

ROCK COUNTY



LAND AUCTION



155.7

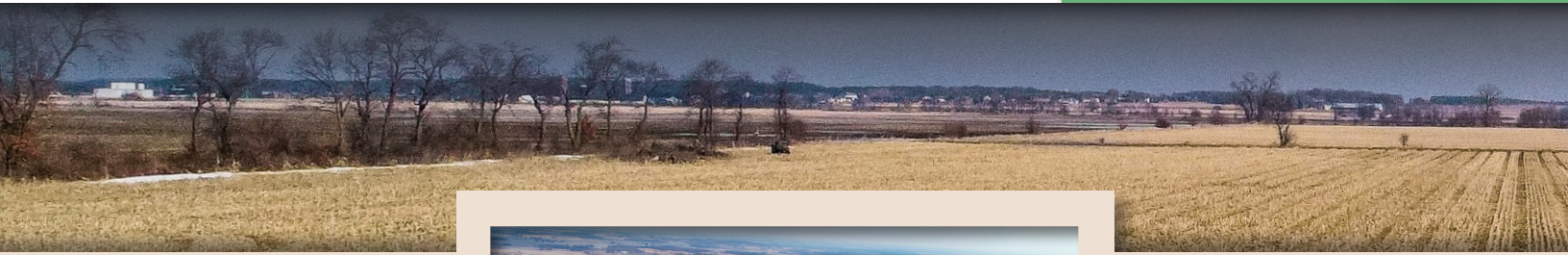
ACRES M/L

AUCTION DETAILS

LISTING #14467

DATE: WEDNESDAY, APRIL 17, 2019 | 10:00 AM

LOCATION: CREEKSIDE PLACE | 102 MAPLE STREET | EVANSVILLE, WI 53536



TRAVIS SMOCK

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DESCRIPTION

Offering 155.7 acres m/l of Rock County, WI farmland to be sold at public auction on Wednesday, April 17, 2019 at 10:00 AM CST at Creekside Place in Evansville, WI. Excellent income opportunity from the combination of MOSA Certified Organic tillable land and CRP payments. The farm consists of 116.3 FSA Cropland acres with 78.4 MOSA Certified Organic acres currently in row crop production. The remaining 37.9 FSA tillable acres are enrolled into a CP25 CRP program paying \$5,103 annually and expiring in 2026. The balance of the property is timber. There is a current conservation easement from the WI DNR on the property. **A five percent (5%) Buyer's Premium will be added to the final bid price and included in the total purchase price.** Farm is located just southeast of Evansville in Section 6 in the Township of Center.



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DIRECTIONS

From Evansville, travel east on Highway 14 approximately 1 mile to North Weary Road. Turn south on North Weary Road and travel approximately 2.75 miles to the farm located on the west side of the road. Please note that North Weary Road transitions into West Weary Road and intersects with Tuttle Road approximately 1 mile east of the farm.

