

# FARMLAND | DEVELOPMENT COMMERCIAL | ACREAGE SITE



## LAND

## AUCTION

# 227.45 ACRES M/L

to be sold in four individual tracts

### Auction Details:

Friday, December 16th, 2022, 10:00 AM  
Prairie du Chien Country Club  
38485 US Highway 18 Prairie du Chien, WI



### Open Houses:

Tuesday, November 29th, 4:00 - 6:00 PM  
Sunday, December 11th, 12:00 - 2:00 PM



**ADAM CRIST**

608.482.1229

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**TRAVIS SMOCK**

319.361.8089

Travis@PeoplesCompany.com



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## Auction Method:

All four tracts will be sold on a per-acre basis and will be offered through the “Buyer’s Choice Auction Method”, whereas the winning bidder may elect to take, in any order, one, two, or all of the tracts for their high bid. The “Buyer’s Choice Auction Method” auctioning will continue until all four tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. Bidders may elect to bid in-person or online.

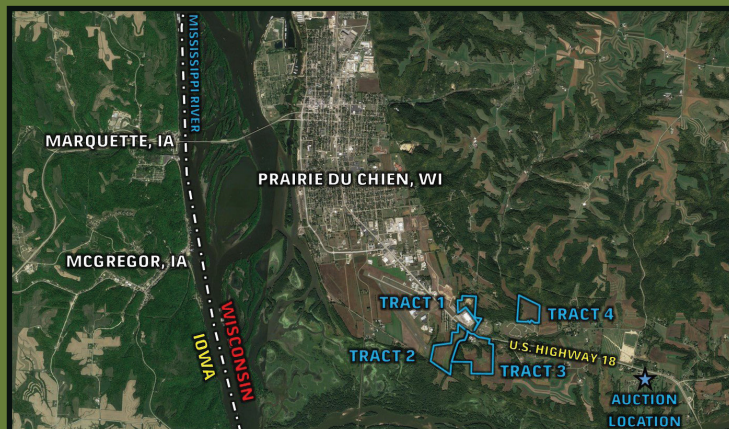
**Tract 1: 23.54 Acres M/L**

**Tract 2: 62.50 Acres M/L**

**Tract 3: 101.00 Acres M/L**

**Tract 4: 40.41 Acres M/L**

*\*Subject to final surveys*



## Online Bidding:

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

## 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. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction.

## Farm Program Information:

Farm Program Information is provided by the Crawford County Farm Service Agencies. 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 Crawford 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 cash or check. All funds will be held in the Crawford County Title Services, Inc trust account.

## Closing:

Closing will occur on or before Thursday, January 31st, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. If a Buyer wishes to close prior to year-end 2022, we will work diligently to ensure this happens.

## Closing Attorney:

Ben Wood of Wood Law Firm, LLC, Fennimore, WI.

## Possession:

Possession of all tracts will be given at closing, subject to tenant's rights. Possession of the home and acreage site will be given on March 1, 2023.

## Farm Lease:

The farm is leased for the 2022 cropping season. The farm will be open for the 2023 growing season.

**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. 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 Abstract.

## Survey Information:

Tracts 2 & 3 will be surveyed prior to the auction. The acreage amount may change slightly prior to the sale date and the new surveyed amount will be used on sale day. Tracts 1 & 4 acreage amount have been taken from the Crawford County GIS site and will not be surveyed prior to the sale or Closing.

## Contract and Title:

Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Crawford County Title Services, Inc. the required earnest money payment. The Seller will provide a current title commitment at their expense. Sale is not contingent upon Buyer financing.

## Bidder Registration:

All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction.

## 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(s) acknowledge 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.

# LAND



# AUCTION

“No-Reserve” Crawford County, WI Land Auction - Rare opportunity to own productive and unique farmland located directly in the path of development in Prairie du Chien, Wisconsin! Peoples Company is honored to represent Beneker Farms, Inc. in the sale of 227.45 acres m/l to be sold in four individual tracts. The diverse tracts have something for everyone with a quarry, development sites, productive farmland, recreational land, and a beautiful farmstead. An in-person auction will take place at the Prairie du Chien Country Club on Friday, December 16, 2022 at 10:00 AM. The farms are situated in the town of Bridgeport and directly adjacent to the city of Prairie du Chien next to Crossing Rivers Health and major chain stores such as Walmart, Maurices, Dollar Tree, and Kwik Trip. Water, sewer & electric are available on each tract. These scenic properties are located less than two miles from the confluence of the Mississippi and Wisconsin Rivers. The community features multiple historic sites, retail stores, restaurants and is a tourist destination spot for thousands each summer with permanent and seasonal campsites found throughout the area.

