

LISTING #18465

1,496.05± ACRES



Siemers Valley

PREMIER DAIRY OPERATION | SCANDINAVIA, WI

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EXECUTIVE SUMMARY

Peoples Company is proud to present a rare and exceptional opportunity to acquire a complete dairy farm located in western Waupaca County, Wisconsin. Spanning 1,496.05± total acres, this storied, well-managed dairy operation includes 1,304.07 FSA cropland acres, with nearly 800 tillable acres under pivot irrigation, and over 500 dryland farmable acres. The 11 pivots fed by drilled wells offer consistent productivity and efficiency. Additionally, there are over 360 leased acres located adjacent to the dairy operation being farmed.

This operation has been thoughtfully developed and meticulously maintained, setting a high standard for modern dairy farms. The centrally located building site is in pristine condition, featuring clean, updated facilities ready for immediate use. The Buyer has the unique opportunity to purchase on-site equipment and feed, creating a seamless transition for those seeking a fully operational dairy from day one. A majority of the property is enrolled into the PACE agriculture easement program to preserve its agriculture legacy for years to come.

This property supports a high level of production and efficiency, thanks to its combination of fertile soils, irrigated acres, and strategically developed infrastructure. The future expansion and diversification opportunities are endless. Whether you're looking to broaden an existing dairy enterprise or invest in a large-scale agricultural asset, this operation offers the acreage, water, and facilities needed to succeed.

