

LISTING #18764

WAUPACA COUNTY, WI

Siemers Valley

MAJOR LAND AUCTION | NO RESERVE

1,120.44 ACRES M/L
OFFERED IN 8 TRACTS

January 30th, 2026 | Par 4 Resort in Waupaca, Wisconsin



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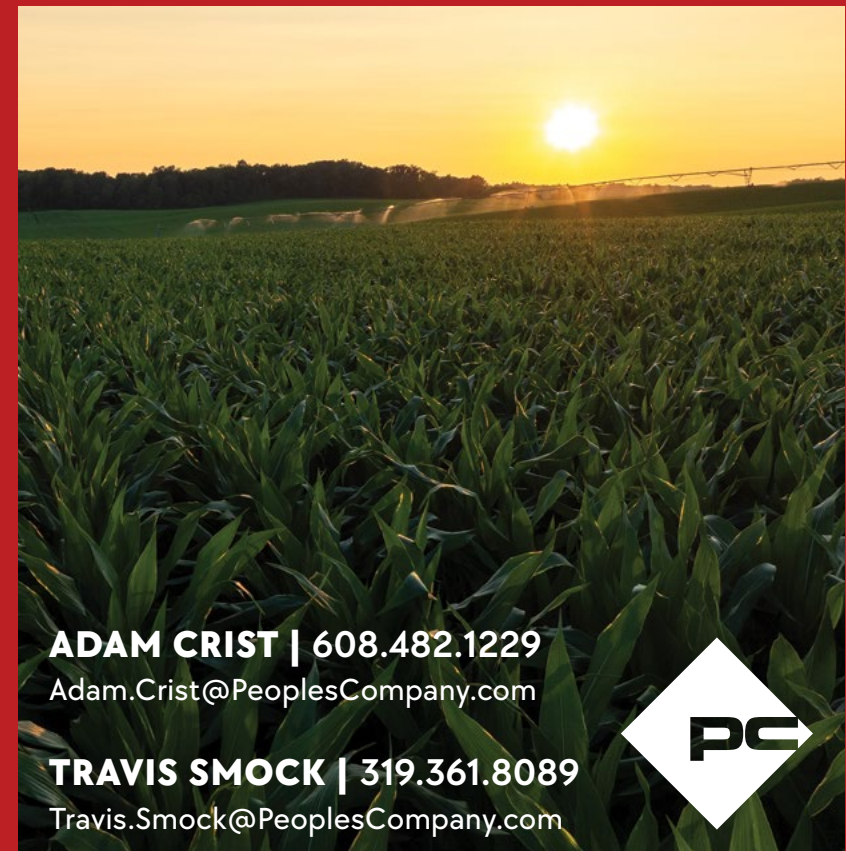
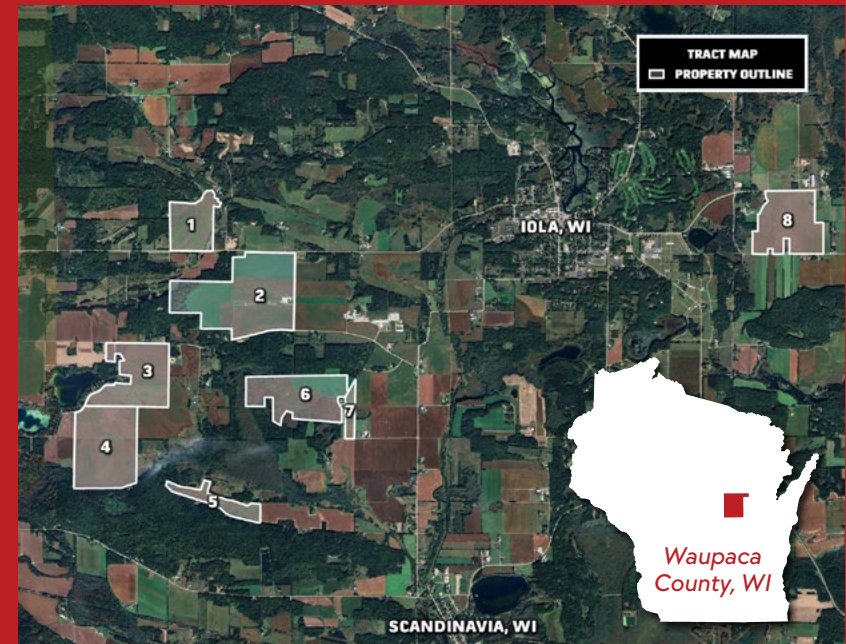
MAJOR WAUPACA COUNTY, WISCONSIN LAND AUCTION

