

GRANT COUNTY, WISCONSIN

ONLINE ONLY

FARMLAND AUCTION

**BIDDING STARTS NOV 1ST AT 10:00 AM
AND CLOSES NOV 3RD AT 6:00 PM**

**427.0
ACRES M/L**

OFFERED IN 3 SEPARATE TRACTS

TRACT 1: 257.67 ACRES M/L

TRACT 2: 43.16 ACRES M/L

TRACT 2: 126 ACRES M/L



PeoplesCompany.com
Listing #16427

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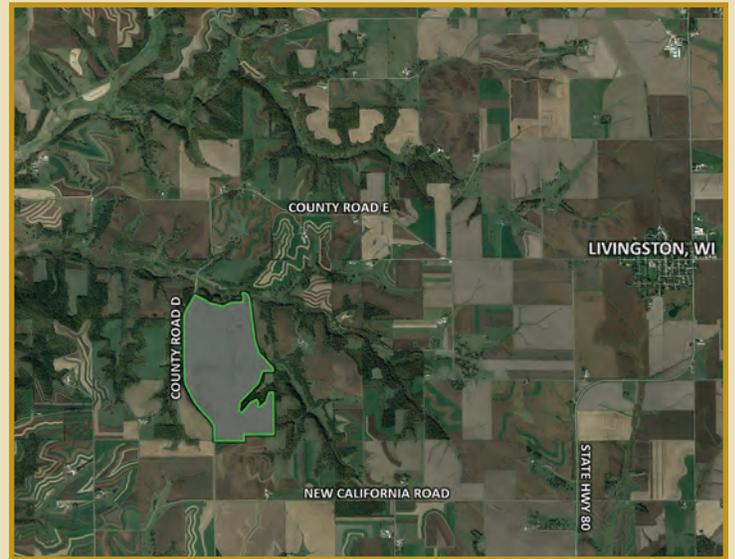
ONLINE ONLY

FARMLAND AUCTION

OFFERED AS THREE TRACTS

Grant County, Wisconsin ONLINE ONLY Farmland Auction - Peoples Company is honored to present 427± acres in Grant County, Wisconsin. The farm is in the heart of the highly sought-after Driftless area just four miles west of Livingston, Wisconsin. Every direction of the property has vast views and elevation changes. The views are so expansive you feel as if you are out west in the mountains. This farm is sure to check all the boxes with an incredible natural setting, more hills than you've ever imagined finding in the Midwest, good

This highly desirable farmland consists of a total of 427± acres with 105.65± FSA cropland acres and over 300± acres of some of the best grazing pastures in the Tri-State area. The farm supports a NCCPI soil rating of 61.2 with Newglarus and Palsgrove silt loam as primary soil types. Whether looking for an add on to an existing farm operation, a premier hunting destination, an investment property, or that forever place to call home, consider bidding online at this auction as real estate of this stature rarely reaches the market.



old fashioned rural serenity, and total relaxation. This farm has not been available to the public in nearly 80 years making it a rare opportunity to own an exceptional farm in the heart of Grant County!

The farmland tracts 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 will open Tuesday, November 1, 2022, at 10:00 AM and will remain open until Thursday, November 3, 2022, at 6:00 PM Central Time Zone (CST) with closing taking place on or before December 15th, 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.



SCAN the QR code with your phone camera to view this listing online or visit PeoplesCompany.com | Listing #16427

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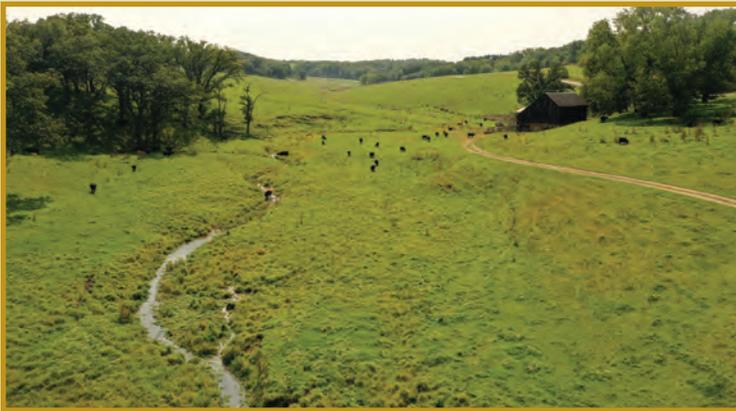
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PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



