

GRANT COUNTY
Vosberg

ORGANICS

237.77
ACRES M/L

SEALED BID AUCTION

Bids Due By:
Monday, April 13th, 2026, 10:00 AM CST

ADAM CRIST / 608.482.1229 / Adam.Crist@PeoplesCompany.com

 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

Offered in 4 Tracts



EXECUTIVE SUMMARY

Grant County, Wisconsin Sealed Bid Auction - Peoples Company is pleased to present the sale of 237.77 m/l acres of prime organic farmland located in Grant County, Wisconsin. Featuring long, straight rows, rich, productive soils, and excellent hard-surfaced road access, this property represents a highly desirable addition to an established farming operation. The primary soil types across the four tracts include top-producing Fayette silt loam, Downs silt loam, Seaton silt loam, Tama silt loam, and Palsgrove silt loam, offering strong yield potential and long-term productivity.

The Vosberg Family has diligently managed this farm under certified organic practices since 2005. The Vosberg Organic Farm is certified organic by the Midwest Organic Services Association (MOSA), the second-largest organic certifier in the United States. For more than twenty-four years, the farm has been free of synthetic chemical inputs, including synthetic fertilizers, pesticides, and genetically modified (GMO) seeds. Organic production on the farm has relied on natural processes and materials that promote soil health, manage pests and weeds, and conserve biological diversity—ensuring long-term sustainability and organic integrity. The use of cover crops has further enhanced soil health, reduced erosion, improved water infiltration, and supported effective nutrient management.

Located within a strong and active agricultural community, these four high-quality farmland tracts offer an excellent opportunity as an add-on to an existing farming operation or as a long-term investment for buyers seeking portfolio diversification or an inflation hedge. The farm lease will be open for the 2026 cropping season, providing flexibility for incoming ownership.

Tract 1: 40 acres with est. 39.41 FSA cropland acres carrying an NCCPI rating of 84.1.

Tract 2: 37.77 acres with est. 37.77 FSA cropland acres carrying an NCCPI rating of 85.2.

Tract 3: 80 acres with est. 79.59 FSA cropland acres carrying an NCCPI rating of 81.2.

Tract 4: 80 acres with est. 80.24 FSA cropland acres carrying an NCCPI rating of 82.9.

The four tracts will be offered on a whole dollar basis via Sealed Bid Auction, with bids due on Monday, April 13, 2026, at or before 10:00 AM. Bids must be submitted to Adam.Crist@PeoplesCompany.com. Make sure to take a look at adjacent tracts when submitting your bids, such as Tract One and Tract Two or Tract Three and Tract Four, to ensure your Grant County, Wisconsin farming legacy for generations to come!



AUCTION TERMS & CONDITIONS

BID SUBMITTAL PROCESS AND DEADLINE:

To request a sealed bid packet, please email Adam Crist at Adam.Crist@PeoplesCompany.com or contact by phone at (608) 482.1229. Bids should be for the whole dollar amount per tract, and combination offers will require purchase price allocations for each respective tract. Peoples Company will notify the successful high bidder on or before 12:00 pm CST on Tuesday, April 14th, 2026, of the Seller's acceptance of a bid. The seller reserves the right to accept or reject any bids at their sole discretion. Upon Seller's confirmation of an acceptable bid, the Bidder will execute a Real Estate Sale Contract that will be signed and accepted by Sellers.

DELIVER, MAIL, OR EMAIL BIDS TO:

Peoples Company
Attn: Adam Crist
207 High Street
Mineral Point, WI 53565
Adam.Crist@PeoplesCompany.com

AUCTIONEER & LICENSE NUMBER:

Jesse Meyer - No. 2652-52

AGENCY: Peoples Company and their representative are Agents of the Seller.

METHOD OF SALE: The property will be sold as four individual tracts through a One-Chance Sealed Bid Auction. The format encourages bidders to submit their highest and best offer in writing for tracts or a combination of any of the four tracts, as there will be no live bidding or additional rounds of bidding for the property. In the unlikely event that there are two or more bids for the same amount, each party would then be asked if they wish to raise their bid until concluded.

EARNEST MONEY PAYMENT: An earnest money payment of 10% of the purchase price will be due upon acceptance and notification of a successful offer. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held at Tri-County Title Services, LLC.

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.

CLOSING: Closing will occur on or before Wednesday, May 20th, 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 at Closing. Early possession is available with the deposit of 10% earnest money and proof of liability insurance.

FARM LEASE: The farm is available for the 2026 cropping season.

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

CONTRACT & TITLE: The successful buyer will enter into a real estate sales contract and deposit the required earnest money payment with Tri-County Title Services, LLC. The Seller will provide a current title commitment at their expense. The sale is not contingent upon Buyer financing.

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 Peoples Company or Seller. 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.

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 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.



40
ACRES M/L



37.77
ACRES M/L



Tract One consists of 40 acres with an estimated 39.41 m/l FSA cropland acres carrying a NCCPI rating of 84.1. Primary soil types include Fayette silt loam, Downs silt loam, and Rozetta silt loam, and this tract is available to be farmed for the 2026 cropping season. There are two driveway entrances to the farm, located at the northwest and northeast corners of the tract.