Peoples Company is honored to represent Siemers Valley, LLC in the sale of 1,120.44 acres m/l of high-quality tillable farmland located near Iola, WI. The land will be offered in eight individual tracts, including irrigated and dryland farms, as well as a building site and future building site areas. The live, public auction will take place on Friday, January 30th, 2026, at 10:00 AM at the Par 4 Resort in Waupaca, Wisconsin.

- Tract 1:** 94.50 acres m/l with 78.38 FSA tillable acres carrying an NCCPI of 48.8.
- Tract 2:** 300.66 acres m/l with 271.01 FSA tillable acres carrying an NCCPI of 46.6.
- Tract 3:** 151.91 acres m/l with 148.61 FSA tillable acres carrying an NCCPI of 48.4.
- Tract 4:** 202.35 acres m/l with 198.79 FSA tillable acres carrying an NCCPI of 48.0.
- Tract 5:** 46.90 acres m/l with 43.51 FSA tillable acres carrying an NCCPI of 50.5.
- Tract 6:** 154.30 acres m/l with 135.46 FSA tillable acres carrying an NCCPI of 46.8.
- Tract 7:** 19.34 acres m/l with 12.66 FSA tillable acres carrying an NCCPI of 49.0.
- Tract 8:** 150.28 acres m/l with 145.59 FSA tillable acres carrying an NCCPI of 49.0.

The auction will be sold through the "Buyer's Choice Auction Method" as eight tracts on a price-per-acre basis. The high bidder may take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. The live auction will be available for viewing and bidding through our mobile bidding app for those who are unable to attend in person.

Do not miss the unprecedented opportunity to own this impressive portfolio of farmland in a prime location just off Highway 161 near Iola and Scandinavia. These eight tracts are ideally located in the heart of Wisconsin's Central Sands region. This region, particularly around Iola and western Waupaca County, features mainly Class II soils, comprised of sandy loams, with 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 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 area offers excellent soils, and five of the eight tracts are irrigated.



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AUCTION DETAILS & TERMS

MAJOR WAUPACA COUNTY, WISCONSIN FARMLAND AUCTION - NO RESERVE

1,120.24 Acres M/L

Friday, January 30th, 2026 at 10:00 AM

Offered in Eight Tracts

Auction Location:

Waupaca Convention Center at Par 4 Resort
201 Foxfire Drive | Waupaca, Wisconsin 54981

Attorney: Troy R. Schneider | Menn Law Firm, Ltd.

Title Company:

Gowey Abstract & Title Company, Inc.
215 S. Main Street, Waupaca, WI 54981

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

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction 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.

Auctioneer & License Number: Jesse Meyer - No. 2652-52

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: All eight tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method," whereas the winning bidder may elect to take, in any order, one, two, three, four, five, six, seven, or all eight tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all eight tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available. All tracts are being sold ABSOLUTE with NO RESERVE.

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 that they are representing themselves in completing the auction sales transaction. Visit <http://peoplescompany.bidwrangler.com/>

PACE Program: A portion of the land is enrolled in the PACE (Purchase of Agriculture Easement) Program. This easement runs in perpetuity and protects the agricultural legacy by restricting development. The properties within the PACE program may not be built on or developed, or split into additional parcels. The tracts within the PACE program are Tract 2 (with the exception of the acreage site), the northern portion of Tract 3, Tract 4, and Tract 5. Buyers will assume all terms of this easement.



