

St. Croix County

FARMLAND AUCTION



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*Offered in
Six Tracts*

Listing #15982

Tuesday, March 22, 2022
at 10:00 AM

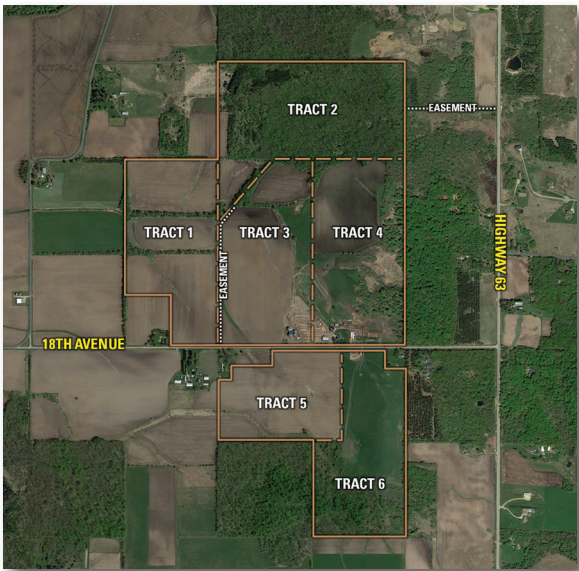


St. Croix County

FARMLAND AUCTION | OFFERED IN SIX TRACTS

Peoples Company is pleased to present 420.95 surveyed acres of diverse St. Croix County farmland! The farm will be sold as six separate tracts through the Multi-Parcel Auction Method and offers something for everyone including tillable, pasture, and recreational land as well as a beautiful acreage site. The auction will take place on Tuesday, March 22nd at 10:00 AM at the Phoenix Grill & Event Center in Baldwin, Wisconsin.

The 420.95 contiguous acres m/l is comprised of 248.31 FSA tillable acres featuring high-quality soil types of Floyd, Jewett & Vlasity silt loams, nearly 70 additional pasture acres with a pond and creek providing water source, and over 100 acres of timberland providing excellent recreational opportunities. Improvements include a beautiful 2,698 square foot home with a wrap around porch and an attached garage that was remodeled in 1997, a 3,200 square foot machine shed, multiple cattle sheds, and a 128,000 bushel capacity grain setup.



420.95 Total Acres M/L

- Tract One - 69.70 Acres M/L
- Tract Two - 86.00 Acres M/L
- Tract Three - 73.06 Acres M/L
- Tract Four - 79.30 Acres M/L
- Tract Five - 47.97 Acres M/L
- Tract Six - 64.92 Acres M/L

All six tracts are conveniently located just 45 minutes from both Minneapolis/St. Paul, MN, and Eau Claire, WI, along 18th Avenue, just off of Highway 63 south of Baldwin, Wisconsin. Whether you're looking for a turn-key cattle operation, an add-on for an existing operation, a beautiful building site, or a recreational getaway, this is a can't miss opportunity.

**There will be NO Buyer's Premium for this sale.*

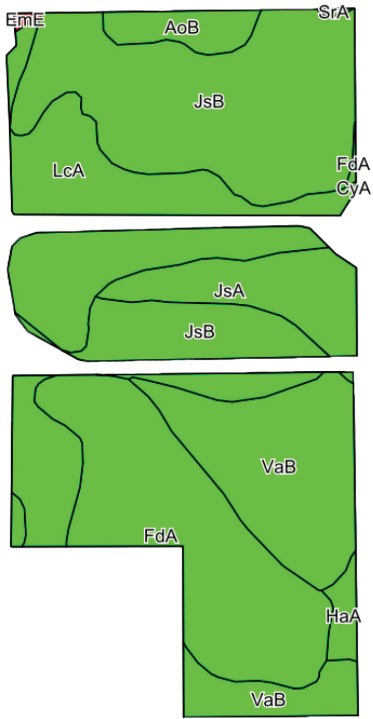
Tract One



Tract 1 consists of 69.70 surveyed acres with 63.65 FSA tillable acres carrying an average NCCPI of 70.5. The productive soil types on this farm include Floyd, Jewett, and Vlasity loams.

Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	NCCPI
JsB	Jewett silt loam	22.29	35.0%		66
FdA	Floyd silt loam	12.55	19.7%		86
VaB	Vlasaty silt loam	10.95	17.2%		82
LcA	Lawler silt loam	10.87	17.1%		55
JsA	Jewett silt loam	4.39	6.9%		66
AoB	Antigo silt loam	1.67	2.6%		57
HaA	Halder silt loam	0.78	1.2%		67
EmE	Emmert laomy sand	0.09	0.1%		9
SrA	Skyberg silt loam	0.06	0.1%		73
Weighted Average:					70.5



Tract Two



Tract 2 consists of 86.00 surveyed acres with the majority of the tract in timberland. There are 23.26 FSA tillable acres and 8.64 acres m/l currently in row crop production carrying an average NCCPI of 79.7 offering income, food plot, and building site potential. There is a trail system throughout the timberland creating an excellent place for recreational enthusiasts of all types.