TRACT 1 257.67 ACRES M/L

Tract one consists of 257.67± acres and is a “turn-key” working cattle ranch with everything a serious cattle rancher would need. The ranch is easily capable of running 250 plus animal units with numerous pastures and cross fencing for seasonal grazing rotation. The pasture is arguably some of the best pasture in the Tri-State area. The ranch boasts over 6 miles of at least four strands of barbed wire fence, which is in good condition. The original barn is utilized for working the cattle with multiple holding pens. The barn could be easily turned into an artificial insemination setup to further increase the ranch’s value. There are two different streams that flow through the property providing ample sources of water for the livestock. In addition to cattle, you’ll find the recreational hunting opportunities on this ranch to be excellent.



ONLINE ONLY AUCTION | GRANT COUNTY



TRACT 2 43.16 ACRES M/L

Tract two consists of 43.16± surveyed acres of endless possibilities in the highly sought-after driftless region of southwest Wisconsin. If you are looking for the perfect affordable hunting spot or that one-of-a-kind building location overlooking the sweeping valleys and rolling terrain of Grant County, then you have found it! This acreage site already has electricity and a working well located just off of the gravel driveway on the southern portion of the property. Currently, the property is being used as a grazing pasture for Black Angus cattle. There are eight concrete J-Bunks used to feed cattle with a Ritchie water tank in the middle of the J-Bunks, which are included with the purchase of the land. Whether looking for an add-on to an existing farm operation, premier hunting destination, investment property, or that forever place to call home, consider tract two as real estate of this stature rarely reaches the market.



BIDDING STARTS NOV 1ST AT 10:00 AM



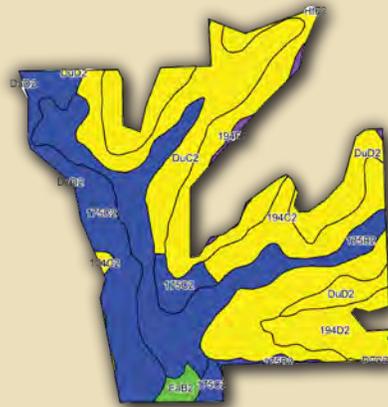
TRACT 3 126.0 ACRES M/L

Tract three consists of 126± acres with 105.65± FSA cropland acres and supports a NCCPI soil rating of 61.2 with primary soil types of Newglarus and Palsgrove silt loam. The tillable portion of the farm has multiple terraces that help reduce water flow, soil erosion, and increase water holding capacity. They are constructed to provide a wide range of surface areas for cultivation on hill slopes and to support farming for the long term. There are also multiple building locations throughout the property that offer a 360-degree view of the property. The current row crop lease expires November 2022 and will be open for the 2023 growing season.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
DuD2	Newglarus Complex	24.50	19.8%		49
175B2	Palsgrove silt loam	23.46	18.9%		76
194C2	Newglarus silt loam	20.90	16.9%		54
175C2	Palsgrove silt loam	20.56	16.6%		74
DuC2	Newglarus Complex	17.55	14.1%		54
194D2	Newglarus silt loam	7.22	5.8%		50
FaB2	Fayette silt loam	1.52	1.2%		86
194E2	Newglarus silt loam	0.96	0.8%		13
Weighted Average					60.8



Buyer(s) will be responsible for installing a new driveway access at their expense. The driveway has been approved along with its location by the Grant County Highway Department. This farm would make for a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

CLOSES NOV 3RD AT 6:00 PM



207 High Street
Mineral Point, WI 53565



PeoplesCompany.com

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**Bidding starts Nov 1st at 10:00 AM
and closes Nov 3rd at 6:00 PM**

ONLINE ONLY

FARMLAND AUCTION

GRANT COUNTY, WISCONSIN

Terms & Conditions:

TITLE COMPANY:
Tri-County Title Services LLC
15 W Main Street
Platteville, WI 53818

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

Offering 427± 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 will open Tuesday, November 1, 2022, at 10:00 AM and will remain open until Thursday, November 3, 2022, at 6:00 PM Central Time Zone (CST) with closing taking place on or before December 15th, 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.

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 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 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 Tri-County Title Services LLC trust account.

POSSESSION: Possession of the land will be given at closing; subject to the tenants rights.

CLOSING: Closing will occur on or before Wednesday, December 14, 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.

FARM LEASE: The current row crop lease expires once the crop is harvested. The pasture lease expires on November 1, 2022.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Tri-County Title Services LLC 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 on 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.