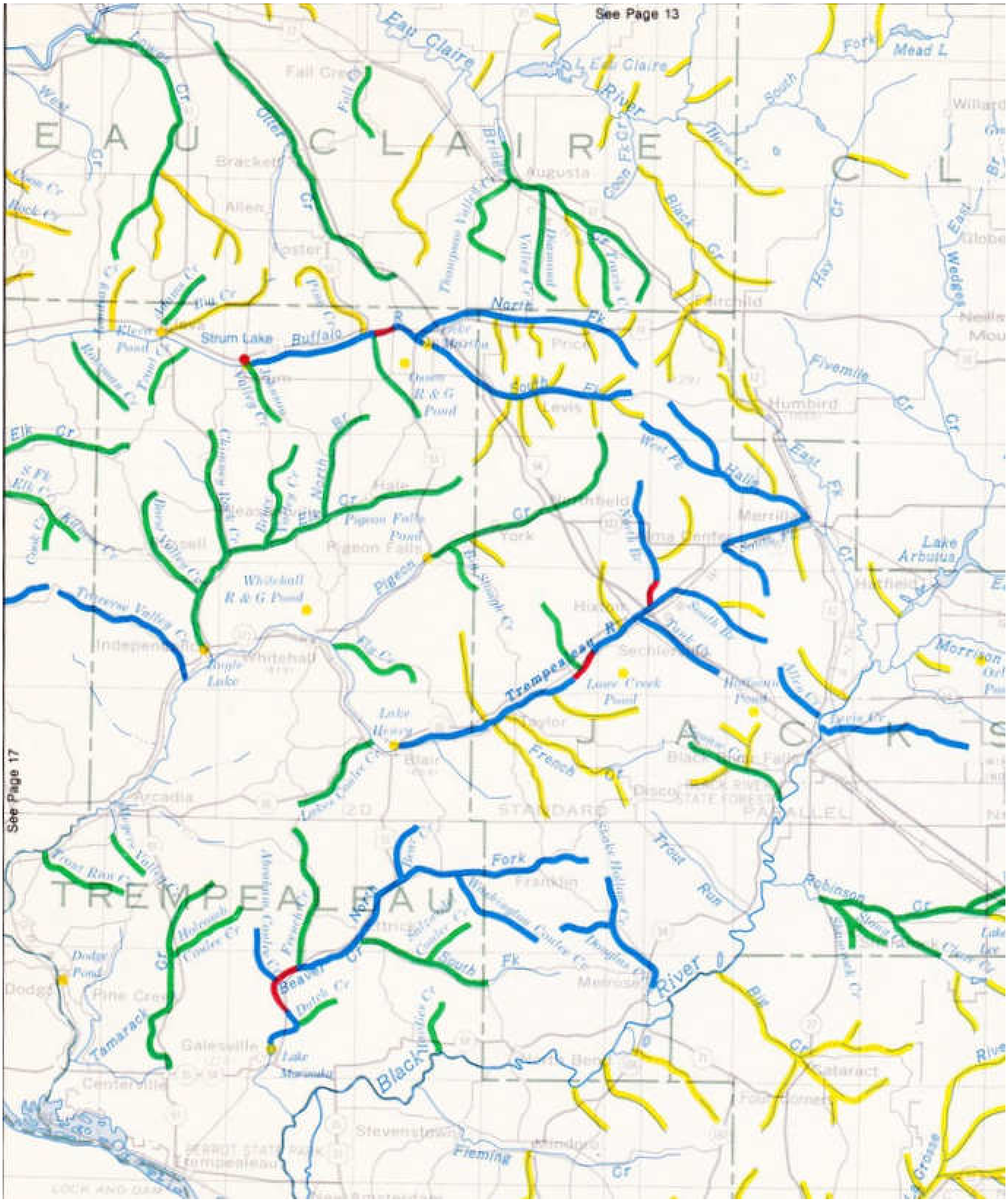
The club says that's because Wisconsin has good deer range and more refuges, which allow bucks to grow older.

Trout Fishing

The Pleasant Valley Wildlife Sanctuary springs and creeks flow into Big Creek, which flows into the Buffalo River, which flows into the Mississippi river



Trout Unlimited develops and maintains hundreds of miles of creeks, which provide excellent fishing opportunities



Pleasant Valley Wildlife Sanctuary

Recreational Roads & Trails

Over 20 miles of groomed trails have been developed on the property to provide access to all areas and springs

These trails provide year round hiking, ATV, UTV, Snowmobiling and Horseback riding

The woods is virtually mosquito free, with creek bridges and resting areas with benches