Tract Two consists of 37.77 acres with an estimated 37.77 m/l FSA cropland acres carrying a NCCPI rating of 85.2. Primary soil types include Tama silt loam, Downs silt loam, and Fayette silt loam, and is available to be farmed for the 2026 cropping season. The tract has great access off paved County Road H, combined with South Lane, a township road, running adjacent to the eastern and southern property boundaries.

Situated adjacent to County Road H, this highly tillable, certified organic tract is situated within Section 2 of James Township, Grant County, Wisconsin. This tract would be an excellent addition to a farm operation or a great candidate for an investor looking to diversify their portfolio.

This highly tillable tract is located on the south side of County Road H within Section 2 of James Township, Grant County, Wisconsin. This certified organic tract would be an excellent addition to any farming operation or a great candidate for an investor looking to diversify their portfolio by combining Tracts 1 and 2 for a combined 77.18 FSA tillable acres comprised of some of the area's most productive soils.

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
102C2	Fayette silt loam	11.55	29.31%		84
107B2	Downs silt loam	8.70	22.08%		86
106C2	Rozetta silt loam	6.16	15.63%		88
108B2	Tama silt loam	5.60	14.21%		86
175C2	Palsgrove silt loam	4.55	11.55%		74
138B	Atterberry silt loam	1.92	4.87%		81
102B2	Fayette silt loam	0.62	1.57%		85
107C2	Downs silt loam	0.29	0.74%		84
Weighted Average					84.1

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
108B2	Tama silt loam	22.09	58.49%		86
107C2	Downs silt loam	13.25	32.70%		84
102C2	Fayette silt loam	2.19	5.80%		84
108C2	Tama silt loam	1.14	3.02%		85
Weighted Average					85.2





80
ACRES M/L



Tract Three consists of 80 acres, including 79.59 m/l FSA cropland acres with a strong NCCPI rating of 81.2. The primary soil types are Seaton silt loam and Fayette silt loam, supporting excellent productivity across this gently rolling farm. Previously certified organic since 2017, the farmland tract offers added flexibility for buyers looking to integrate it into an existing operation or for investors seeking to diversify their portfolio with quality farmland.

This tract, along with Tract Four to the east, is available for the 2026 cropping season and is highly tillable, making it a strong agricultural investment opportunity for prime Grant County, Wisconsin, farmland. It is located on the south side of Jimtown Road in the southwest quarter of Section 10 of Jamestown Township in Grant County.

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
115C2	Seaton silt loam	29.81	37.45%		81
102C2	Fayette silt loam	16.45	20.67%		84
102B2	Fayette silt loam	10.81	13.58%		85
115B	Seaton silt loam	7.27	9.13%		87
111D2	Seaton silt loam	5.89	7.40%		77
175D2	Palsgrove silt loam	5.01	6.29%		68
111E2	Seaton silt loam	3.19	4.01%		70
627B	Chaseburg silt loam	1.14	1.43%		83
Weighted Average					81.2



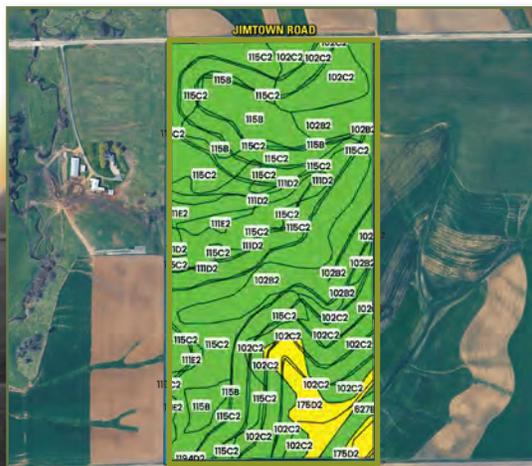
80
ACRES M/L



Tract Four consists of 80 acres m/l, including an estimated 80.24 m/l FSA cropland acres with a strong NCCPI rating of 82.9. The primary soil type is Fayette silt loam. This highly tillable tract is situated on the south side of County Road H in Section 10, Jamestown Township, Grant County, Wisconsin.

With its consistent long-term stewardship and certified organic since 2017, this tract presents an excellent opportunity for operators seeking additional organic acres or for investors looking to diversify into high-quality farmland. Make sure to take a look at combining your bid with Tract Three, the adjacent 80-acre tract to the west, for a combined 159.86 FSA tillable acres to ensure 160 acres of prime Grant County, Wisconsin farmland for future generations!

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
102C2	Fayette silt loam	48.93	60.98%		84
102B2	Fayette silt loam	17.98	22.40%		85
175D2	Palsgrove silt loam	7.30	9.10%		68
106C2	Rozetta silt loam	3.20	3.99%		88
627B	Chaseburg silt loam	2.83	3.53%		83
Weighted Average					82.9





207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #19175



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ADAM CRIST | 608.482.1229
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WI LIC 89336-94

SCAN THE QR CODE TO WITH
YOUR PHONE CAMERA TO
VIEW THIS LISTING ONLINE!