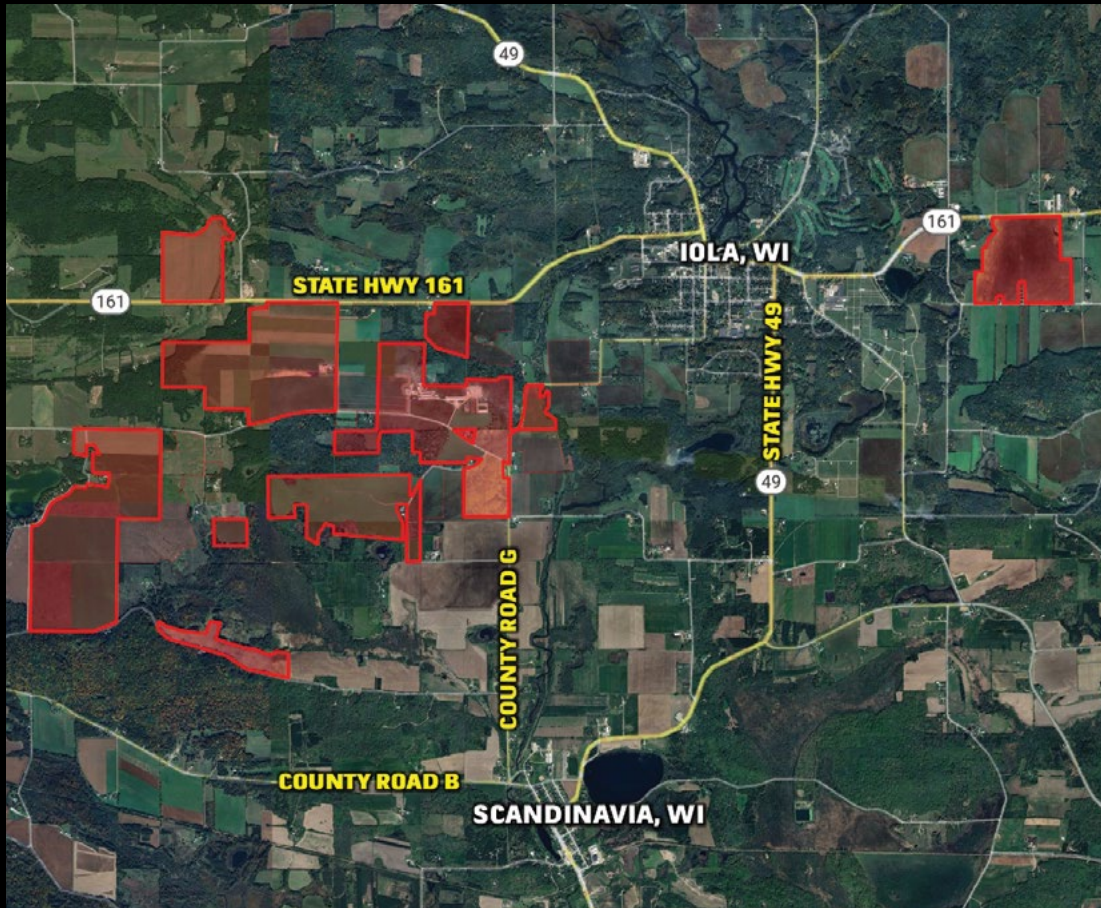


Visit PeoplesCompany.com/Premium/WaupacaCountyDairy for more information and to access the Data Room.

DIRECTIONS

From Stevens Point, Wisconsin: Travel East on US-10 for 10.60 miles, turn onto WI-161 E and continue for 9.75 miles, turn right onto Rosholt Road, turn left onto Bestul Road, and the property is located on the left.

From Waupaca, Wisconsin: Travel North on WI-49 for 8.50 miles, continue straight onto County Road B, turn right onto County Road G and continue for 1.75 miles, turn left onto Bestul Road, and the property is located on the right.



WAUPACA COUNTY, WISCONSIN DAIRY STATISTICS

The dairy industry of Waupaca County, Wisconsin serves as the cornerstone to the local economy, ranking 17th in Wisconsin and 90th in the US for total milk production from its 23,000 dairy cows, placing it within the top 5% nationally. Milk sales generate on average over \$96 million annually in Waupaca County, Wisconsin, which accounts for over 63% of all farm revenue.

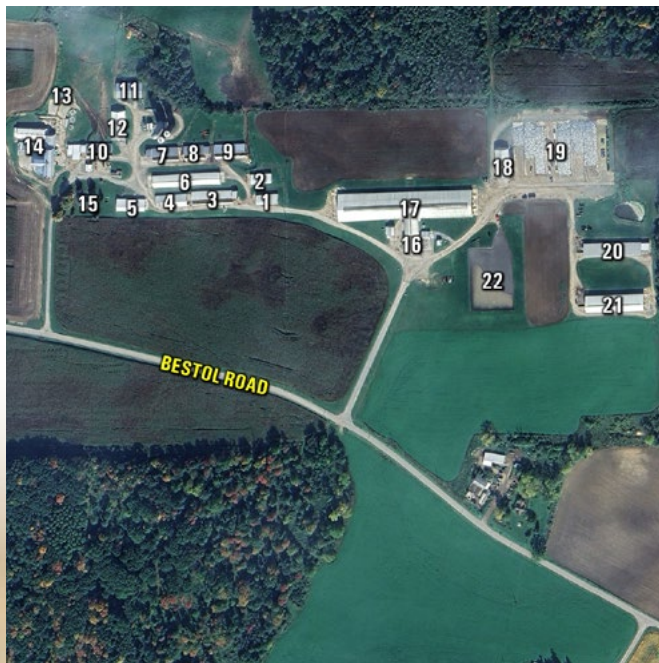
Wisconsin is home to over 23% of the nation's dairy farms, which stands as a foundation of U.S. dairy production. With 1,265,000 dairy cows across 5,336 herds, the state produces 32.4 billion pounds of milk each year—accounting for an impressive 14.3% of the country's total annual milk production and 45.4% of the state's agricultural activities. In 2022, the dairy industry accounted for \$52.84 billion in industrial revenues, supported 120,700 jobs, generated \$7.89 billion in labor income, and contributed \$13.71 billion to total income. Notably, dairy processing is responsible for a significant portion of this economic contribution. Generating this annual economic activity, the dairy industry drives the state's economy at a remarkable pace of more than \$86,000 every minute.

Waupaca County, Wisconsin, has a strong and dynamic dairy industry characterized by a growing herd size and increasing milk production per cow, despite the decreasing number of dairy farms. This industry plays a vital role in the county's economy and provides a significant number of jobs and revenue.

