

GRANT COUNTY, WI

Diversified Farm AUCTION

252.8± acres

Offered in 6 Tracts

- Quality Productive Tillable Farmland
- Pasture Ground with Abundant Walnut Trees
- Farmstead with House, Buildings and 10.8± acres
- Deer Hunting Throughout

Thursday, August 13 at 6:00pm

at Holiday Gardens Event Center, Potosi, WI • Online Bidding Available

800.451.2709
SchraderAuction.com
2% Buyer's Premium



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SCHRADER

Real Estate and Auction Company, Inc.
PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606
WI Auction Company/WI Broker:
Schrader Real Estate & Auction Co Inc #116-53
Real Estate #937019-91; Auctioneer: Rex D. Schrader,
a registered Wisconsin auctioneer #2669-052

Auction Manager:
Chris Hoffman • 608.885.0005
Christopher J. Hoffman #91134-94

AUGUST	Sun	Mon	Tue	Wed	THU	Fri	Sat
							1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	24	25	26	27	28	29
	30	31					

Online Bidding Available
You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.

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RC26-637

GRANT COUNTY, WI

Diversified Farm AUCTION

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Thursday, August 13 at 6:00pm



GRANT COUNTY, WI

Diversified Farm AUCTION



Auction Location: Holiday Gardens Event Center, 101 Brewery Hollow Rd Potosi, WI 53820

Property Location: Home Farm: 6245 Dutch Hollow Rd Potosi, WI 53820 **Tillable Ground:** From the intersection of Dutch Hollow Rd and County Rd U, head north on County Rd U 0.1 miles.

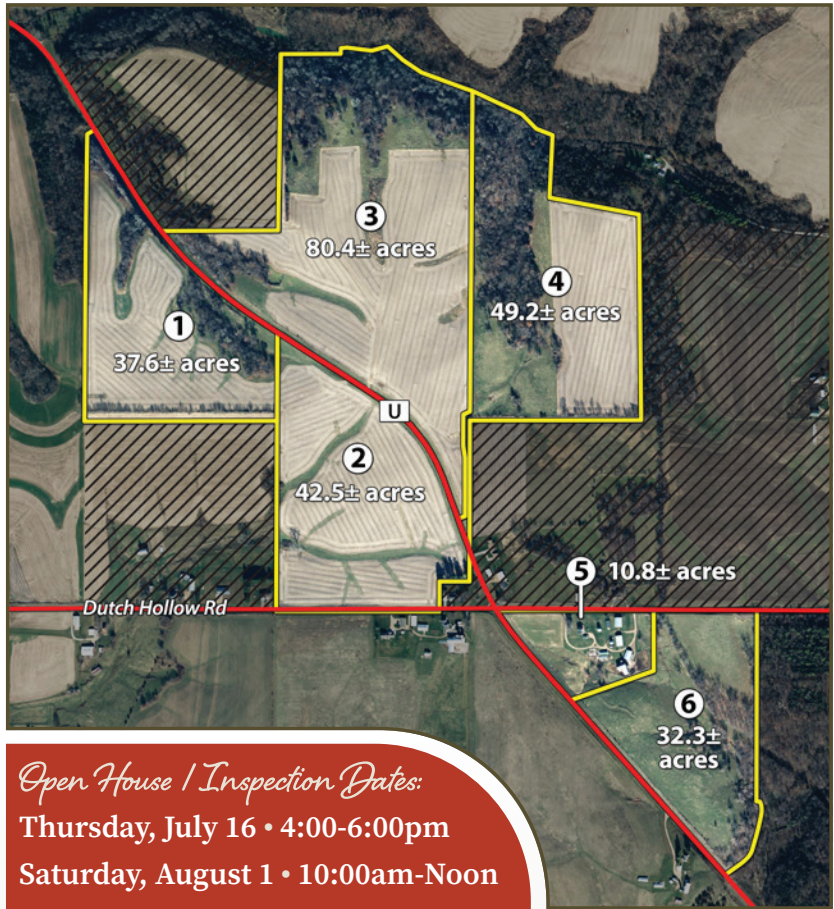
Directions: From Potosi: Drive on Main St heading to US 61. Turn left on Cross St. Continue on to County Rd U. Farm will be on your right in 1 mile. **From Platteville:** Head West on County Rd B for 11 miles. At the intersection of US 61, continue straight onto Abing Rd for 1 mile. Turn left onto Stage Rd. Go 2 miles and turn right on Dutch Hollow Rd. In 1.5 miles, the farm will be on the left. **From Dubuque:** Head North on Hwy 61. In about 10 miles, get off at Dickeyville exit. Continue on Hwy 61 approximately 9 miles. Turn left onto Stage Rd near the Potosi Rescue Squad. In 3/4 of a mile, turn left onto Dutch Hollow Rd. In about 1.5 mile, farm will be on your left.

