

• ONLINE ONLY LAND AUCTION •

The property will be sold in two tracts on a price-per-acre basis.

Bidding is currently live and will conclude on Wednesday, November 5, 2025, at 2:00 PM CT.



DILLON MUTH | 262.215.3294

DILLON.MUTH@PEOPLES COMPANY.COM | WI LIC 84377-94

LISTING #18619
 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



Dodge County, Wisconsin Online Only Auction – Bidding is live and will conclude Wednesday, November 5th, 2025, at 2:00 P.M. CST!

Peoples Company is proud to present 192 acres m/l in Dodge County, Wisconsin, in two individual tracts. Located just 3.5 miles North of Columbus, this offering includes a mix of high-quality cropland acres, pasture ground, and a well kept 2,314 sq.ft home with a detached garage, 24x40 shop, and several outbuildings. Whether you're looking for a high quality tillable, investment property, or something more recreational, both tracts offer excellent potential and something for everyone.

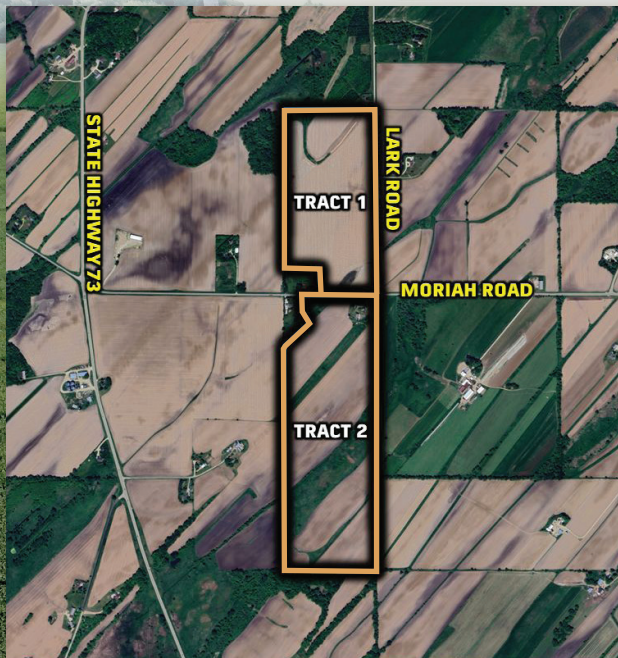
Tract 1: 75.99 acres m/l with 68.48 cropland acres with a NCCPI rating of 70.9.

Tract 2: 116.01 acres m/l with 80.91 cropland acres with a NCCPI rating of 64.7.

The cropland is currently leased for the 2025-2026 growing season, the single family home is leased through May of 2026.

The two tracts will be offered via an online-only auction. The tracts will be sold as two individual tracts on a price-per-acre basis. You can place a bid through the Peoples Company Bid Wrangler auction platform. All bids are to be placed before Wednesday, November 5th, 2025, at 2:00 P.M. CST.

Don't miss this unique opportunity to own highly sought after Dodge County farmland. Properties of this caliber do not come to market often. Bidders must register and submit bids through Peoples Company's online auction platform at <http://peoplescompany.bidwrangler.com>.



DIRECTIONS – TRACTS 1 & 2

From Columbus, WI: Head northeast on WI-73 N for 3.8 miles, Turn right onto Moriah Rd and continue for approximately 0.8 miles. Property sits on both sides of Moriah Rd. Use address W11819 Moriah Road, Columbus, WI, 53925 for further directions. Look for the Peoples Company sign.

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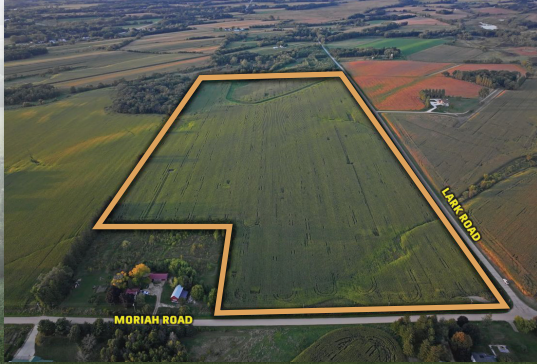
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TRACT 1 | 75.99 ACRES M/L

Tract One offers 75.99 acres m/l and includes approximately 68.48 FSA cropland acres with a NCCPI of 70.9. This tract is nearly 100% tillable, featuring long, straight rows and excellent road frontage access, making it highly functional and efficient for modern farming operations.

Primary soil types include Elburn silt loam and Miami silt loam. The cropland is currently leased for the 2025-2026 crop season.