The farm will be sold using “Buyer’s Choice” auction method on a price per acre basis and the high bidder can take, in any order, any or all tracts for their high bid. “Buyer’s Choice” auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. All tracts are being sold “absolute” with no reserve. In addition to in-person attendance, the auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available. Don’t miss this unique opportunity to own some of the PDC area’s most sought-after properties.



**ONLINE BIDDING AVAILABLE**  
from your computer or smartphone!

**227.45**  
**ACRES M/L**  
to be sold in four individual tracts

**Tract 1 consists of 23.54 acres m/l** with a large blufftop quarry and potential commercial lots located directly across from Walmart and adjacent to Dollar Tree, Maurices, US Cellular, and the Crossing Rivers Health center. Water and sewer are located at the road. The active quarry offers income potential and beautiful views to the south and west. There are also ample recreational opportunities with nearly 15 acres of timberland adjacent to the La Riviere Park. This tract is located in Section 5 of the Town of Bridgeport, Crawford County, Wisconsin.



**ADAM CRIST**

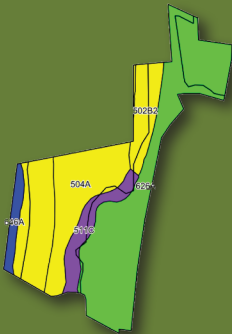
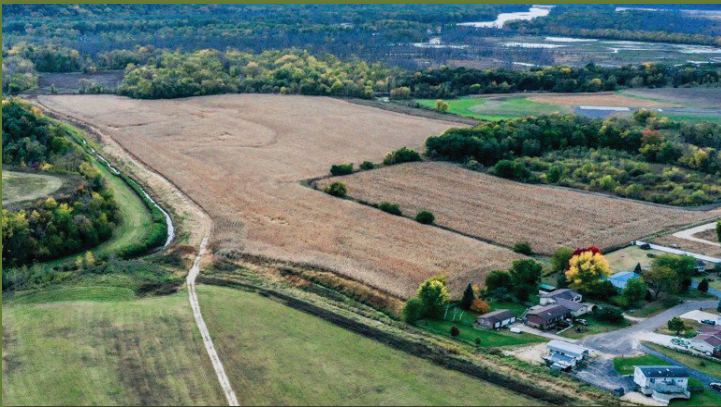
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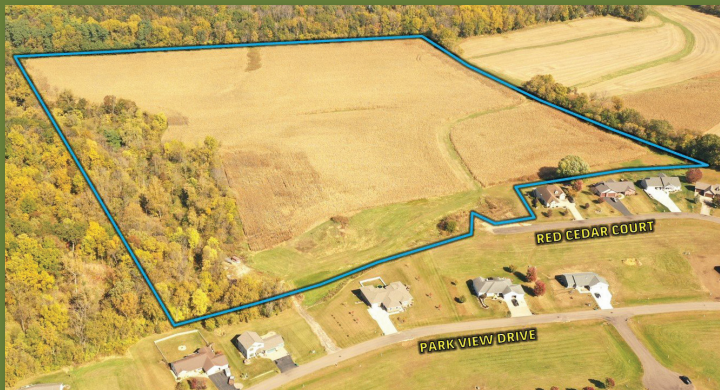
**Tract 2 consists of 62.50 acres m/l** with 52.73 FSA tillable acres carrying a productive NCCPI of 66.8 and an excellent location along US Highway 18 creating a multitude of potential development opportunities. Included with the farmland currently zoned agriculture is a 0.75 acre lot with US Highway 18 access that is zoned residential. According to a Wisconsin DOT study, 10,700 cars pass by this site daily. Water, sewer, electric, and natural gas is located along US Highway 18. A portion of this tract is slightly encumbered by an agrivation easement restricting the height of structures being built and a scenic byway easement restricting signage and some commercial activities. Contact Agents for details. This tract is located in Section 8 of the Town of Bridgeport, Crawford County, Wisconsin.