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AUCTION TIME:
10:00 AM

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 Gowey Abstract & Title Company, Inc. Trust Account.

Closing: Closing will occur on Thursday, March 5th, 2026. The balance of the purchase price will be payable at closing in the form of a wire transfer.

Possession: Possession of the crop land will be given to the Buyer(s) at closing. Possession of the home and building site on Tract 2 will be given on June 1st, 2026.

Farm Lease: There is no current farm lease in place. The farm is available for the 2026 growing season.

Farm Program Information: Farm Program Information is provided by the Waupaca 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 Waupaca County FSA and NRCS offices.

Contract & Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit the required earnest money into the Gowey Abstract & Title Company, 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. This auction is selling absolute with no 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. The Buyer should perform his/her own investigation of the property before 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.

INDIVIDUAL TRACT DISCLAIMERS:

Tract 2: There is a water line extending from the south well to a neighboring property. There is no water line agreement in place with this neighbor. It will be the Buyer's choice to determine if they would like to enter into an agreement or discontinue access. A lease is in place on the home and building site. The Buyer will assume the lease, and possession of the home and buildings will be given on June 1st, 2026.

Tract 3: Buyer will assume the crop land lease on the adjacent 87.7 acres m/l of farmland. Contact Listing Agent(s) for details.

Tracts 6 & 7: Tracts 6 and 7 have an adjoining tax parcel that will be split on either side of Chapel Drive. The acreage amounts are estimated. There are currently two development rights on the entirety of the parcels that form these two tracts. One development right will be assigned to each tract if sold separately.

TRACT 1 | 94.50 ACRES M/L

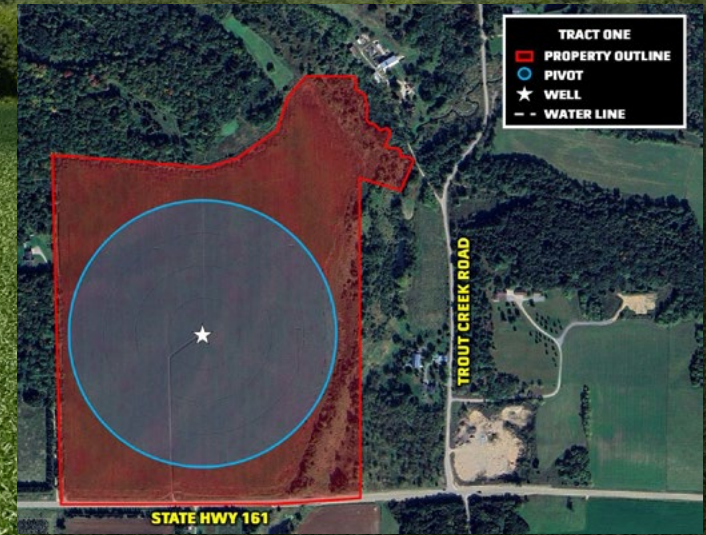
Tract One consists of 94.50 acres m/l located along Highway 161 with 78.38 FSA tillable acres carrying a Productivity Index of 48.8. The cropland on this tract is irrigated with a centrally located Reinke four tower pivot with an end gun and has a well with a 50 hp electric pump. The main soil types are Rosholt and Osterle sandy loams. There are 9.96 acres m/l of woodland along the eastern portion of the farm, providing recreational opportunities to the Buyer. Tract one is located west of Iola in Section 32 of the Town of Iola, Waupaca County, WI.

