

JUNEAU COUNTY, WISCONSIN

Major Land Auction

WEDNESDAY, JULY 15, 2026, AT 10:00 AM

NEW LISBON COMMUNITY CENTER
110 WELCH PRAIRIE ROAD | NEW LISBON, WI 53950

804± ACRES

Offered as 14 tracts



JUNEAU COUNTY, WISCONSIN

Major Land Auction

Peoples Company is honored to present the sale of 804± acres with an estimated 711.82 high-quality tillable farmland acres located near New Lisbon, WI. The property will be offered in fourteen individual tracts, including dryland farms, an irrigated tract, a turnkey large-grain facility, and future building sites. The live, public auction with simultaneous online bidding will take place on Wednesday, July 15th, 2026, at 10:00 AM at the New Lisbon Community Center.

Tract 1: 46.60± acres (to be surveyed) with est. 44.35 FSA tillable acres carrying an NCCPI of 80.9.

Tract 2: 99.22± acres (to be surveyed) with est. 87.28 FSA tillable acres carrying an NCCPI of 55.8.

Tract 3: 66.65± acres (to be surveyed) with est. 63.79 FSA tillable acres carrying an NCCPI of 83.8.

Tract 4: 124.59± acres (to be surveyed) with est. 119.76 FSA tillable acres carrying an NCCPI of 52.4.

Tract 5: 30.62± taxable acres with 22.59 FSA tillable acres carrying an NCCPI of 61.6.

Tract 6: 48.43± acres (to be surveyed) with est. 45.20 FSA tillable acres carrying an NCCPI of 26.7.

Tract 7: 40± acres (to be surveyed) with est. 36.78 FSA tillable acres carrying an NCCPI of 35.7.

Tract 8: 13.49± surveyed acres with 12.11 FSA tillable acres carrying an NCCPI of 43.1.

Tract 9: 75.55± surveyed acres with 71.65 FSA tillable acres carrying an NCCPI of 30.7.

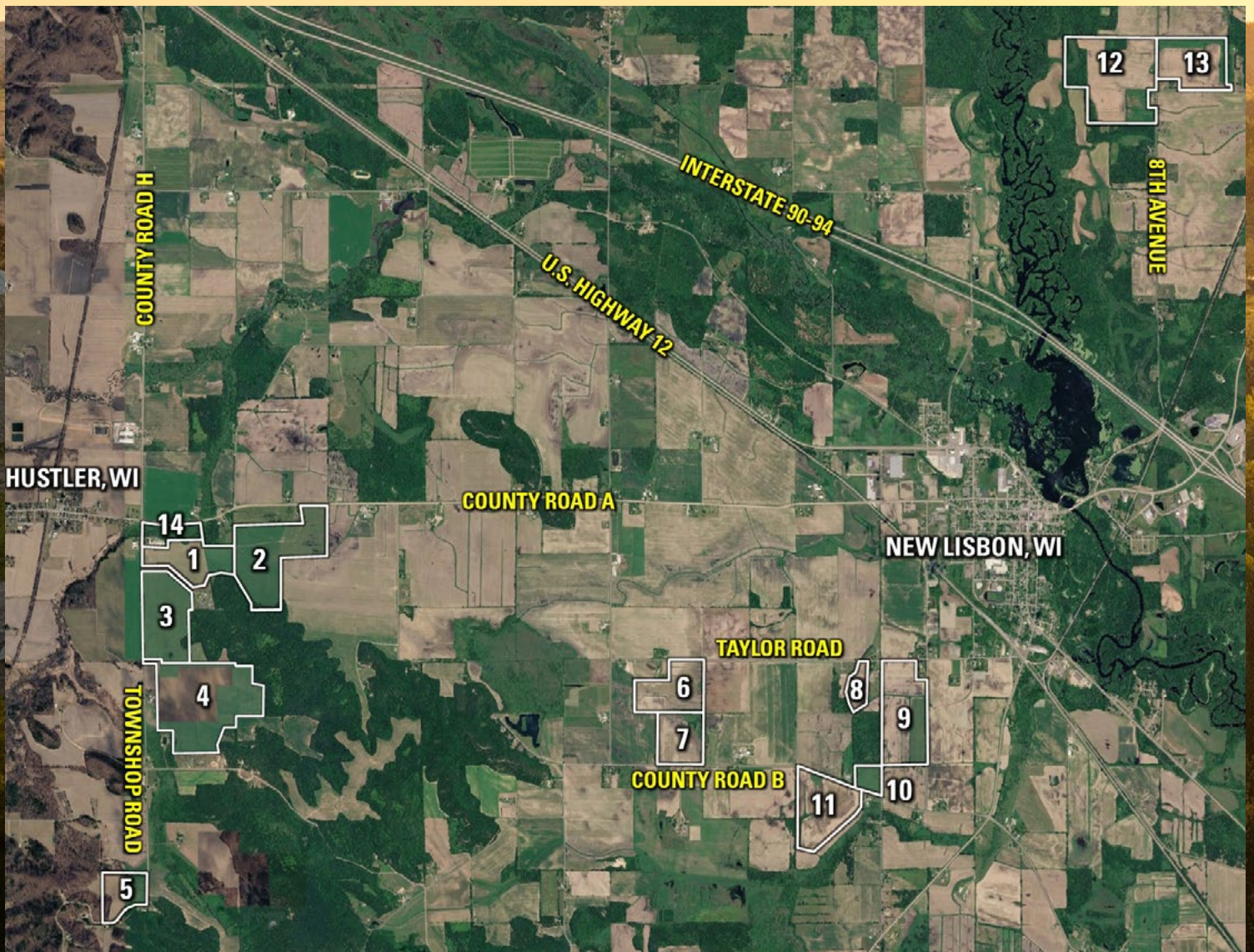
Tract 10: 11.66± surveyed acres with 10.72 FSA tillable acres carrying an NCCPI of 40.2.

