



# Wisconsin FARMLAND AUCTION



**THURSDAY, APRIL 22, 2021 AT 10:00 AM**

Auction Location: Belmont Convention Center  
103 W Mound View Avenue, Belmont, WI 53510

*Grant, Iowa, &  
Lafayette Counties*

*Listing Agent* **ADAM CRIST**  
608.482.1229  
[Adam.Crist@PeoplesCompany.com](mailto:Adam.Crist@PeoplesCompany.com)

Seller: Cropland  
Investments LLC



Listing #15393  
[PeoplesCompany.com](http://PeoplesCompany.com)



# Wisconsin FARMLAND AUCTION

1,810 ACRES M/L

PEOPLES COMPANY is pleased to be representing Cropland Investments LLC in the sale of 1,810 total acres m/l located in Grant, Iowa, and Lafayette counties in Wisconsin. The 1,810 acres m/l is a combination of four farms located in southwest Wisconsin. The land will be offered in 18 tracts via public auction on Thursday, April 22nd. Buyers will have the option of live and online bidding. Don't miss an opportunity to participate in one of the largest land auctions to be held in southwest Wisconsin!



## Farmground



**Auction Location:**  
Belmont Convention Center  
103 W Mound View Avenue  
Belmont, WI 53510

## Directions

**TRACTS 1-2:** Take Roger Hollow south out of Fennimore. Take a right on Mt North Road. Property is at the intersection of Mt North Road and Mt Ridge Road.

**TRACTS 3-4:** Take Highway 133 north out of Cassville. Once you crest the hill the property driveway is on the left.

**TRACTS 5-12:** Take Highway 81 east out of Darlington for 6 miles. Property is located at the intersection of Highway 81 and Lancaster Road.

**TRACTS 13-18:** Take Highway 18/151 north out of Dodgeville. Take Exit HHH into Ridgeway. Property will be on the right.



## Recreation

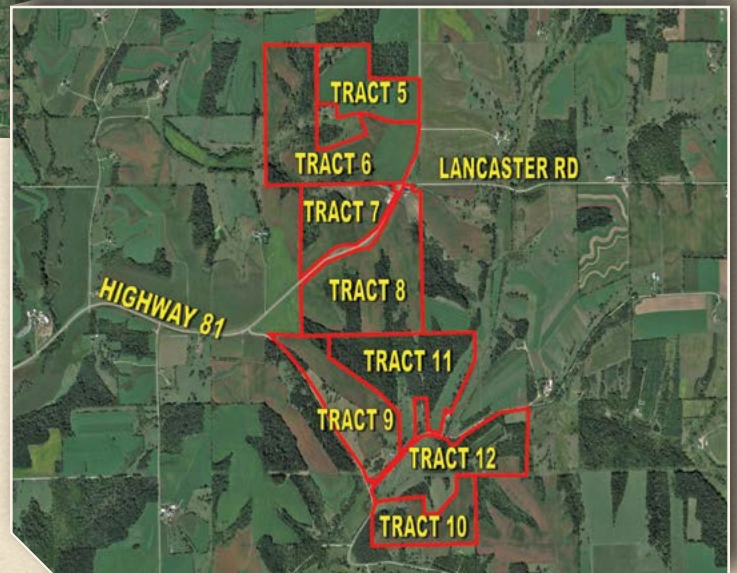
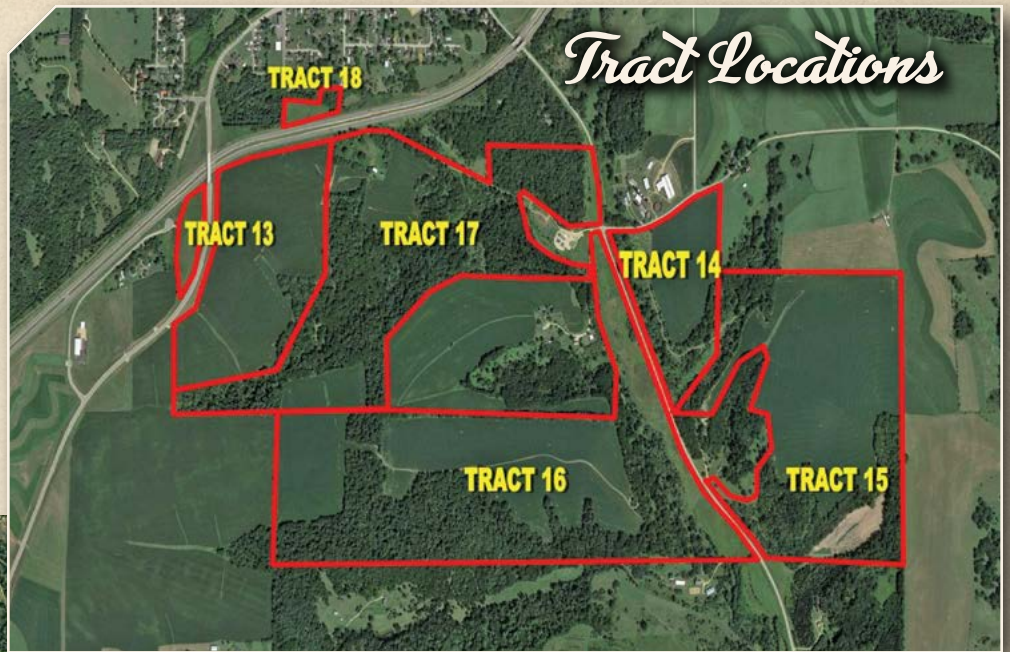
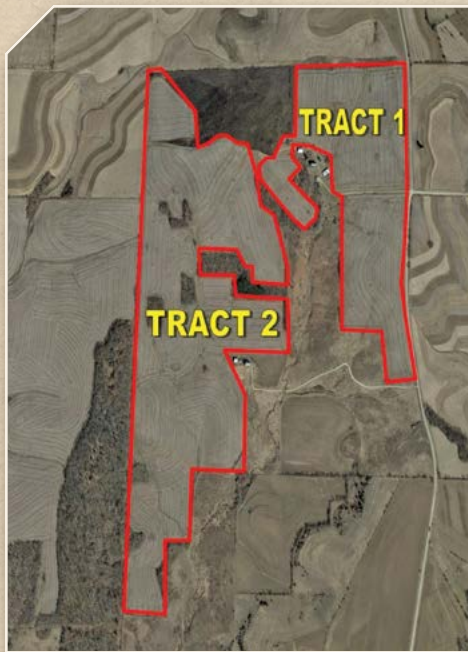