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TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
Rob	Rosholt sandy loam	42.55	54.29 %	49
RoA	Rosholt sandy loam	31.90	40.70 %	49
RoC	Rosholt sandy loam	3.39	4.33 %	43
OeA	Oesterle sandy loam	0.51	0.65 %	55
ZzB	Zurich silt loam	0.03	0.04 %	70

Average: 48.8

DIRECTIONS

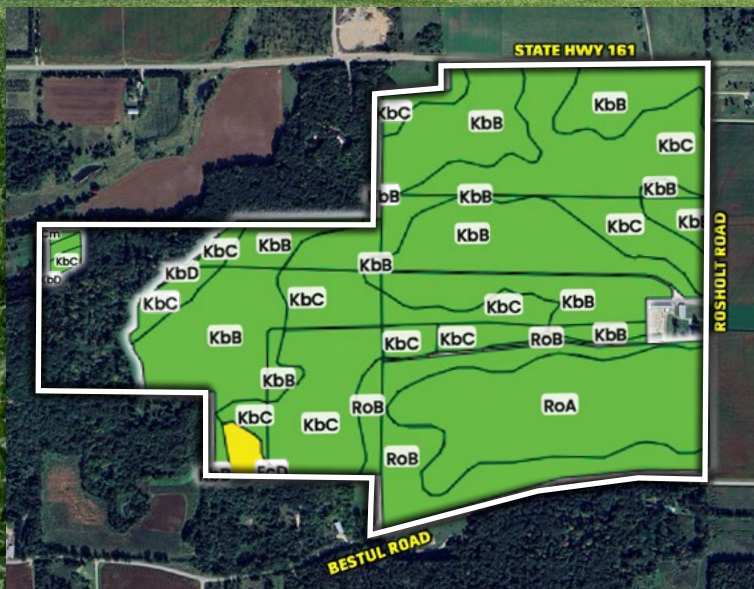
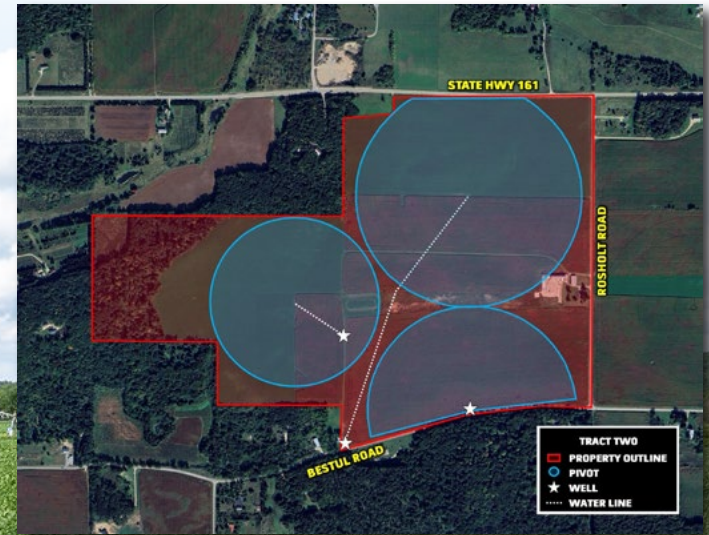
From Iola, Wisconsin (From State Highway 49 & 161 Intersection):
Travel west on State Highway 161 for 3 miles, and the property is located on the north side of State Highway 161. Look for the Peoples Company sign.

TRACT 2 | 300.66 ACRES M/L

Tract Two consists of 300.66 acres m/l located along Highway 161, Rosholt Road, and Bestul Road with 271.01 FSA tillable acres carrying a Productivity Index of 46.6. This tract is irrigated by three Reinke pivots, a seven-tower and two six-tower units, with water provided by three separate wells. There is a water line extending from the south well to a neighboring property. There is no water line agreement in place with this neighbor. It will be the Buyer's choice to determine if they would like to enter into an agreement or discontinue access. In addition to the cropland and building site, there are 22.81 acres m/l of thick timberland on this tract, creating prime recreational opportunities. The main soil types on this tract are Kennan and Rosholt loams.

This tract includes a beautiful building site with a 1,300 square foot ranch home built in the 1980s, a machine shed, a large, older barn, a freestall barn, and a concrete cattle lot. The home is being leased through May 31, 2026, and the Buyer will assume the lease. Possession will be given to the Buyer on June 1, 2026, if the lease is not extended.

