ROCK COUNTY LAND AUCTION

LAND AUCTION WISCONSIN

AUCTION DETAILS

155.7 ACRES M/L

LISTING #14467

DATE: WEDNESDAY, APRIL 17, 2019 | 10:00 AM
LOCATION: CREEKSIDE PLACE | 102 MAPLE STREET | EVANSVILLE, WI 53536

TRAVIS SMOCK
319.361.8089
TRAVIS@PEOPLESCOMPANY.COM

JARED CHAMBERS
641.414.0234
JARED@PEOPLESCOMPANY.COM
DESCRIPTION
Offering 156.7 acres m/l of Rock County, WI farmland to be sold at public auction on Wednesday, April 17, 2019 at 10:00 AM CST at Creekside Place in Evansville, WI. Excellent income opportunity from the combination of MOSA Certified Organic tillable land and CRP payments. The farm consists of 116.3 FSA Cropland acres with 78.4 MOSA Certified Organic acres currently in row crop production. The remaining 37.9 FSA tillable acres are enrolled into a DP25 CRP program paying $5,103 annually and expiring in 2026. The balance of the property is timber. There is a current conservation easement from the WI DNR on the property. A five percent (5%) Buyer’s Premium will be added to the final bid price and included in the total purchase price. Farm is located just southeast of Evansville in Section 6 in the Township of Center.

DIRECTIONS
From Evansville, travel east on Highway 14 approximately 1 mile to North Weary Road. Turn south on North Weary Road and travel approximately 2.75 miles to the farm located on the west side of the road. Please note that North Weary Road transitions into West Weary Road and intersects with Tuttle Road approximately 1 mile east of the farm.

FARM DETAILS
FSA Cropland Acres: 116.3
Base Acres: 78.4
Corn Base: 78.4 Acres with a PLD Yield of 128
CRP: 37.9 Acres Enrolled into a DP25 Program paying $134.64/Acre or $5,103 Annually and expiring in 2026. The balance of the property is timber. There is a current conservation easement from the WI DNR on the property. A five percent (5%) Buyer’s Premium will be added to the final bid price and included in the total purchase price. Farm is located just southeast of Evansville in Section 6 in the Township of Center.

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Auctioneers: Peoples Company and its representatives are agents of the Seller. - Bidding/bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Rock County Farm Service Agency. The figures stated is the marketing material on the base estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Rock County FSA and NRCS offices.

Earnet Money Payment: A 5% earnest money payment is required on the day of the auction. The earnest money payment may be made in the form of a check or cashier’s check. All funds will be held in the Brabazon Title Team Group, LLC Trust Account.

Contract & Title Commitment: Immediately upon conclusion of the auction, the high bidder(s) will enter into a Real Estate Purchase Contract and deposit the required earnest money payment. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, discussions, representations or information regarding the sale, including this brochure. The Seller will furnish, at Seller’s expense a current Title Commitment for the parcel(s) in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy buyer chooses to obtain.

Possession: Possession of the farm will be given immediately to Successful Bidder(s) upon receipt of deposit, earnest money and proof of liability insurance.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and buyer(s) as of the date of closing.

CNL Easement: There is a CNL easement on the property from the WDNR that allows public hunting. Row crop production is not affected by this easement, and row cropped in the past will continue to be row cropped. The easement has no material adverse effect on the property and is not a “Right of First Refusal.” The Wisconsin DNR has given written consent that they do not intend to exercise their right at this time.

Contact Agent(s) for more details.

Fence: Existing fences, if any, in “As is - Where is” condition and will not be updated or replaced by the sellers. Not all fence and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary. All fences shall be governed by the Rock County and State of Wisconsin fence line rules and regulations. No new fences will be installed by the sellers.

Property Inspection: Each potential bidder is responsible for conducting, at their own risk and expense, the independent inspections, investigations, inquiries and due diligence concerning the property they are interested in bidding on. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations. A five percent (5%) Buyer’s Premium will be added to the final bid price and included in the total purchase price.

Disclaimer: All field boundaries in this brochure and any marketing material are just sketches and are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres may vary from figures stated in the marketing material and will be subject to change. The buyer(s) and their tax and legal advisors should perform their own investigation of the property prior to bidding at the auction. The total legal description in the marketing material should not be used in legal documents. Full legal descriptions will be taken from title paperwork.

Other: The sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold as-is. No warranty, either express or implied, or arising by operation of law concerning the property is made by the Seller or the Auctioneer and any such warranty is hereby expressly disclaimed. If the property is a subject to a future use, the Buyer(s) shall be at the expense of the buyer(s). Any announcements made auction day by the Auctioneer or Listing Agent will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No doublers or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.
LAND AUCTION
ROCK COUNTY
WI S C O N S I N

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ONLINE BIDDING
Not able to make it to the live auction, but still want to bid?
No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.

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