Tract 11: 59.71± surveyed acres with 57.35 FSA tillable acres carrying an NCCPI of 64.1.

Tract 12: 113.69± surveyed acres with 85.30 FSA tillable acres carrying an NCCPI of 47.1.

Tract 13: 55.90± surveyed acres with 54.94 FSA tillable acres carrying an NCCPI of 51.4.

Tract 14: 18.25± acres (to be surveyed) with a large grain facility and multiple improvements.



ADAM CRIST, ALC | 608.482.1229

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

Tracts 1-13 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 13 Tracts have been purchased and removed from the auction. Tract 14 will be offered on a "whole dollar" basis, upon the conclusion of the 13 tracts. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed via a Virtual Online Auction, with online bidding available.

Do not miss this outstanding opportunity to own an impressive portfolio of farmland tracts in the New Lisbon, Wisconsin area, ideally located with convenient access to major transportation routes in central Wisconsin. These fourteen tracts are well-positioned in Juneau County, a region known for its diverse agricultural landscape and strong production capabilities. This area features predominantly loam, sandy loam, and silt loam soils, offering a well-balanced combination of drainage and farmability. The soil profile and regional climate support a wide range of agricultural uses, as row crops such as corn and soybeans are widely grown, along with alfalfa and other forages that serve the area's livestock sector. The surrounding agricultural community is well established, with a mix of traditional farming operations and expanding market opportunities throughout central Wisconsin. The region's combination of adaptable soils, reliable productivity, and long-term agricultural value makes it an attractive option for both operators and investors.

Open House:

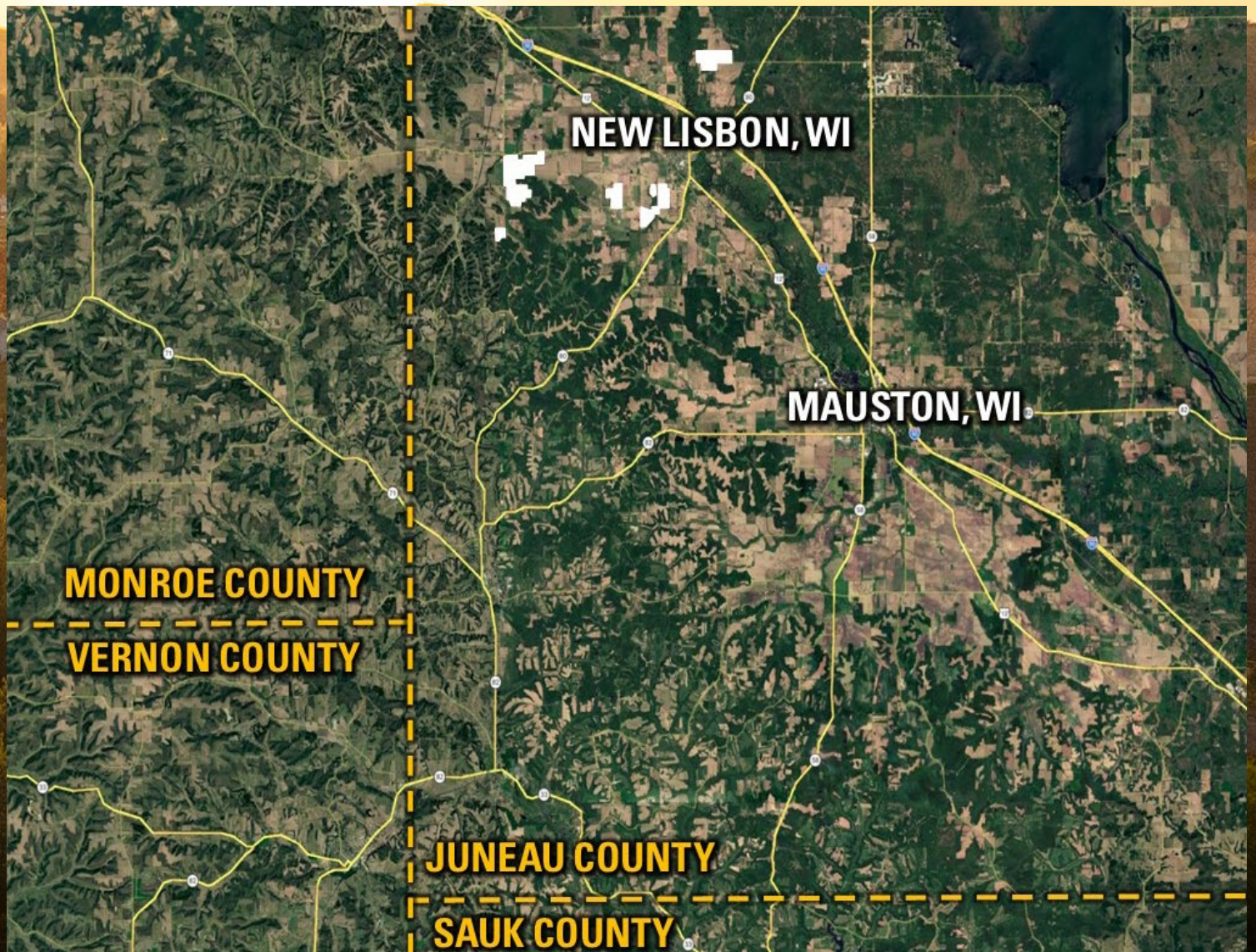
Grain Facility & Buildings Inspection:

