

ABSOLUTE ONLINE ONLY AUCTION



BIDDING IS CURRENTLY LIVE AND ENDS ON WEDNESDAY, DECEMBER 17TH, AT 1:00 PM CST



CONTACT

ADAM CRIST 608.482.1229
ADAM.CRIST@PEOPLES COMPANY.COM

Auction Terms & Conditions

JACKSON COUNTY, WISCONSIN ABSOLUTE ONLINE ONLY LAND AUCTION 390.66 ACRES M/L (OFFERED AS ONE TRACT)

BIDDING IS CURRENTLY LIVE AND ENDS ON WEDNESDAY, DECEMBER 17TH, 2025, AT 1:00 PM CST

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

How to Bid?

Open up 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 your bidder account is created and approved, you can actively bid on the property.

AGENCY: Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

Auction Method: The property will be offered as a single tract. 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 as of the date prior to 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 that they are representing themselves in completing the auction sales transaction.

Visit 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% earnest money payment is required within 24 hours of the conclusion of the auction. The earnest money payment may be paid in the form of a wire transfer or check. All funds will be held in the All Title Services, Inc., Trust Account.

Closing: Closing will occur on or before Friday, January 30th, 2026. The balance of the purchase price will be payable at closing in the form of a wire transfer.

Possession: Possession of the land will be given to the Buyer(s) at Closing.

Farm Lease: The farm is available for the 2026 season.

Farm Program Information: Farm Program Information is provided by the Jackson County Farm Service Agency. 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 Jackson County FSA and NRCS offices.

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.

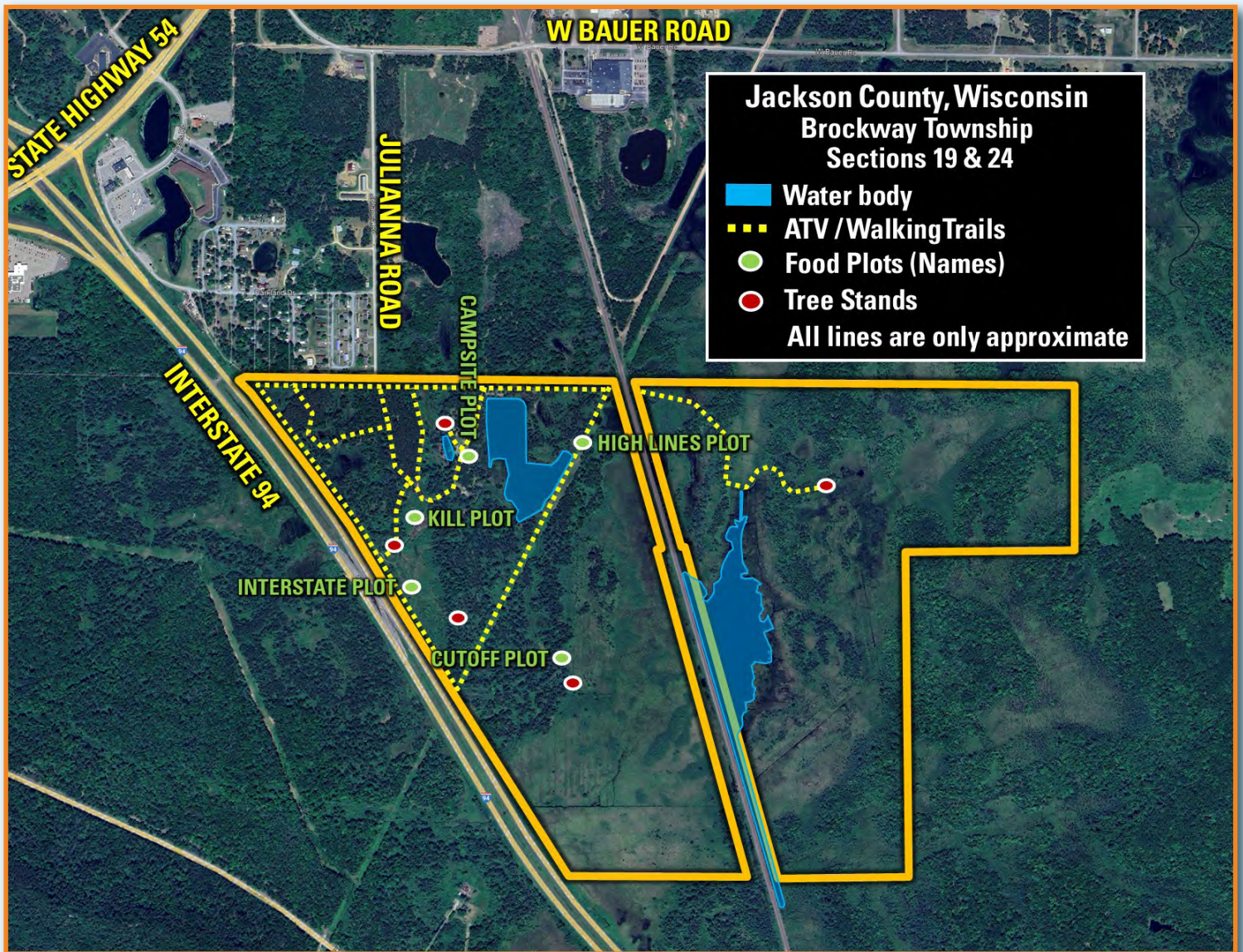
Contract & Title: Within 24 hours of the conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit the required earnest money into the All Title Services, Inc. Trust Account. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall 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, 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(s) acknowledge 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.