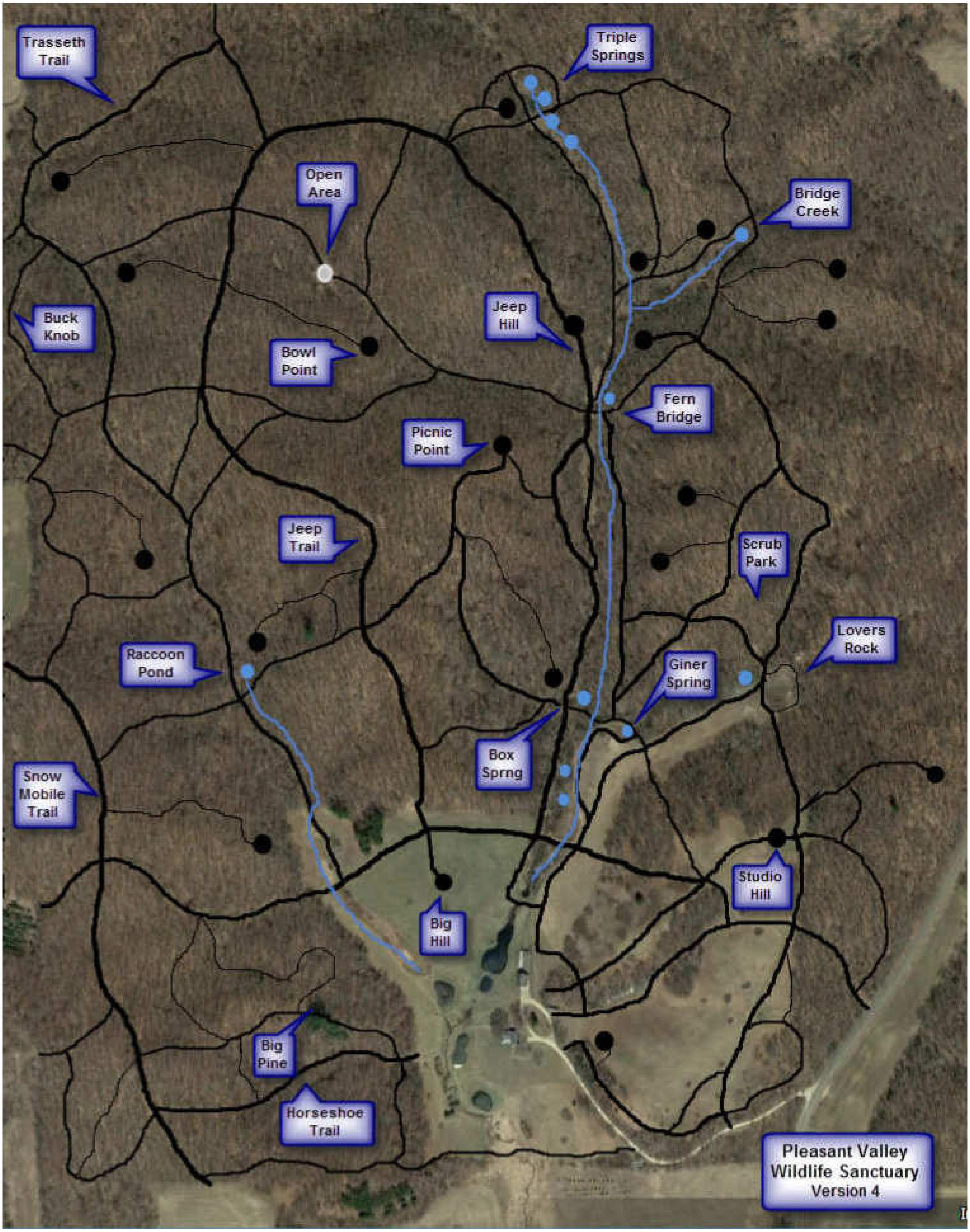
The Eau Claire county snowmobile trail crosses a corner of the property, providing access to 25,000 of miles of snowmobiling trails

The property has year round access to the Buffalo River Trail which connects directly to the Clark County, Chippewa County and Jackson County Forests

These trails provide year round ATV, UTV, Snowmobile, Biking, Horseback riding and hiking

Pleasant Valley Wildlife Sanctuary Trails

Over 20 miles of groomed trails with bridges and resting areas are on the property



