



ONLINE ONLY

AUCTION

Grant County, Wisconsin

BIDDING IS CURRENTLY LIVE!

BIDDING ENDS AUGUST 31ST
AT 6:00 PM (CST)

196.22

ACRES M/L



BIDDING IS CURRENTLY LIVE!

**BIDDING ENDS AUGUST 31ST
AT 6:00 PM (CST)**

AUCTION TERMS & CONDITIONS

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>

Offering 196.22 Acres m/l of Grant County, Wisconsin farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until August 31st, 2022 at 6:00 PM Central Time Zone (CST) with closing taking place on or before September 30, 2022. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

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.

CO-BROKER: Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Grant 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 Grant County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required within 24 hours of the auction closing. The earnest money payment may be paid in the form of cash or check. All funds will be held in the Tri-County Title Services 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 before September 30th, 2022 at Tri County Title Services. 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 Seller 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; subject to tenants rights.

REAL ESTATE TAXES: The real estate taxes will be prorated between the Seller and Buyer(s) to the date prior to closing.

FARM LEASE: The current farm lease runs through the 2022 growing season. The Buyer(s) will receive a credit of the cash rent at closing totaling \$9,400.

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 Grant County and State of Wisconsin fence line rules and regulations. No new fences will be installed by the Seller.

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.

PERPETUAL CONSERVATION RESERVE ENHANCEMENT PROGRAM: The purpose of the easement is to preserve, enhance, restore and maintain the natural features and ecological values of the property. The easement is to also maintain permanent vegetative cover in perpetuity for protecting water quality and fish and wildlife habitat. Landowners are to maintain the conservation practices defined in the original conservation plan for the CREP easement, unless amended and approved by LCC and DATCP. All restoration activities must be approved by DATCP or Grant County. Fences established for CREP must be maintained by the landowner. Landowners shall notify DATCP in writing of names and addresses of any party to whom the premises is granted or conveyed at or prior to the time the transfer is consummated. No right of passage across the premises is to be allowed or granted. Existing tiles draining lands outside the premises may be maintained/ replaced by the landowners. Some land use activities are never allowed, some are allowed with DATCP and LCC approvals and some are allowed. Some items never allowed include alter water movement, no permanent hunting blinds or stands, game/deer/fur farm, confined animal facility. Some items allowed with approval include haying, pasture, and mowing. Some examples of items allowed include hunting, fishing, temporary hunting blinds/stands. For a complete list, please see our documents attached. Please note that these are generic options and rights; for further clarification on this property's particular land use options and rights, you will have to view the Conservation Plan and consult with the county conservation department and/or DATCP.

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.

ALL DECISIONS OF THE AUCTIONEER ARE FINAL.

ONLINE ONLY

AUCTION

SELLER: KATHY GRISWOLD

PROPERTY

Grant County, Wisconsin ONLINE ONLY Farmland Auction! Peoples Company is honored to introduce this exceptional opportunity to own 196.22 acres m/l of highly sought after Grant County land. The individual farmland tract will be offered through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's mobile bidding application (<http://peoplescompany.bidwrangler.com/>). Bidding is currently LIVE and will remain open until August 31st, 2022, at 6:00 PM Central Time Zone (CST) with closing taking place on or before September 30th, 2022. A bid placed within three minutes of the scheduled close of the auction will extend bidding by an additional three minutes until all the bidding is completed.

You'll find this masterpiece in the heart of Grant County just west of Livingston off County Road D. As you travel over the cattle crossing, a long gravel driveway leads you back to the original homestead. The first site you see entering the farm are the thousands of Walnuts trees planted south of the driveway. As you continue further down the gravel driveway, you start to notice the true beauty of the rolling hillside pastures filled with large Oak trees providing ample shade for the grazing cattle. An older home and two outbuildings sit at the end of the private driveway. The home is being sold in "as-is" condition. As you continue making your way up the valley, you'll be greeted by one of many spring creeks flowing out of the northern hillside. If you're looking for a one-of-a-kind property with multiple "Million-Dollar" views that offer a panoramic 360-degree view of the long sweeping valleys and rolling terrain of Grant County, then look no further as you've found the hidden gem.

The farm consists of 196.22 total acres m/l with 71.60 FSA cropland acres and 90 acres m/l of grazing pasture. The tillable

soils boast an NCCPI value of 51.80 with the primary soil types being Newglarus silt loam and Palsgrove silt loam. The current pasture and row crop lease expires November 30, 2022, and generates a handsome income of \$28,200 annually. New buyer(s) will receive a prorated rental credit at closing. Approximately 37.80 acres m/l are enrolled into a perpetual Conservation Reserve Enhancement Program (CREP). The purpose of the easement is to preserve, enhance, restore, and maintain the natural features and ecological values of the property. The easement aims to maintain permanent vegetative cover in perpetuity to protect water quality and fish and wildlife habitat.