## Tract 2 Tillable Soils Map

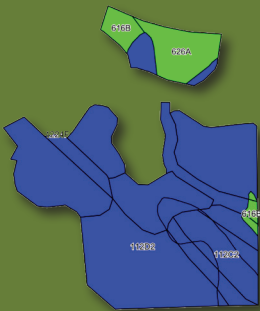
AREA SYMBOL: WI023, SOIL AREA VERSION: 15					
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	*n NCCPI Overall
626A	Arenzville silt loam	24.23	46.0%		88
502B2	Chelsea fine sand	12.56	23.8%		49
504A	Sparta loamy fine sand	10.36	19.6%		49
511C	Plainfield sand	3.75	7.1%		34
646A	Dunnbot fine sandy loam	1.83	3.5%		77
Weighted Average					*n 66.8

**Tract 4 consists of 40.41 Acres m/l** of potential future development land, timberland, and 30.4 FSA tillable acres carrying a high NCCPI. This tract is located at the northern edge of Park View Estates and includes one 0.59 acre buildable lot and two access points along with utilities located adjacent to La Riviere Park and includes unique driftless area features such as a coulee known as Vineyard Coulee making this the perfect location for future development.





**Tract 3 consists of 101 acres m/l** including a beautiful acreage site along US Highway 18, 50.85 FSA tillable acres carrying a productive NCCPI of 75.5, and over 30 acres of timberland. The 1,600 square foot, four bed, two bath, two story home built in 1954 anchors the acreage site and is surrounded by six large barns, a Morton building, a heated shop, and a grain bin. The home has had extensive improvements over the years including a new addition in 1994. There are a multitude of excellent potential building sites scattered across the property with a site that is nearly shovel ready in the northeast corner of the tract. According to a Wisconsin DOT study, 10,700 cars pass by this site daily and water, sewer, electric, and natural gas are located onsite. A portion of this tract is slightly encumbered by a scenic byway easement restricting signage and some commercial activities and there is an old city dumpsite located on a small portion of the farm. Contact Agents for details. This tract is the quintessential driftless area farm and is located in Section 8 of the Town of Bridgeport, Crawford County, Wisconsin.

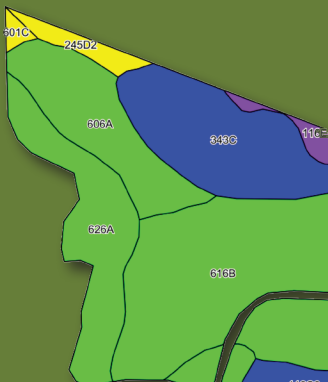


## Tract 3 Tillable Soils Map

AREA SYMBOL: WI023, SOIL AREA VERSION: 15

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	*n NCCPI Overall
112D2	Seaton silt loam	39.64	78.0%		73
112C2	Seaton silt loam	5.26	10.3%		79
626A	Arenzville silt loam	4.05	8.0%		88
616B	Chaseburg silt loam	1.90	3.7%		90
Weighted Average					*n 75.5

highly productive NCCPI of 83.1. Productive soil types include Chaseburg, Arenzville & Huntsville silt loams. This tract is located at the end of Red Cedar Road allowing for future development potential. The timberland portion of the tract is perfect spot to build your dream house on the edge of town with city amenities, farmland income, and country feel.