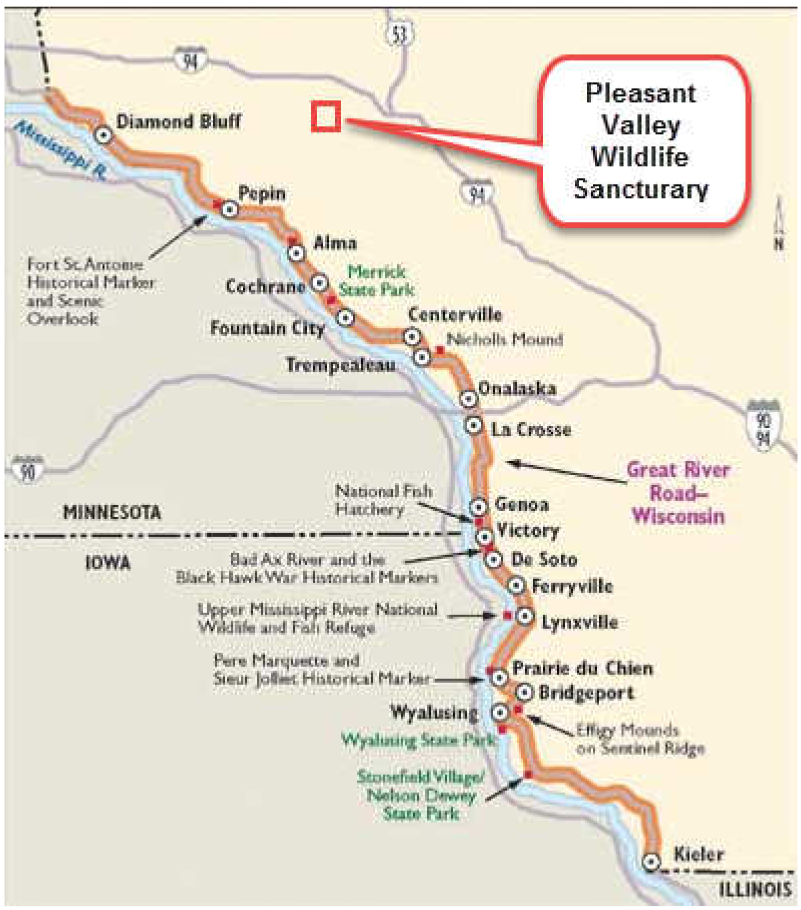
Other Recreational Trails

Motorcycling and Sports Car Motoring

The Great River Road

The Great River Road follows the Mississippi river from Minneapolis/St Paul all the way to the Gulf

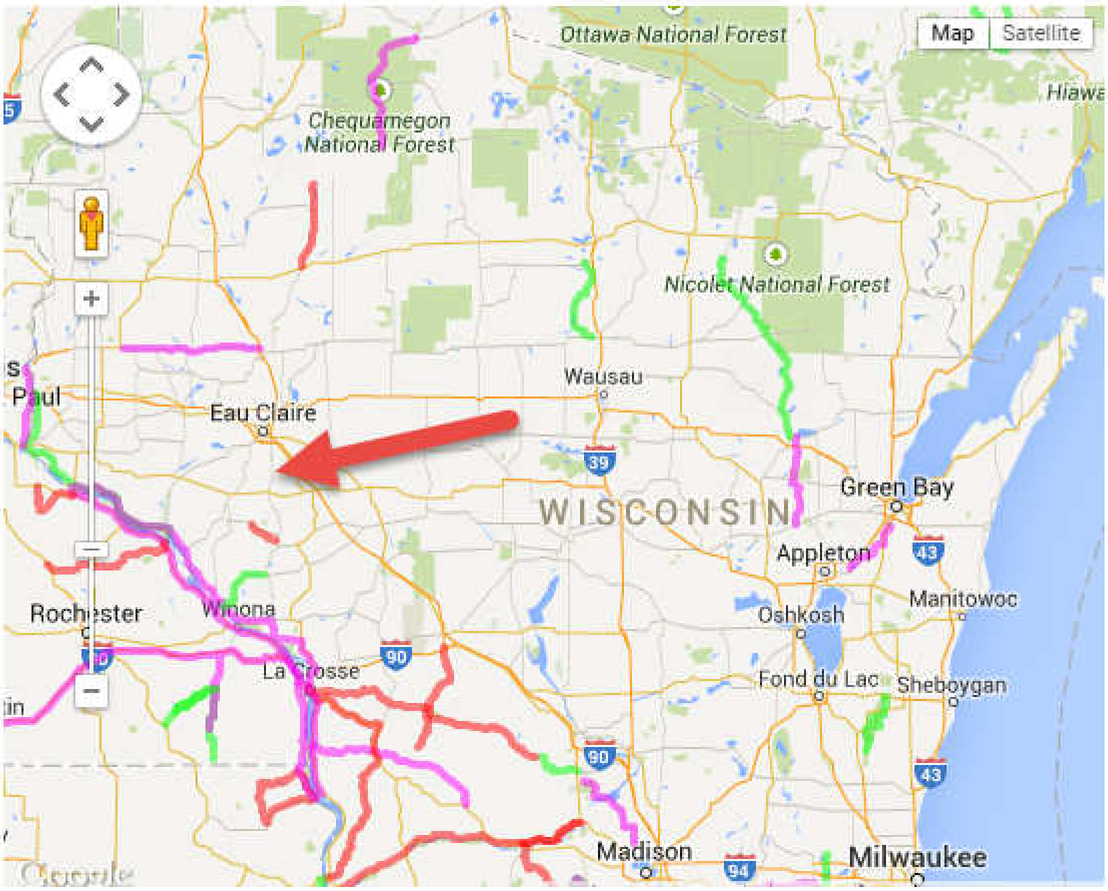
and is famous for spectacular motorcycle riding and sport car motoring



