

Lake Wisconsin

Living

Winter 2016 | 2017

AN EXCLUSIVE NEWSLETTER FOR THE RESIDENTS OF LAKE WISCONSIN

The Wisconsin Timbermen

A story about “The Great Sauk City War”

Submitted by Greg Stangl

It was the kind of riot that people talked about for years after. If you were not there, you said you were. And if you were there, you claimed you took the first swing.

The spring rains of 1865 made the Wisconsin River run fast and high. The rivermen had been running their

enormous rafts of fresh cut timber past Portage and Merrimack and would sometimes tie up for the night on the sand bars near Sauk City, and wander into town for some “relaxation”.

Most villages along the river had their personal “Hell’s Half Acre” where establishments for drinking, gambling and “womanizing” would be found. They featured ratty hotels and low-priced eating establishments. For the rivermen short on money, piles of rough cut wood or shingles were accepted “same as cash”. After a long day of moving logs down the river and literally dancing with death, they would come to town at night fighting, stealing and mugging. When asked about what he did sometimes besides drinking, an old time riverman replied, “Sometimes we had a dance, and for amusements we had a good many fights.”

Large old growth pines would be cut by loggers during winter in Wisconsin’s north woods and then pulled in great sleds on purposely built ice roads, right onto rivers or lakes waiting the spring thaw. The logs would then be formed into huge rafts and floated down the Wisconsin River. Depending on how early the thaw came, the rivermen were able to make 4-5 trips to the Mississippi each year.

Typical river rats, as they were also known, were a hard drinking, hard-driving bunch of men. They literally lived life on the edge, knowing that each step could be their last. Each rafting crew was accompanied by an experienced boss often selected for his fighting skills to control the strong and reckless men of his team. The drive was overseen by a walking boss who moved from raft to raft to coordinate the various teams to keep the logs moving past trouble spots. Stalling a drive near a saloon often created a cascade of drunken personnel problems.

To ensure that logs drifted freely, experienced men called river pigs were needed to guild the logs. The job required some understanding of physics, strong muscles and extreme agility. The jam crew was an exceedingly



A TYPICAL RAFTING CREW WAS A HARD-WORKING, HARD-FIGHTING BUNCH OF RIVER RATS LIVING LIFE ON THE EDGE.



Continued on page 4...

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Fishing on Lake Wisconsin and the Wisconsin River

By Gary Sanders | Lake Wisconsin Walleyes, LLC | www.lakewisconsinwalleyes.com



It's hard for me to believe, but ice-up is right around the corner. Every year it just goes by faster. Fishing for walleyes and especially saugers started out pretty hot in March. From the time that the ice went out in mid-March, thru to the end of June, we caught decent numbers of fish. But in comparison to the previous seven years, the bite seemed to get noticeably tougher as spring turned into summer. Lots of "shorts" or under-sized walleyes are around, but far fewer keeper-sized and slot-sized fish in the 20" to 28" found their way into the net so far this season. After having an amazing year in 2015 for both size and numbers of walleyes, I think we may have become a bit spoiled. With all the big slot fish in the system from the previous year, I still don't have an answer to why those fish were harder to come by this year, at least in my boat. Perhaps it's the plethora of gizzard shad in the lake. Plentiful forage tends to make for a tougher bite. But I do know why the legal-sized walleye numbers are down. With the knowledge that on this system, that it takes a walleye on average three years to grow to be the legal minimum length of 15" long, and that a sauger averages four years to achieve 15", there were simply less of those fish in the system to be caught. If you recall, we had a drought and low flow in 2012, and a long winter which turned into a cold, late spring in 2013. Weather conditions in two consecutive years created less than ideal spawning conditions, and subsequently produced poor year classes of walleyes and saugers. Count forward three and four years, and here we are in 2016, fishing for fewer legal-sized fish in the system.