REGIONAL LOCATION

Siemers Valley is conveniently located in western Waupaca County, just off Highway 161, near Iola, in a prime agricultural area. The Central Sands region of Wisconsin is a vital agricultural hub, known for its unique sandy soils, abundant groundwater, and strong irrigation infrastructure, which supports a highly productive and diverse agricultural economy. The area is agriculture-friendly and there are many nearby grain marketing options including but not limited to, Mullins, Stevens Point, and Wild Rose, Wisconsin.





BUILDING SITES

| Building | Description | Size | Year Built | Building | Description | Size | Year Built |
|----------|--------------------|--------|-------------|----------|---------------------|---------------|--------------|
| 1 | Calf Barn #1 | 2,132 | 2007 | 12 | Shed #2 | 5,616 | 1995 |
| 2 | Calf Barn #2 | 2,080 | 2012 | 13 | Calf Barn #4 | 1,200 | 1990 |
| 3 | Heifer Barn #3 | 5,520 | 1997 | 14 | Old Dairy Facility | - | 1995 |
| 4 | Calf Barn #4 | 4,280 | 1995 | 15 | Dwelling #1 | 2,166 | Updated 2020 |
| 5 | Calf Barn #5 | 4,578 | 2017 | 16 | Parlor/Holding Area | 8,004 | 2002 |
| 6 | Calf Barn #6 | 11,088 | 2012 | 17 | Freestall Barn | 52,400 | 2002 |
| 7 | Bull Barn #1 | 600 | 1990s | 18 | Hay Shed | 5,280 | 2009 |
| 8 | Bull Barn #2 | 2,400 | 1990s | 19 | Bunkers | 65,360 | 2009 |
| 9 | Bull Barn #3 | 3,600 | 2005 & 2006 | 20 | Heifer Barn #1 | 7,684 | 2017 |
| 10 | Heifer Barn #8/IVF | 4,950 | 1989 & 2017 | 21 | Heifer Barn #2 | 13,224 | 2009 |
| 11 | Shed #1 | 5,600 | 1995 | 22 | Manure Pit | 3 Million gal | 2002 |