*Listing Agent*

Adam Crist: 608.482.1229

Adam.Crist@PeoplesCompany.com

**PEOPLES  
COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



A two percent (2%) Buyer's Premium will be added to the final bid price and included in the total purchase price.



## Mt Ridge Road Fennimore, Wisconsin

**78.00** Acres M/L

**TRACT 1** consists of a total of approximately 78 acres m/l with an estimated 74.93 FSA cropland acres. The primary soil types include Tama silt loam and Dodgeville silt loam. Located just off of Mt Ridge Road, this tract is situated in Section 35 of Mount Ida Township.

*\*This tract contains an easement for the neighboring land owner to access their acreage.*

**Directions:** Take Roger Hollow south out of Fennimore. Take a right on Mt North Road. Property is at the intersection of Mt North Road and Mt Ridge Road.

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
DcC2	Dodgeville silt loam	19.74	26.3%	IIIe	72 ●
HcD2	Hesch fine sandy loam	16.04	21.4%	IVe	57 ●
TaC2	Tama silt loam	15.77	21.0%	IIIe	87 ●
TaB2	Tama silt loam	12.91	17.2%	Ile	89 ●
DeD2	Dodgeville soils	3.78	5.0%	IVe	62 ●
Ar	Arenzville silt loam	2.20	2.9%	IIw	88 ●
SoB2	Sogn silt loam	2.11	2.8%	VIIs	43 ●
SoE2	Sogn silt loam	1.76	2.3%	VIIIs	38 ●
Weighted Average:					72.8

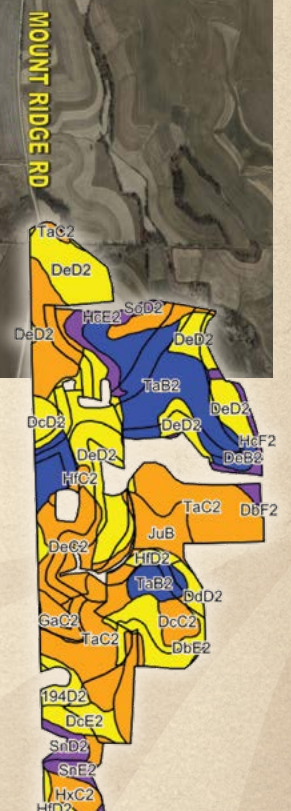
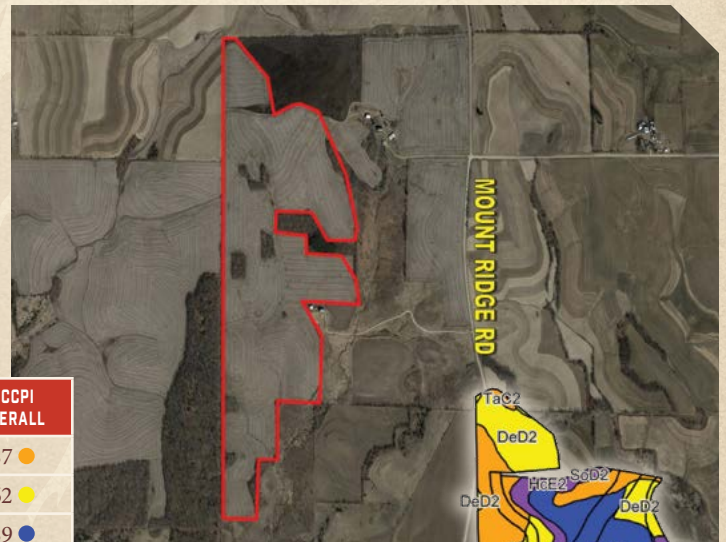


## Mt Ridge Road Fennimore, Wisconsin

**134.00** Acres M/L

**TRACT 2** consists of a total of approximately 134 acres m/l with an estimated 131.85 FSA cropland acres. The primary soil types include Tama silt loam and Dodgeville silt loam. Located just off of Mt Ridge Road, this tract is situated in Section 35 of Mount Ida Township.