This area of Grant County is well known for Boone & Crockett class whitetails. The 196.22 acres provide endless opportunities to grow, hold and harvest trophy class whitetail. The ample food sources from the tillable farmland acres provide great vegetation in the spring and fall months. There are multiple mature blocks of hardwoods and heavily timbered draws throughout the property creating multiple great pinch points that would make for exceptional bowhunting spots. There are also numerous places to erect an elevated tower stand to overlook the rolling hillsides and deep valleys. Water is one of the main factors in holding and harvesting mature whitetails. This property is fortunate enough to have multiple babbling natural springs and over one mile of the Crow Branch Class II trout stream that flows directly through the middle of the property providing year-round water sources to support a strong population of wildlife.

Whether you're looking for an add on to an existing farm operation, premier hunting destination, investment property, or that forever place to call home, consider yourself lucky as real estate of this stature rarely reaches the market.

Grant County, Wisconsin

BIDDING IS CURRENTLY LIVE!

BIDDING ENDS AUGUST 31ST AT 6:00 PM (CST)



DIRECTIONS

From Livingston, Wisconsin: Travel west on County Road E for 4.5 miles. Turn left onto County Road D travel 0.75 miles. The property is on the east side of the road. Look for the Peoples Company Sign.



71.60 FSA CROPLAND ACRES AND 90 ACRES M/L OF GRAZING PASTURE

196.22

ACRES M/L

10868 County Road D | Livingston, WI 53554



ADAM CRIST 608.482.1229

Adam.Crist@PeoplesCompany.com

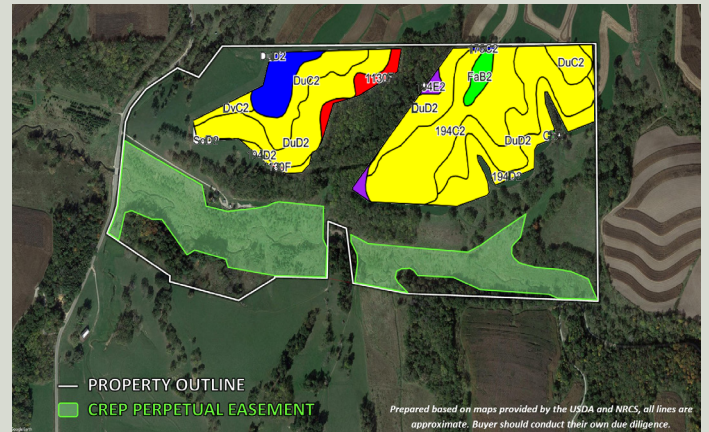
FOR MORE INFORMATION

SCAN THE QR CODE OR VISIT

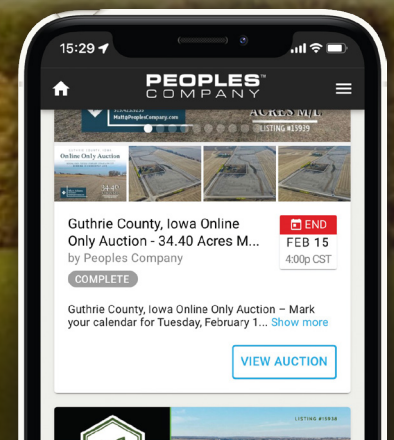
PeoplesCompany.com | Listing #16211

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	NCCPI
DuD2	Newglarus complex	27.19	37.9%		49
194C2	Newglarus silt loam	17.25	24.1%		54
194D2	Newglarus silt loam	8.50	11.9%		50
DuC2	Newglarus complex	7.63	10.6%		54
175C2	Palsgrove silt loam	4.49	6.3%		74
1130F	Lacrescent-Dunbarton complex	2.14	3.0%		12
FaB2	Fayette silt loam	1.64	2.3%		86
DvC2	Dubuque soils	1.21	1.7%		59
194E2	Newglarus silt loam	1.11	1.5%		13
			Weighted Average		51.8



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



ONLINE ONLY

AUCTION

Grant County, Wisconsin

BIDDING IS CURRENTLY LIVE!

BIDDING ENDS AUGUST 31ST
AT 6:00 PM (CST)

196.22

ACRES M/L

ADAM CRIST 608.482.1229
Adam.Crist@PeoplesCompany.com

Listing #16211
PeoplesCompany.com