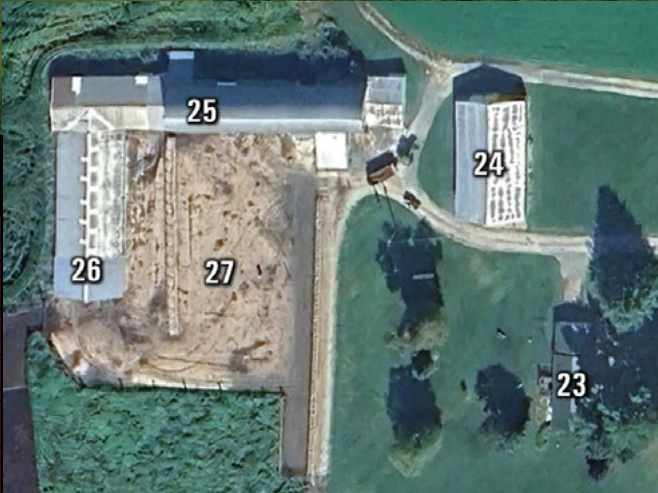


FACILITIES AND IMPROVEMENTS

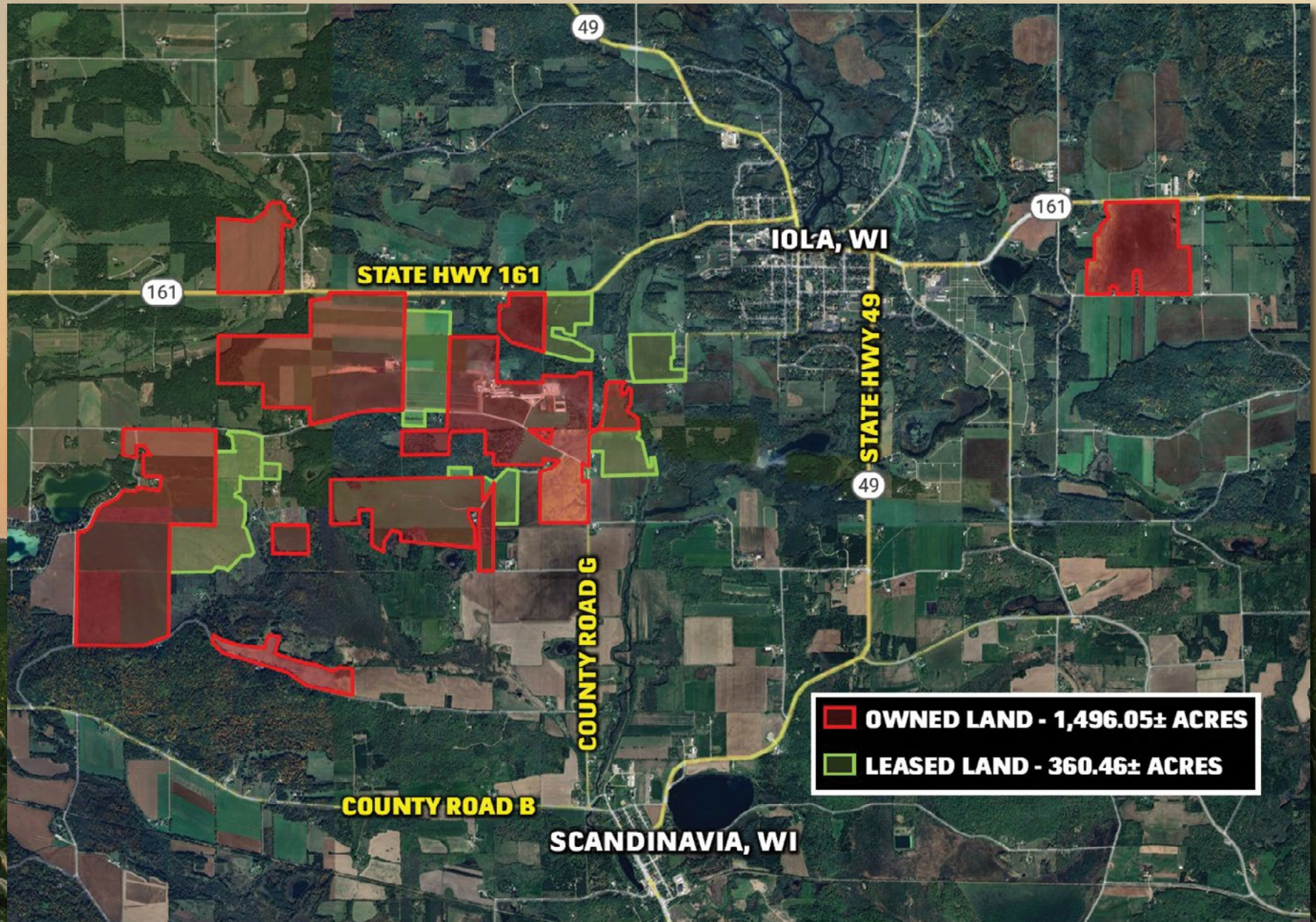
This modern dairy complex is designed for up to 600 cows and features a double-12 herringbone milking parlor with a subway, a freestall barn, a direct-load chiller, and an auto-start generator capable of powering the entire operation. Supporting a full-cycle livestock operation, the property includes extensive calf and heifer infrastructure with capacity for over 2,000 head, including hundreds of individual calf pens, heated open-sided barns, and advanced systems for automatic bottle washing and pasteurized milk delivery. A rare highlight is the IVF flush barn, complete with a lab and chute setup—an ideal facility for advanced breeding programs. Environmental systems are also well established, including a 3-million-gallon concrete-lined manure pit, a leachate collection pond, and a nutrient management plan, ensuring regulatory compliance. Feed management is streamlined with eight bunkers featuring no back walls for efficient loading and use.



| BUILDING SITES | | | |
|----------------|-------------------------|-------------|------------|
| Building | Description | Size (SQFT) | Year Built |
| 23 | Dwelling #2 | 1,300 | 1980s |
| 24 | Machine Shed #3 | 4,860 | 1990s |
| 25 | Barn Complex | 10,120 | - |
| 26 | Freestall Barn Addition | 6,400 | 2000s |
| 27 | Concrete Lot | 32,800 | - |