Tuesday, June 30th, from 11 AM to 2 PM

211 Town Shop Road, Camp Douglas, WI 53950.

804± ACRES

Offered as 14 tracts



TRACT 1 - 46.60± ACRES

TOWN SHOP ROAD, CAMP DOUGLAS

Tract One consists of 46.60± acres (to be surveyed) located along the east side of Town Shop Road. Currently utilized as pastureland, this tract offers excellent potential to be converted into a highly productive, high-quality tillable farm for future generations. The property includes an estimated 44.35 FSA tillable acres carrying an impressive NCCPI rating of 80.9, representing the second-highest soil rating offered in the auction. The primary soil type on this gently rolling tract is Jackson silt loam.

At Closing, the Buyer will receive a credit in the amount of \$12,150 for the 2026 cash lease payment. A driveway permit for Tract One has already been approved; however, it will be the Buyer's responsibility to construct the driveway entrance from Town Shop Road following Closing. Tract One is located in Sections 9 and 10 of Hustler Village, Juneau County.



80.9
AVERAGE NCCPI

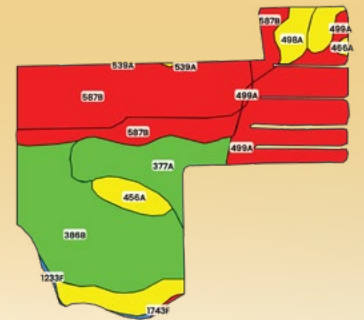
TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 386B	Jackson silt loam	36.88	36.88 %	87
● 572C2	Windward loamy fine sand	5.59	12.61 %	42
● 377A	Curran silt loam	1.72	3.88 %	80

TRACT 2 - 99.22± ACRES

COUNTY ROAD A, CAMP DOUGLAS

Tract Two consists of 99.22± acres (to be surveyed) located along the south side of County Road A. This tract is currently in pasture, but could be easily converted into highly-tillable farmland tract with an estimated 87.28 FSA tillable acres carrying an NCCPI rating of 55.8. The primary soils on this versatile tract consist of Tintson sand, Jackson silt loam, and Low loam. Entry into this tract is located on the northeast corner of the tract off County Road A. At Closing, the Buyer will receive a credit for the 2026 cash lease payment in the amount of \$23,910. Tract Two is located in Sections 10 and 15 of Fountain Township, Juneau County, Wisconsin.



55.8
AVERAGE NCCPI

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 587B	Tintson sand	27.81	31.86 %	34
● 386B	Jackson silt loam	22.86	26.19 %	87
● 499A	Lows loam	15.55	17.82 %	31
● 377A	Curran silt loam	9.38	10.75 %	80
● 456A	Bilmod sandy loam	6.83	7.83 %	65
● 498A	Hoop sandy loam	2.23	2.56 %	61
● 466A	Bilmod sandy loam	1.94	2.22 %	59

ADAM CRIST, ALC | 608.482.1229

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

TRACT 3 - 66.65± ACRES

TOWN SHOP ROAD, CAMP DOUGLAS

Tract Three consists of 66.65± acres (to be surveyed) situated along the east side of Town Shop Road. This highly productive tract includes an estimated 63.79 FSA tillable acres carrying an impressive NCCPI rating of 83.8, the highest soil rating among all tracts offered in the auction. The primary soil types include high-producing Jackson silt loam and Curran silt loam, making this an exceptional agricultural investment opportunity.