Recreational and Building Site Potential



86 Acres M/L

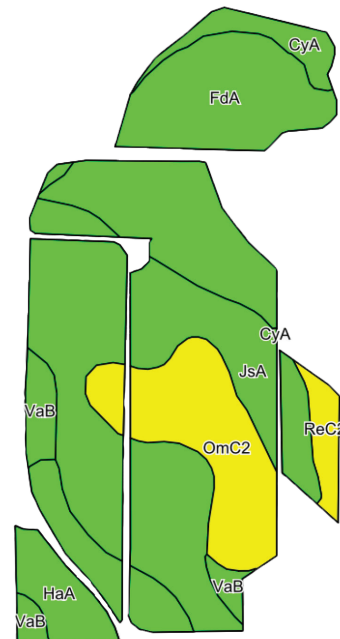
Tract Three



Tract 3 consists of 73.06 surveyed acres with 51.30 tillable acres m/l carrying an average NCCPI of 69.8 as well a nice grain setup with approximately 128,000 bushel capacity. The four GSI grain bins range from 36 feet to 48 feet in diameter and all feature aeration floors, fans, vents, and power sweeps. The two smaller bins are 36 feet 20,000 bushel capacity, another is a 40 foot 40,000 bushel bin, and the largest is a 48 foot 48,000 bushel bin. The grain leg is 60 feet high with a dump auger. There are also two small wet bins and a 2,500 bushel continuous flow GSI grain dryer. The main soil types on this farm are Floyd and Jewett silt loams.

Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	NCCPI
JsA	Jewett silt loam	19.72	38.4%		66
FdA	Floyd silt loam	13.57	26.5%		86
OmC2	Valasaty silt loam	7.51	14.6%		46
HaA	Lawler silt loam	5.20	10.1%		67
VaB	Jewett silt loam	2.10	4.1%		82
CyA	Antigo silt laom	1.88	3.7%		77
ReC2	Halder silt laom	1.32	2.6%		67
Weighted Average:					69.8



73.06 Acres M/L

Auction Date
Tuesday, March 22, 2022
at 10:00 AM

Auction Location
Phoenix Grill & Event Center
2095 10th Avenue | Baldwin, WI 54002

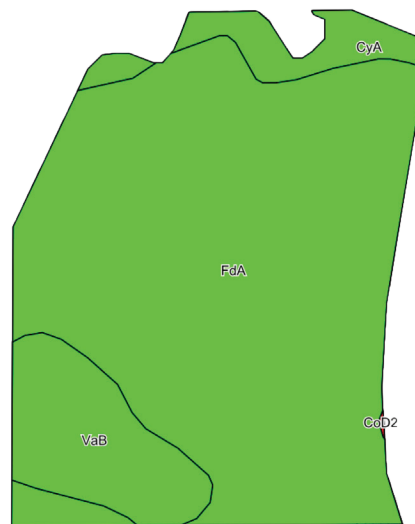
Tract Four



Tract 4 consists of 79.30 surveyed acres including a beautiful acreage site with a 2,698 sq. ft. home, large machine shed, multiple cattle sheds, pasture, and 28.55 FSA tillable acres carrying an average NCCPI of 84.9. The 4 bedroom, 3 bath home was originally built in 1880 with a full remodel and addition done in 1997. The expansive home features an oversized attached and heated garage as well as a picturesque wrap around porch. The 3,200 square foot machine shed and additional cattle sheds create a multitude of opportunities for cattle farmers, hobby farmers, recreational buyers, or anyone looking for an expansive and secluded, yet easily accessible getaway. The tillable portion of this tract is nearly all Floyd silt loam with the remainder of the farm in open grass and timber for pasture or recreational use. There is an old pond located on this tract that could be easily rebuilt to add yet another functional or recreational feature.

Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	NCCPI
FdA	Floyd silt loam	23.15	81.1%		86
VaB	Vlasaty silt loam	3.65	12.8%		82
CyA	Clyde silt loam	1.75	6.1%		77
Weighted Average:					84.9



79.30 Acres M/L

Open Houses

Will be held on March 6th from 12:00 P.M. to 3:00 P.M.
and March 15th from 3:00 PM to 6:00 PM.

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Tract Five



Tract 5 consists of 47.97 surveyed acres with 43.43 FSA tillable acres carrying an average NCCPI of 71.6. This mostly tillable farm offers excellent soil types of Vlasity and Skyberg Silt Loams.

Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	NCCPI
SrA	Skyberg silt loam	15.25	35.1%		73
VaB	Vlasaty silt loam	11.39	26.2%		82
JsA	Jewett silt loam	5.67	13.1%		66
CoD2	Chetek-Onamia complex	4.60	10.6%		45
FdA	Floyd silt loam	3.55	8.2%		86
AoB	Antigo silt loam	2.49	5.7%		57
HaA	Halder silt loam	0.48	1.1%		67
Weighted Average:					71.6

47.97 Acres M/L



Tract Six

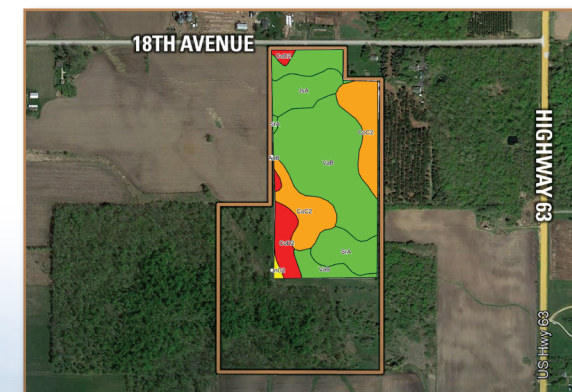


Tract 6 consists of 64.92 surveyed acres with 38.01 FSA tillable acres carrying an average NCCPI of 69.3 that are currently in pasture. There is an additional 27 acres m/l of timber that is fenced for pasture. On top of the productive and recreational possibilities with this tract, it would also be a beautiful potential building site for anyone looking to have a little bit of everything.

Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	NCCPI
VaB	Vlasaty silt loam	19.08	50.2%		82
CoC2	Chetek-Onamia complex	8.39	22.1%		49
SrA	Skyberg silt loam	3.82	10.0%		73
JsA	Jewett silt loam	3.57	9.4%		66
CoD2	Chetek-Onamia complex	2.94	7.7%		45
OnC2	Onamia-Antigo complex	0.22	0.6%		57
Weighted Average:					69.3

64.02 Acres M/L



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12119 STRATFORD DR
SUITE B | CLIVE, IA 50325



AUCTION LOCATION

Phoenix Grill & Event Center
2095 10th Avenue | Baldwin, WI 54002



Auction Terms & Conditions

Auction Method: The Farm will be offered in 6 individual tracts or combinations thereof (the "Real Estate"). Bidding will remain open on all tracts and combinations until the close of the auction as determined by the Auctioneer, or as directed by the Sellers and announced by the Auctioneer. A Qualified Bidder may bid on any tract or combination of tracts, and the Sellers may sell any tract or combination of tracts. If either the Sellers or the Auction Company determine, in the exercise of either's sole discretion, that a Qualified Bidder's participation or further participation in the auction is not in the best interest of Sellers, such Qualified Bidder shall be immediately deemed a "Disqualified Bidder", and the Disqualified Bidder's participation in the auction may be stopped, and any bids made by a Disqualified Bidder shall be disregarded. Conduct of the Auction and the increments of bidding shall be at the continuing discretion of the Auctioneer. The Auction Company reserves the right to enter bids on behalf of Qualified Bidders participating in person, electronically, by telephone, or by proxy. All decisions of the Auctioneer at the auction are final.

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

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.

Farm Program Information: Farm Program Information is provided by the St. Croix 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 St. Croix 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 the Burnet Title 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 an Owner's Policy in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. Seller agrees to convey marketable title to the property. The title company/closing agent fees or costs shall be split 50% to the seller and 50% to the buyer.

Financing: Sale of this farmland is not contingent upon Buyer obtaining financing. All financial arrangements are to have been made prior to bidding at the auction. By bidding, the bidder makes a representation that the bidder has the present ability to pay the bid price and fulfill the Real Estate Purchase Contract.

Closing: Closing will occur on or about Wednesday, April 27th, 2022 at a location to be designated by the seller. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling their obligations under the Real Estate Purchase Contract, time is of the essence.

Possession: Early possession to the Real Estate may be granted to Buyer(s), in Seller's sole discretion, upon the Buyer(s) signing a valid lease agreement satisfactory to Seller.

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

Farm Lease: The current farm lease will be terminated on March 22, 2022, and the current residential lease will be terminated at closing; provided, however, the current tenant will have until May 15, 2022, to remove personal property from the Real Estate. In the event the current tenant fails to vacate the Real Estate upon termination or remove its personal property by May 15, 2022, the Buyer(s) will be responsible for seeking any remedies available by law, and Seller will have no responsibility to Buyer(s) post closing as a result of the tenant's failure. If the current tenant causes any damage to the Real Estate as a result of its removal of personal property, the Buyer(s) agrees that its sole recourse will be against the current tenant and not the Seller.

Fences: Existing fences, if any, are in "As is-Where 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. All fences shall be governed by the St. Croix County and State of Wisconsin fence line rules and regulations. No new fences will be installed by the Seller. Gates and various fencing may be removed by the Seller prior to closing.

Survey: Surveys are being completed between Tracts 2 & 3 and 5 & 6 prior to the auction and the exact acre amount is subject to change. All other tracts have been previously surveyed. All tracts will be sold as surveyed acres. Greg Lundquist with St. Croix surveying is performing all survey work. No additional surveying or staking will be provided by the Seller.

Easement: Access to Tract two will be provided by a perpetual easement along the west side of Tract 3. There is an additional existing easement on the east side of Tract two that extends to Highway 63. Buyer will responsible for any driveway addition they deem necessary.

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.

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. Buyer(s) and his/her tax and legal advisors should perform their 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 paperwork.

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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. No warranty, either expressed 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 a site clean-up is required on this farm it 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 absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer.

A Principal of Ag Capital 2, LLC holds a Real Estate license.

All decisions of the Auctioneer are final.

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