Buffalo County, Wisconsin - Best Motorcycle Country #1

Wisconsin Motorcycle Roads and Trips

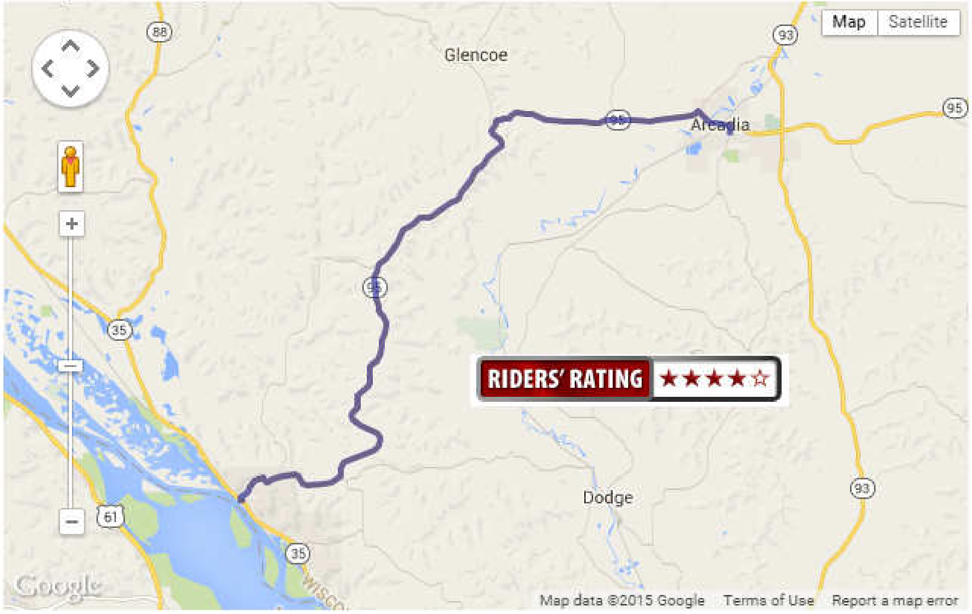
Wisconsin is a top Midwest state for those looking for scenic motorcycle rides. The western section features the Mississippi River and St. Croix River valleys and the many tributary rivers and streams explaining the predominance of winding roads in this area. The Superior Upland area (below Lake Superior and the border with Michigan) is heavily forested with rolling hills with elevations ranging from about 700 ft to slightly under 2,000 ft. Also within this region is an section called the Driftless Area. This beautiful and unique section of Wisconsin is characterized by jagged & rugged terrain with many cliffs and other rock outcroppings.



The Best Routes: Wisconsin

We've ranked the best Wisconsin Routes using our unique popularity algorithm. View all Routes: Wisconsin.

Rank	Name of Motorcycle Road	State(s)	Rating
1.	Triple State Mississippi River Run (MN, IA, WI)	Wisconsin, Minnesota, Iowa	5.00
2.	Kickapoo river valley	Wisconsin	5.00
3.	Wisconsin 60 Along the Wisconsin River	Wisconsin	4.56
4.	Genoa to Richland Center on the 56	Wisconsin	4.50
5.	Hwy 55, Menomonee Reservation ride	Wisconsin	4.36