LEASED AND OWNED LAND



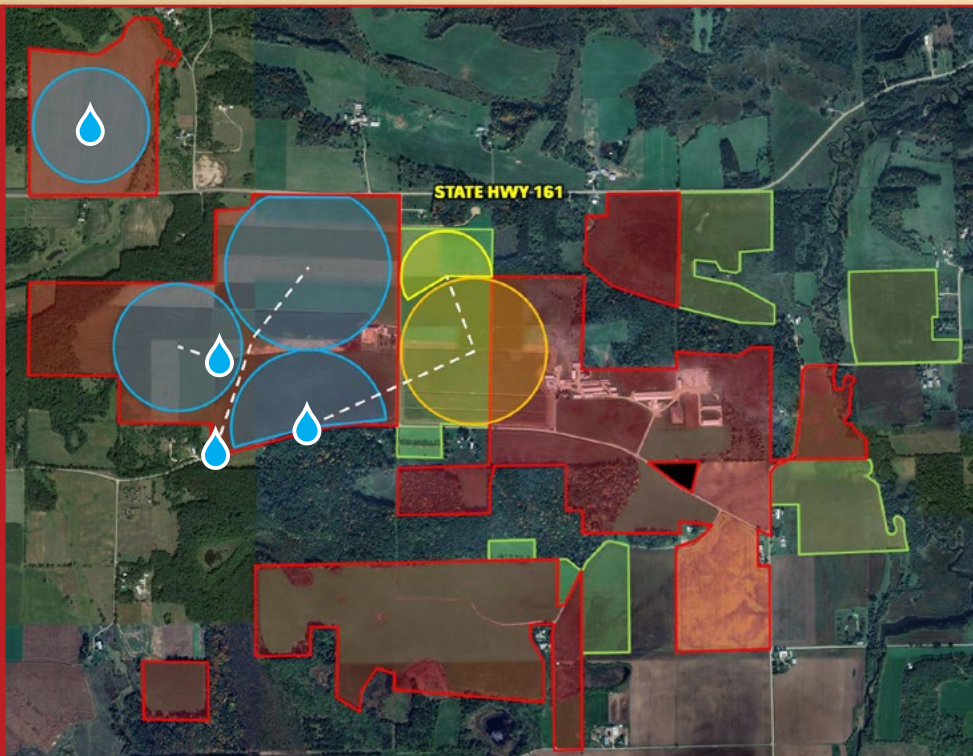
SOIL AND CLIMATE

Siemers Valley is ideally located in western Waupaca County, just off Highway 161 near Iola, in the heart of Wisconsin's Central Sands region. In Wisconsin's Central Sands region, particularly around Iola and western Waupaca County, much of the farmland features Class II soils comprised of sandy loam soils, abundant groundwater, and reliable irrigation which makes it an ideal area for producing a wide variety of crops. Specialty crops such as potatoes, sweet corn, green beans, carrots, peas, onions, and cabbage are planted here, benefiting from the region's optimal growing conditions. Additionally, row crops like field corn, soybeans, and wheat are commonly grown, alongside alfalfa for forage. The area is also known for seed corn and specialty seed production, as well as nursery stock and sod. The rich agricultural landscape allows for multiple cropping cycles and supports both large-scale farming operations and one of the most versatile and valuable farming regions in the state.

The climate in the Iola and western Waupaca County area of Wisconsin is classified as humid continental, which supports a wide range of agricultural activity. This region experiences four distinct seasons, with cold winters and warm, humid summers. Average annual precipitation is around 32 to 34 inches, well-distributed throughout the year, and annual snowfall ranges from 40 to 50 inches. Summers typically bring daytime highs in the 70s and 80s (°F), which—combined with long daylight hours and access to irrigation—create favorable conditions for intensive crop production. Winters can be quite cold, with temperatures often dipping below 0°F, but spring and fall offer adequate growing seasons for a wide variety of row and specialty crops.