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. The 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 the Title Commitment.

• FISHING • **HUNTING** • BOATING • **CAMPING** • KAYAKING •



JACKSON

WISCONSIN

COUNTY

Premier Outdoorsman Paradise Online Only Auction in Jackson County, Wisconsin - Mark your calendars for Wednesday, December 17th, 2025, at 1:00 PM CST!

Nestled in the heart of Jackson County's natural beauty, this remarkable 390.66-contiguous-acre property, adjacent to the city limits of Black River Falls, Wisconsin, offers an unparalleled mix of water, wildlife, and recreation. The combination of wetlands, ponds, and proximity to the Black River positions it as a premier waterfowl destination that will immediately appeal to outdoor enthusiasts. With three ponds combined with Coffee Creek—including two prominent lake-sized water features—every acre has been thoughtfully developed with a passion for habitat management to create a year-round outdoor paradise for hunting, fishing, and relaxation.

The landscape features three stunning water bodies that anchor the property's visual and ecological appeal. The first pond spans approximately one acre with an average depth of three feet—perfect for attracting ducks and geese or providing a tranquil setting for reflection. A six-acre lake with a half-acre beach on the north end adds scenic character and versatile recreation, while the eight-acre main lake reaches depths of at least eight feet, providing an opportunity to fish, hold waterfowl, and other wildlife year-round. Complementing these are three floodplain wetlands, each roughly one acre in size, that offer essential nesting and feeding areas throughout the seasons. In addition, the property includes some wetlands, creating a rich mosaic of year-round water and wildlife habitat effective for all hunting seasons.

For the dedicated sportsman, five expertly designed food plots weave through the landscape, each strategically placed for deer and turkey movement, wind direction, and quiet access. These plots—ranging from clover and bluegrass perennials to blends of turnips, radishes, and rapeseed—provide optimal forage and attraction throughout the hunting season. The "Interstate Plot" and "High Lines" offer open feeding grounds, while smaller plots like "Cutoff," "Campsite," and "Kill Plot" enhance close-range encounters through natural bottlenecks and established travel corridors.

Access across the property is effortless thanks to roughly two miles of established roads and trails, complete with two bridges that provide year-round connectivity for recreation and hunting. Multiple stand locations, including two permanent blinds, two removable towers, and seven additional portable stands, overlook an ideal mix of marsh, hardwoods, and open fields—each with maintained shooting lanes and low-impact entry routes.

