

# Dane County

Wisconsin

## LAND AUCTION

*The American Legion - Post 59  
803 N Page Street  
Stoughton, WI 53589*



***Offered in Five Tracts | Selling with No Reserve.  
Friday, April 17th, 2026 at 10:00 A.M.***

# Farmland Auction

**Dane County, Wisconsin Land Auction – 207.55 m/l Acres | Offered in Five Tracts | Selling with No Reserve. Mark your calendar for Friday, April 17th, 2026, at 10:00 a.m.** Peoples Company is honored to represent the Dybevik Family in the sale of this exceptional farmland offering located just east of Stoughton in eastern Dane County, Wisconsin. This high-quality farm has been thoughtfully divided into five productive tillable tracts and lies in one of South-Central Wisconsin’s most tightly held agricultural regions.

Situated approximately 2.5 miles east of Stoughton and just 15 miles southeast of Madison, the property offers an appealing balance of rural tranquility and modern convenience. Nearby access to shopping, dining, and entertainment, combined with quick connectivity to major transportation corridors, including I-39, located just two miles away, makes this location both practical and desirable. The farm includes an estimated 199.72 m/l FSA cropland acres comprised of highly productive Plano silt loam, Ringwood silt loam, and Traxel silt loam soils. Excellent hard-surfaced access from U.S. Highway 51, Slindle Road, and Tower Drive further enhances the operational efficiency and long-term value of this property. Farms of this caliber are rarely available in Dane County, where ownership is often retained for generations.

This offering presents a compelling opportunity for established operators looking to expand, investors seeking premium farmland, or buyers interested in hobby farming or the potential to establish a rural homesite. The farm will be offered in five individual tracts, allowing buyers flexibility to pursue a single parcel or multiple tracts to meet their specific objectives. The property is available for the 2026 crop season, with early possession granted upon receipt of earnest money and proof of liability insurance. Please contact the listing agents for additional details. This is a rare opportunity to acquire a truly outstanding farm in Dane County.

The five tracts will be offered on a price-per-acre basis using the “Buyer’s Choice” Auction Method, where the high bidder can take, in any order, any or all tracts for their high bid. The Public Auction will be held on Friday, April 17th, 2026, at 10:00 AM CST at the American Legion Post 59, 803 N Page Street, Stoughton, WI 53589. The sale can also be viewed through a Virtual Online Auction option with online bidding available. This offering presents a compelling opportunity for established operators looking to expand, investors seeking premium farmland, or buyers interested in hobby farming. If seeking the potential to establish a rural homesite, this is a unique opportunity as tracts of this size are rarely available in Dane County, Wisconsin.

## Tract 1

### 37.28 M/L ACRES

With prominent frontage along paved U.S. Highway 51, Tract One offers an exceptional combination of access, productivity, and future flexibility. The tract encompasses 37.28 m/l acres with an estimated 36.17 m/l FSA tillable acres and carries a strong NCCPI rating of 79.5. The tillable acres are supported by highly productive Plano silt loam, well known for consistent yields and long-term soil performance. Long, straight rows and hard-surfaced access from both Washington Road and U.S. Highway 51 make this tract highly efficient to farm. Adding to its appeal, one highly coveted building split will transfer with the property, creating excellent opportunities for a country homesite or future development.