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
TaC2	Tama silt loam	28.40	21.5%	IIIe	87 ●
DeD2	Dodgeville soils	27.00	20.5%	IVe	62 ●
TaB2	Tama silt loam	22.21	16.8%	Ile	89 ●
DeC2	Dodgeville soils	8.50	6.4%	IIIe	64 ●
JuB	Judson silt loam	8.06	6.1%	IIIe	86 ●
DcD2	Dodgeville silt loam	6.40	4.9%	IVe	70 ●
DcE2	Dodgeville silt loam	3.44	2.6%	IVe	64 ●
DbE2	Dodgeville silt loam	2.94	2.2%	IVe	54 ●
HcE2	Hesch fine sandy loam	2.86	2.2%	VIe	52 ●
DbC2	Dodgeville silt loam	2.53	1.9%	IIIe	60 ●
HxC2	Hixton loam	2.53	1.9%	IIIe	59 ●
HfD2	Hixton fine sandy loam	2.50	1.9%	IVe	42 ●
DcC2	Dodgeville silt loam	2.38	1.8%	IIIe	72 ●
Weighted Average:					71.7



*\*This tract is accessed from an easement off of Mt Ridge Road.*

**Directions:** Take Roger Hollow south out of Fennimore. Take a right on Mt North Road. Property is at the intersection of Mt North Road and Mt Ridge Road.



## 6629 Highway 133 Cassville, Wisconsin

**65.00** Acres M/L

**TRACT 3** consists of a total of approximately 65 acres m/l with an estimated 7.62 FSA cropland acres and 40 acres m/l of pasture. The primary soil type is Fayette silt loam. This secluded and peaceful 65 acres m/l sits on a ridge top with views of Nelson Dewey State Park and the Mississippi River. The two-story farmhouse features four bedrooms and two baths with some nice updates done to the house. Outbuildings include: milking parlor (swing-6) and free stall built in 2002, 60-stanchion barn with mattresses, three machine sheds, and three cattle sheds all in great shape with newer tin on all buildings. Located just off of Highway 133, this tract is situated in Sections 7 and 18 of Cassville Township.

**Directions:** Take Highway 133 north out of Cassville. Once you crest the hill the property driveway is on the left.

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
FaC2	Fayette silt loam	7.26	95.3%	IIIe	83 ●
FaB2	Fayette silt loam	0.36	4.7%	Ile	86 ●
Weighted Average:					83.1



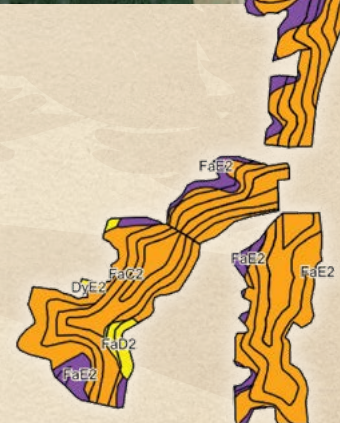
## Highway 133 Cassville, Wisconsin

**248.00** Acres M/L

**TRACT 4** consists of a total of approximately 248 acres m/l with an estimated 120 FSA cropland acres. The primary soil type is Fayette silt loam. This 248 acre m/l parcel borders Nelson Dewey State Park. The views of this parcel are astonishing over looking the Mississippi River setting up for that million dream home view. The mature hardwoods make for some of the best whitetail hunting Grant County has to offer. The 120 acres m/l of tillable acreage sets up for an ideal yearly income. Located just off of Highway 133, this tract is situated in Sections 7 and 18 of Cassville Township.

**Directions:** Take Highway 133 north out of Cassville. Once you crest the hill the property driveway is on the left.

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
FaC2	Fayette silt loam	97.82	81.5%	IIIe	83 ●
FaE2	Fayette silt loam	11.67	9.7%	VIe	20 ●
FaB2	Fayette silt loam	7.43	6.2%	Ile	86 ●
FaD2	Fayette silt loam	2.17	1.8%	IVe	77 ●
Weighted Average:					76.6





## Highway 81 Darlington, Wisconsin

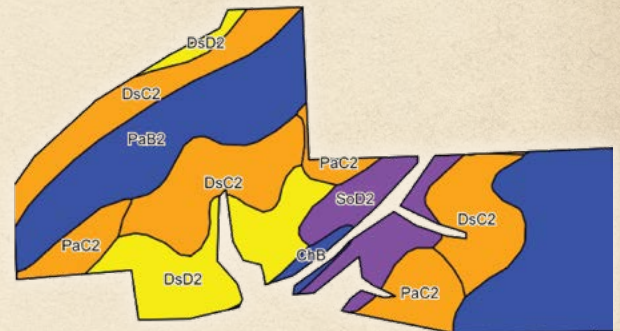
**59.00** *Acres M/L*

**TRACT 5** consists of a total of approximately 59 acres m/l with an estimated 48.74 FSA cropland acres. The primary soil types include Palsgrove silt loam and Newglarus silt loam. Located just off of Highway 81, this tract is situated in Sections 33 and 32 of Lamont Township.

**Directions:** Take Highway 81 east out of Darlington for 6 miles. Property is located 1/4 mile past the intersection of Lancaster Road and Highway 81.



CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
PaB2	Palsgrove silt loam	18.93	38.8%	Ile	76 ●
DsC2	Newglarus silt loam	13.22	27.1%	IIIe	56 ●
DsD2	Newglarus silt loam	6.77	13.9%	IVe	51 ●
PaC2	Palsgrove silt loam	4.82	9.9%	IIIe	74 ●
SoD2	Sogn silt loam	4.41	9.0%	VIIIs	28 ●
Weighted Average:					62.7