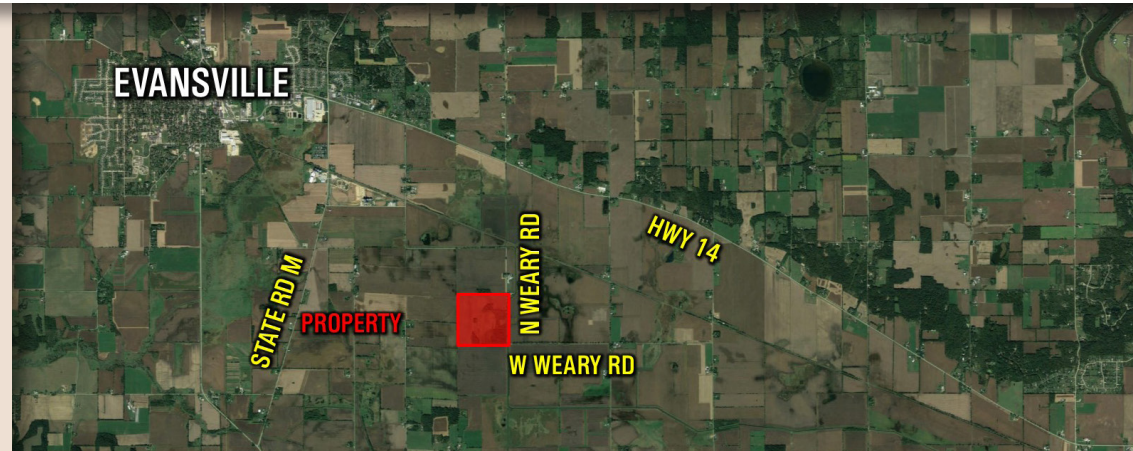
FARM DETAILS

FSA Cropland Acres: 116.3

Base Acres: 78.4

Corn Base: 78.4 Acres with a PLC Yield of 128

CRP: 37.9 Acres Enrolled into a CP25 Program paying \$134.64/Acre or \$5,103 Annually



AUCTION TERMS & CONDITIONS

Seller: Doudlah's Dirt, LLC

Buyer's Premium: A five percent (5%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

Auction Method: Farm will be sold as one tract. The Seller and Auction Company reserve the absolute right in their sole discretion to reject any bids or bidders and to exclude any potential bidders from the sale for any reason, including the person's credentials, fitness to bid, etc. Conduct of the Auction and the increments of bidding are at the discretion of the Auctioneer. The Auction Company reserves the right to enter bids on behalf of qualified telephone bidders and proxy bidders. All decisions of the Auctioneer at the auction are final. The Seller and Auction Company reserve the absolute right in their sole discretion to reject any bids or bidders and to exclude any potential bidders from the sale for any reason, including the person's credentials, fitness to bid, etc.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at 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.

Farm Program Information: Farm Program Information is provided by the Rock 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 Rock 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 Brabazon Title Team Group, LLC Trust Account.

Contract & Title Commitment: Immediately upon conclusion of the auction, the high bidder(s) will enter into a Real Estate Purchase Contract and deposit 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. The title company/closing agent fees or costs shall be split 50% to the seller and 50% to the buyer.

Financing: Sale of this farmland is not contingent upon Buyer obtaining financing. All financial arrangements are to have been made prior to bidding at the auction. By bidding, the bidder makes a representation that the bidder has the present ability to pay the bid price and fulfill the Real Estate Purchase Contract.

Closing: Closing will occur on or about Friday, May 17th, 2019 at a location to be designated by the seller. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling their obligations under the Real Estate Purchase Contract, time is of the essence.

Possession: Possession of the farm will be given immediately to Successful Bidder upon receipt / deposit of Earnest Money and proof of liability insurance.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2019 season. Current owner willing to lease the property back at a competitive rate.

DNR Easement: There is a perpetual easement on the property from the WI DNR that allows for public hunting. Row crop production is not effected in this easement and motorized vehicles are not allowed on the property. Within the easment there is a "Right of First Refusal." The Wisconsin DNR has given written consent that they do not intend to exercise their right at this time. Contact Agent(s) for more details.

Fences: Existing fences, if any, are in "As Is - Where 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. All fences shall be governed by the Rock County and State of Wisconsin fence line rules and regulations. No new fences will be installed by the sellers.

Property Inspection: Each potential bidder is responsible for conducting, at their own risk and expense, the independent inspections, investigations, inquiries and due diligence concerning the property they are interested in bidding on. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

Disclaimer: All field boundaries in this brochure and any marketing material are just sketches and are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres may vary from figures stated in the marketing material and will be subject to change. Buyer(s) and his/her tax and legal advisors should perform their 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.

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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. No warranty, either expressed or implied, or arising by operation of law concerning the property is made by the Seller or the Auctioneer and any such warranty is hereby expressly disclaimed. If a site clean-up is required on this farm it shall be at the expense of the buyer(s). Any announcements made auction day by the Auctioneer or Listing Agent 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.**

APRIL

S	M	T	W	Th	F	S
	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				

10:00 AM



12119 Stratford Drive, Ste B
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PeoplesCompany.com

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AGENTS

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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.

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