The entirety of Tract Two, with the exception of the acreage site, is included in the PACE (Purchase of Agriculture Easement) Program. This easement runs in perpetuity and protects agricultural legacy by restricting development. This tract may not be built on or developed, or split into additional parcels; however, splitting the acreage site off may be possible in the future. Contact Listing Agent(s) for more details. This tract is located between Iola and Scandinavia in Sections 4 & 5 of the Town of Scandinavia with road frontage along Highway 161, Rosholt Road, and Bestul Road.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
KbB	Kennan sandy loam	99.02	36.54 %	46
KbC	Kennan sandy loam	94.99	35.05 %	45
RoA	Rosholt sandy loam	42.26	15.59 %	49
RoB	Rosholt sandy loam	30.14	11.12 %	49
EcD	Elderon-Rosholt	2.56	0.94 %	43
RoC	Rosholt sandy loam	1.01	0.37 %	43

Average: 46.4

DIRECTIONS

From Iola, Wisconsin (From State Highway 49 & 161 Intersection): Travel west on State Highway 161 for 3 miles, and the property is located on the north side of State Highway 161. Look for the Peoples Company sign.

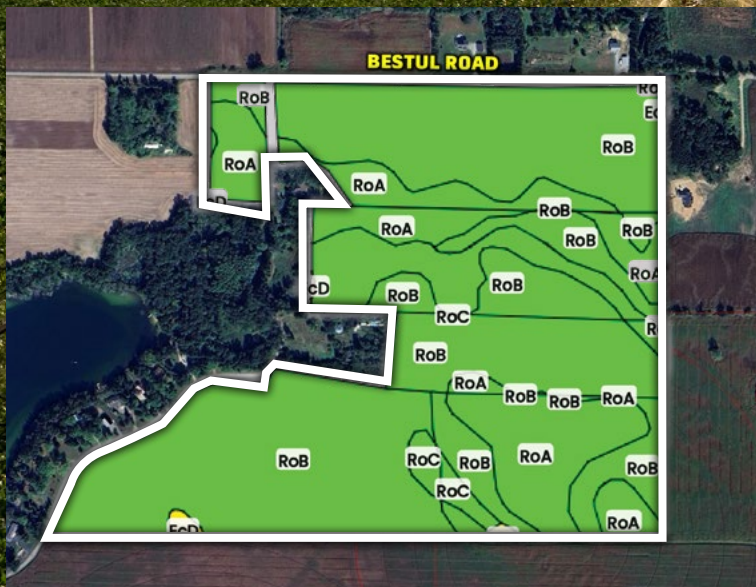
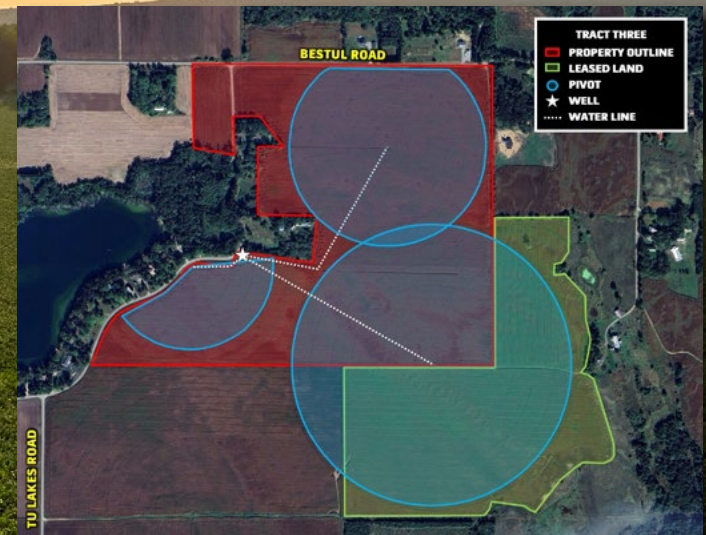
TRACT 3 | 151.91 ACRES M/L

Tract Three consists of 151.91 acres m/l located along Bestul Road and Tu Lakes Road with 148.61 FSA tillable acres, carrying a Productivity Index of 48.4. This tract is nearly 100% irrigated via three center pivot irrigation units, with water provided by a centrally located well. The two northern pivots are Reinke four and five-tower units with end guns, and the southern unit is a Valley seven-tower unit with an end gun. The main soil type on this tract is Rosholt sandy loam.