There absolutely is a silver lining however. Many of those "short" walleyes that were caught and released this summer will have grown to that magic 15" mark by the

fall of the year. And based on fisheries survey results, the future does indeed look bright. Strong year classes from 2014 and 2015 should provide a healthy crop of legal sized fish for the 2017 and 2018 fishing seasons. Lake Wisconsin is a year 'round multi-species fishery with great opportunities for either a trophy or a fish fry, during any month of the year. Don't overlook the last chance for open water fall bite in November, or the great ice fishing opportunities once safe ice has formed. There's still a lot of great fishing ahead.

Lake Wisconsin Walleyes, LLC



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Professional Guide
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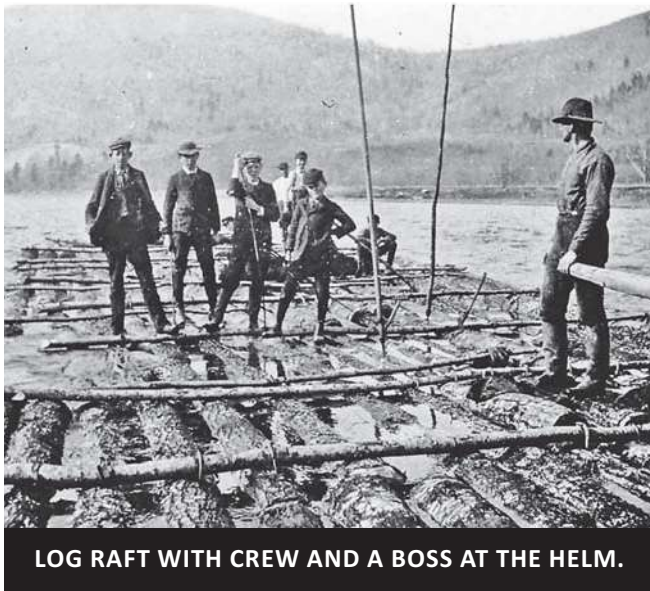


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Timbermen, continued from front page...

dangerous occupation with the drivers standing on the moving logs, running from one to another. Many river pigs were



LOG RAFT WITH CREW AND A BOSS AT THE HELM.

permanently injured or lost their lives by falling and being crushed by logs.

About ten to twenty rafts were run together by a pilot who would hire several men to handle each raft, with river rats working the back and the more experienced river pigs working the front. Whenever they came to an obstruction, they would run each raft separately to an eddy below the obstruction with four to ten men crews. They would then return upstream to repeat the operation until the entire fleet had been moved.

On their way down the river, Sauk City was a favorite overnight stop of the rafting crews who referred to the locals as "sauerkrauts" because of their German ancestry. The village tolerated most of their bad behavior because of the bonanza of money that they left in their wake.

Occasionally things could get out of hand and sometimes the village retaliated. In 1860 the "Pionier am Wisconsin" noted that some twenty lewd fellows of the baser sort had been rounded up after a brawl and hauled before the judge who

fined them fifteen dollars each. This was just a prelude of things to come.

The most notable riot by the river rats was the "Great Sauk City War". One night in the spring of 1865 some two hundred raftsmen had come ashore and proceeded to tear up the village. Fighting each other and anyone who crossed their path, they drank and battled their way into a drunken frenzy. Dogs crawled under porches to hide and horses nervously pawed the ground as the free-for-all reached a fever pitch. The womenfolk hid the children and watched the action in horror behind shaded windows.

The townspeople, fed up with the mayhem, attacked the rabble with cudgels (short thick sticks or clubs). According to the Pionier, "The engagement was a hotly contested and bloody one, but a worse shipped and used up crowd of rowdies it would be hard to find." Most of the rivermen sulked back to their rafts hosting bloody noses, cracked skulls and broken bones.

The villagers, anxious to celebrate their victory, retired to local saloons to embellish their role in it. They were soon joined by a few of the still standing river rats who were warmly welcomed, admired and praised. The group spent the night toasting each other for their combined bravery and fighting skills.