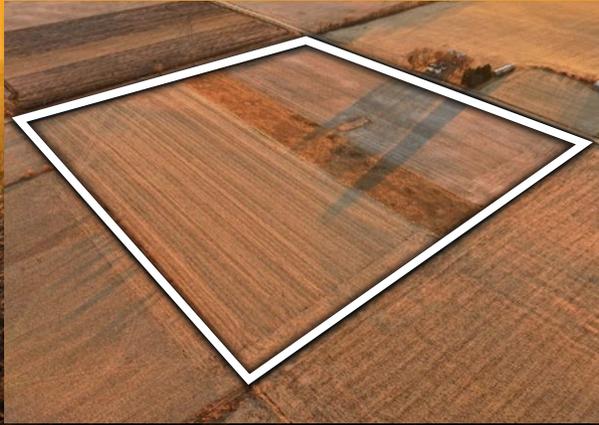


TILLABLE SOILS	LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI	<b>79.5</b> <b>NCCPI</b>
	●	7199B	Plano silt loam	21.72	60.06 %	81	
	●	7363B	Griswold loam	7.07	19.54 %	68	
	●	7197A	Troxel silt loam	5.69	15.73 %	90	
	●	7297B	Ringwood silt loam	1.60	4.42 %	72	

# Tract 2

38.23 M/L ACRES

Tract Two stands out as a highly productive tillable parcel offering both scale and access. Comprised of 38.23 m/l acres with an estimated 38.08 m/l FSA tillable acres, this tract boasts an impressive NCCPI rating of 81.5. The predominant soil types—Plano silt loam and Troxel silt loam—are among the most sought-after in the area. Road frontage along both Tower Drive on the west boundary and Slinde Road on the south boundary enhances operational efficiency and long-term value. This tract is well-suited for owner-operators, investors, or buyers seeking premium farmland. One highly coveted building split will be transferred with this tract.



## TILLABLE SOILS

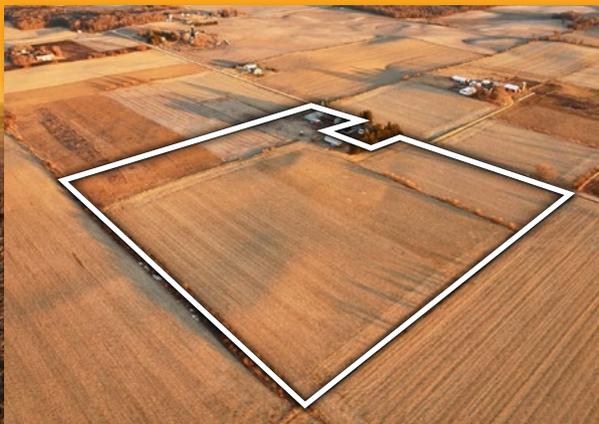
LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
●	7199B	Plano silt loam	31.53	82.80 %	81
●	7197A	Troxel silt loam	4.27	11.21 %	90
●	7297B	Ringwood silt loam	2.24	5.88 %	72
●	7199A	Plano silt loam	0.04	0.11 %	83

**81.5**  
NCCPI

# Tract 3

38 M/L ACRES

Offering a unique blend of tillable farmland and existing improvements, Tract Three provides versatility rarely found in a parcel of this size. The tract consists of 38.00 m/l acres with an estimated 33.43 m/l FSA tillable acres and carries an NCCPI rating of 76.0. Highly productive Ringwood silt loam and Plano silt loam dominate the tillable acres, supporting strong agricultural performance. Several outbuildings are located on the property, along with an established driveway entrance from Slinde Road along the south boundary. One highly coveted building split will transfer with this tract, further enhancing its utility and future potential.



## TILLABLE SOILS

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
●	7297B	Ringwood silt loam	14.10	42.17 %	72
●	7199B	Plano silt loam	13.85	41.42 %	81
●	7363C	Griswold loam	3.62	10.84 %	69
●	7199A	Plano silt loam	1.86	5.57 %	83

**76**  
NCCPI

# Tract 4

## 55 M/L ACRES

As the largest tract in the offering, Tract Four delivers scale, productivity, and adaptability. The tract encompasses 55.00 m/l acres with an estimated 53.69 m/l FSA tillable acres and an NCCPI rating of 77.5. Ringwood silt loam and Plano silt loam soils dominate the parcel, making it well-suited for row-crop production. Frontage along Slinde Road provides convenient access along the south boundary. Its size and layout make this tract attractive to established operators while still offering the potential for a rural building site. One highly coveted building split will be transferred with this tract.