At Closing, the Buyer will receive a credit in the amount of \$17,475 for the 2026 cash lease payment. A driveway permit for Tract Three has already been approved; however, it will be the Buyer's responsibility to construct the driveway improvements from Town Shop Road into the tract following Closing. Tract Three is located in Section 16 of Fountain Township, Juneau County.



83.8

AVERAGE NCCPI

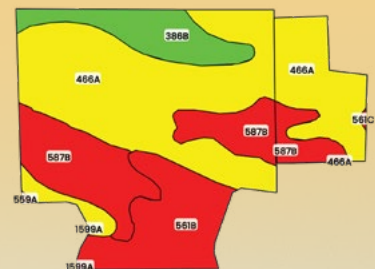
TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 386B	Jackson silt loam	46.43	72.79 %	87
● 377A	Curran silt loam	13.68	21.44 %	80
● 466A	Bilmod sandy loam	3.54	5.55 %	59

TRACT 4 - 124.59± ACRES

TOWN SHOP ROAD, CAMP DOUGLAS

Tract Four, the largest tract offered at the auction, consists of 124.59± acres (to be surveyed) located along the east side of Town Shop Road, with an estimated 119.76 FSA tillable acres and an NCCPI rating of 52.4. This tract includes the Reinke pivot, a five-tower unit with an end gun. Water is provided by a 100-hp electric pump motor from a single well, which was constructed in the center of the tract on June 6, 1977, with the Well Constructor's Report indicating 600 gallons per hour for 4 hours. All irrigation equipment will be offered "As-Is, Where-Is." The main soil type is Bilmod sandy loam. Entry into this tract is through the northwest corner through an owned access lane. At Closing, the Buyer will receive a credit of \$32,808 for the 2026 cash lease payment. This tract is located in Section 16 of Hustler Village, Juneau County, WI.



52.4

AVERAGE NCCPI

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 466A	Tintson sand	60.35	50.39 %	59
● 587B	Jackson silt loam	26.29	21.95 %	34
● 561B	Lows loam	18.09	15.11 %	36
● 386B	Curran silt loam	11.59	9.68 %	87
● 558A	Bilmod sandy loam	3.03	2.53 %	51



TRACT 5 - 30.62± ACRES

TOWN SHOP ROAD / BRAUND ROAD, CAMP DOUGLAS

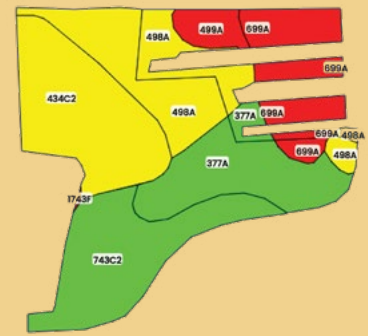
Tract Five consists of 30.62± taxable acres located along the west side of Town Shop Road, immediately north of Braund Road. This versatile tract offers several attractive potential building sites for a country home with convenient access directly off a hard-surfaced road. The property also features approximately 2.26 acres of timberland located in the southwest corner of the tract, adding privacy and recreational appeal.



In addition to its residential potential, the tract offers an affordable farmland investment opportunity, with 22.59 FSA tillable acres and a strong NCCPI rating of 61.6. The primary soil types include Bilson sandy loam, Council fine sandy loam, Hoop sandy loam, and Curran silt loam. At Closing, the Buyer will receive a credit of \$6,189 for the 2026 cash lease payment. The property is located in Section 21 of Fountain Township, Juneau County.

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
434C2	Bilson sandy loam	5.34	23.65 %	62
743C2	Council fine sandy loam	4.85	21.48 %	74
498A	Hoop sandy loam	4.79	21.21 %	61
377A	Curran silt loam	4.00	17.71 %	80
699A	Ettrick silt loam	2.76	12.22 %	23
499A	Lows loam	0.82	3.63 %	31



61.6

AVERAGE NCCPI

WEDNESDAY, JULY 15, 2026, AT 10:00 AM

**NEW LISBON COMMUNITY CENTER
110 WELCH PRAIRIE ROAD | NEW LISBON, WI 53950**

ADAM CRIST, ALC | 608.482.1229

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

TRACT 6 - 48.43± ACRES

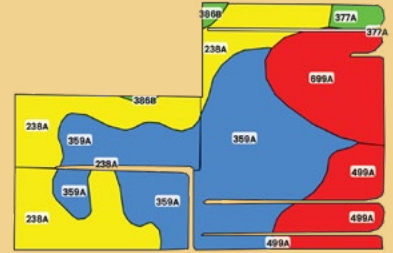
TAYLOR ROAD, NEW LISBON, WI

Tract Six consists of 48.43± acres (to be surveyed) on the south side of Taylor Road with an estimated 45.20 FSA tillable acres carrying a NCCPI rating of 26.7. The main soil types include Menasha silty clay loam and Korobago sandy loam. Entry into this tract is located on the north-central portion of the tract off Taylor Road. At Closing, the Buyer will receive a credit for the 2026 cash lease payment in the amount of \$12,382. This tract is located in Section 13 of Hustler Village, Juneau County, WI.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 359A	Menasha silty loam	19.33	42.76 %	3
● 238A	Korobago sandy loam	13.03	28.82 %	57
● 699A	Ettrick silt loam	6.73	14.89 %	23
● 499A	Lows loam	4.95	10.95 %	31
● 377A	Curran silt loam	0.78	1.73 %	80
● 386B	Jackson silt loam	0.39	0.86 %	87