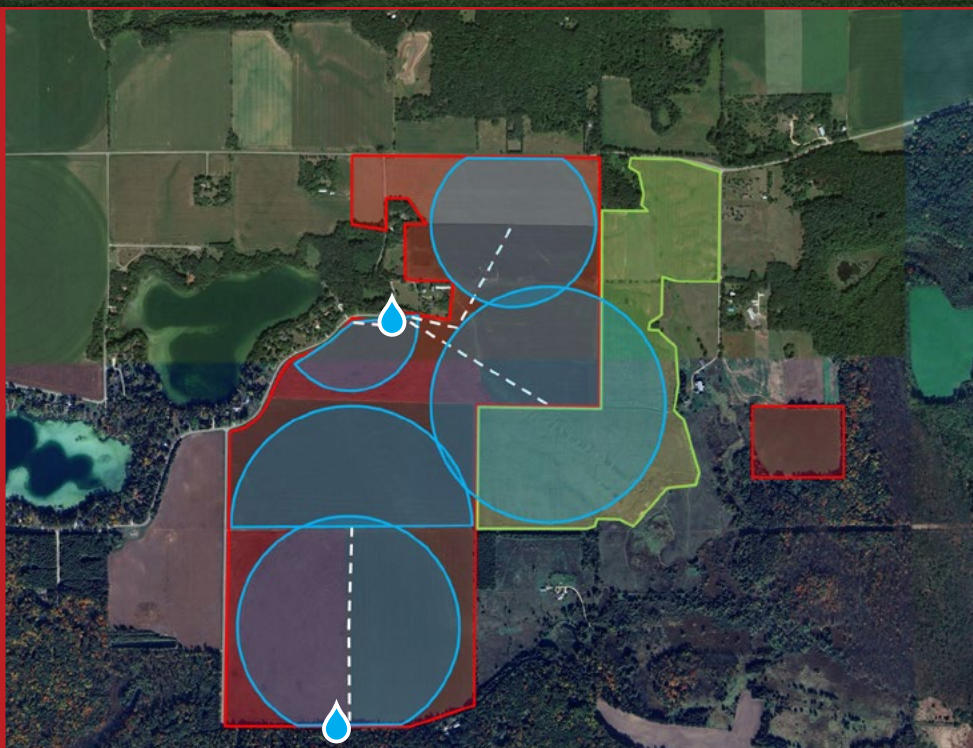


MAIN FARM



IRRIGATION MAPS

TU LAKES ROAD FARM



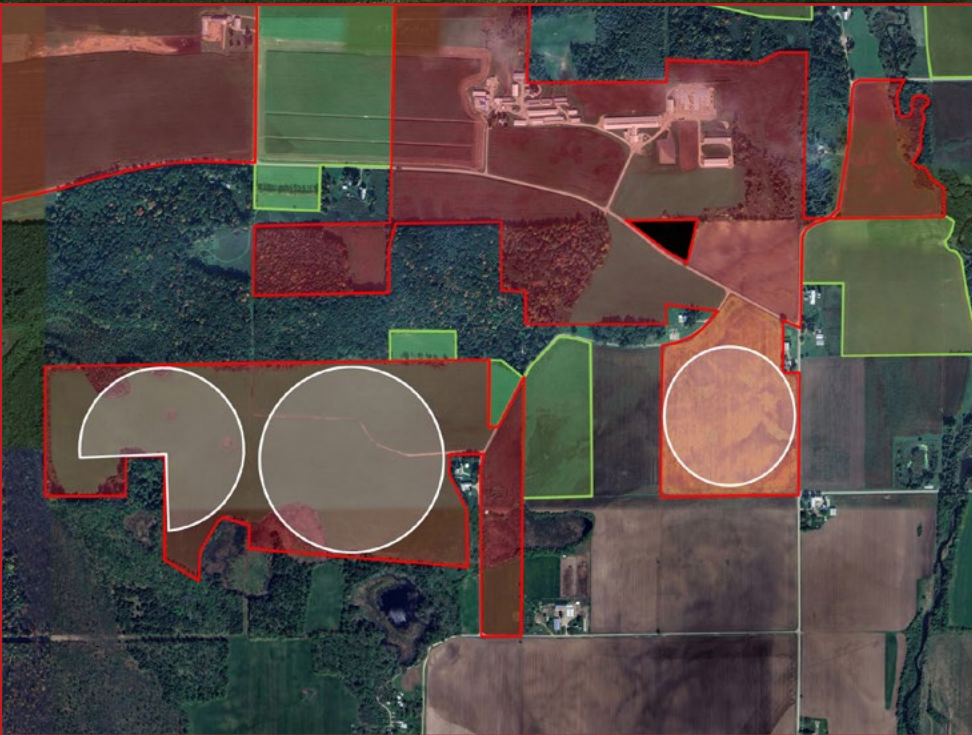
- Owned Land
- Leased Land
- Pivot
- Landlord Owned Pivot
- Owned Pivot (on leased land)
- Pivot Expansion Potential
- 💧 Well
- Water Line



