

IOWA COUNTY, WISCONSIN

NOVEMBER

30TH, 2022



FARMLAND AUCTION



**PC PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

**171**  
**ACRES**  
**M/L**

**ADAM CRIST**

608.482.1229

Adam.Crist@PeoplesCompany.com

**AUCTION LOCATION**

**Cobb Community Center**

404 Motel Street Cobb, WI 53526



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**Cobb Community Center**  
404 Motel Street Cobb, WI 53526

Iowa County, Wisconsin Land Auction – Mark your calendar for Wednesday, November 30th, 2022, at 10:00 AM! Peoples Company is honored to be representing the Kathryn M. Spurley Estate in the sale of 171± acres located three miles south of Cobb, Wisconsin. Farmland in this area of Iowa County is a tightly held asset with ownership often transferring from generation to generation and rarely comes up for sale. The farm has not been available to the public in over 70 years making it a rare opportunity to own an exceptional farm in the heart of Iowa County! This high-quality farm would make a great addition to an existing farming operation, an investment-grade quality land purchase, or a long-term investment.

Located along the south side of paved County Road G this nearly 100% tillable tract includes an estimated 166± FSA cropland

acres carrying a NCCPI of 79 with the primary soil types being the highly sought after Tama silt loam and Dodgeville silt loam. Long straight rows, rich soils, and great drainage make this tract one of the best in the county! The farm is available for the 2023 cropping season.

The single tract will be offered on a price per acre basis via Public Auction and will take place on November 30th, 2022, at 10:00 AM at the Cobb Community Center, 404 Motel Street, Cobb, Wisconsin. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. This property is located three miles south of Cobb, Wisconsin in Section 11 of Mifflin Township, Iowa County, Wisconsin. Don't miss out on this tremendous opportunity to own one of the best farms in Iowa County.

**ADAM CRIST**












608.482.1229

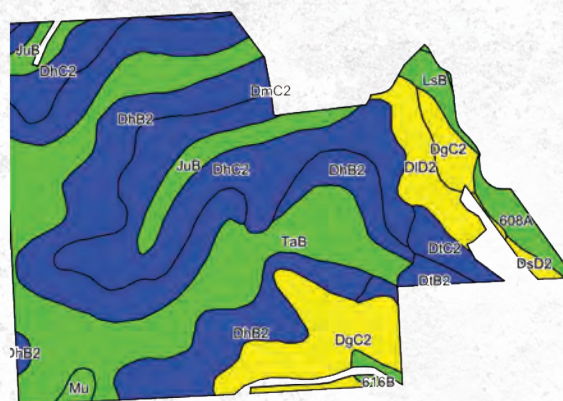
Adam.Crist@PeoplesCompany.com





## Tillable Soils Map

Code	Soil Description	Acres	Percent	Legend	NCCPI
DhB2	Dodgeville silt loam	49.86	29.9%		78
TaB	Tama silt loam	39.87	23.9%		94
DhC2	Dodgeville silt loam	32.76	19.6%		76
DgC2	Dodgeville silt loam	16.06	9.6%		56
JuB	Judson silt loam	7.74	4.6%		89
DID2	Dodgeville silt loam	6.88	4.1%		51
608A	Lawson silt loam	3.46	2.1%		87
DtC2	Palsgrove silt loam	3.07	1.8%		74
LsB	Lindstrom silt loam	2.27	1.4%		90
DtB2	Palsgrove silt loam	2.13	1.3%		76
Mu	Muscatine silt loam	1.01	0.6%		91



Weighted Average 78.9



## DIRECTIONS

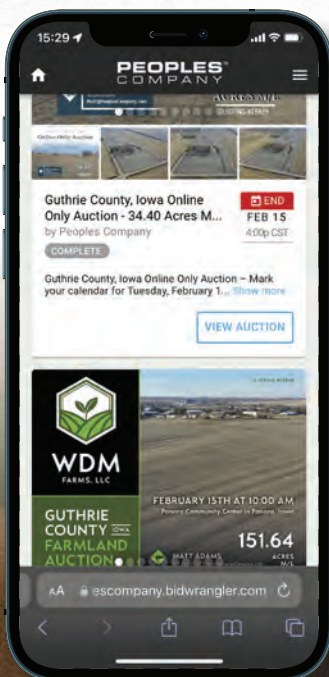
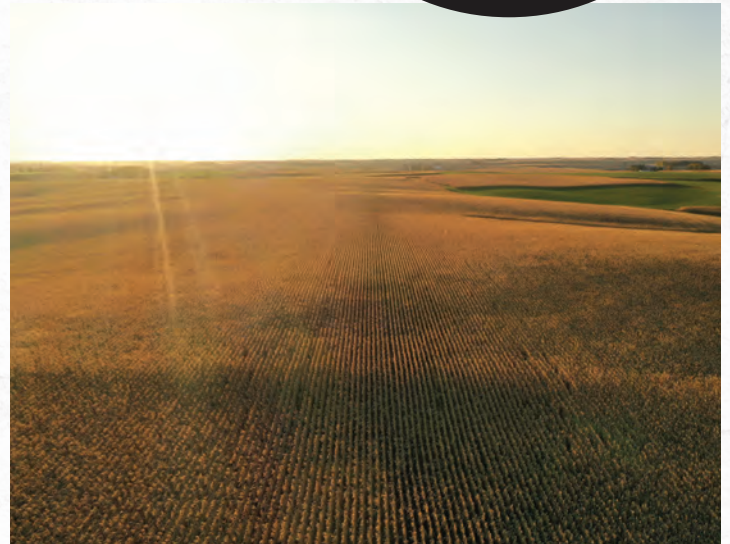
From Cobb, Wisconsin: Travel south on County Road G for three miles. The property will be on the south side of the road. Look for the Peoples Company Auction Sign.

Follow us on social media! |





**171  
ACRES  
M/L**



## 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 smart phone.

Visit [PeoplesCompany.com](https://PeoplesCompany.com) for more info | Listing # 16488



# TERMS & CONDITIONS

**Seller:** Kathryn M. Spurley Estate

**Attorney for the Sellers:**

Steven M. Christianson  
Christinason Law Office LLC  
Dodgeville, Wisconsin 53533

**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 tract will be offered via Public Auction and will take place at 10:00 AM at the Cobb Community Center, 404 Motel Street, Cobb, Wisconsin 53526. The farmland tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

**Tract Acres:** The farmland will be sold on a price per acre basis based on 171 acres. **The final purchase price will be determined by the exact surveyed acres.** A survey of the farm has been ordered and will be completed no later than December 14, 2022.

**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 Iowa 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 Iowa 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 Local Title Company Trust Account.

**Closing:** Closing will occur on or before Friday, December 30, 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 Local Title Company 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 title to the property by Personal Representative's Deed. 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



SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!

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