

Sellers

David and Susie Lapp

Title Company

Lafayette Land Title Services
700 Main Street
Darlington, Wisconsin

Auction Time

Wednesday,
November 17th
10:00 AM

Auction Location

Darlington Inn
201 Christensen Drive
Darlington, WI 53530

Contact

Adam Crist
608.482.1229

Adam.Crist@PeoplesCompany.com

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INFORMATION VISIT
PEOPLES COMPANY.COM**

AUCTION TERMS & CONDITIONS

Auction Method: All tracts 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, one or both tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both tracts have been purchased. Tracts will not be offered in their entirety at the conclusion of the auction.

Buyers Premium: A three percent (3%) 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 Lafayette 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 Lafayette 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 Lafayette Land Title Services trust account.

Closing: Closing will occur on or before Friday, December 17th, 2021 at Lafayette Land Title Services. 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.

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

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.

12119 STRATFORD DR
SUITE B
CLIVE, IA 50325



Open your Camera App to scan the QR Code. Tap on the pop-up text that appears to open web page.

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 the Abstract.

LISTING #15758



LAND AUCTION

LAFAYETTE COUNTY

LISTING #15758

WEDNESDAY, NOVEMBER 17TH @ 10:00 AM

138 ACRES M/L | Three Separate Tracts

ADAM CRIST | 608.482.1229
Adam.Crist@PeoplesCompany.com

SELLERS | David and Susie Lapp



LAFAYETTE COUNTY

LISTING #15758

PROPERTY INFORMATION

Peoples Company is pleased to be representing David and Susie Lapp in the sale of 138 acres m/l located in Lafayette County, Wisconsin just west of Arygle, Wisconsin. This ABSOLUTE Public Auction will be offered in three separate tracts. The farm consists of 138 total acres m/l and an estimated 97.67 FSA Cropland acres m/l with Ashdale silt loam and Dodgeville silt loam being the primary soil types. The Auction will be held at the Darlington Inn, 201 Christensen Drive, Darlington, Wisconsin, and will begin at 10:00 AM on Wednesday, November 17th. There will be the option of Live and Online bidding available.

The farmland will be offered via Public Auction as three individual tracts via the "Buyer's Choice" auction method through a live in-person auction as well as a virtual live online auction option. Online bidding is available as well. The auction will take place at 10:00 AM at the Darlington Inn - 201 Christensen Drive, Darlington, 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 both tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety or any combination at the conclusion the auction.

Tract 1: 86 acres m/l with an estimated 76.78 FSA cropland acres carrying a NCCPI value of 72.7.

Tract 2: 19 acres m/l. Building Site.

Tract 3: 33.20 acres m/l with an estimated 20.8 FSA cropland acres carrying a NCCPI value of 45.8.

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.



138 ACRES M/L
Offered in Three Separate Tracts

Directions

From Darlington, Wisconsin: Take Highway 81 east for 11.3 miles then turn right onto Apple Grove Church Road.

TRACT INFORMATION

Tract 1 consists of a total of approximately 86 acres m/l with an estimated 76.78 FSA cropland acres. The primary soil types include Ashdale silt loam and Dodgeville silt loam. This tract features long straight rows with great drainage and hard surfaced roads on two sides of the property. 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 consists of 19 acres m/l. Whether you are looking for a secluded recreational property or an ideal location for your dream home, this may be the one you've been waiting out for. This tract offers mature hardwoods and multiple locations to build that forever dream home overlooking Apple Branch Creek. Smaller tracts like this don't come to the market very often. Buyer will be responsible for installing a new driveway access along Apple Grove Church Road per the Township of Arglye.



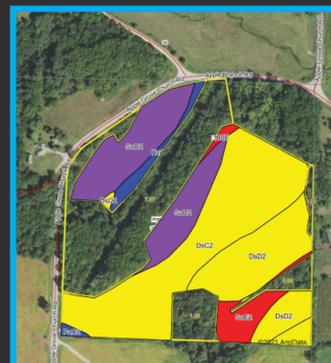
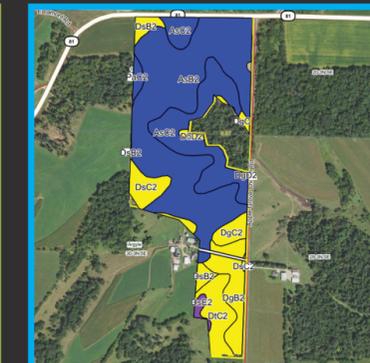
Tract 3 consists of a total of approximately 33.20 acres m/l with an estimated 20.80 FSA cropland acres. The primary soil types include Newglarus silt loam and Sogn silt loam. This tract has so many possibilities! If you're looking for that perfect affordable hunting spot this is it! Maybe you're looking for that one-of-a-kind building location over looking Apple Branch Creek? 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.

SURVEY: Preliminary survey work is being completed by Halverson Land Surveying on tracts 1 and 2 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.

TILLABLE SOILS MAPS

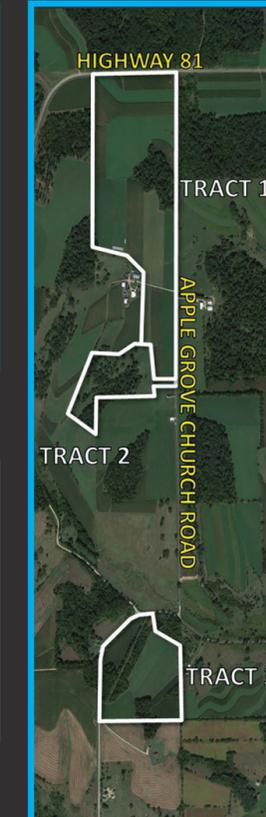
TRACT 1 86 ACRES M/L

Code	Soil Description	Acres	% of Field	NCCPI
AsB2	Ashdale silt loam	39.79	51.8%	80
AsC2	Ashdale silt loam	14.82	19.3%	78
DgB2	Dodgeville silt loam	6.29	8.2%	59
DtC2	Newglarus complex	5.27	6.9%	55
DsC2	Newglarus silt loam	3.74	4.9%	56
DgC2	Dodgeville silt loam	2.40	3.1%	58
DsB2	Newlurus silt loam	2.24	2.9%	57
PaC2	Palsgrove silt loam	0.93	1.2%	74
DsE2	Newglarus silt loam, moderately deep	0.67	0.9%	14
DhD2	Dodgeville soils	0.57	0.7%	45
DgD2	Dodgeville silt loam	0.06	0.1%	53
			Weighted Average 72.7	



TRACT 3 33.20 ACRES M/L

Code	Soil Description	Acres	% of Field	NCCPI
DsC2	Newglarus silt loam	9.18	44.1%	56
SoD2	Sogn silt loam	4.95	23.8%	28
DsD2	Newglarus silt loam	4.57	22.0%	51
SoE2	Sogn silt loam	1.21	5.8%	6
HvA	Huntsville silt loam	0.60	2.9%	80
1180E	Newglarus-Dunbarton, very stony, silt loams	0.16	0.8%	12
PaC2	Palsgrove silt loam	0.13	0.6%	74
			Weighted Average 45.8	



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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.

