

Lafayette County, WI

# ABSOLUTE AUCTION

— 232.70 Acres M/L —

BELMONT CONVENTION CENTER - QUALITY INN & SUITES | 103 W MOUND VIEW AVENUE | BELMONT, WI 53510

TUESDAY, APRIL 5TH, 2022

THE ESTATE OF  
DON  
MOOTZ



# ABSOLUTE AUCTION

Tuesday, April 5th at 10:00 AM

BELMONT CONVENTION CENTER - QUALITY INN & SUITES

103 W MOUND VIEW AVENUE | BELMONT, WI 53510



232.70  
acres m/l



PeoplesCompany.com

Listing #16022



ADAM CRIST | 608.482.1229

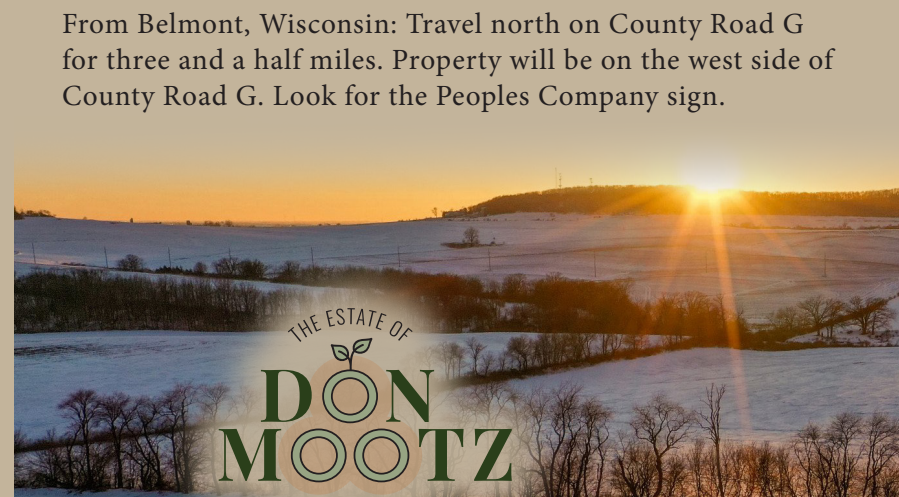
Adam.Crist@PeoplesCompany.com

Peoples Company is honored to represent the Estate of Don Mootz in the sale of 232.70 total acres m/l located just three and a half miles northwest of Belmont, Wisconsin. This sale will be an ABSOLUTE auction, which means the farm will sell regardless of price and will be offered in one individual tract. Mark your calendar for Tuesday, April 5th, 2022 at 10:00 AM. Land rarely trades hands in this tightly held area of Lafayette County. This land would make for a great add-on unit to an existing farm operation or a premium investment-grade land purchase.

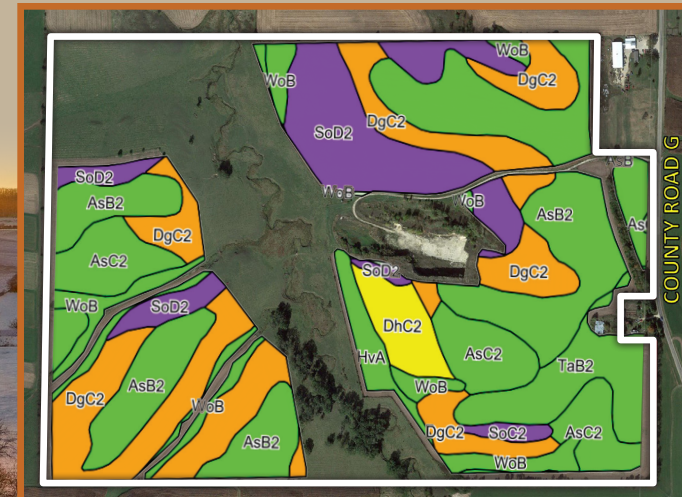
The farm consists of 232.70 total acres m/l with 156.34 FSA cropland acres carrying a NCCPI value of 70. Over 80% of the tillable row crop acres boast a NCCPI rating above 82.5 with the primary soil types being Ashdale silt loam and Dodgeville silt loam. Mounds Branch creek flows through the middle of the 58 acres m/l of grazing pasture providing a great water source year-round. The remaining 10 acre m/l consists of a previously mined quarry. Buyers could potentially get this quarry re-permitted for mining to provide additional income from the mining royalties. This property is in a strong farming area with an excellent location with multiple grain facilities including ADM - Belmont, See-Mor Grain, Inc - Darlington, and the Mississippi River markets. Interested parties will have the option to bid in person or online. This property is located just northwest of Belmont, Wisconsin along County Road G, in the Town of Belmont.



From Belmont, Wisconsin: Travel north on County Road G for three and a half miles. Property will be on the west side of County Road G. Look for the Peoples Company sign.



| Code             | Soil Description     | Acres | % of Field | NCCPI | Legend |
|------------------|----------------------|-------|------------|-------|--------|
| AsB2             | Ashdale silt loam    | 44.56 | 28.5%      | 86    |        |
| DgC2             | Dodgeville silt loam | 38.83 | 24.8%      | 62    |        |
| SoD2             | Sogn silt loam       | 23.88 | 15.3%      | 30    |        |
| AsC2             | Ashdale silt loam    | 17.43 | 11.1%      | 84    |        |
| WoB              | Worthen silt loam    | 11.34 | 7.3%       | 89    |        |
| TaB2             | Tama silt loam       | 10.04 | 6.4%       | 90    |        |
| DhC2             | Dodgeville soils     | 5.27  | 3.4%       | 51    |        |
| HvA              | Huntsville silt loam | 3.36  | 2.3%       | 85    |        |
| SoC2             | Sogn silt loam       | 1.22  | 0.8%       | 28    |        |
| Weighted Average |                      |       |            | 70    |        |



## Auction Terms & Conditions:

**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>

**Auction Method:** Property will be offered as one individual tract. All bids will be on a price per acre basis.

**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 prior to 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 a check or wire transfer. All funds will be held in the Lafayette County Abstract & Title, Inc Trust account.

**Closing:** Closing will occur on or before Thursday, May 5, 2022. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer. With respect to the timing of the Sellers and successful Buyer(s) in fulfilling their obligations under the Real Estate Purchase Contract, time is of the essence.

**Possession:** Possession of the land will be given at closing. Early possession to the Real Estate may be granted to Buyer(s), in Seller's sole discretion, upon the Buyer(s) depositing the required earnest money and proof of liability insurance.

**Farm Lease:** The lease has been terminated and the farm is open for the 2022 crop season.

**Contract & Title:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Lafayette County Abstract & Title, Inc 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. This sale is not contingent on 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.

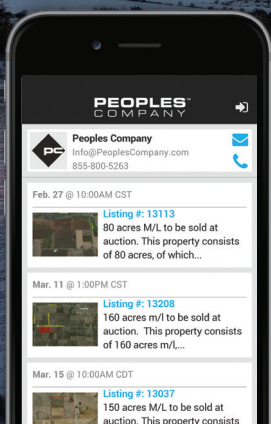
**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and 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.

**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. The 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 paperwork.



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.





207 High Street  
Mineral Point, WI 53565



SCAN ME  
TO VIEW  
ONLINE

Lafayette County, WI

# ABSOLUTE AUCTION

**TUESDAY**  
**APRIL 5th**  
**10:00 AM**

BELMONT CONVENTION CENTER  
QUALITY INN & SUITES  
BELMONT, WI 53510

232.70 ACRES M/L

THE ESTATE OF  
**DON**  
**MOOTZ**