## Highway 81 Darlington, Wisconsin

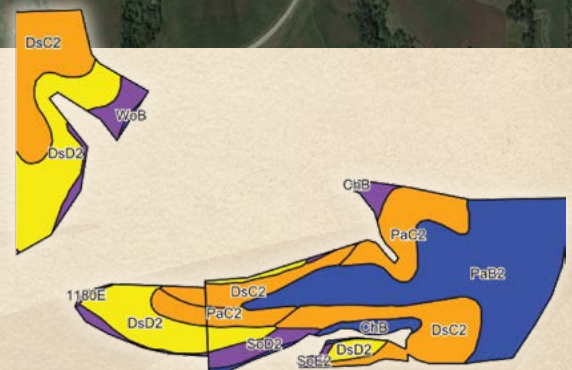
**138.00** *Acres M/L*

**TRACT 6** consists of a total of approximately 138 acres m/l with an estimated 82.32 FSA cropland acres. The primary soil types include Palsgrove silt loam and Newglarus silt loam. This tract offers a great mixture of tillable and recreational land. Multiple trophy whitetail deer have been harvested off of this parcel. This parcel would also make a great building site overlooking the creek running through the valley. Located just off of Highway 81, this tract is situated in Sections 33 and 32 of Lamont Township.

**Directions:** Take Highway 81 east out of Darlington for 6 miles. Property is located at the intersection of Highway 81 and Lancaster Road.



CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
PaB2	Palsgrove silt loam	24.92	30.3%	Ile	76 ●
DsC2	Newglarus silt loam	21.34	25.9%	IIIe	56 ●
DsD2	Newglarus silt loam	18.29	22.2%	IVe	51 ●
PaC2	Palsgrove silt loam	9.34	11.3%	IIIe	74 ●
SoD2	Sogn silt loam	5.99	7.3%	VIIIs	28 ●
ChB	Chaseburg silt loam	1.78	2.2%	IIw	85 ●
Weighted Average:					61.3





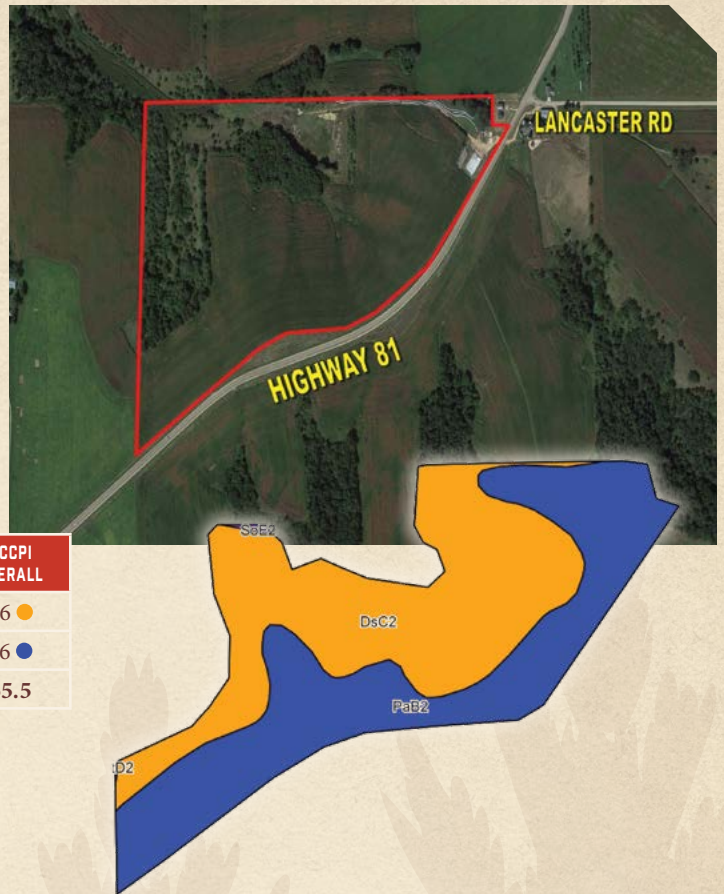
## Highway 81 Darlington, Wisconsin

**62.00** *Acres M/L*

**TRACT 7** consists of a total of approximately 62 acres m/l with an estimated 41.73 FSA cropland acres. The primary soil types include Newglarus silt loam and Palsgrove silt loam. This tract offers a 66'x115' bunker silo with a cement floor. Located just off of Highway 81, this tract is situated in Sections 4 and 5 of Darlington Township.

**Directions:** Take Highway 81 east out of Darlington for 6 miles. Property is located at the intersection of Highway 81 and Lancaster Road.

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
DsC2	Newglarus silt loam	21.51	51.5%	IIIe	56 ●
PaB2	Palsgrove silt loam	20.13	48.2%	IIE	76 ●
Weighted Average:					65.5