## Tract 4 Tillable Soils Map

AREA SYMBOL: WI023, SOIL AREA VERSION: 15

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	*n NCCPI Overall
616B	Chaseburg silt loam	11.54	38.0%		90
343C	Worthen cherty silt loam	5.82	19.1%		73
626A	Arenzville silt loam	5.49	18.1%		88
606A	Huntsville silt loam	4.29	14.1%		90
112C2	Seaton silt loam	1.43	4.7%		79
245D2	Hesch sandy loam	0.79	2.6%		52
116E2	Churchtown silt loam	0.64	2.1%		20
601C	Beavercreek cobbly fine sandy loam	0.23	0.8%		56
112D2	Seaton silt loam	0.17	0.6%		73
Weighted Average					*n 83.1





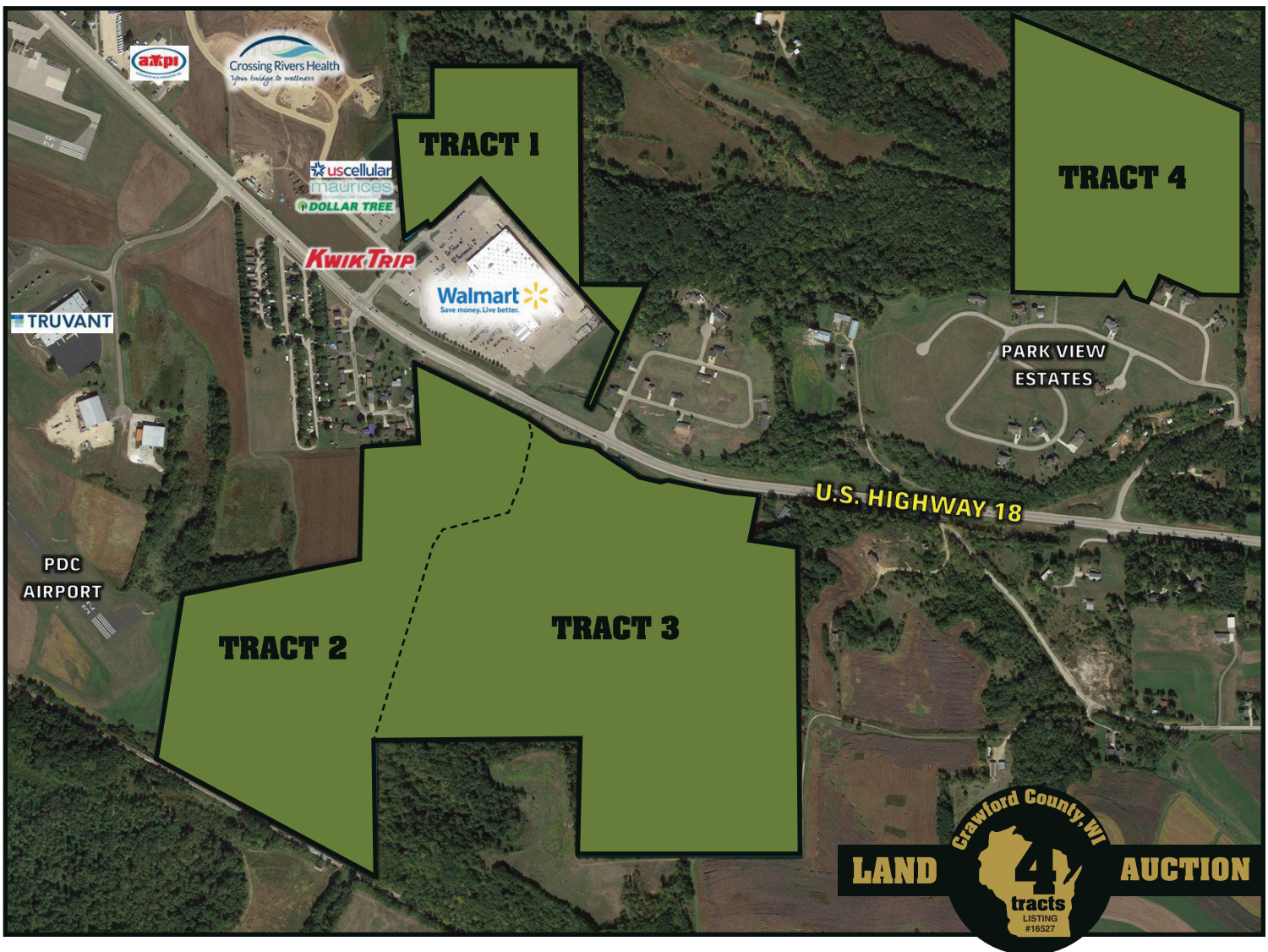
207 High Street  
Mineral Point, WI 53565



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

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