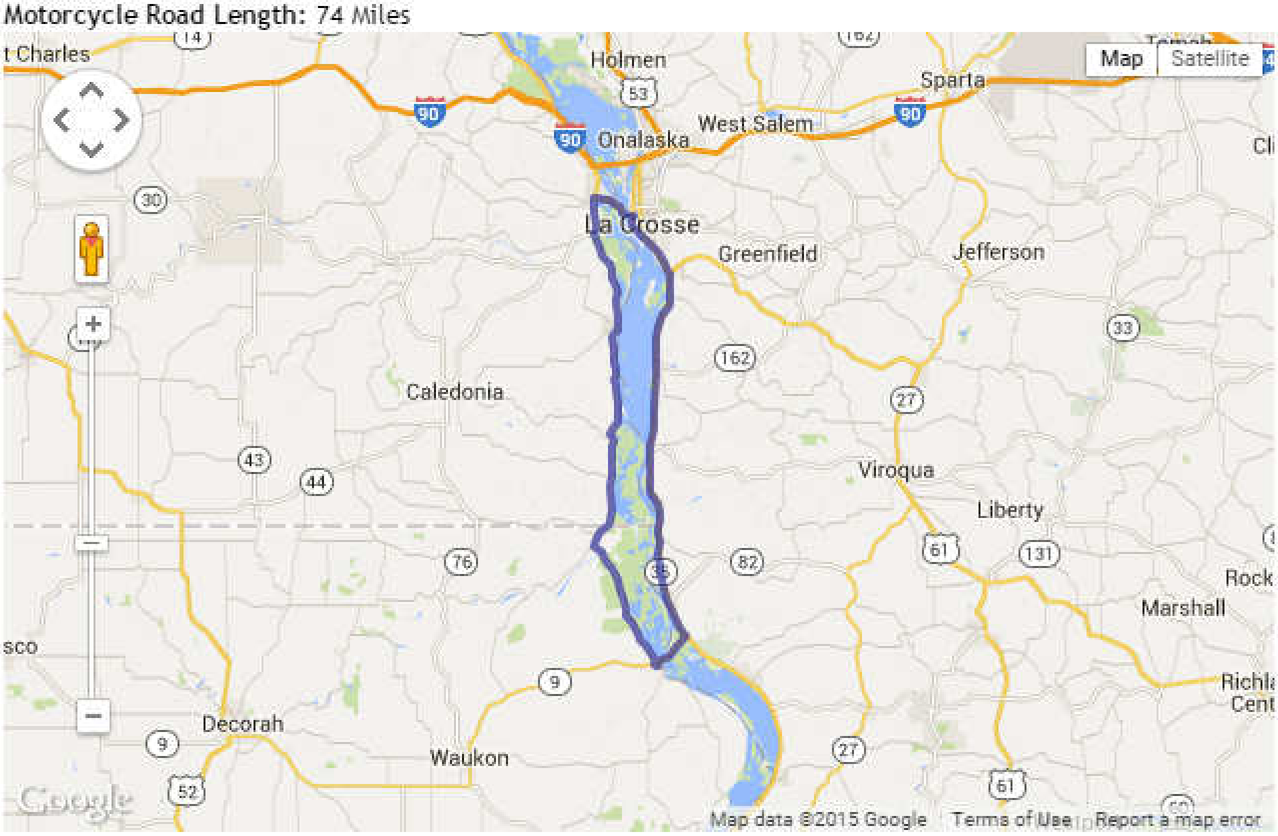


Triple State Mississippi River Run (MN, IA, WI)

RIDERS' RATING ★★★★★

Average Rating - This road has been rated by 2 visitors

State: Wisconsin
Date Submitted: March 10, 2012
Submitted by: dsolta113
Motorcycle Road Length: 74 Miles

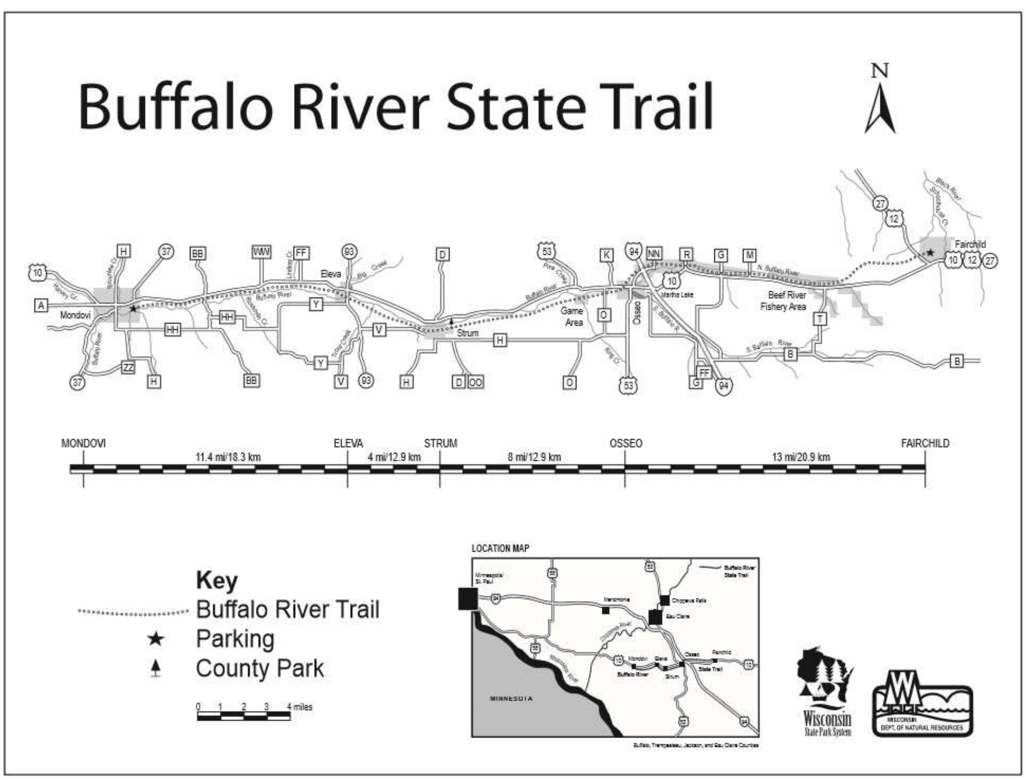


Year Round - Direct Access to 3 Wisconsin State Forests

Direct Access means that you can hike, horseback ride, drive ATV's, UTV's and Snowmobiles directly from the Pleasant Valley Wildlife Sanctuary through all 3 of these State Forests all year long.