### TILLABLE SOILS

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
●	7297B	Ringwood silt loam	26.70	49.72 %	72
●	7199B	Plano silt loam	14.77	27.50 %	81
●	7199A	Plano silt loam	7.14	7.14 %	83
●	7197A	Troxel silt loam	2.59	4.82 %	90
●	7374A	Radford silt loam	2.03	3.78 %	91
●	7363C	Griswold loam	0.47	0.88 %	69

## 77.5 NCCPI

# Tract 5

## 39.04 M/L ACRES

SURVEYED

Tract Five offers a diverse mix of productive cropland and pastureland, making it a highly flexible option for a variety of buyers. The tract consists of 39.04 surveyed acres with an estimated 38.35 m/l current FSA tillable acres and an outstanding NCCPI rating of 82.8. The tillable acres feature highly productive Plano silt loam and Troxel silt loam soils. A shared driveway will serve the tract to ensure future legal access. One highly coveted building split will be transferred with this tract.



### TILLABLE SOILS

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
●	7199B	Plano silt loam	27.89	72.72 %	81
●	7197A	Troxel silt loam	7.44	19.41 %	90
●	7199A	Plano silt loam	2.53	6.60 %	83
●	7297B	Ringwood silt loam	0.47	1.23 %	72

## 82.8 NCCPI

# Auction Details and Terms

## **Dane County, Wisconsin Farmland Auction**

**207.55 Acres M/L**

**Friday, April 17th, 2026, at 10:00 A.M. CST**

**Offered in Five Tracts | Selling with No Reserve**

**Seller: Estate of Lois M. Dybevik**

### **Auction Location:**

**The American Legion – Post 59**

**803 N Page Street**

**Stoughton, WI 53589**

### **Title Company:**

First American Title

3330 University Avenue (Third Floor)

Madison, WI 53705

### **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.

### **Auction Method:**

The tracts will be sold via Public Auction on Friday, April 17th, 2026, at 10:00 AM at the American Legion Post 59, Stoughton, WI. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction will continue until all Tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

### **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.

### **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.

### **Farm Program Information:**

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

### **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. All funds will be held in the First American Title trust account.

### **Closing:**

Closing will occur on or before Thursday, May 28, 2026. The balance of the purchase price will be payable at closing via wire transfer. With respect to the timing of the Sellers and successful Buyer(s) in fulfilling their obligations under the Real Estate Purchase Contract, time is of the essence.

### **Possession:**

Possession of the land will be given at closing. Early possession may be granted upon deposit of Earnest Money and a copy of Liability Insurance.

### **Farm Lease:**

The farm is available for the 2026 crop season.

### **Contract & Title:**

Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment with First American Title. 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.

### **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.

### **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.

### **Survey:**

Survey work will be completed by Wisconsin Mapping, LLC, to establish the acre amount and shared driveway on Tract Five. It will be the buyer's responsibility to pay any and all fees for monument boundaries if they choose to do so. The sellers will pay for no additional staking.

### **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 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.

### **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 paperwork.



**Not able to make it to the live auction but still want to bid? No problem!**

**Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.**



207 High Street  
Mineral Point, WI 53565



PeoplesCompany.com  
Listing #19188



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

# Dane County Wisconsin



## Directions

### TRACT ONE

From Stoughton, Wisconsin: Travel east on U.S. Highway 51 to the corner of Washington Road and U.S Highway 51. The property will be on the left (north). Look for the Peoples Company Sign "Tract One."

### TRACTS 2 TO 5

Travel east on U.S. Highway 51. Turn right (south) onto Tower Drive. Turn left (east) onto Slinde Road. Tracts 2-5 are located on Slinde Road. Look for the Peoples Company Tract signs.

**ADAM CRIST, ALC | 608.482.1229**

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

**DILLON MUTH | 262.215.3294**

Dillon.Muth@PeoplesCompany.com | WI LIC 84377-94