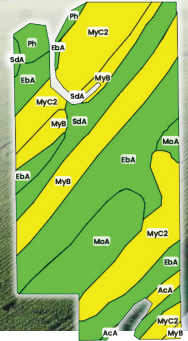
Strategically positioned near Highway 151 with convenient access to Columbus, Wisconsin, the property offers strong appeal for both local farmers and regional investors. Its location and quality make it equally attractive for those seeking to expand an existing operation, diversify an investment portfolio, or secure a long-term land asset with exceptional productivity. Whether you are a producer, investor, or landowner focused on long-term value, Tract One delivers a compelling combination of location, quality, and income potential.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	%	OVERALL NCCPI
EbA	Elburn silt loam	20.74	30.29%	82
MyC2	Miami silt loam	17.46	25.50%	54
MyB	Miami silt loam	12.14	17.72%	49
MoA	Mayville silt loam	8.65	12.63%	76
SdA	St. Charles silt loam	6.78	9.90%	92
Ph	Pella silty clay loam	1.92	2.80%	91

AVERAGE: 70.9

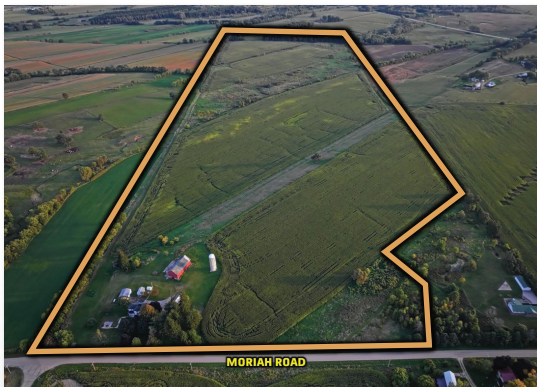


TRACT 2 | 116.01 ACRES M/L

Tract Two consists of 116.01 acres m/l and includes approximately 80.91 FSA cropland acres with a NCCPI of 64.7. Primary soil types include Elburn silt loam and Miami silt loam. The remaining acreage is open/pasture. Whether you are looking to pasture horses, cattle or other livestock this farm lays exceptionally well to do so.

Situated on this tract is the original homestead featuring a well kept 2,314 sq.ft home with a detached garage and 24x40 shop as well as several outbuildings. The home and buildings are currently leased until May 30th, 2026. The cropland is currently leased for the 2025-2026 growing season, with the 2027 growing season open to the new owner.

Strategically positioned near Highway 151 with convenient access to Columbus, Wisconsin, the property offers strong appeal for both local farmers and regional investors. Its location and quality make it equally attractive for those seeking to expand an existing operation, diversify an investment portfolio, or secure a long-term land asset with exceptional productivity and recreational opportunities. Whether you are a producer, investor, or landowner focused on long-term value, Tract two delivers a compelling combination of strong income potential.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	%	OVERALL NCCPI
MyB	Miami silt loam	19.46	24.05%	59
EbA	Elburn silt loam	19.36	23.92%	82
MyC2	Miami silt loam	17.99	22.23%	54
DdC2	Dodge silt loam	11.70	14.46%	74
FsC2	Fox silt loam	4.61	5.70%	59
Ev	Elvers silt loam	3.30	4.08%	47
MzE3	Miami soils	2.28	2.82%	22
PsB	Plano silt loam	1.06	1.31%	81

AVERAGE: 64.7





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18619

AUCTION DETAILS & TERMS

HOW TO BID: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there, you will need to create a bidder account. Once that is created and approved, you can actively bid on the property.

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders will be accessing this auction online 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 a 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.

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

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.

AUCTIONEER & LICENSE NUMBER: Jesse Meyer No. 2652-52

AUCTION METHOD: The property will be offered in two tracts. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. Bid increments will be at the sole discretion of the auctioneer. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

REAL ESTATE TAXES: The real estate taxes will be prorated between the Seller and Buyer(s) to the date prior to closing. Taxes are approximated to the best of our knowledge in the marketing material, and the title company shall confirm the final tax amount before 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. Visit <http://peoplescompany.bidwrangler.com/>

FINANCING: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

EARNEST MONEY PAYMENT: A 10% non-refundable 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. Earnest money for tracts 1 and 2 will be held at Preferred Title.

CLOSING: Closing will occur on or before Monday, December 15th, 2025. The balance of the purchase price will be payable at closing in the form of a wire transfer.

POSSESSION: Possession will be granted at closing, subject to tenant's rights.

FARM LEASE: The farm is leased for the 2025-2026 growing season and expires December 31st, 2026. The farm is open for the 2027 growing season. Please contact the listing agent for details.

MINERAL RIGHTS: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

HOME LEASE: The home and 2 car garage is leased through May 30th, 2026. Please contact the listing agent for details.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Dodge 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 Dodge County FSA and NRCS offices.

CONTRACT & TITLE: Within 24 hours of the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment with the respective title company. 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. The Seller agrees to convey marketable title to the property. This sale is not contingent on financing.

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, they 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 price-per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on 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. This auction is with reserve.

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 investigation of the property before bidding during the auction. The brief legal descriptions in the marketing material should not be used in legal documents. The full legal description will be taken from the title paperwork.

READY TO BID?
SCAN THE QR
CODE TO BID
TODAY!



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