Wisconsin State Park System

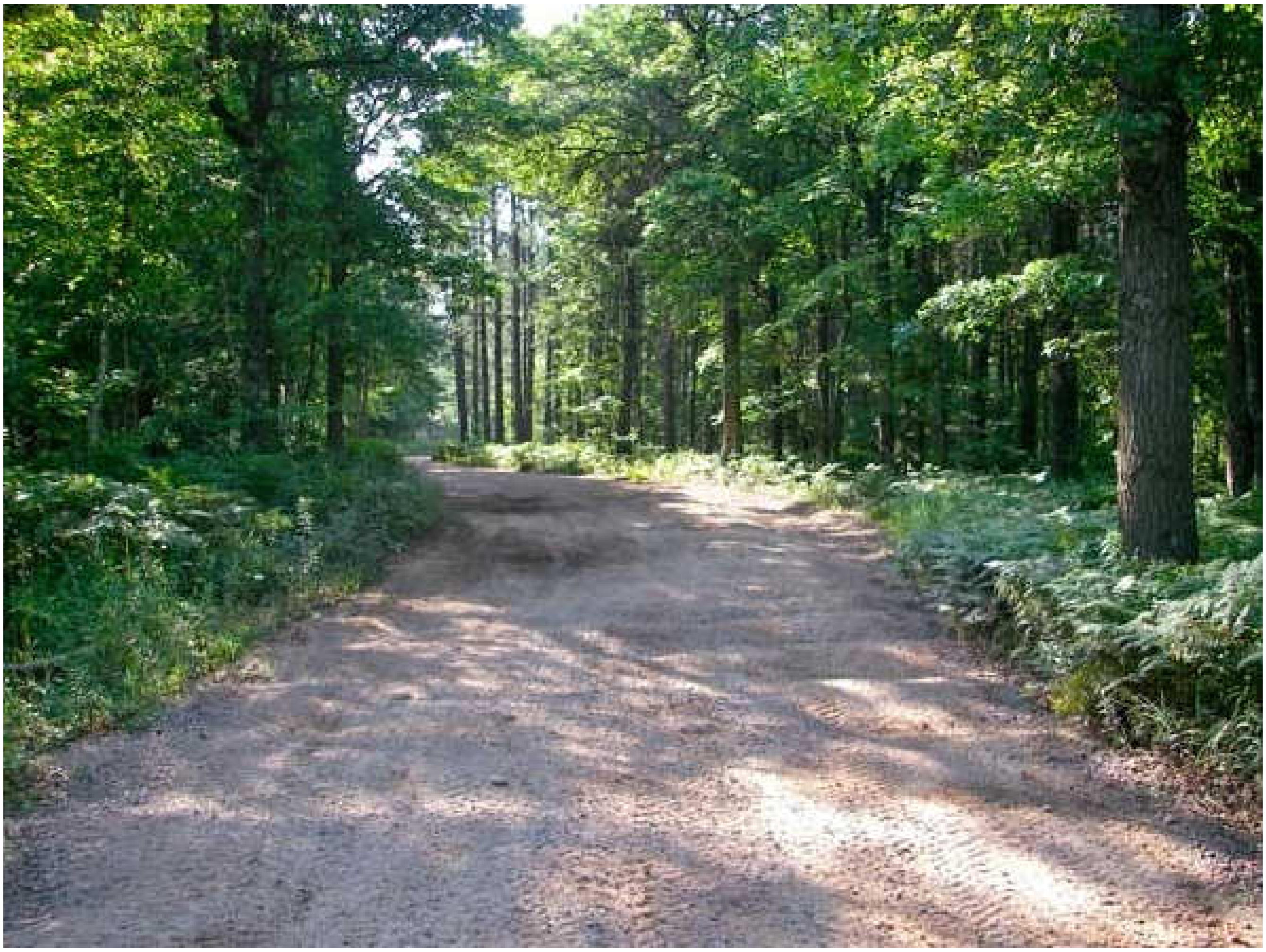
Buffalo River State Trail

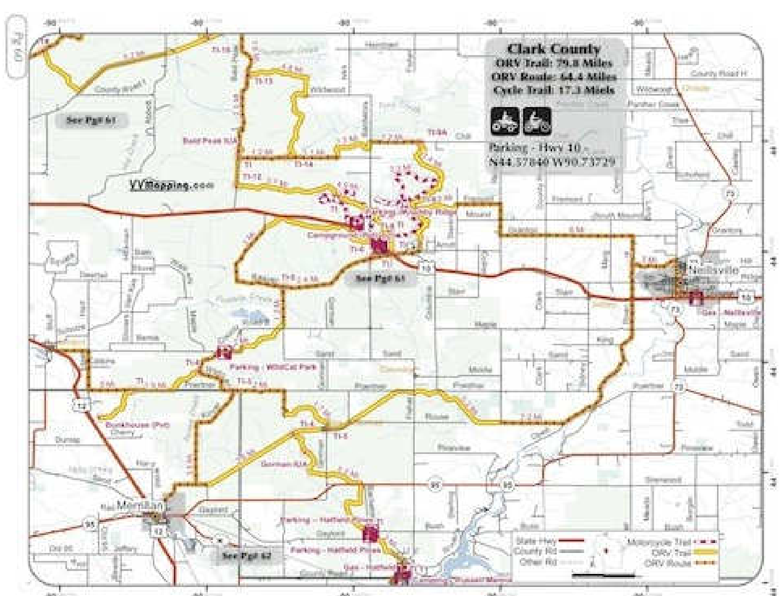


Clark County Trail System

All year direct access to Clark County State Forest for 160 miles of hiking, ATV. UTV,