The diversity of habitats supports an extraordinary array of wildlife. Whitetail deer thrive here with an annual presence of multiple trophy-class bucks. A resident herd of Rocky Mountain elk—roughly 25 animals strong—frequents the property, with bulls exceeding 300 inches often heard bugling through the fall nights. Wild turkeys, black bears, and thriving waterfowl populations, including mallards, teal, wood ducks, and resident geese, are regularly seen. Upland birds such as grouse, woodcock, and quail, along with an expanding rabbit population, add even more variety for outdoor enthusiasts. Trappers will appreciate the presence of beaver, otter, bobcat, fisher, mink, and coyote sightings, which add to the untamed beauty of this land.

Every element of this property—from the wetlands and lakes to the network of trails and food plots—has been developed with a clear purpose: to maximize wildlife potential, preserve natural beauty, and provide unmatched outdoor experiences. Whether your passion lies in hunting, habitat management, or simply owning a private slice of wild Wisconsin, this property stands apart as a rare and exceptional opportunity. The auction will be conducted on the Peoples Company Bid Wrangler auction platform. The bidding is live and will conclude on Wednesday, December 17th, 2025, at 1:00 P.M. CST.

FOR MORE INFORMATION VISIT [PEOPLESCOMPANY.COM](https://www.peoplescompany.com)

• **DEER** • **TURKEY** • **BEAR** • **ELK** • **WATERFOWL** • **UPLAND BIRDS** •



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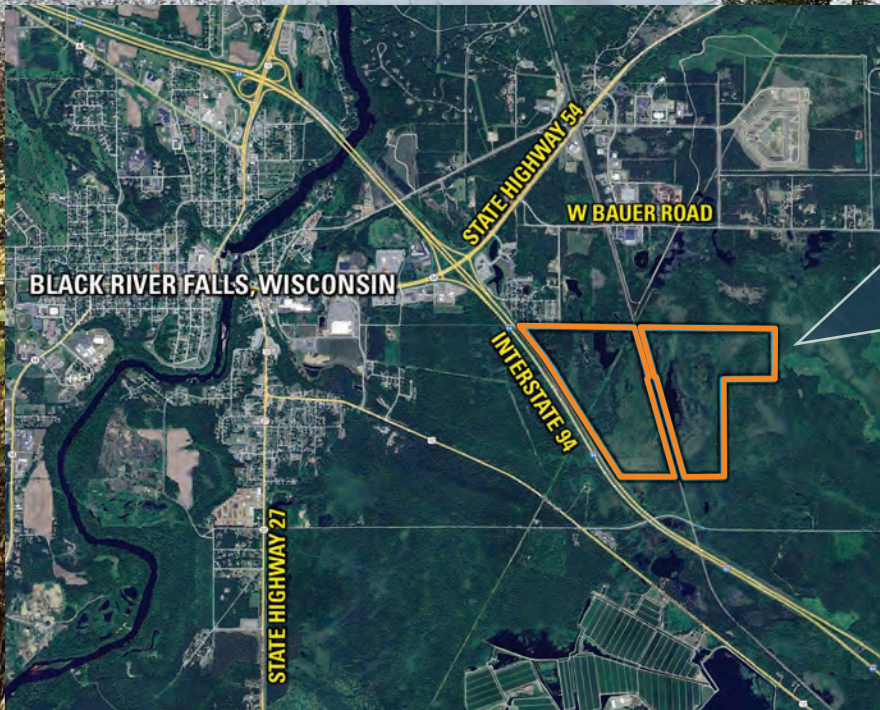
207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #18671



JACKSON WISCONSIN COUNTY



DIRECTIONS

From Black River Falls, Wisconsin (Exit 116 - Interstate 94 and State Highway 54): Continue north on State Highway 54 for 0.40 miles and turn right (east) onto W Bauer Road. Continue south for 0.25 miles to Julianna Road and continue south for 0.50 miles. The northern property boundary starts at the south end of Julianna Road. Look for the Peoples Company sign.