

Lafayette County, WI
Farmland Auction

Darlington Inn | 201 Christensen Drive | Darlington, WI 53530
—November 10th, 2022 | 10 AM—

***Adam Crist* | 608.482.1229 | Adam.Crist@PeoplesCompany.com**

Lafayette County, WI *Farmland Auction*

Lafayette County, Wisconsin Land Auction – Mark your calendar for Thursday, November 10th, 2022, at 10:00 AM! Peoples Company is honored to be representing the Teutschmann family in the sale of 200.32± taxable acres located between Darlington and Shullsburg, Wisconsin. This sale will be a 'NO-RESERVE' auction, which means the farm will sell to the highest bidder. The Farm will be offered in three individual tracts ranging from 40± acres to 120± acres via the "Multi-Par" auction method. The tracts can be purchased individually or combined. Southern Lafayette County farmland is a tightly held asset with ownership often transferring from generation to generation and rarely comes up for sale. This farm has not been available to the public in over 60 years

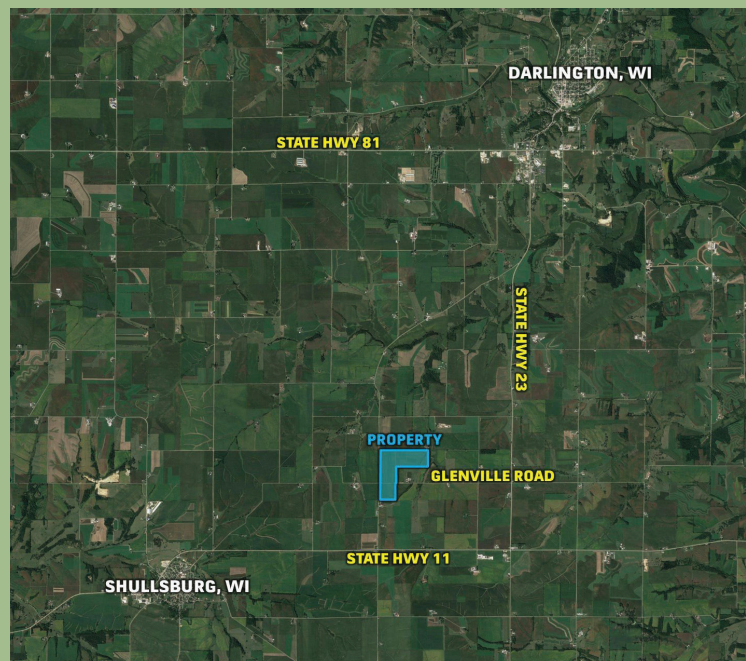
making it a rare opportunity to own an exceptional farm in the heart of Lafayette County! These high-quality farmland tracts would make a great addition to an existing farming operation, an investment-grade quality land purchase, or a long-term investment.

In addition, there are several competing grain marketing options located nearby including ethanol plants combined with a variety of grain elevators to merchandise crops. The farm is available for the 2023 cropping season and has been operated by the Teutschmann family for over 63 years. The Teutschmann family has meticulously cared for this farm and has been an outstanding steward of the land from day one.

Directions

From Darlington, Wisconsin: Travel South on Main Street, continue onto Highway 23 South for 1 ½ miles, Turn right onto County Road E, and travel 6 miles. The property is located at the intersection of Glenville Road and County Road E.

From Shullsburg, Wisconsin: Travel east on State Highway 11 for 3 miles, turn left onto County Road and travel north for 1 mile. The property is located at the intersection of Glenville Road and County Road E.





Contact

Adam Crist | 608.482.1229 |

Adam.Crist@PeoplesCompany.com

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.

Tract 1

120
ACRES M/L

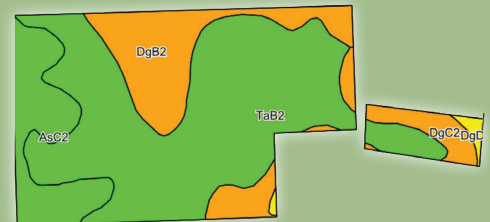
Tract One is located along the east side of paved County Road E and consists of 120± acres. Currently, there are 63.75± acres being farmed with the balance consisting of approximately 55.39± acres of pasture. The rich tillable soils boast a NCCPI soil rating of over 82. This tract can also be easily improved by turning the pasture acres into additional productive row crop acres. This tract would make for a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.