26.7
AVERAGE NCCPI

TRACT 7 - 40± ACRES

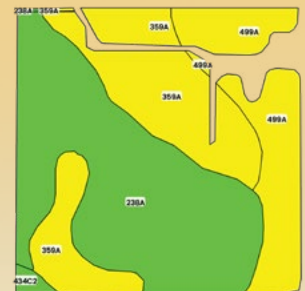
COUNTY ROAD B, NEW LISBON

Tract Seven consists of 40± acres (to be surveyed) on the north side of County Road B with an estimated 36.78 FSA tillable acres carrying a NCCPI rating of 35.7. The main soil types include Korobago sandy loam and Menasha silty clay loam. At Closing, the Buyer will receive a credit for the 2026 cash lease payment in the amount of \$10,076. This tract is located in the southwest quarter of Section 13 of Hustler Village, Juneau County, WI.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 238A	Korobago	18.13	49.29 %	57
● 359A	Menasha silty clay loam	11.03	29.99 %	3
● 499A	Lows loam, lake terrace	7.26	19.74 %	31
● 434C2	Bilson sandy loam	0.36	0.98 %	62



35.7
AVERAGE NCCPI

804± ACRES

Offered as 14 tracts

TRACT 8 - 13.49± ACRES

TAYLOR ROAD, NEW LISBON

Tract Eight consists of 13.49± surveyed acres on the south side of Taylor Road. This tract offers the possibility of a building site, acreage, or an affordable farmland tract with 12.11 FSA tillable acres carrying an NCCPI rating of 43.1. The main soil type includes Ettrick silt loam. At Closing, the Buyer will receive a credit for the 2026 cash lease payment in the amount of \$3,317. This tract is located in Section 18 of Lisbon Township, Juneau County, WI.



43.1

AVERAGE NCCPI

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 699A	Ettrick silt loam	7.85	64.82 %	23
● 377A	Curran silt loam	4.26	35.18 %	80

TRACT 9 - 75.55± ACRES

TAYLOR ROAD / DUNCAN ROAD, NEW LISBON

Tract Nine consists of 75.55± surveyed acres along the south side of Taylor Road and adjacent to the west of Duncan Road, with 71.65 FSA tillable acres carrying a NCCPI rating of 30.7. The main soil type includes Ettrick silt loam. At Closing, the Buyer will receive a credit for the 2026 cash lease payment in the amount of \$19,628. This tract is located in Section 18 of Lisbon Township, Juneau County, WI.



30.7

AVERAGE NCCPI

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 699A	Ettrick silt loam	61.75	86.18 %	23
● 377A	Curran silt loam	9.39	13.11 %	80
● 466A	Bilmod sandy loam	0.51	0.71 %	59

TRACT 10 - 11.66± ACRES

COUNTY ROAD B, NEW LISBON

Tract Ten consists of 11.66± surveyed acres located along the north side of County Road B. The tract includes 10.72 FSA tillable acres with an NCCPI rating of 40.2, with the primary soil type being Ettrick silt loam. This hard-to-find small acreage tract offers excellent potential for a rural homesite with convenient access directly off a hard-surfaced road. Access to the property is located along the south-central portion of the tract from County Road B, providing a practical and attractive entry point for future improvements. At Closing, the Buyer will receive a \$2,937 credit toward the 2026 cash lease payment. Tract Ten is located in Section 18 of Lisbon Township, Juneau County.



40.2

AVERAGE NCCPI

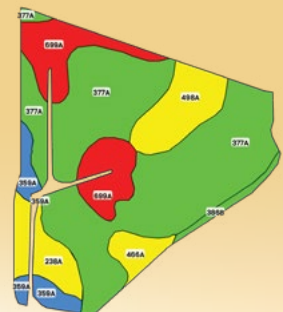
TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 699A	Ettrick silt loam	7.48	69.78 %	23
● 377A	Curran silt loam	3.24	30.22 %	80

TRACT 11 - 59.71± ACRES

COUNTY ROAD B, NEW LISBON

Tract Eleven consists of 59.71± surveyed acres located along the south side of County Road B. The tract includes 57.35 FSA tillable acres carrying an NCCPI rating of 64.1. The primary soil type consists of Curran silt loam, with lesser percentages of Ettrick silt loam and Hoop sandy loam. This tract offers a strong combination of productive farmland and convenient access, making it an attractive opportunity for both operators and investors alike. At Closing, the Buyer will receive a credit in the amount of \$15,711 for the 2026 cash lease payment. Tract Eleven is located in Section 19 of Lisbon Township, Juneau County.