The 19th century logging industry reshaped the landscape of central and northern Wisconsin, provided a livelihood for thousands of workers, and formed the roots of today's thriving paper industry. By the turn of the century, Wisconsin was

one of the premier lumber producing states in the U.S., and from 1890 to 1910 forest products led Wisconsin's developing industrial economy. Because of their greater accessibility to early settlements, forests along the Wisconsin River were the first to fall before the lumberjack's ax on a large scale. Rivers provided a convenient way to transport pine logs from the forests to the mills. The mills used the same rivers to power water wheels and huge saws that cut the logs into boards.

After leaving their rafts on the Mississippi, the rivermen would usually walk back north to start the cycle again. They followed the river to Lone Rock or Honey Creek where they turned north on trails though Sauk County and on to the Dells so as to avoid the bend in the river. One wonders if any stopped by Sauk City for an afternoon drink?

As for some of the more severely injured river rats in the "Great Sauk City War", they decided to hire a lawyer and sue the villagers for their injuries. According to the Pionier, when the suit was filed, the lawyer was run out of town. Case closed.



Editor's note: The "Pionier am Wisconsin" was a German language newspaper that was published in Sauk City, Wisconsin from 1853-1897. This story is loosely based on an article from that newspaper.



Submitted by Greg Stangl, resident of Lake Wisconsin. Greg has a Master's Degree in photography and has been a writer, photographer and speaker for close to 45 years. He and his wife, Colleen, have owned a cabin on Lake Wisconsin for 25 years... Greg enjoys researching and reading about some of the history of the Lake Wisconsin area. You will be hearing more from Greg in future issues of the Lake Wisconsin Living newsletter. Comments on this article, please contact the author at profotoguy@hotmail.com.

Kirk's Korner

By Kirk M. Boehm - Sales Agent | Terra Firma Realty

How did the Wisconsin River get named?

We can finally be confident that our state's name, supported by geological evidence, means "river running through a red place."

In June 1673 European explorer and missionary, Father Jacques Marquette, entered the name of our name-sake river as Meskonsing into his journal during the voyage he made by canoe with fur trader, Louis Joliet, across Wisconsin and down the Mississippi River.

According to scholars, Meskonsing is the English spelling of a French version of a Miami Indian name for a river that "meanders through something red." It has been argued that this name was in reference to the red sandstone bluffs of the Wisconsin Dells.

The pronunciation of the name Wisconsin was born in 1674 when French explorer, Rene Robert Cavelier, Sieur de La Salle, misread Marquette's capital "M" in Meskonsing, which was written in cursive... La Salle thought the letter "M" looked like two letters,

Q&A



"Ou," and hence, printed the new spelling "Ouisconsin" onto his maps.

Over the next two decades the letter "M" completely disappeared as writers and mapmakers called the river by some version that began with two vowels. For the next 150 years the river was known as "Ouisconsin." Sloppy printers sometimes turned this into Ouriconsing, Ouisconsin, and even Ouisconsinche, but the "Ouis ..." spelling was the one most often used by both French and English writers until the mid-19th century.

Following the War of 1812, American soldiers and officials traveling through the area used the French spelling "Ouisconsin" when referring to the river. But when large numbers of lead miners streamed into the area in the 1820s, the U.S. government began to refer to the river name differently during debates and legislation. New legal documents created by the government in Washington, D.C. sometimes used the French spelling "Ouisconsin", but they gradually changed the spelling introducing the "W." As a result, the uniquely American "Wisconsin" eventually became official.

Do you have a question about Lake Wisconsin or the Wisconsin River? If so, send your question to newsletter@TFMwisconsin.com.

Be Part of Your Newsletter...

To make your newsletter even better, we invite you to submit your information to be published in Lake Wisconsin *Living*.

Do you want to highlight stories about your friends, family activities you have experienced, etc.?

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Wisconsin Landowners & Snowmobilers | A Unique Partnership

Reprinted from the Website of the Association of Wisconsin Snowmobile Clubs

Something unique has happened in the world of Wisconsin's outdoor recreation – something that is over 40 years in the making. It is Wisconsin's snowmobile trail system, and it shows how committed individuals work with each other and their neighbors to create something extraordinary.