EAST FARM



PIVOT EXPANSION POTENTIAL



FARM LEGACY AND HERITAGE

SANDY
ALLEY
FARMS

Established in 1962, Sandy Valley became a globally respected name in the registered Holstein world, producing industry-leading genetics, including two #1 bulls (Sandy Valley Bolton & Sandy Valley Saloon), a #1 cow, and #1 heifer. The farm has contributed over 1,500 bulls through artificial insemination and was once named the sixth most influential dairy farm in the world. Multi-generational family involvement has continued with the current ownership and the remaining family members are willing to speak to any new owners about a continued relationship to assist in preserving the farm's elite reputation.

This is an outstanding opportunity for any operator seeking a well-rounded, highly functional dairy and crop operation. With top-tier genetics history, excellent facilities, and nearly 1,500 acres of productive land, this valley is ready for your next chapter.

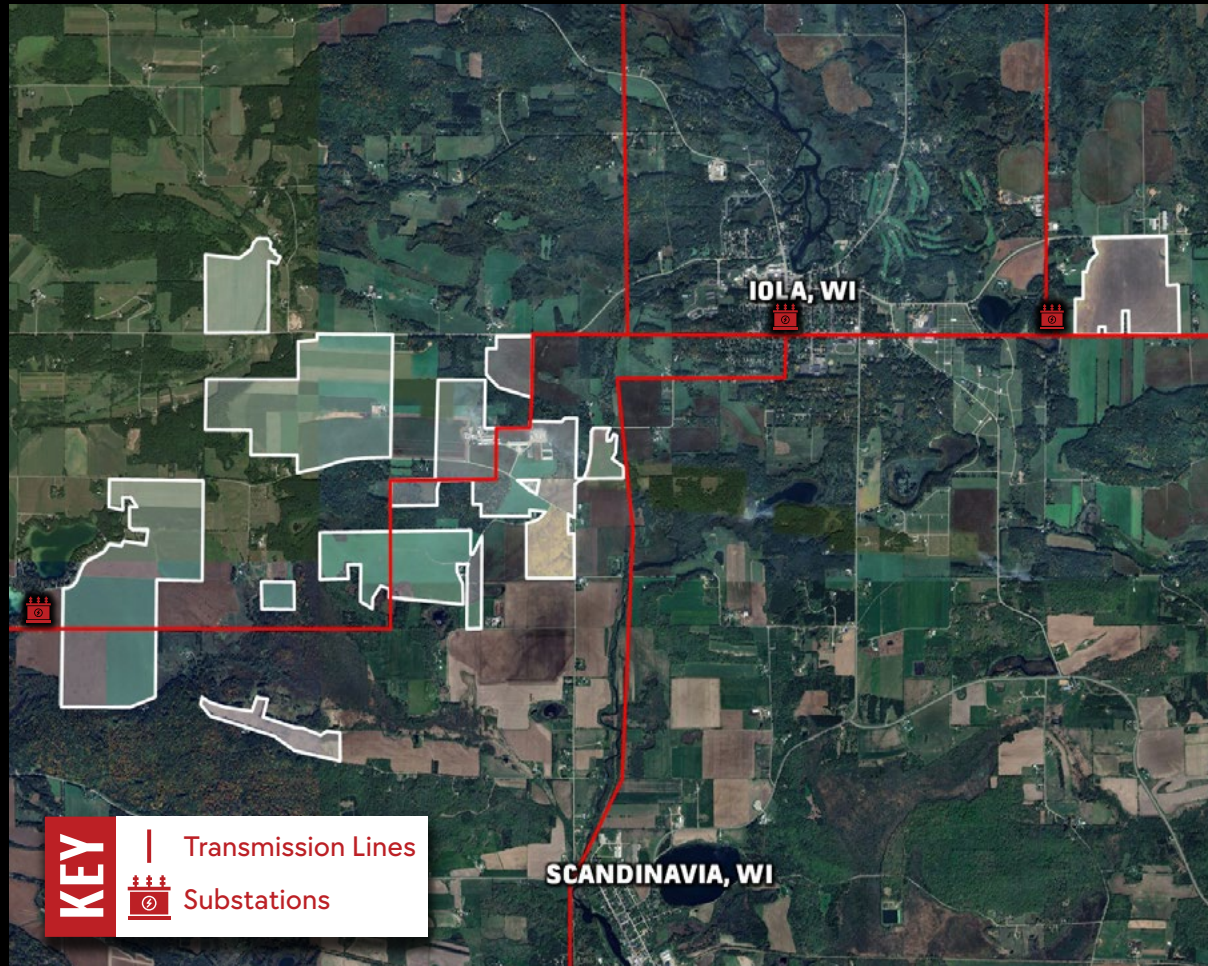


FUTURE OPPORTUNITIES

This farm presents future opportunities for expansion-minded dairy operators. Strategically located in a supportive, agriculture-focused region, the area offers access to skilled labor and experienced custom operators, making it an ideal setting for operational growth.

The property is already equipped with multiple machine sheds and storage barns, and features several flat, elevated sites that are ideal for the development of additional dairy facilities or anaerobic digesters. With a strong, proven water infrastructure supported by multiple wells and a track record of reliability, the farm can easily support increased herd size and additional crop and forage production. Expansion of the existing irrigation system, through the addition of more pivots, offers further opportunity to increase high-quality feed production across the farm.