64.1

AVERAGE NCCPI

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 377A	Curran silt loam	34.08	59.43 %	80
● 699A	Ettrick silt loam	8.34	14.54 %	23
● 498A	Hoop sandy loam	5.41	9.43 %	61
● 238A	Korobago sandy loam	3.87	6.75 %	57
● 359A	Menasha silty clay loam	2.70	4.71 %	3
● 466A	Bilmod sandy loam	1.97	3.43 %	59
● 386B	Jackson silt loam	0.98	1.71 %	87



360° TOUR

TRACT 12 - 113.69± ACRES

8TH AVENUE, NEW LISBON

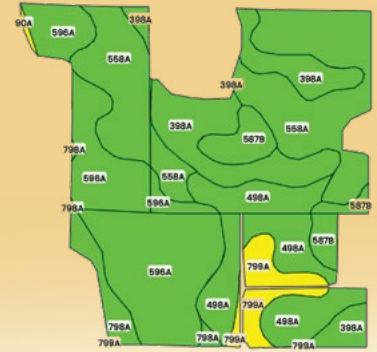
Tract Twelve, the second-largest tract offered at auction, consists of 113.69± surveyed acres located on the west side of 8th Avenue. The property includes 85.30 FSA tillable acres carrying an NCCPI rating of 47.1. The primary soil types include Wyeville loamy sand, Tint sand, Neenah silt loam, and Hoop sandy loam. At Closing, the Buyer will receive a credit in the amount of \$23,367 for the 2026 cash lease payment.

The balance of the tract features more than 28 acres of mature timber, open areas suitable for food plots, and water resources that create exceptional recreational appeal for outdoor enthusiasts. The combination of expansive timber stands, natural cover, and varied topography provides excellent habitat for wildlife and outstanding opportunities for Wisconsin whitetail hunting. Multiple access points throughout the property enable flexible hunting setups for both bow and gun seasons, while the open areas provide ideal locations for strategically placed food plots and tower blinds. Tract Twelve is located in Sections 19 and 32 of Clearfield Township, Juneau County.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
● 558A	Wyeville loamy sand	23.42	27.45 %	51
● 596A	Tint sand	23.06	27.03 %	33
● 398A	Neenah silt loam	13.46	15.78 %	62
● 498A	Hoop sandy loam	13.45	15.77 %	61
● 587B	Tintson sand	4.65	5.45 %	34
● 799A	Newlang muck	4.23	4.96 %	26
● 798A	Sechler loam	0.23	3.29 %	46



47.1
AVERAGE NCCPI

ADAM CRIST, ALC | 608.482.1229

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

TRACT 13 - 55.90± ACRES

8TH AVENUE, NEW LISBON

Tract Thirteen consists of 55.90± surveyed acres situated along the east side of 8th Avenue and the north side of 38th Street. The tract includes 54.94 FSA tillable acres carrying an NCCPI rating of 51.4. The primary soil type is Wyeville loamy sand, with smaller percentages of Neenah silt loam and Tintson sand. With nearly all of the acreage in productive tillable farmland and convenient access from two roads, this tract presents an attractive opportunity for both operators and investors.