To give you an idea of what this is all about, the AWSC (Association of Wisconsin Snowmobile Clubs) has prepared a factsheet which explains why the trail system exists and shows how it serves everyone's best interests.

The questions that follow are the most common ones posed by landowners who have been asked to allow trails across their property.

1. How popular is snowmobiling? The number of snowmobiles in use continues to increase due in no small part to the excellent trail systems that exist statewide. In Wisconsin alone, there are close to 600 active AWSC snowmobile clubs. These clubs are not only responsible for the WI trail system, they are volunteers that promote safety, raise money for local charities, gather for social events, etc... Snowmobiling is a major contributor to the Wisconsin winter recreational business.

2. What is the AWSC? The Association of Wisconsin Snowmobile Clubs (AWSC) is a statewide non-profit organization that represents Wisconsin's snowmobilers at the state and national level. The AWSC is comprised of members who join through their local club. The AWSC is made up of an Executive Board with Directors and Reps representing each of the Wisconsin counties. These individuals are all volunteers who are dedicated to the sport of snowmobiling.

3. Why do trails exist and who pays for maintaining them? Snowmobile trails exist so that snowmobilers can enjoy their sport in harmony with their neighbors and with nature. In the booming early days of snowmobiling (late 60's – early 70's) there were few snowmobile trails and people rode wherever they pleased. This created problems so responsible snowmobilers

formed clubs and worked to establish trails connecting various locales. This gave them places to ride without disturbing their neighbors. This approach has worked extremely well, and after 40 years the trail system now covers virtually the entire state, with nearly 22,000 miles of trails.

Snowmobilers are especially proud of the fact that they pay for the maintenance of their system for local, county and state trails without state tax dollars. Registration fees and gas taxes paid to the state come back to help fund trail development (cost of signs, bridges, etc.) and trail grooming (operation of machines to smooth the trails). Landowners allow the free use of their land and snowmobilers themselves donate countless hours of labor through local clubs to set up, mark and maintain the trails in their area. Many businesses also contribute financially to this effort.

4. Who decides where the trails go? At the county level, clubs work together to build a network of trails that connects one club's system with another's. Club representatives contact individual landowners to seek their permission to route a trail across a particular piece of land. The exact location of the trail is worked out with each property owner, and routing is made to keep the trail a reasonable distance away from homes or any other sensitive areas.

5. What does the landowner have to do? Since the marking of the trails is done by members of the local snowmobile club, the landowner does not have to do anything other than provide permission, either verbally or by signing a standard permission form provided by the club.

6. Is a landowner liable for those on his property? Under Wisconsin law, specifically Chapter 350.19 Section 895.52 landowners are not liable for any injury occurring on their property when they have granted permission for snowmobiling, nor does the owner have any responsibility to keep his/her property safe for such activity. A copy of the Wisconsin snowmobile laws is available through the snowmobile club. Please note that most clubs do incur the

cost of liability insurance policies to cover injury on the trails.

7. When do the trails open for use? The trails are marked in the late fall, most commonly after crops have been harvested and the deer hunting season is over. Trail markers are usually removed by the end of March. The trails are open for use when adequate snow cover (usually 4 to 6 inches) is on the ground. Always check with local authorities!

8. Are wheeled vehicles allowed on the trails? Generally, snowmobilers discourage the use of wheeled vehicles (ATV's & UTV's) on the snowmobile trails because of the damage they can do when marginal snow conditions exist. Some Wisconsin counties routinely allow ATV's & UTV's to share part of the snowmobile trails. Check with local authorities!

Wisconsin law allows landowners to use ATV's & UTV's on their own property. The same law also allows ATV's & UTV's to be operated on trails where each individual landowner has specifically given permission to allow ATV & UTV use. If you are concerned about this, please consult with your local club for further information.

9. What if problems occur? Snowmobile clubs exist to promote responsible, safe snowmobiling and to prevent problems from occurring. Since snowmobilers are the guests of landowners, your local club will work with you if you should have any specific concerns. Each club has a trail boss or trail committee who will respond if any problems should arise.