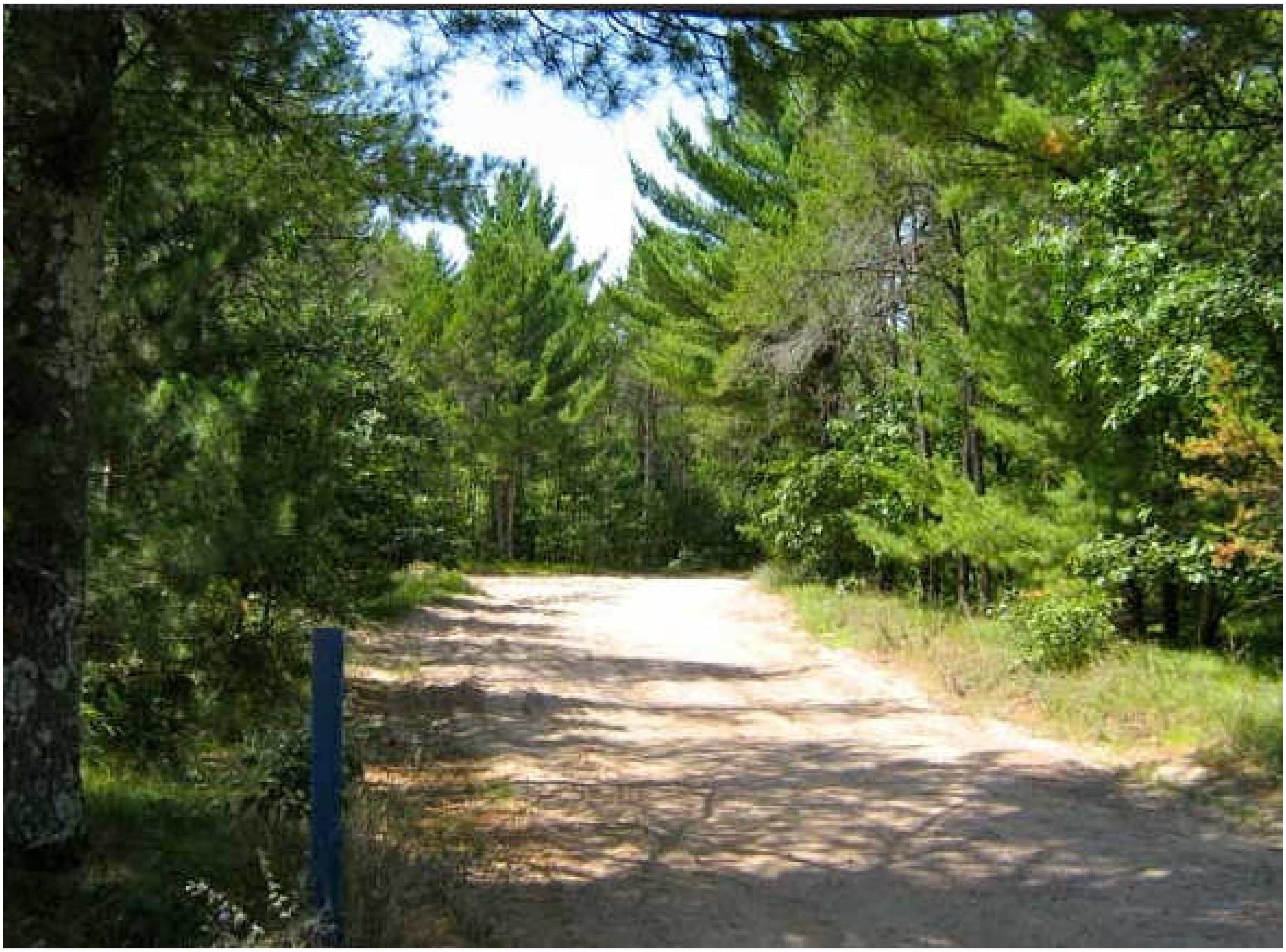
Snowmobile and Horseback riding

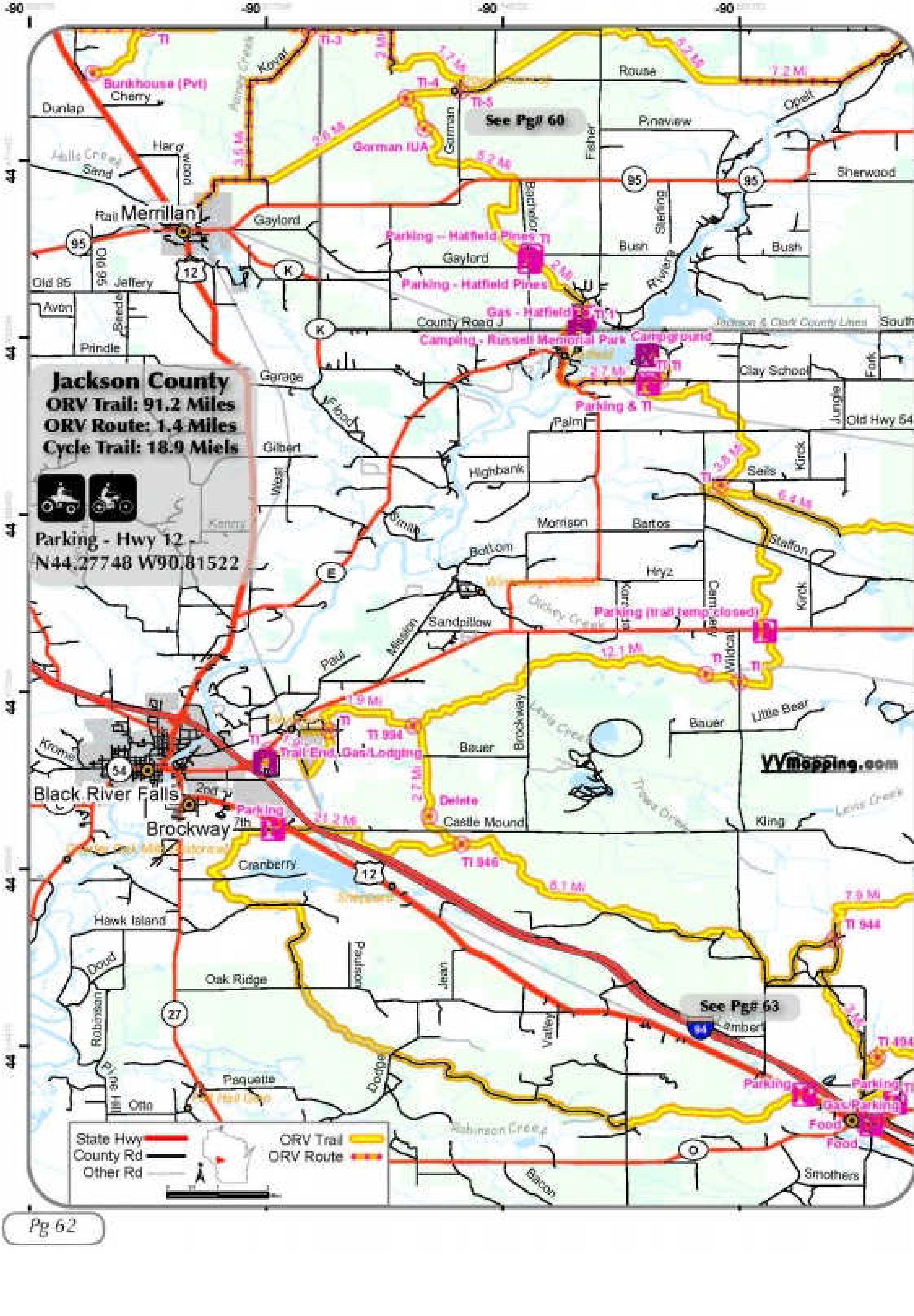




Jackson County Trail System

All year direct access to the Jackson County State Forest for 110 miles of hiking, ATV. UTV, Snowmobile and Horseback riding





Jackson County
ORV Trail: 91.2 Miles
ORV Route: 1.4 Miles
Cycle Trail: 18.9 Miels
Parking - Hwy 12 -
N44.27748 W90.81522
See Pg# 60
See Pg# 63
VVmapping.com
State Hwy
County Rd
Other Rd
ORV Trail
ORV Route
Merrillan
Black River Falls
Brockway
Bunkhouse (Pvt)
Gorman IUA
Parking -- Hatfield Pines TI
Parking - Hatfield Pines
Gas - Hatfield
Camping - Russell Memorial Park
Campground
Parking & TI
Parking (trail temp closed)
Trail End, Gas/Lodging
Parking
Delete
TI 994
TI 946
TI 944
TI 494
Gas/Parking
Food
Jackson & Clark County Lines
Rouse
Pineview
Sherwood
Bush
Gaylord
Dunlap
Cherry
Jeffery
Old 95
Avon
Prindle
Garage
Gilbert
Highbank
Morrison
Bartos
Hryz
Sandpillow
Clay School
Old Hwy 54
Staffon
Little Bear
Bauer
Castle Mound
Cranberry
Hawk Island
Oak Ridge
Paquette
Otto
Kling
Smothers
Bacon
Lambert
County Road J

Chippewa County Trail System

All year direct access to the Chippewa County State Forest for 55 miles of hiking, ATV. UTV, Snowmobile and Horseback riding