The northern 70.7 acres m/l of this tract is included in the PACE (Purchase of Agriculture Easement) Program. The southern 81.21 acres m/l are not a part of the PACE program. Tract three will include the crop land lease on the adjacent 87.7 acres m/l of farmland that is irrigated by the south pivot. Contact Listing Agent(s) for details. This tract is located between Iola and Scandinavia in Sections 5, 7, and 8 of the Town of Scandinavia with road frontage along Bestul Road and Tu Lakes Road.



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TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
RoB	Rosholt sandy loam	103.34	69.52 %	49
RoA	Rosholt sandy loam	31.00	20.86 %	49
RoC	Rosholt sandy loam	12.89	8.67 %	43
EcD	Elderon-Rosholt	1.41	0.95 %	43

Average: 48.4

DIRECTIONS

From Iola, Wisconsin (From State Highway 49 & 161 Intersection):
Travel west on State Highway 161 for 2.25 miles, turn left (south) and continue for 0.60 miles, turn right (west) onto Bestul Road, and continue directly west for 1 mile, and the property is located on the south side of Bestul Road. Look for the Peoples Company sign.

TRACT 4 | 202.35 ACRES M/L

Tract Four consists of 202.35 acres m/l located along Tu Lakes Road and Nottleson Road with 198.79 FSA tillable acres carrying a Productivity Index of 48.0. This tract is irrigated by two Reinke pivots, a seven-tower unit and an eight-tower unit, both with end guns. Water is provided by a single well with a 100 hp electric pump motor. The main soil type is Rosholt sandy loam. The entirety of this tract is included in the PACE (Purchase of Agriculture Easement) Program. Tract four is located between Iola and Scandinavia in Sections 7 and 8 of the Town of Scandinavia, Waupaca County, WI.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
Rob	Rosholt sandy loam	149.71	75.31 %	49
RoC	Rosholt sandy loam	31.85	16.02 %	43
EcD	Elderon-Rosholt	9.15	4.60 %	43
OeA	Oesterle sandy loam	8.08	4.06 %	55

Average: 48

DIRECTIONS

From Iola, Wisconsin (From State Highway 49 & 161 Intersection):
Travel west on State Highway 161 for 2.25 miles, turn left (south) and continue for 0.60 miles, turn right (west) onto Bestul Road, and continue directly west for 1.40 miles, and turn left (south) onto Tu Lakes Road. Continue for 0.75 miles and the property is located along the east side of Tu Lakes Road. Look for the Peoples Company sign.

TRACT 5 | 46.90 ACRES M/L

Tract Five consists of 46.90 acres m/l located along Nottleson Road with 43.51 FSA tillable dryland acres carrying a Productivity Index of 50.5. The main soil types on this tract are Rosholt and Oesterle sandy loams. The entirety of this tract is included in the PACE (Purchase of Agriculture Easement) Program. Tract five is located between Iola and Scandinavia in Sections 8, 16, and 17 of the Town of Scandinavia, Waupaca County, WI.



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TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
RoB	Rosholt sandy loam	22.01	50.59 %	49
OeA	Oesterle sandy loam	17.20	39.53 %	55
RoC	Rosholt sandy loam	2.58	5.93 %	43
KbD	Kennan sandy loams	1.06	2.44 %	38
Rm	Roscommon loamy	0.49	1.13 %	28
EcD	Elderon complex	0.17	0.39 %	43

