

Farmland Auction

Jackson County, WI

NOVEMBER 16 AT 10:00 AM

Listing #15737

170 Acres M/L
Offered in Four Tracts



ADAM CRIST

608.482.1229

Adam.Crist@PeoplesCompany.com

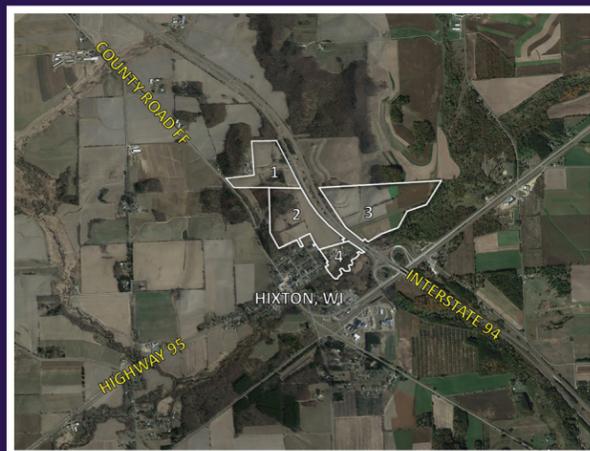
Jackson County Farmland Auction

Comfort Inn & Suites | W10170 Highway 54 E | Black River Falls, Wisconsin 54615

Peoples Company is pleased to be representing Anne Murray-Olson in the sale of 170 acres m/l located in Jackson County just North of Black River Falls, Wisconsin. This ABSOLUTE Public Auction will be offered in four separate tracts. The farm consists of 170 total acres m/l and an estimated 94.82 FSA Cropland acres m/l with Council and Seaton silt loams being the primary soil types. Two beautiful ranch style homes with multiple outbuildings are located on tract three. The Auction will be held at the Comfort Inn & Suites, W10170 Highway 54 E, Black River Falls, Wisconsin, and will begin at 10:00 AM on Tuesday, November 16th. There will be the option of Live and Online bidding available.

The farmland will be offered as four individual tracts with tracts one, two and three sold through the "Buyer's Choice" auction method. Tract four will be sold on a whole dollar amount as a single tract. The auction will be a live in-person auction. Online bidding will be available as well. The auction will take place at 10:00 AM at the Comfort Inn & Suites, W10170 Highway 54 E, Black River Falls, Wisconsin. With the "Buyers Choice" auction method the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until the first three tracts (one, two and three) have been purchased and removed from the auction. Tract four will be sold after the "Buyer's Choice" bidding is complete. The tracts will not be offered in their entirety or any combination at the conclusion the auction.

Seller will retain all of the 2021 cash rent payments. The current farm lease will be terminated prior to closing and will be open for the 2022 cropping season.



Auction Details

- Comfort Inn & Suites**
W10170 Highway 54 E Black River Falls, Wisconsin 54615
- Tuesday, November 16th, 2021 at 10:00am**
- Online Bidding Available at PeoplesCompany.com**

208 E Main Street Hixton, WI 54635

Directions

From Black River Falls, WI travel north on I94 for 9.5 miles and take the Highway 95 Exit into Hixton. Turn left onto Highway 95 and travel to E Main Street. Take a right onto E Main Street and look for signs.

170 ACRES M/L

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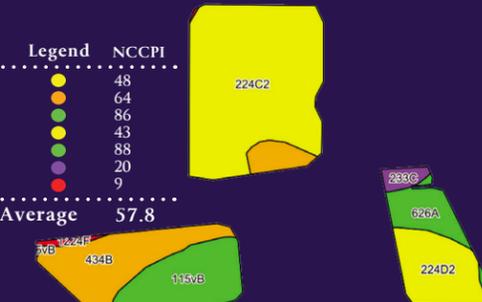
Tract 1.....34.5 Acres M/L



Tract 1 consists of 34.5 acres m/l with approximately 19.11 FSA Cropland acres in row crop production carrying a NCCPI rating of 57.8 with Elevasil sandy loam and Bilson sandy loam being the primary soil types. The remaining 15.39 acres m/l are a mixture of pasture and wooded acres. This tract would make a for a great building site or a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

Tract 1 Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
224C2	Elevasil sandy loam	8.53	44.6%	●	48
434B	Bilson sandy loam	3.75	19.6%	●	64
115vB	Seaton silt loam	2.67	14.0%	●	86
224D2	Elevasil sandy loam	2.27	11.9%	●	43
626A	Arenzville silt loam	1.34	7.0%	●	88
233C	Boone sand	0.37	1.9%	●	20
1224F	Boone-Elevasil complex	0.18	0.9%	●	9
Weighted Average					57.8