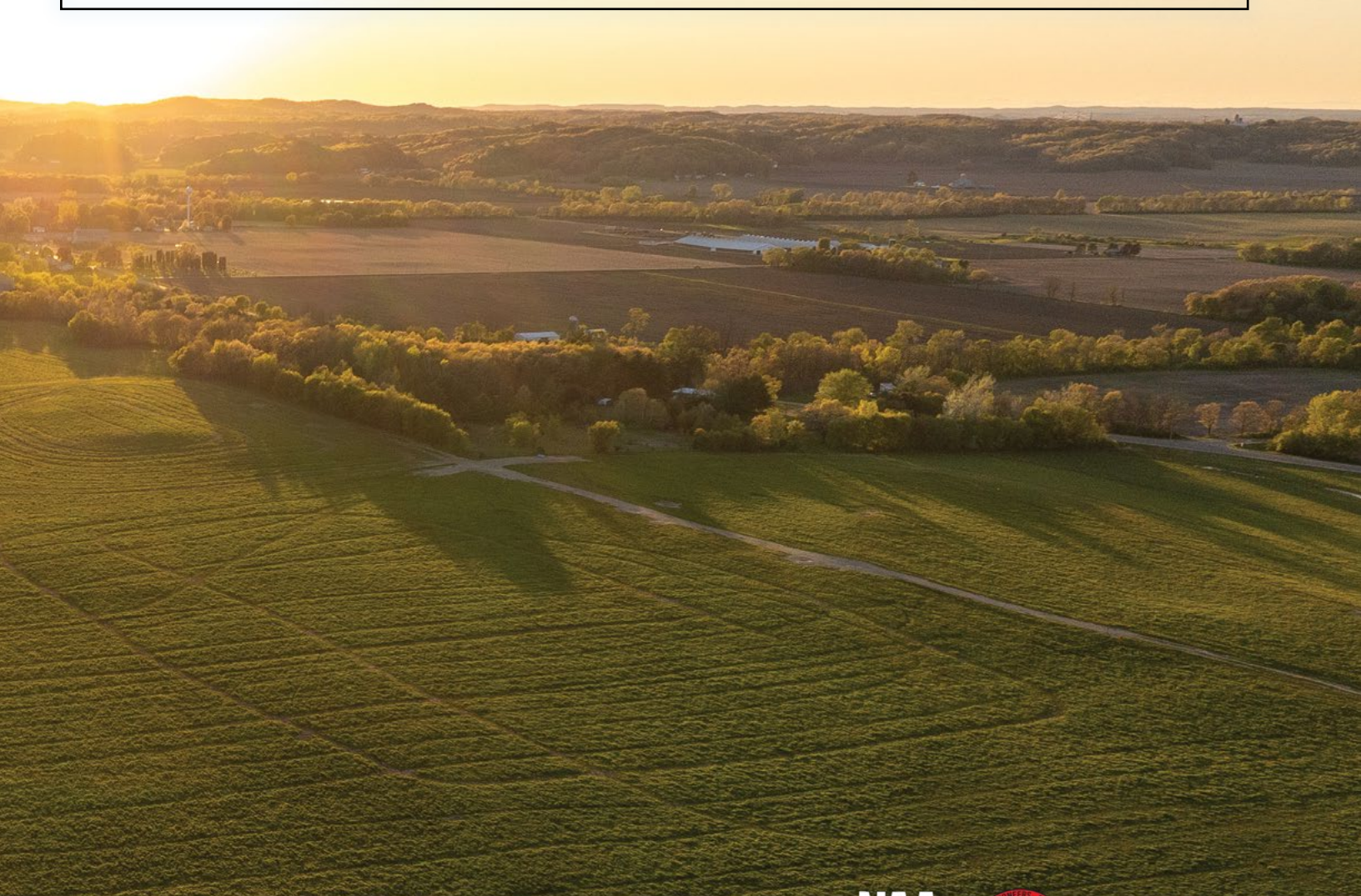
At Closing, the Buyer will receive a credit in the amount of \$15,050 for the 2026 cash lease payment. Tract Thirteen is located in Section 28 of Clearfield Township, Juneau County.



51.4
AVERAGE NCCPI

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
558A	Wyeville loamy sand	46.62	84.86 %	51
398A	Neenah silt loam	5.90	10.74 %	62
587B	Tintson sand	2.42	4.40 %	34



TRACT 14 - 18.25± ACRES

211 TOWN SHOP ROAD, CAMP DOUGLAS

Tract Fourteen offers a highly improved, turnkey grain facility situated on 18.25± acres (to be surveyed), providing an exceptional combination of capacity, efficiency, and versatility. This well-maintained facility offers an outstanding opportunity for producers, operators, or investors seeking a fully functional grain-handling and storage operation with strong potential for supplemental income. The grain system features three GSI storage bins with a combined capacity of approximately 160,000 bushels, along with a 4,500-bushel wet holding bin, all equipped with aeration fans to help maintain grain quality. Grain handling is supported by a well-designed setup that includes a 100-foot leg servicing the main storage bins and an additional 80-foot leg dedicated to the wet bin, both sized at 16" x 10" for efficient, high-capacity throughput. A Honeyville drive-over pit allows for fast unloading, while the Farm Fans C2140A grain dryer, rated at approximately 775 bushels per hour on natural gas, delivers dependable drying capacity during harvest. Additional augers, including two Westfield 31-foot, 10-inch augers, further enhance grain movement throughout the facility.

Beyond the grain system, the property includes extensive, high-quality improvements designed to support a wide range of agricultural operations. The 216' x 72' machine shed offers substantial equipment storage and features a 60' x 72' finished shop area complete with radiant heat, office space, a bathroom with a shower, a large center pit drain, and multiple oversized overhead doors for convenient access. Additional heated workspace is available in the 36' x 58' RV and equipment shop, which includes in-floor heat, two 16' x 18' overhead doors, and a 1,000-gallon LP fuel tank, making it well-suited for large equipment, trucks, or recreational storage.

The property also includes a 52' x 32' office building featuring in-floor heat, central air conditioning, a full kitchen, 1.5 bathrooms, and five spacious office rooms. This versatile space offers flexibility rarely found in similar agricultural facilities and could potentially be converted into residential living quarters or an income-producing rental property. With its efficient grain handling system, modern drying capacity, heated shop space, income-producing improvements, and versatile office building, Tract Fourteen represents a rare opportunity to acquire a highly functional agricultural facility with both operational value and long-term investment potential in Juneau County.

