



- SALES
- APPRAISALS

**DROPPERS & SCHARL
REALTY & APPRAISALS**
W 2591 River Edge Dr.
Oostburg, WI 53070-2121
920-564-3226
Fax 920-564-3226 (undicated)
tedscharl@gmail.com

Broker's comments on Soil Evaluation Report:

This report contains information on two sites of the 32 acres for sale. The soil testing was performed in 2023, at that time the seller/owner was considering dividing the property into the three lots shown in the report. That division was not pursued.

The soil reports for sites on "Lots 2 and 3" are sites on these 32 acres. Those two reports state the two sites tested are suitable for mound septic system to each serve a single family, 4 bedroom residence.

If a buyer wants to locate their residence somewhere else on the property buyer would need to have another soil test report done for that proposed site.

It is best for the prospective buyer to contact a septic installer and discuss their plans with the installer.

Ted Scharl
Broker.

Soil Test Site Plan

For: Michael & Michelle Oppeneer

Proposed Lot 2. Part of the
NE ¼ of Section 34, T14N,
R21E, Town Of Lyndon,
Sheboygan County,
Wisconsin.

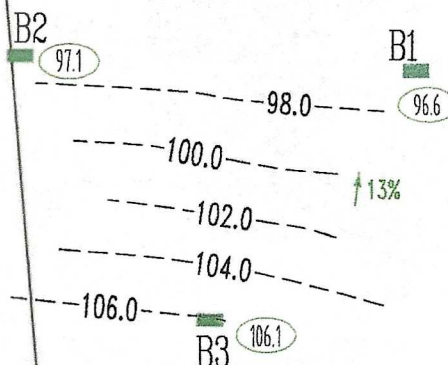


Location Map 1" = 500'

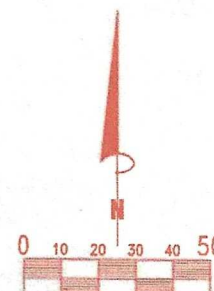
Soils BM :

Spike in tree (18" dia, 24" abv. grnd.),
assumed elevation 100.00.

Proposed Lot 2



Proposed Lot 3



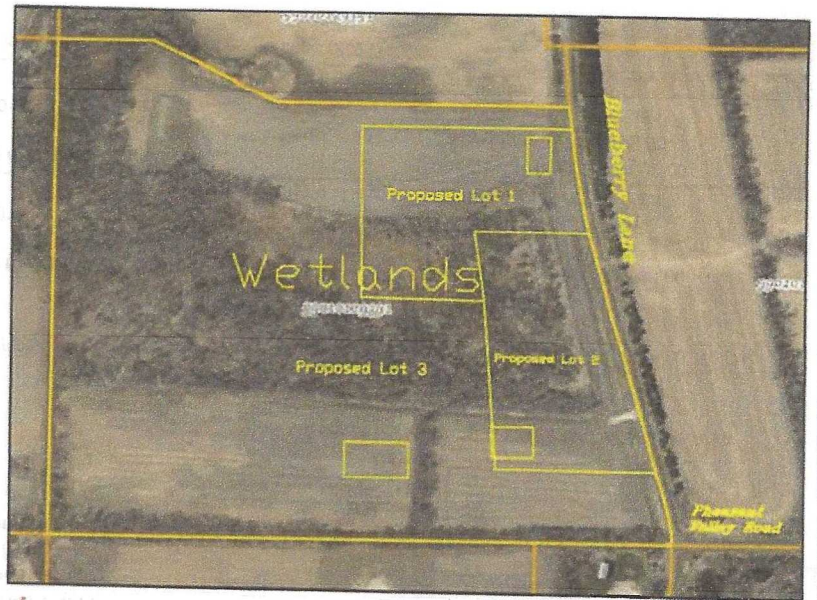
Scale 1" = 50'

Handwritten signature

Soil Test Site Plan

For: Michael & Michelle Oppeneer

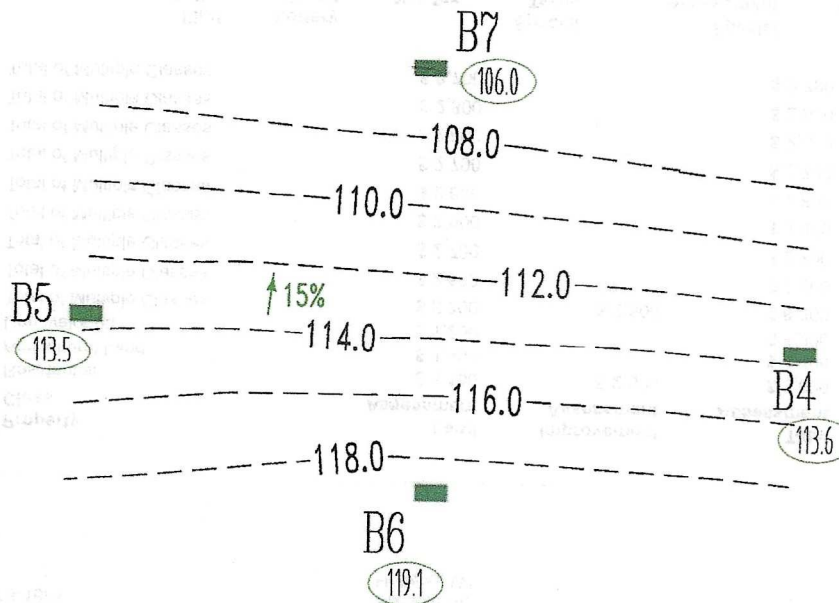
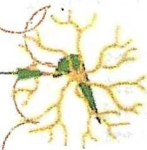
Proposed Lot 3. Part
of the NE $\frac{1}{4}$ of Section
34, T14N, R21E, Town
Of Lyndon, Sheboygan
County, Wisconsin.