Tract 2 consists of 44.49 acres m/l with approximately 24.08 FSA Cropland acres in row crop production carrying a NCCPI rating of 71 with Council and Seaton soils and Merit silt loam being the primary soil types. The remaining 20.41 acres m/l are a mixture of pasture and wooded acres. This tract would make a for a great building site or a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

Tract 2 Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
1715D2	Council and Seaton soils	8.74	36.3%	●	67
424B	Merit silt loam	5.74	23.8%	●	74
741B	Sebbo loam	5.10	21.2%	●	74
626A	Arenzville silt loam	2.74	11.4%	●	88
224D2	Elevasil sandy loam	1.65	6.9%	●	43
115vC2	Seaton silt loam	0.11	0.5%	●	80
Weighted Average					71



Tract 2.....44.9 Acres M/L



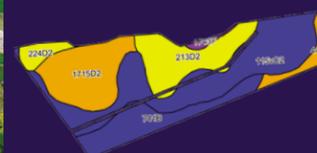
Tract 3.....72.14 Acres M/L



Tract 3 consists of 72.14 acres m/l with approximately 49.53 FSA Cropland acres in row crop production carrying a NCCPI rating of 70.1 with Council and Seaton silt loam being the primary soil types. The remaining 22 acres m/l is pasture for grazing cattle. This tract would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

Tract 3 Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
115vC2	Seaton silt loam	18.44	37.2%	●	80
1715D2	Council and Seaton soils	10.04	20.3%	●	67
213D2	Hixton silt loam	8.49	17.1%	●	58
741B	Sebbo loam	7.54	15.2%	●	74
446A	Merimod silt loam	2.66	5.4%	●	70
224D2	Elevasil sandy loam	1.82	3.7%	●	43
1743F	Council-Elevasil-Norden complex	0.54	1.1%	●	15
Weighted Average					70.1



Tract 4.....14.78 Acres M/L



Tract 4 consists of 14.78 acres m/l with approximately 2.01 FSA Cropland acres in row crop production carrying a NCCPI rating of 55.5 with Sechler loam and Merit loam being the primary soil types. There are two beautiful homes with the tract. The first home is the primary home with over 2,150 sq ft finished. This home is a Raised Ranch with three-bedrooms and two full baths. The second home is a duplex that is used as a rental home. This duplex features 1,043 sq ft on the upper lever with two-bedrooms and one and half baths. The lower lever is 900 sq ft with two-bedrooms and one full bath. The upper-level rents out for \$545 on a month with a lease that expires on February 28, 2022. The lower-level rents for \$400 on a month-to-month lease. This tract makes for the perfect hobby farm with the bonus of additional income from the rental duplex.



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W10170 Highway 54 E
Black River Falls, Wisconsin 54615

AUCTION TERMS & CONDITIONS

Seller: Anne Murray-Olson

Auction Method: Tracts one, two and three will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, any or all tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all three tracts have been purchased. Tract four will be sold as an individual tract on a whole dollar amount. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Survey: Preliminary survey work is being completed by Hurlburt & Remus Surveying, Inc on tracts 1-4 to establish acre amounts. The acres of the tracts are subject to change and the purchase price will be based on the new and completed surveyed acres. All field boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres may vary slightly from the figures stated in the marketing material and will be subject to change. It will be the responsibility of each buyer to pay for any and all fees to monument boundaries of purchased tracts if they choose to do so. No additional staking will be paid for by the sellers. Contact listing agent for more details.

Buyers Premium: A two-and-a-half percent (2.5%) Buyer's Premium will be added to the final price and included in the total purchase price.

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

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

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Jackson County Farm Service Agency. 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 Jackson County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Landmark Title Services Inc Trust Account.

Closing: Closing will occur on or before Wednesday, December 29th, 2021 at Landmark Title Services Inc. 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 land will be given at closing, subject to tenant's rights.

Farm Lease: The farm is currently leased for the 2021 cropping season and will be open for the 2022 cropping season.

Rental House Lease: The upper level of the duplex has a lease of \$545 per month that expires on February 28, 2022. The lower level has a month-to-month lease of \$400 per month.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Landmark Title Company Services Inc the required earnest money payment. The Seller will provide a current title commitment at their expense. Sale is not contingent upon Buyer financing.

Billboards: Seller doesn't own the three billboards that are located on tracts three and four. There is access easements in place for all three billboards.

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 at closing. Existing fence lines may not fall directly on the legal boundary.

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.