In addition, Fountain Creek, located in western Juneau County, flows through the northern portion of Tract 14 in a northerly direction from the Village of Hustler for 3.5 miles before reaching the Little Lemonweir River. Fountain Creek is a Class II trout stream for its entire length and is one of the most popular and heavily fished trout streams in all of Juneau County.

Lease Details: The grain storage rental is based on a \$0.13-per-bushel fee measured annually by an insurance adjuster at the completion of harvest, and the grain dryer rental includes \$0.025 per bushel based on measured bushels handled during harvest. This income will be transferred to the Buyer after the 2026 harvest season. The large shop currently generates \$22,200 annually. The 52' x 32' Office and 36' x 58' RV/Shop is currently leased on a verbal month-to-month basis for \$1,000 per month. The Grain Facility, Office, RV/Shop, and large Machine Shed are leased through July 31, 2027. All rental income for 2026 will be prorated to the date before closing for the Buyer, except for the Grain Storage and Grain Dryer rental income, which will be paid to the Buyer by the current tenant after the 2026 harvest season.



ADAM CRIST, ALC | 608.482.1229

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

PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS



Open House:

Grain Facility & Buildings Inspection:

Tuesday, June 30th, from 11 AM to 2 PM

211 Town Shop Road, Camp Douglas, WI 53950

JUNEAU COUNTY, WISCONSIN

Major Land Auction

Auction Details & Terms

Auction Site Location:

New Lisbon Community Center
110 Welch Prairie Road
New Lisbon, WI 53950

Auction Method: The tracts will be sold via Public Auction on Wednesday, July 15th, 2026, at 10:00 AM at the New Lisbon Community Center, New Lisbon, Wisconsin. Tracts 1-13 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 13 Tracts have been purchased and removed from the auction. Tract 14 will be offered on a "whole dollar" basis, upon the conclusion of the 13 tracts. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed via a Virtual Online Auction, with online bidding available.

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 neither 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.

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.

Agency: Peoples Company and its representatives, in cooperation with Hilco Global, are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in the completion of the auction sales transaction.

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 Chicago Title Insurance Company. 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.

Earnest Money Payment: A 10% non-refundable earnest money payment is required on the day of the auction. The earnest money payment may be made by check or wire transfer. All funds will be held in the Chicago Title Insurance Company trust account.

WEDNESDAY, JULY 15, 2026, AT 10:00 AM

NEW LISBON COMMUNITY CENTER
110 WELCH PRAIRIE ROAD | NEW LISBON, WI 53950

ADAM CRIST, ALC | 608.482.1229

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

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 represents that he/she has the present ability to perform at the bid price and will fulfill all obligations under 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 of 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.

Closing: Closing will occur on or before Thursday, September 3rd, 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)' fulfillment of their obligations under the Real Estate Purchase Contract, time is of the essence.

Possession: Possession of the farmland will be given at Closing, Subject to the Tenant's Rights, and possession of Tract 14 will be granted on August 1, 2027.

Farm Lease: The farmland is leased through the 2026 growing season. The farmland lease will be terminated prior to closing and will be available for the 2027 crop season.

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

Survey: ASR Surveying LLC is completing surveys of Tracts 1, 2, 3, 4, 6, 7, and 14 to determine the tract boundary lines. No additional surveying or staking will be provided by the Seller.

Driveways and/or Tract Entrances: Existing entrances are in as-is condition and will not be updated or replaced by the Sellers. Driveway permits have been approved for Tracts One and Three. It will be the Buyer's responsibility to construct the driveway, including all associated costs.

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, it 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, in cooperation with Hilco Global, or Seller. Bids for Tracts 1-13 will be on a per-acre basis, and Tract 14 will be on a "whole dollar" amount. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in the completion of the auction sale 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 the Auctioneer's prior approval. All decisions of the Auctioneer are final. This sale is with reserve.

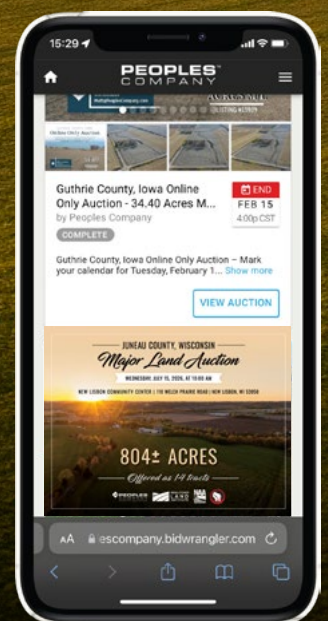
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc., may vary from figures stated within the marketing material. Buyers should perform his/her own investigation 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 policy.



BID HERE

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.



— JUNEAU COUNTY, WISCONSIN —

Major Land Auction

WEDNESDAY, JULY 15, 2026, AT 10:00 AM

NEW LISBON COMMUNITY CENTER
110 WELCH PRAIRIE ROAD | NEW LISBON, WI 53950

804± ACRES

Offered as 14 tracts