Location Map 1" = 500'

Soils BM $\oplus$:

Spike in tree (18" dia, 24" abv. grnd.),
assumed elevation 100.00.



Proposed Lot 3



Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

#5084

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Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

Property Owner Michael & Michelle Oppeneer		Property Location Govt. Lot 1/4, NE1/4, S34, T14N, R21E	
Property Owner's Mailing Address N3150 River Ridge Road		Lot # 2	Block # Subd. Name or CSM# Proposed Certified Survey Map
City Waldo	State WI	Zip Code 53093	Phone Number
☒ New Construction ☐ Replacement		Use: ☒ Residential / Number of bedrooms 4 ☐ Public or commercial - Describe:	
Parent material Loess over Glacial Till		Code derived design flow rate 600 GPD	
Flood plain elevation, if applicable NA ft.		General comments Site is suitable for a mound system. See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater Systems.	

1	Boring # ☐ Boring ☒ Pit	Ground surface elev. 96.6 ft.	Depth to limiting factor 28 in.	Soil Application Rate									
				Horizon	Depth in	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²
A p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8			
Bt1	12-28	7.5YR4/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6			
Bt2	28-40	7.5YR4/4	c-1-d 7.5YR5/8	cl	2mabk	mfr	gw	-	0.4	0.6			
			silt coatings										
C	40-60	10YR5/4	c-2-d 7.5YR5/8	vfsl & gr	0 m	mfr	-	-	0.2	0.5			
			saturated	5-10%									

2	Boring # ☐ Boring ☒ Pit	Ground surface elev. 97.1 ft.		Depth to limiting factor 26 in.		Soil Application Rate						
		Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
											*Eff#1	*Eff#2
A p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8		
Bt1	12-26	7.5YR4/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6		
Bt2	26-32	7.5YR4/4	f-1-d 7.5YR5/8	scl & gr	1mabk	mfr	gw	-	0.2	0.3		
				5-10%								
C	32-48	10YR5/4	c-2-d 7.5YR5/8	vfsi & gr	0 m	mfr	-	-	0.2	0.5		
			saturated	5-10%								
		observed	HGW @ 42"									

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric M. Schmitz	Signature:	CST Number 222021
Address Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095		Telephone Number 262-338-6994

SBD-8330 (R.07/00)

[illegible]

* Effluent #2 = $BOD_5 \leq 30 \text{ mg/L}$ and $TSS \leq 30 \text{ mg/L}$

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[illegible]



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SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

#5085

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Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

Property Owner Michael & Michelle Oppeneer		Property Location Govt. Lot 1/4, NE1/4, S34, T14N, R21E	
Property Owner's Mailing Address N3150 River Ridge Road		Lot # 3	Block # Subd. Name or CSM# Proposed Certified Survey Map
City Waldo	State WI	Zip Code 53093	Phone Number
☒ New Construction ☐ Replacement		Use: ☒ Residential / Number of bedrooms 4 ☐ Public or commercial - Describe:	
Parent material Loess over Glacial Till		Flood plain elevation, if applicable NA ft.	
General comments Site is suitable for a mound system. See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater Systems. and recommendations:			

4	Boring # ☐ Boring ☒ Pit	Ground surface elev. 113.6 ft.	Depth to limiting factor 36 in.	Soil Application Rate						
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
B t	8-16	7.5YR4/4	(5-10% gr.)	scl & gr.	2fsbk	mfr	gw	1vf	0.4	0.6
BC	16-36	10YR4/4	-	sl & gr	1fsbk	mfr	gw	1vf	0.4	0.7
				5-10%						
C	36-60	10YR5/4	f-1-d 7.5YR5/8	sl & gr	1fpl	mfr	-	-	0.4	0.6
		slightly	saturated	10-15%						

5	Boring # ☐ Boring ☒ Pit	Ground surface elev. 113.5 ft.	Depth to limiting factor 30 in.	Soil Application Rate						
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
B t	8-18	7.5YR4/4	(5-10% gr.)	scl & gr.	2fsbk	mfr	gw	1vf	0.4	0.6
BC	18-30	10YR4/4	-	sl & gr	1fsbk	mfr	gw	1vf	0.4	0.7
				5-10%						
C	30-48	10YR5/4	f-1-d 7.5YR5/8	sl & gr	1fpl	mfr	-	-	0.4	0.6
		slightly	saturated	10-15%						

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric M. Schmitz	Signature: 	CST Number 222021
Address Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted 4/14/2023	Telephone Number 262-338-6994

SBD-8330 (R.07/00)