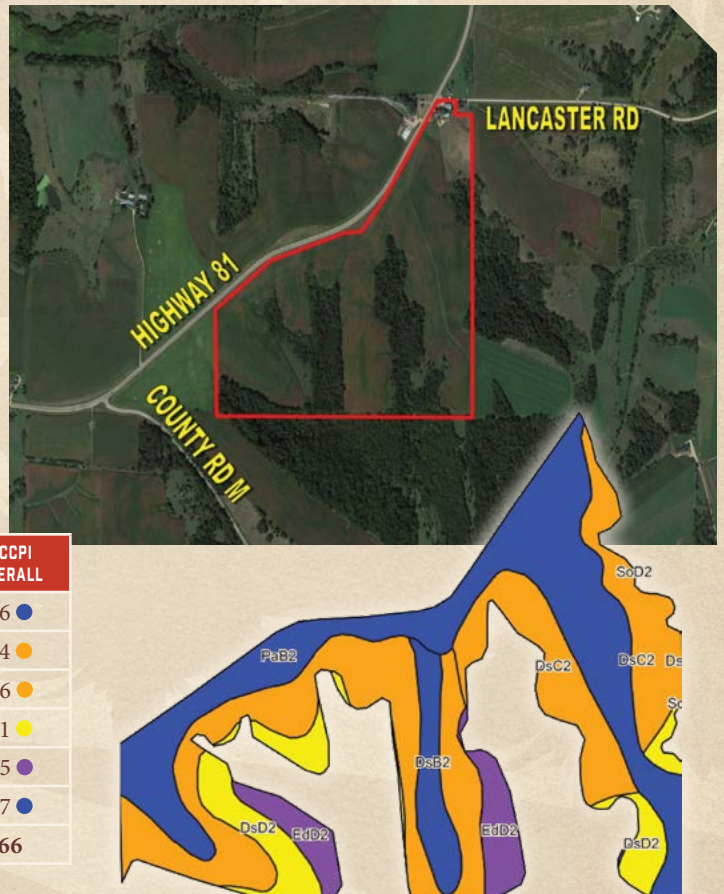
## Highway 81 Darlington, Wisconsin

**124.00** *Acres M/L*

**TRACT 8** consists of a total of approximately 124 acres m/l with an estimated 83.02 FSA cropland acres. The primary soil types include Palsgrove silt loam and Newglarus silt loam. Located just off of Highway 81, this tract is situated in Sections 4 and 5 of Darlington Township.

**Directions:** Take Highway 81 east out of Darlington for 6 miles. Property is located at the intersection of Highway 81 and Lancaster Road.

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
PaB2	Palsgrove silt loam	28.33	34.1%	IIE	76 ●
PaC2	Palsgrove silt loam	20.32	24.5%	IIIe	74 ●
DsC2	Newglarus silt loam	15.17	18.3%	IIIe	56 ●
DsD2	Newglarus silt loam	9.08	10.9%	IVe	51 ●
EdD2	Edmund silt loam	5.90	7.1%	VIe	45 ●
DsB2	Newglarus silt loam	4.22	5.1%	IIE	57 ●
Weighted Average:					66





## County Road M Darlington, Wisconsin

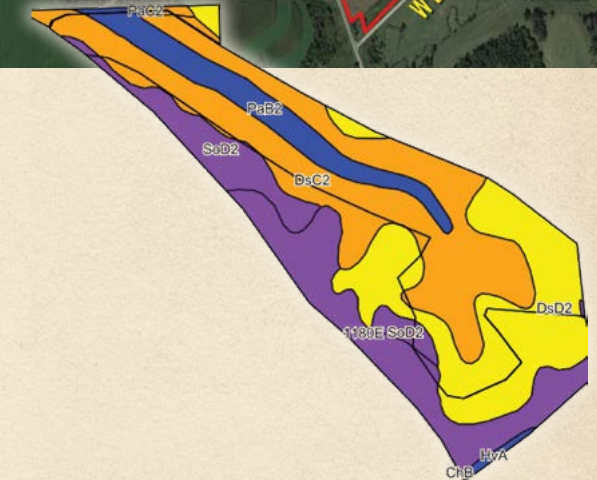
**82.00** Acres M/L

**TRACT 9** consists of a total of approximately 82 acres m/l with an estimated 42.75 FSA cropland acres. The remaining 40 acres m/l is pasture with scattered oaks throughout. The primary soil types are Newglarus silt loam and Palsgrove silt loam. An old barn sits just off of W Dobbs Road. This property also has a well that serves the property. This location would make an ideal building location or a great hobby farm. Located just off of Highway 81, this tract is situated in Sections 4 and 5 of Darlington Township.

**Directions:** Take Highway 81 east out of Darlington for 6 miles, then take a right on County Road M. The property will be on your left hand side. There is also access to this property off of W Dobbs Road.



CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
DsC2	Newglarus silt loam	27.85	35.9%	IIIe	56 ●
DsD2	Newglarus silt loam	21.06	27.2%	IVe	51 ●
1180E	Newglarus-Dunbarton	13.24	17.1%	VIIe	12 ●
PaB2	Palsgrove silt loam	7.54	9.7%	IIE	76 ●
SoD2	Sogn silt loam	6.99	9.0%	VIIIs	28 ●
Weighted Average:					46.8



## County Road M Darlington, Wisconsin

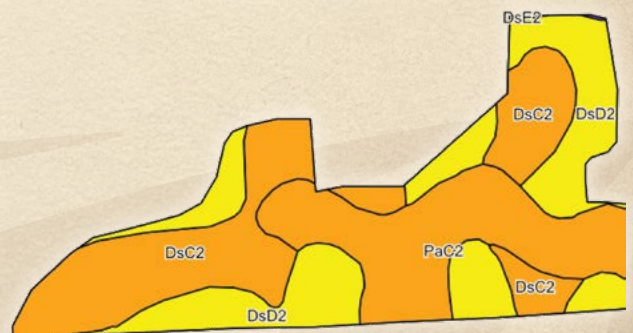
**53.00** Acres M/L

**TRACT 10** consists of a total of approximately 53 acres m/l with an estimated 42.18 FSA cropland acres. The primary soil types include Palsgrove silt loam and Newglarus silt loam. With great access off of County Road M this parcel would make an unreal building location overlooking Rem-Lovetts Creek. Located just off of County Road M, this tract is situated in Section 9 of Wiota Township.

**Directions:** Take Highway 81 east out of Darlington for 6 miles, take a right on County Road M. Once you get to the valley and cross the bridge the driveway will be on the left hand side.



CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
DsC2	Newglarus silt loam	15.37	36.4%	IIIe	56 ●
DsD2	Newglarus silt loam	14.85	35.2%	IVe	51 ●
PaC2	Palsgrove silt loam	11.89	28.2%	IIIe	74 ●
Weighted Average:					59.2



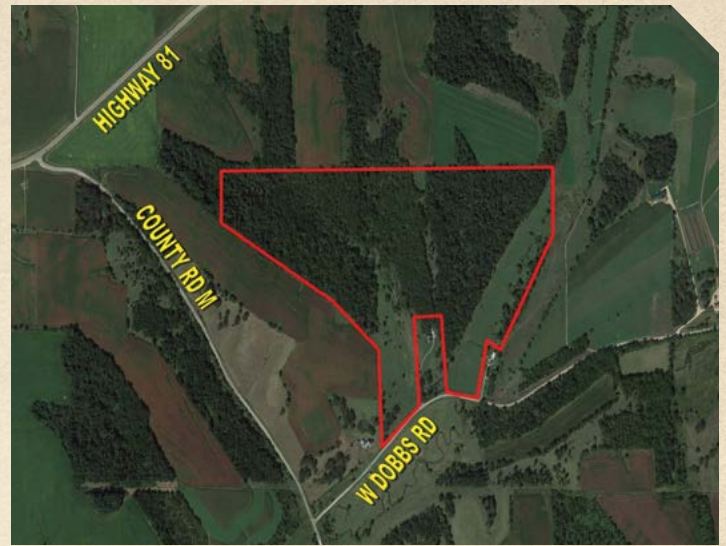


## W Dobbs Road Darlington, Wisconsin

**104.00** *Acres M/L*

**TRACT 11** consists of a total of approximately 104 acres m/l of mature hardwoods. If you're looking for some recreational ground that has some unreal hunting look no further. This tract has had several 160" to 180" class Boone and Crocket bucks taken off of this parcel over the years. The mature hardwoods, ridge tops, deep ravines, and being surrounded by agriculture fields set up multiple pinch points for hunters. Lovetts Creek is the main water source that serves the property and flows all year round. This parcel has everything a true outdoorsman would appreciate. Located just off of W Dobbs Road, this tract is situated in Section 4 of Lamont Township.

**Directions:** Take Highway 81 east out of Darlington for 6 miles, then take a right onto County Road M. Stay on County Road M for 1 mile and then take a left on W Dobbs Road. There are two access points to enter this parcel.



## W Dobbs Road Darlington, Wisconsin

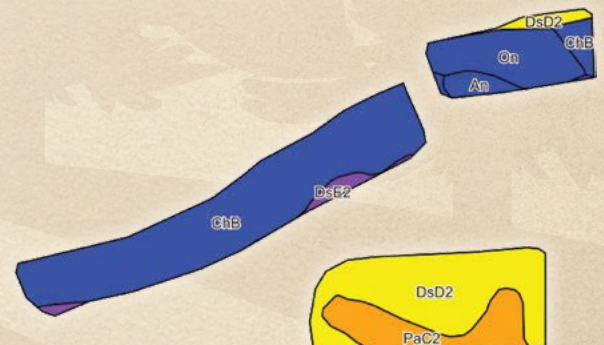
**91.00** *Acres M/L*

**TRACT 12** consists of a total of approximately 91 acres m/l with an estimated 18.40 FSA cropland acres. The primary soil types for the tillable acreage is Chaseburg silt loam and Newglarus silt loam. The remaining acreage is great pasture for cattle with scattered oak trees and many walnut trees. Rem-Lovetts creek flows though the property. Located just off of W Dobbs Road, this tract is situated in Section 4 of Lamont Township.

**Directions:** Take Highway 81 east out of Darlington for 6 miles, turn left on County Road M. The property is at the intersection of County Road M and W Dobbs Road.



CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
ChB	Chaseburg silt loam	8.26	45.5%	IIw	85 ●
DsD2	Newglarus silt loam	4.98	27.5%	IVe	51 ●
On	Orion silt loam	2.03	11.2%	IIw	90 ●
PaC2	Palsgrove silt loam	2.02	11.1%	IIIe	74 ●
An	Arenzville silt loam	0.45	2.5%	IIw	88 ●
DsE2	Newglarus silt loam	0.40	2.2%	VIe	14 ●
Weighted Average:					73.5



# 13

## County Road HHH Ridgeway, Wisconsin

**74.00 Acres M/L**

**TRACT 13** consists of a total of approximately 74 acres m/l with an estimated 69.65 FSA cropland acres. The primary soil types include Palsgrove silt loam and Newglarus silt loam. This tract has unlimited possibilities with its location. This tract would be a great addition to your current farming operation or a great investment opportunity for a possible subdivision. This tract is located just off of Highway 151. Located just off of County Road HHH, this tract is situated in Sections 14 and 15 of Ridgeway Township.

**Directions:** Take Highway 18/151 north out of Dodgeville. Take Exit HHH, just before you cross the overpass the property will be on your right side.

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
DtC2	Palsgrove silt loam	24.08	35.5%	IIIe	74 ●
DsD2	Newglarus silt loam	17.15	25.3%	IVe	51 ●
DtB2	Palsgrove silt loam	10.29	15.2%	IIe	76 ●
DhB2	Dodgeville silt loam	7.62	11.2%	IIe	74 ●
DhC2	Dodgeville silt loam	6.89	10.2%	IIIe	72 ●
DgD2	Dodgeville silt loam	1.48	2.2%	IVe	51 ●
Weighted Average:					67.6



# 14

## Rock Road Ridgeway, Wisconsin

**44.00 Acres M/L**

**TRACT 14** consists of a total of approximately 44 acres m/l with an estimated 21.71 FSA cropland acres. The primary soil type is Dodgeville silt loam. This parcel would make an excellent building site with 20 plus acres of mature hardwoods with great views. Located just off of County Road H, this tract is situated in Sections 13 and 14 of Ridgeway Township.