10. Is there anything else a landowner should know? YES! Wisconsin's snowmobilers are proud of the statewide trail system that ranks the best in the nation. The trail network would not be possible without the generosity of thousands of landowners which is why snowmobilers appreciate the cooperation of landowners. By allowing trails to be set up, the landowners are helping clubs promote responsible and safe snowmobiling, and that is a benefit to all!

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BUSINESS... Spotlight

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It begins at Golden Eagle's headquarters, where your next home will be designed, engineered, and produced. It is home to teams of visionaries challenged with one simple goal: to create the home of your dreams. It's where the smallest details can make the biggest difference, where every idea, opportunity, and cost option is explored. The facility is designed around a one-stop-shopping experience, allowing clients to select the finishing details for their home, offering a nearly unlimited amount of options of cabinetry, fireplaces, doors, windows, plumbing fixtures, and stain colors.

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CALENDAR OF EVENTS

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HOLIDAY LIGHTS – DEFOREST- WINDSOR AREA

November 28th – January 3rd. The DeForest Windsor Area Chamber of Commerce is ringing in the holidays with a Community Lights display. The lights are located in DeForest at the Veterans Park. For additional information:

www.deforestarea.com.

HOLIDAY LIGHT SHOW, SAUK PRAIRIE – November 18th –

December 31st. This light show is unlike any other known community light show in Southern Wisconsin! At August Derleth Park in Sauk City, there will be a new innovative and FREE holiday light show from **5 – 9pm every night!** Drive up, park your car, tune into 95.5 FM, watch, listen and be amazed as the lights and holiday music dance together. There are 4 rotating shows, therefore it isn't the same show every night, so be sure to check it out more than once! For more info contact the Sauk Prairie Area Chamber at 608-643-4168.

2nd Annual HOLIDAY LIGHT HUNT LODI! December 3rd–

19th. Dashing through the Lodi area in the pursuit of the light hunt in a car full of excitement..., o'er the hills and railroad tracks we go...laughing all the way... Complete your SEARCH AND return your FORM by Monday, 12/19. WINNERS announced Tuesday, 12/20. Go to www.lodilakewisconsin.org for details and forms. Call 608-592-4412.

COUNTDOWN to NEW YEAR'S EVE – Dec 31st 11a-12p, Baraboo Public Library. 3rd Annual Kids' New Year's Eve at Noon celebration! Play games, make crafts, & at noon, celebrate the "Noon Year." Refreshments provided. www.baraboopubliclibrary.org

FIRST FRIDAY ART WALK – January 6th, 5:30-8:30pm. An evening to stroll participating locations viewing art and socializing. Artists are available to discuss their works. Music often at the wine bar starting around 8:30 when the stores close. Located in downtown Lodi. Contact the Lodi Chamber of Commerce for further information. 608-592-4412

EAGLE WATCHING DAYS – January 13th – 14th, 8am-4pm. Each year, dozens of eagles winter at Prairie du Sac to fish the open waters of the Wisconsin River. Enjoy Birds of Prey shows, guided bus tours, seminars, and family activities at this free, family-friendly event. River Arts Center, Sauk Prairie High School, 105 Ninth Ave., Prairie du Sac, WI www.ferrybluffeaglecouncil.org

SNOW TRAIN at MID-CONTINENT RAILWAY MUSEUM – February 11th -12th. Wintertime railroading is a unique experience one will never forget. Travel through the Winter Wonderland of scenic Sauk County on our 41st Annual Snow Train. All cars are kept comfortably warm using the over century-old tradition of steam heating or coal-fired stoves. Advanced reservations can be made at www.midcontinent.org or by calling 608-522-4261 or toll free at 800-930-1385. All on-board dining options require reservations. Coach seating may be reserved in advance or purchased at the depot ticket

window on the day of event; however, there is no guarantee of ticket availability without a reservation.

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SOUTHERN WISCONSIN ICE RACING ASSOCIATION (SWIRA) – Race location at Remi's Thirsty Moose, N3135 Cty Hwy V, Poynette, 608-635-4311. For additional information, dates, and registration visit www.swiraclub.com Kids Race *FREE*; Classes for all ages, Quad studded & rubber classes, Motorcycle classes.