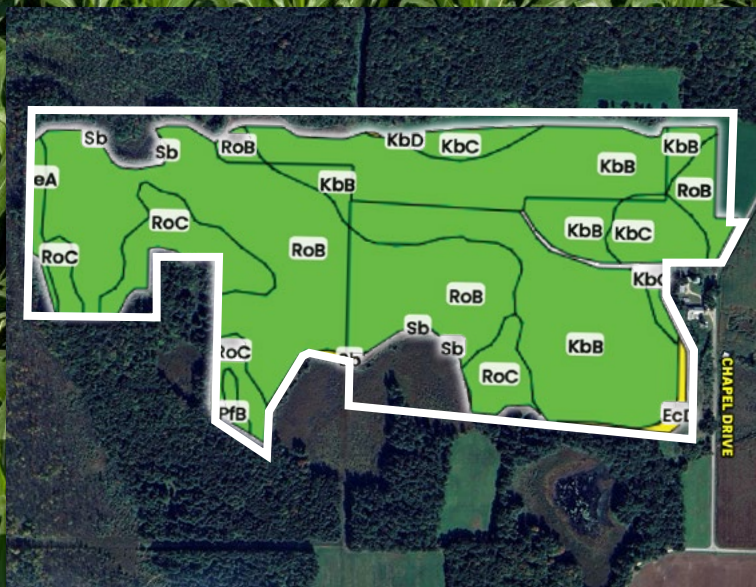
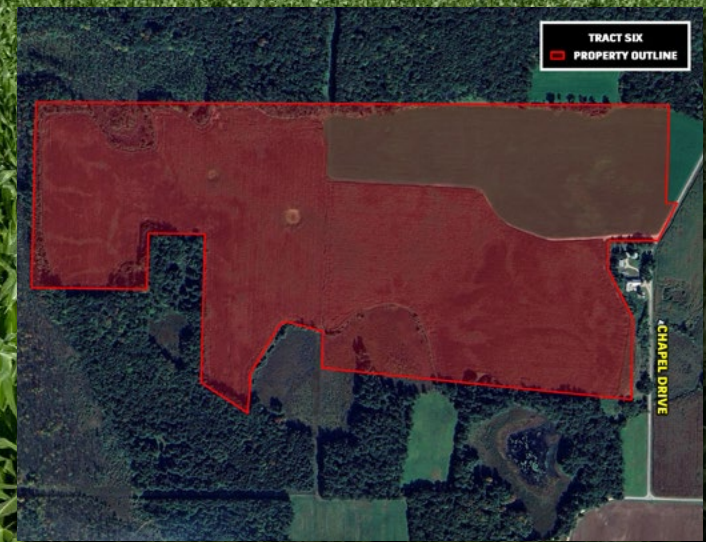
Average: 50.5

DIRECTIONS

From Iola, Wisconsin (From State Highway 49 & 161 Intersection): Travel west on State Highway 161 for 2.25 miles, turn left (south) and continue for 0.60 miles, turn left (east) onto Bestul Road, and continue directly east for 1 mile, and continue right (south) and continue for 1.30 miles to Nottleson Road. Continue west for 1.25 miles, and the property is located on the north side of the road. Look for the Peoples Company sign.

TRACT 6 | 154.30 ACRES M/L

Tract Six consists of 154.30 acres m/l located along Chapel Drive with 135.46 FSA tillable dryland acres carrying a Productivity Index of 48.8. The main soil types are Kennon and Rosholt sandy loams. Approximately 20 acres of this farm are timber, with other timberland surrounding, creating an excellent recreational opportunity. This tract is located between Iowa and Scandinavia in Section 9 of the Town of Scandinavia, Waupaca County, WI.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
KbB	Kennon sandy loams	53.86	39.76 %	46
RoB	Rosholt sandy loam	53.24	39.30 %	49
RoC	Rosholt sandy loam	15.78	11.65 %	43
KbC	Kennon sandy loams	8.57	6.33 %	45
OeA	Oesterle sandy loam	1.65	1.22 %	55
EcD	loamElderon complex	0.93	0.69 %	43

Average: 46.8

DIRECTIONS

From Iola, Wisconsin (From State Highway 49 & 161 Intersection):
Travel west on State Highway 161 for 2.25 miles, turn left (south) and continue for 0.60 miles, turn left (east) onto Bestul Road, and continue directly east for approximately 1 mile. Turn right (south) onto Chapel Drive and continue for 0.60 miles, and the property is located on the west side of the road. Look for the Peoples Company sign.