**Directions:** Take County Road H south out of Ridgeway. The property is at the intersection of Rock Road and County Road H.

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
DgD2	Dodgeville silt loam	9.57	44.1%	IVe	51 ●
DgC2	Dodgeville silt loam	7.68	35.4%	IIIe	55 ●
DhB2	Dodgeville silt loam	2.55	11.7%	IIe	74 ●
SoC2	Sogn & Dodgeville silt loams	1.91	8.8%	VIIs	42 ●
Weighted Average:					54.3



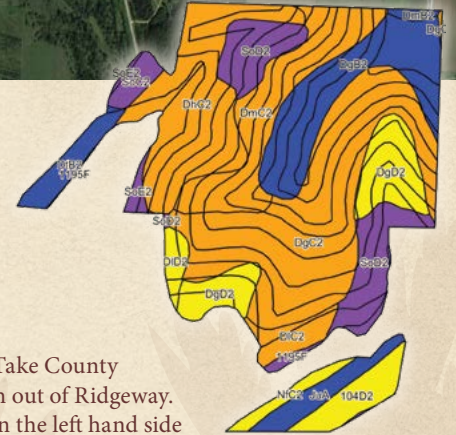
# 15

## County Road H Ridgeway, Wisconsin

126.00 Acres M/L

**TRACT 15** consists of a total of approximately 126 acres m/l with an estimated 86.65 FSA cropland acres. The primary soil type for this parcel is Dodgeville silt loam. If you're looking to add some acreage to your farming portfolio, this one has some nice tillable acreage to do just that. This parcel would make an excellent building site for multiple homes with excellent views in every direction. Located just off of County Road H, this tract is situated in Sections 13 and 24 of Ridgeway Township.

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
DgC2	Dodgeville silt loam	22.84	26.4%	IIIe	55 ●
DhC2	Dodgeville silt loam	13.08	15.1%	IIIe	72 ●
DgB2	Dodgeville silt loam	10.29	11.9%	Ile	56 ●
DmC2	Dodgeville soils	9.54	11.0%	IIIe	50 ●
SoD2	Sogn & Dodgeville silt loams	7.93	9.2%	VIIIs	39 ●
DgD2	Dodgeville silt loam	7.04	8.1%	IVe	51 ●
104D2	Lindstrom silt loam	3.12	3.6%	IVe	67 ●
JuA	Judson silt loam	2.58	3.0%	IIw	86 ●
DtB2	Palsgrove silt loam	2.37	2.7%	Ile	76 ●
DIC2	Dodgeville silt loam	2.12	2.4%	IIIe	51 ●
Weighted Average:					56.2



**Directions:** Take County Road H south out of Ridgeway. Property is on the left hand side 1 mile out of Ridgeway.

# 16

## County Road H Ridgeway, Wisconsin

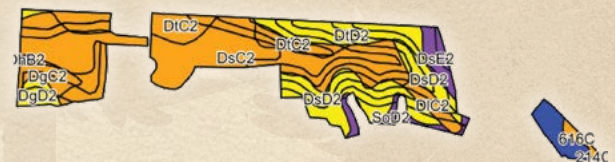
183.00 Acres M/L

**TRACT 16** consists of a total of approximately 183 acres m/l with an estimated 82.26 FSA cropland acres. The primary soil types include Palsgrove silt loam and Newglarus silt loam. The 82 acres m/l of tillable ground bring in a nice healthy yearly income. This tract is loaded with deer sign everywhere, and with multiple pinch points this parcel would be a hunters dream tract. Once you crest the hill to the open ridge top you will not find a better place to build that dream home. Located just off of County Road H, this tract is situated in Section 23 of Ridgeway Township.

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
DsC2	Newglarus silt loam	34.39	41.8%	IIIe	56 ●
DsD2	Newglarus silt loam	13.89	16.9%	IVe	51 ●
DtC2	Palsgrove silt loam	8.87	10.8%	IIIe	74 ●
DtD2	Palsgrove silt loam	8.15	9.9%	IVe	68 ●
626A	Arenzville silt loam	3.45	4.2%	IIw	88 ●
DgC2	Dodgeville silt loam	2.81	3.4%	IIIe	55 ●
DIC2	Dodgeville silt loam	2.41	2.9%	IIIe	51 ●
DsE2	Newglarus silt loam	2.41	2.9%	VIe	14 ●
DgD2	Dodgeville silt loam	2.12	2.6%	IVe	51 ●
SoD2	Sogn & Dodgeville silt loams	1.81	2.2%	VIIIs	39 ●
Weighted Average:					57.7



*This tract has a little bit of everything to offer.*



**Directions:** Take County Road H south out of Ridgeway. Travel 1 mile and the property will be on your right.



## County Road H Ridgeway, Wisconsin

**140.00** Acres M/L

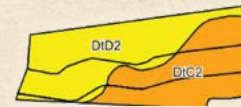
TRACT 17 consists of a total of approximately 140 acres m/l with an estimated 24.06 FSA cropland acres. The primary soil types include Palsgrove silt loam and Newglarus silt loam. This tract is everything an avid outdoorsman would want. Smith Conley Creek flows right through the middle of the mature hardwoods. The 24 acres m/l of tillable acreage can be put into strategic food plots. This is a great affordable tract with some awesome hunting. Located just off of County Road H, this tract is situated in Section 14 of Ridgeway Township.