Event Dates 2017:

- Jan 8, 14-15, 22
- Feb 5, 12, 18-19, 26
- March 5th – Make-up Date

Day of Event Schedule:

- Registration 7:30-9am
- Practice 9-9:45am
- Mandatory Drivers Meeting 10am
- Racing to Follow Drivers Meeting





Near FISH Shocking Demonstration Draws a Crowd

Nearly 50 people attended a fish shocking demonstration on September 13th that was hosted by the Lake Wisconsin Alliance (LWA) at Whalen's Grade. Nate Nye and Weston Matthews with the Wisconsin DNR showed the group the equipment and methods used to complete fish surveys on the lake. They surveyed the entire grade and a portion of the backwater area east of Highway V. Although a number of game and nongame species were caught, Nate stated it was difficult to see the fish with the amount of algae at the surface. These fish surveys can help estimate fish populations and the overall health of the lake. A comprehensive survey of the lake is planned for 2017.

In recent years, LWA received a grant from the Prairie

du Sac Aquatic Resources Enhancement Fund to complete near shore fishery surveys on Lake Wisconsin in 2015 and 2016. Dave and Tim will provide a full report to LWA later this year. The results from the 2015 surveys were presented to LWA in January 2016 and can be found on the LWA website at www.lakewisconsinalliance.org, and can be accessed from the "Resources" tab under "Past Education Seminar Materials".

If you have questions about this event or any other LWA educational event(s), feel free to contact Melissa Keenan at 608-355-4838 or mkeen@co.sauk.wi.us.



Lake Wisconsin Alliance Final Education Seminar for 2016

The Lake Wisconsin Alliance (LWA) hosted its final educational seminar for 2016 at the Lodi Women's Club Public Library on November 15th. Kurt Calkins, County Conservationist with the Columbia County Land and Water Conservation Department (LWCD), presented on the work being completed by staff in his office to address nonpoint source pollution (agricultural and urban runoff) within the Lake Wisconsin watershed.

Kurt started the presentation with an overview of the role of LWCDs and the types of watershed projects being implemented in Wisconsin. He also discussed the Lodi Adaptive Management Project in the Spring Creek Watershed. This unique partnership between the City of Lodi and farmers within the watershed will be focused on installing conservation practices that will reduce phosphorus runoff in lieu of building a new waste water treatment facility to reduce phosphorus discharge.

Kurt's full presentation can be found on the LWA website under "Resources/Education & Outreach/Past Education Seminar Materials".

If you have questions about this event, feel free to contact Melissa Keenan at 608-355-4838 or mkeen@co.sauk.wi.us.

Lake Wisconsin Alliance to Host Education Meeting in January... *"The Merrimac Railroad Bridge: Past, Present, and Future"*

The Lake Wisconsin Alliance (LWA) will host its first educational meeting for 2017 at the Merrimac Village Hall, 100 Cook Street on Tuesday, January 17th from 6 - 8 pm. The program is titled "The Merrimac Railroad Bridge: Past, Present, and Future".

Virgil Kasper will be talking about the railroad history in Sauk County and how it has progressed over the years from 1871 to today. The current status of the Merrimac Bridge and the importance of the railroad to the economy of Sauk County will also be discussed.

In August, the Wisconsin Department of Transportation approved a \$17 million plan to repair the bridge. Virgil will outline the planned repairs and improvements to take place over the next two years. Virgil was the chairman of the Pink Lady Rail Transit Commission as it was formed in 1986 and served as Chairperson for 22 years. He continues to serve as the Vice Chairman of the Commission.

For additional information, you can contact Melissa Keenan at 608-355-4838 or mkeen@co.sauk.wi.us.

LWA Upcoming Board Meetings 6:30 pm at Lucky's on the Lake

- Thursday, December 15, 2016
- Thursday, January 26, 2017
- Thursday, February 23, 2017

Lake Wisconsin Alliance (LWA) - a recently developed, non-profit (501)(c) 3, citizen advocacy organization with a mission to endeavor to balance the diverse interests of the Lake Wisconsin community while improving recreational opportunities, water quality, and sustaining a healthy ecosystem within the Lake Wisconsin watershed.