Beyond dairy and crops, the property offers additional income potential through solar leasing, timber harvesting, and other complementary ventures. This is a turnkey foundation with built-in scalability for those looking to grow a dairy operation in a stable, resource-rich environment.



DAIRY EXPANSION



SOLAR ENERGY



EQUIPMENT AND FEED

There are several John Deere tractors, skid steers, payloaders, manure spreaders, vehicles, farm accessories, and additional equipment combined with the current feed inventory located on the property that are also available for purchase alongside the real estate.

Everything down to oil and filters can be made available to facilitate a turn-key transition. Please contact the listing agents for permission to access the Data Room for additional farm information and a complete equipment and feed inventory list.





MARKETING VIDEO

Peoples Company is proud to present a rare and exceptional opportunity to acquire a complete dairy farm located in western Waupaca County, Wisconsin covering 1,496.05± total acres. Scan the QR code to view the full marketing video of this dairy operation.



PROPERTY HIGHLIGHT VIDEO

Current and past owners of Siemers Valley Farms, Dan Siemers and Frank Bauer, discuss the sale of a storied, multi-generation farm, known as Sandy Valley, with a strong agricultural history and excellent land quality. The video shares the farm's history, physical attributes, existing infrastructure, and local advantages, highlighting its ready-to-run status. Scan the QR code to view the property highlight video

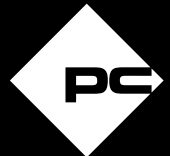


360 DEGREE TOUR

Use the 360 degree Interactive Tour to view the property from every angle. Click on the various vantage point icons to jump to different parts of the property, including farm aeriels and building interiors. Click, hold, and drag to spin the camera in any direction. Scan the QR code to view the property.



For more photos, videos, maps, data room resources, and aerial drones, please visit
PeoplesCompany.com/Premium/WaupacaCountyDairy





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