Tillable Soils Map

Code	Soil Description	Acres	Percent	Legend	NCCPI
TaB2	Tama Silt Loam	38.50	60.4%		90
DgB2	Dodgeville silt loam	10.18	16.0%		63
AsC2	Ashdale silt loam	9.05	14.2%		84
DgC2	Dodgeville silt loam	5.40	8.5%		62
DgC2	Dodgeville silt loam	0.62	1.0%		57

Weighted Average 82.1



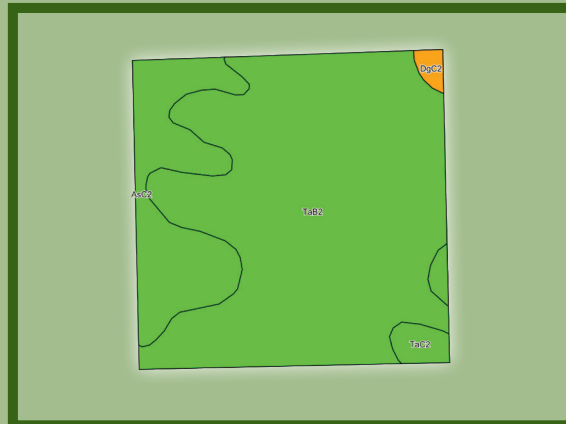
Follow us on social media! |



Tract 2

40
ACRES M/L

Tract two consists of 40± acres and is nearly 100% tillable. This tract boasts an incredible NCCPI rating of 88.5 with the primary soil types being the highly sought after Tama and Ashdale silt loam. Long straight rows, rich soils, great drainage, and a hard-surfaced road make this tract one of the best in the county! Not often does land of this caliber come to the open market.



Tillable Soils Map

Code	Soil Description	Acres	Percent	Legend	NCCPI
TaB2	Tama Silt Loam	30.48	76.9%		90
AsC2	Ashdale silt loam	7.56	19.1%		84
TaC2	Tama silt loam	1.20	3.0%		87
DgC2	Dodgeville silt loam	0.39	1.0%		62

Weighted Average 88.5

Tract 3

40.32
ACRES M/L

Located along the east side of paved County Road E, this nearly 100% tillable tract includes 40.32± acres carrying a NCCPI rating of 89 with the predominant soil types of Tama silt loam and Huntsville silt loam. The gently sloping topography of this farmland provides natural drainage off the property. 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. It's very rare that farmland of this stature reaches the market!



Tillable Soils Map

Code	Soil Description	Acres	Percent	Legend	NCCPI
TaB2	Tama Silt Loam	25.47	66.4%		90
AsC2	Ashdale silt loam	12.81	33.4%		84
TaC2	Tama silt loam	0.10	0.3%		87

Weighted Average 89

Visit PeoplesCompany.com for more info | Listing # 16434

Terms & Conditions

Seller: Teutschmann Trust

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The property will be offered via a Multi Parcel live auction.

(a) The real estate will be offered in two individual tracts or as a combination thereof (the "Property").

(b) Bidding will remain open on all tracts or combinations thereof until the close of the auction as determined by the Auctioneer or as directed by the Seller and announced by the Auctioneer. A Qualified Bidder may bid on any tract or combination of tracts and the Seller may sell any tract or combination of tracts. If either the Seller or the Auction Company determine, in the exercise of their sole discretion, that a Qualified Bidder's participation or further participation in the auction is not in the best interest of Seller, 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 the Disqualified Bidder shall be disregarded.

(c) Handling of the Auction and increments of bidding shall be at the discretion of the Auctioneer. The Auction Company reserves the right to enter bids on behalf of Qualified Bidders, whether participating in person, electronically, via phone, or by proxy. All decisions of the Auctioneer at the auction are final.

Tract Acres: The farmland will be sold by the taxable acres. 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.

Tract 1: 120± Acres

Tract 2: 40± Acres

Tract 2: 40.32± Acres

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 Trust account.

Closing: Closing will occur on or before Thursday, December 22, 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; subject to the tenants' rights.

Farm Lease: The farm lease expires December 31, 2022. Seller will retain any and all income from the 2022 growing season.

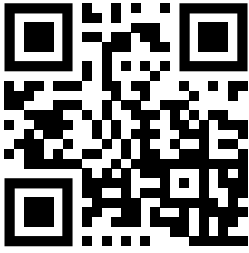
Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Lafayette County Abstract & Title the required earnest money payment. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede 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.

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



207 High Street
Mineral Point, WI 53565
Listing # 16434



Scan me

The background of the entire page is an aerial photograph of a rural landscape. It shows a patchwork of green and yellow agricultural fields, some with distinct crop patterns. In the distance, there are clusters of trees and a few farm buildings, including a prominent white silo. A dirt road or path winds through the fields. Overlaid on this image is a large, semi-transparent green banner with a distressed, wood-grain-like texture. The banner has a decorative, slightly wavy border and contains the text 'Lafayette County, WI' and 'Farmland Auction' in a white, serif font. The banner is positioned horizontally across the middle of the image, with its ends tapering off to the left and right.

Lafayette County, WI *Farmland Auction*

Darlington Inn | 201 Christensen Drive | Darlington, WI 53530

—November 10th, 2022 | 10 AM—

Adam Crist | 608.482.1229 | Adam.Crist@PeoplesCompany.com