

**Absolute, No-Reserve, Online-Only**

# *Farmland Auction*

**85.44 ACRES M/L**



**Spoonwood Lane  
Dickeyville, WI 53808**

**Bidding is currently live and  
ends on Thursday, December 18  
2025, at 3:00 P.M. CST.**

*Grant County, Wisconsin*

**ADAM CRIST | 608.482.1229**

Adam.Crist@PeoplesCompany.com | WI LIC 89336-94

**Listing  
#18711**





# Farmland Auction



**Grant County, Wisconsin, Absolute, No-Reserve, Online-Only Farmland Auction** – Peoples Company is honored to present 85.44 m/l acres of productive farmland and scenic recreational land located just east of Dickeyville, Wisconsin. This diverse property combines highly productive tillable acres with rolling terrain and natural beauty, offering a rare opportunity to purchase a tract that meets the needs of farm operators, land investors, and outdoor enthusiasts alike.

Positioned along the east side of U.S. Highway 151, the property offers excellent access and proximity to major agricultural markets and nearby communities, including Dubuque, Platteville, and Lancaster. The landscape features open, gently rolling cropland with high-quality Fayette silt loam soils, ideal for consistent yields and efficient fieldwork. In total, the farm includes 51.96 FSA tillable acres, with an NCCPI rating of 80.9, reflecting its strong production potential.

The property also offers diverse recreational opportunities with hearty timbered draws and natural habitat on the east side of the farm for hunting, hiking, and many hours of year-round outdoor entertainment. The combination of fertile soils, natural elevation changes, and picturesque views across the Grant County countryside makes this an exceptional multi-use property. Whether you are an area producer looking to expand your operation, an investor seeking long-term stability and appreciation, or an outdoor buyer drawn to Wisconsin's scenic Driftless landscape, this farm delivers unmatched versatility and value.

The auction will be conducted online only through the Peoples Company BidWrangler platform, with bidding concluding on Thursday, December 18, 2025, at 3:00 PM CST. The property will be offered as a single tract and sold on a price-per-acre basis. Don't miss this rare opportunity to acquire a productive and picturesque southern Grant County, Wisconsin farm located in a highly desirable area!

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## Directions

From Dickeyville, WI: Travel north on 2nd Street to McAdam Road and go under Interstate 151. Take an immediate right (south) onto Spoonwood Lane, and the farm will be on the south side of the road. Look for the Peoples Company sign.

Gross Taxes: \$1,262.00

## Fillable Soils Map

CODE	DESCRIPTION	ACRES	% OF NCCPI	Overall NCCPI
102C2	Fayette silt loam	35.54	68.40%	84
102D2	Fayette silt loam	12.27	23.61%	78
194D2	silt loam	2.14	4.12%	52
102B2	Fayette silt loam	1.63	3.14%	85
194E2	Newglarus silt loam	0.21	0.40%	14
175D2	Palsgrove silt loam	0.15	0.29%	68

AVERAGE: 80.9



SCAN THE QR  
CODE FOR MORE  
INFORMATION!

Listing  
#18711

**PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS





207 High Street  
Mineral Point, WI 53565



PeoplesCompany.com  
Listing #18711

Designed by Kevin Guerrero



SCAN THE QR  
CODE FOR MORE  
INFORMATION!

# Absolute, No-Reserve, Online-Only Farmland Auction

**Absolute, No-Reserve, Grant County, Wisconsin Land Auction**  
85.44± Acres, Offered As One Tract

Bidding is currently live and ends on Thursday, December 18, 2025, at 3:00 P.M. CST.

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

**Sellers:** Robert Broessel

**Attorney:** A.J. ("Jay") Griffin III, Esq. - Griffin Law Office, S.C.

#### 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 to 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 <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% 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 Title Works, LLC Trust account.

**Possession:** Possession of the land will be given to the Buyer at closing.

**Closing:** Closing will occur on or before Thursday, January 29, 2026. The balance of the purchase price will be payable at closing in the form of a wire transfer.

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

**Farm Program Information:** Farm Program Information is provided by the Grant 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 Grant 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 Title Works, LLC 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.