LWA would like to extend a sincere **THANK YOU** to Lake Wisconsin *Living* and Terra Firma Realty for allowing us to share our educational events, fundraising and mission in this publication at no cost to our non-profit organization. **We appreciate your support!**

ICE AGE TRAIL(IATA)



Join the IATA Lodi Valley Chapter for the Following Winter Events

FULL MOON HIKES

- Thursday, January 12th. Meet at the Merrimac Ferry South Park Wayside at 7 pm. For directions visit <https://goo.gl/maps/5SdNk>
- Thursday, February 9th at 7 pm. Meet at the Robertson trailhead at 7 pm. For directions visit <https://goo.gl/maps/RE2C5>

GUIDED HIKES

- Tuesday, December 13th. Meet at the Merrimac Ferry South Park Wayside at 7 pm. For directions visit <https://goo.gl/maps/5SdNk>
- Sunday, January 1st. Meet at the traditional Gibraltar Rock parking area at 1 pm. Watch for the Yellow Ice Age Trail Event sign. For directions visit <https://goo.gl/maps/Xh7rM>

BE PREPARED FOR HIKES

Wear appropriate clothing and shoes for the weather. Bring a light as it may be dark at times. Well behaved, leashed dogs are welcome. For more information contact Bill at 608-843-3926 or at billpatti@charter.net.

CHAPTER MEETINGS

Join us to learn more about what is happening with the Ice Age Trail and to spend time with "Terrific" Trail people! We hope to see you there! For more information, call Joanna at 608-577-9984.

- No Chapter meeting in December
- Thursday, January 19th at 7 pm at the Lodi Medical Clinic, 160 Valley Drive.
- Thursday, February 16th at 7 pm at the Lodi Medical Clinic, 160 Valley Drive.



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We are thinking about putting our **HOME** up **FOR SALE**, but should we wait until spring?

We hear this question frequently and the short answer is NO... don't wait.

Consider that last year, from December 1, 2015 through March 31, 2016, there were 26 properties sold on Lake Wisconsin for more than \$6.5 million. In addition, throughout south central Wisconsin there were 353 lake / river properties sold for over \$72 million during the same timeframe. I'm certain these 353 property owners were very happy that they did "not wait" until spring to list their property for sale.

There are some real advantages to having your home on the market over the winter such as:

- Less homes for sale means less competition for the buyers who are active.
- Different clientele in different seasons visit your property. Snowmobilers, ice fisherman, hunters and even renters who are in the area renting over the holidays give you access to buyers who you might not see in the summer.
- The Christmas motivator. Being in a cabin decorated for Christmas can be a well-staged tactic to trip the emotional lever of a buyer. The fresh smell of a Christmas tree and potpourri, colorful Christmas lights, and the joyous time of year may work in your favor.
- Large tax refunds or end of year bonuses can motivate

a buyer to finally take action on finding their dream lake home.

- Qualified buyers -- I'll admit there are more buyers in the summer than in the winter, but those looking when it is 10 degrees outside are typically much more qualified and serious.
- Many experts are talking about the probable rise in interest rates. A one point rise in a \$400,000 mortgage will increase the monthly payment by over \$200. Do you want to gamble that rates will remain the same next spring and that same buyer won't be able to afford your home due to higher interest rates?
- Safety Blanket -- Many lake homes are second homes and some owners rarely use their home in the winter. If you have one of those homes listed for sale, there may be frequent showings of your home in which case real estate agents act like "cottage patrol." If there is a water issue or a heat loss, you may hear about it from the agent before the real damage sets in. Last year Terra Firma Realty saved several homes from substantial damage due to heat loss because we alarmed the homeowners of heat loss

before pipes started freezing.

While you may not think of winter being a good time to sell your lake house, as you can see, there are several benefits to listing your home during the winter.



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