6245 Dutch Hollow Rd, Potosi, WI 53820



TRACTS 5-6

Thursday, August 13 at 6:00pm
Online Bidding Available



Open House / Inspection Dates:
Thursday, July 16 • 4:00-6:00pm
Saturday, August 1 • 10:00am-Noon



TRACT 5



TRACT 5

252.8± acres

Offered in 6 Tracts
Diverse Farm Land!

The 6 different tracts offer unique farming opportunities including row crop, pasture, a farmstead, as well as recreational on many tracts. Nearly 98% of the tillable ground features quality Fayette Silt Loam soil types.



TRACT 1



TRACT 2



TRACT 3



TRACT 4

TRACT 1: 37.6± acres consisting of 23± tillable acres of productive Fayette Silt Loam soil. With surrounding woods on the north side, this tract also offers exciting hunting potential.

TRACT 2: 42.5± acres made up of nearly all crop ground. This tract features highly productive Fayette Silt Loam soils. There is road frontage on both County Rd U as well as Dutch Hollow Rd.

TRACT 3: 80.4± acres with a mix of highly productive tillable land, pasture, and recreational ground. The tillable land (47± acres) is made up of Fayette Silt Loam soils. There are approximately 8 acres of pasture to the north. The wooded ground offers excellent hunting opportunities with areas that hunt separate from each other to accommodate multiple hunters. Trail cameras show a variety of wildlife including deer, turkey, coyotes, bobcat and more. The north side of the property also includes a spring fed active creek.

TRACT 4: 49.2± acres of tillable farmland, pasture and woods. This tract has its own private driveway coming off of County U leading to a 33' wide entrance. The tillable ground is made up of approximately 19 acres of Fayette Silt Loam soil. Pasture ground surrounds the wooded area which provides excellent hunting, particularly on the north side, but deer are seen throughout the wooded area.

TRACT 5: 10.8± acres which includes a farmhouse, two car garage, 7 outbuildings and 2 grain bins. The sturdy farmhouse is a 4-bedroom, 1 bathroom ready for whatever updates you wish. The 3 well-kept machine sheds, all with electricity, provide ample space for any type of machinery storage or hobbies. A barnyard sits between the livestock shed and livestock barn with access to both pastures. The 4.5± acres of combined pasture provide adequate space for cattle, horses or any type of livestock.

TRACT 6: 32.3± acres consisting of excellent pasture ground, a plethora of walnut trees, as well as a potential home building site off of Dutch Hollow Rd. There are three access points to this tract, two from Dutch Hollow Rd as well as one from County Rd U. While only a smaller percentage of walnut trees are currently ready for harvest, a third-party estimate of over 100 walnut trees exists for future harvest. A very old township blacktop road still exists when entering the west gate off of Dutch Hollow Rd making it helpful to winter cattle. Sitting next to a heavily wooded tract of timber, have your deer stands ready for November.

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 252.8± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Personal Representative's Deed.

CLOSING: The targeted closing date will be October 1, 2026. The balance of the real estate purchase price and Buyer's closing costs are due at closing.

POSSESSION: Possession of the cropland and pasture will be delivered subject to the 2026 farm lease. Otherwise, delivery of possession will be at closing.

REAL ESTATE TAXES: Seller to pay all 2026 real estate taxes due & payable in 2027. Buyer(s) will be responsible for all taxes due thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property and should not rely on any representations made by the Seller or Auction Company. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. Seller and Auction Company shall not be liable for injury to persons or damage to property while individuals are on or in the property during period of inspection and all persons who enter shall defend, indemnify, and hold harmless Seller and Auction Company from any and all liabilities.

ACREAGE: Advertised acreages and boundaries are approximate and have been estimated based on a preliminary survey drawing and digital mapping.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All potential bidders waive the receipt of a property condition report and relieve Seller and Auction from all obligations, if any, to provide the same. All sketches and dimensions in the brochure are approximate for advertising and marketing purposes. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Auction Manager:
Chris Hoffman
608.885.0005

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