TRACT 7 | 19.34 ACRES M/L

Tract Seven consists of 19.34 acres m/l along Chapel Drive with 12.66 FSA tillable acres carrying a Productivity Index of 49.0. The main soil type is Rosholt Sandy loam. There are approximately 4.53 acres of timberland with a shed, creating a great building site opportunity. This tract is located between Iola and Scandinavia in Section 9 of the Town of Scandinavia, Waupaca County, WI.



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TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
RoB	Rosholt sandy loam	12.52	98.89 %	49
Sb	Seelyeville muck	0.12	0.95 %	49
EcD	Elderon-Rosholt complex	0.02	0.16 %	43

Average: 49

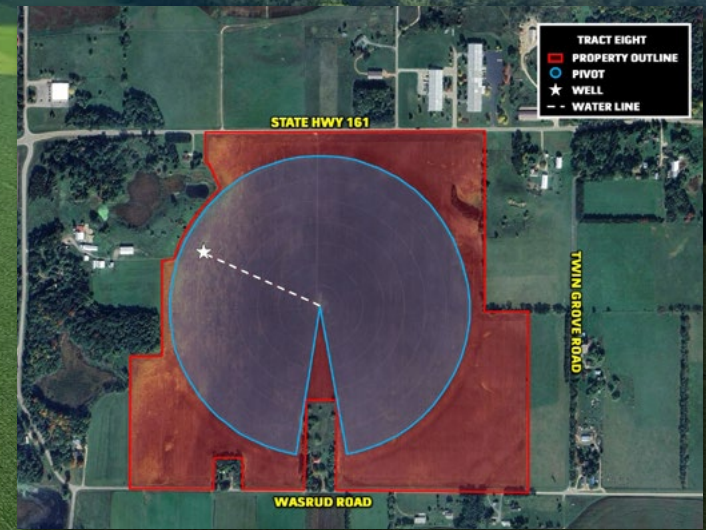
DIRECTIONS

From Iola, Wisconsin (From State Highway 49 & 161 Intersection):

Travel west on State Highway 161 for 2.25 miles, turn left (south) and continue for 0.60 miles, turn left (east) onto Bestul Road, and continue directly east for approximately 1 mile. Turn right (south) onto Chapel Drive and continue for 0.60 miles, and the property is located on the east side of the road. Look for the Peoples Company sign.

TRACT 8 | 150.28 ACRES M/L

Tract Eight consists of 150.28 acres m/l located along Highway 161 and Wasrud Road with 149.59 FSA tillable acres carrying a Productivity Index of 49.0. The cropland on this tract is irrigated with a centrally located Reinke seven tower pivot with an end gun and has a well with a 50 hp electric pump. The main soil types are Rosholt sandy loam and Richford loamy sand. Tract eight is located east of Iola along Highway 161 in Section 31 of the Town of Helvetia, Waupaca County, WI.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
RoB	Rosholt sandy loam	42.77	29.38 %	49
RfA	Richford loamy sand	40.78	28.01 %	51
RfB	Richford loamy sand	32.74	22.49 %	50
RoA	Rosholt sandy loam	21.08	14.48 %	49
PfD	Plainfield loamy sand	3.54	2.43 %	25
RfC	Richford loamy sand	2.60	1.79 %	46
EcC	Elderon-Rosholt complex	1.49	1.02 %	51

Average: 49.1

DIRECTIONS

From Iola, Wisconsin (From State Highway 49 & 161 Intersection):

Travel east through Iola, Wisconsin on State Highway 161 for 2 miles, and the property is located on the south side of State Highway 161. Look for the Peoples Company sign.

Siemers Valley

MAJOR LAND AUCTION | NO RESERVE

1,120.44 ACRES M/L
OFFERED IN 8 TRACTS

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