*\*This tract contains an easement for access to the cell tower.*

**Directions:** Take County Road H out of Ridgeway half mile to 5th Street.



CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
DtC2	Palsgrove silt loam	9.89	41.1%	IIIe	74 ●
DtD2	Palsgrove silt loam	7.86	32.7%	IVe	68 ●
DsD2	Newglarus silt loam	3.61	15.0%	IVe	51 ●
DsE2	Newglarus silt loam	1.69	7.0%	VIe	14 ●
DtB2	Palsgrove silt loam	1.01	4.2%	IIe	76 ●
Weighted Average:					64.5



## Meudt Court Ridgeway, Wisconsin

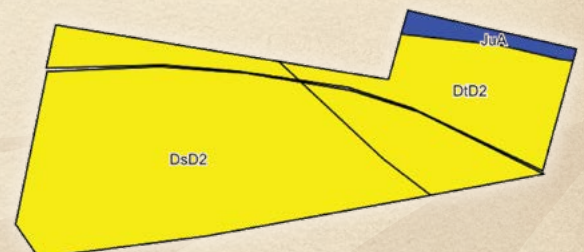
**5.00** Acres M/L

TRACT 18 consists of approximately 5 acres m/l. This would make for a great building site with easy street access. This parcel would also serve as an ideal location for multiple billboards with the great Highway 151 frontage. Located just off of Meudt Court, this tract is situated in Section 14 of Ridgeway Township.

**Directions:** When entering Ridgeway from the south on County Road HHH take a right on W Farwell Street and then a right on Meudt Court.



CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	NON-IRR LEGEND	NCCPI OVERALL
DsD2	Newglarus silt loam	2.18	66.3%	IVe	51 ●
DtD2	Palsgrove silt loam	1.00	30.4%	IVe	68 ●
JuA	Judson silt loam	0.11	3.3%	IIw	86 ●
Weighted Average:					57.3



# Auction Terms & Conditions

**Auction Method:** The Property will be offered in four groups. The “Buyer’s Choice Auction Method” will be offered on Tracts 1 and 2 where the winning bidder may elect to take Tract 1, Tract 2, or both tracts. Next, Tracts 3 and 4 will be offered via the traditional auction method. Next, Buyer’s Choice will be offered on Tracts 5-12. Finally, Buyer’s Choice will be offered on Tracts 13-17. Tract 18 will be offered individually on a whole dollar amount.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

**Farm Program Information:** Farm Program Information is provided by the Lafayette, Iowa, and Grant County Farm Service Agencies. The figures stated in the marketing material are the best 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 Lafayette, Iowa, and Grant County FSA and NRCS offices.

**Earnest Money Payment:** A 10% nonrefundable earnest money payment is required on the day of the auction for each tract. The earnest money payment may be paid in the form of cash, check or wire. All funds will be held at Security First Title Company.

**Closing:** Closing will occur on or about Tuesday, June 1, 2021. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession of the farm will be given at closing, unless otherwise stated herein. The seller, in its sole discretion, may grant early possession to the Buyer(s) of Tracts 3 and 4 once the 10% earnest payment is received and proof of liability insurance is provided. Contact Agent for details.

**Farm Lease:** The current farm lease for Tracts 1 and 2 runs through the 2021 growing season and is leased out for \$300 per tillable acre. Tracts 5-18 have a current farm lease through the 2021 growing season of \$250 per tillable acre. Farm lease for Tracts 3 and 4 have been terminated, these tracts will be open for the 2021 growing season. All 2021 Farm income will be given to the new buyers.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Security First Title Company the required earnest money payment. The Seller will

furnish a recent pro forma commitment to issue an ALTA Owner’s Policy in the amount equal to the purchase price. The title insurance premium and title company fees and closings costs shall be split 50% to the Seller and 50% to the Buyer.

**Financing:** Buyer’s obligation to purchase the Real Estate is unconditional and is not contingent upon Buyer obtaining financing. All financial arrangements are to be made prior to bidding at the auction.

**Survey:** Surveys have been completed on all tracts. The acres of the tracts are subject to change and the purchase price will be based on the new surveyed acres. No additional survey or staking will be paid by the Seller. Plat of Surveys will be available prior to Auction. Contact Agent for details.

**Fences:** Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers. Not all tract and boundary lines are fenced and, if needed, will be the responsibility of the Buyer after closing. Existing fence lines may not fall directly on the legal boundary. All fences and fence lines shall be governed by Grant County, Iowa County, or Lafayette County and the State of Wisconsin’s fence line rules and regulations. No new fences will be installed by the Seller.

**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an “As is – Where is” basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Title Commitment.

## Online Bidding Available

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 phone. Once you have opened the app, select the Wisconsin Farmland Auction and click Register to Bid in the upper right corner to create your bidder account. Fill in your personal contact information and submit. Once approved by our agents, you will be ready to place a bid on the tract(s) of your choice.

PeoplesCompany.com, Listing #15393



# Wisconsin FARMLAND AUCTION

1,810 ACRES M/L

*Thursday*  
APRIL 22, 2021  
AT 10:00 AM

Tract 8



Tract 17



Tract 3



Tract 3



Tract 3



*Listing Agent* ADAM CRIST: 608.482.1229  
Adam.Crist@PeoplesCompany.com

# Grant, Iowa, & Lafayette Counties



Tract 6



Tract 9



Tract 1



Listing #15393  
PeoplesCompany.com



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