

— DANE COUNTY, WISCONSIN —

# *Major Land Auction*

SELLS WITH NO RESERVE

WEDNESDAY, SEPTEMBER 23, 2026, AT 10:00 A.M.



## 606.31± ACRES

— OFFERED AS 11 TRACTS —



Major Dane County, Wisconsin Land Auction – Mark your calendar for Wednesday, September 23rd, 2026, at 10:00 a.m. Peoples Company is honored to represent Vike Investment Group, LLC in the sale of an exceptional portfolio consisting of 606.31± acres of farmland, including 527.44 high-quality tillable acres, near Stoughton in Dane County, Wisconsin. The portfolio, situated in one of South-Central Wisconsin’s most desirable agricultural regions, will be offered in 11 individual tracts ranging from 33.47± acres to 109.16± acres. Tracts feature productive silt loam soils, strong crop-producing capabilities, excellent access to local grain markets, long-term agricultural investments, and potential rural homesites.

- Tract 1:** 70.02± surveyed acres with est. 68.22 FSA tillable acres carrying an NCCPI of 60.8.
- Tract 2:** 58.38± surveyed acres with est. 54.50 FSA tillable acres carrying an NCCPI of 61.5.
- Tract 3:** 34.51± acres with 39.00 FSA tillable acres carrying an NCCPI of 60.3.
- Tract 4:** 33.47± acres with 32.83 FSA tillable acres carrying an NCCPI of 55.7.
- Tract 5:** 38.18± acres with 25.81 FSA tillable acres carrying an NCCPI of 79.8.
- Tract 6:** 109.16± acres with 90.36 FSA tillable acres carrying an NCCPI of 71.9.
- Tract 7:** 34.10± surveyed acres with est. 32.73 FSA tillable acres carrying an NCCPI of 73.5.
- Tract 8:** 43.14± surveyed acres with est. 39.41 FSA tillable acres carrying an NCCPI of 75.2.
- Tract 9:** 55.05± surveyed acres with 30.13 FSA tillable acres carrying an NCCPI of 18.8.
- Tract 10:** 43.36± surveyed acres with 36.50 FSA tillable acres carrying an NCCPI of 67.7.
- Tract 11:** 86.94± surveyed acres with 77.95 FSA tillable acres carrying an NCCPI of 72.3.

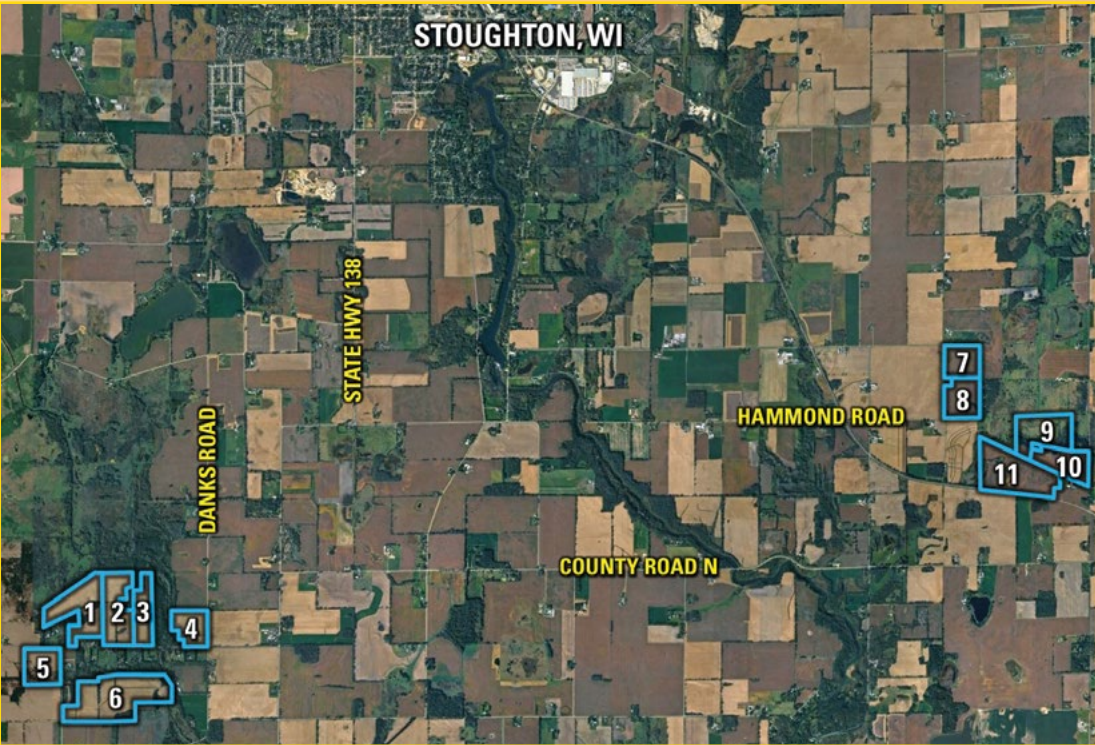
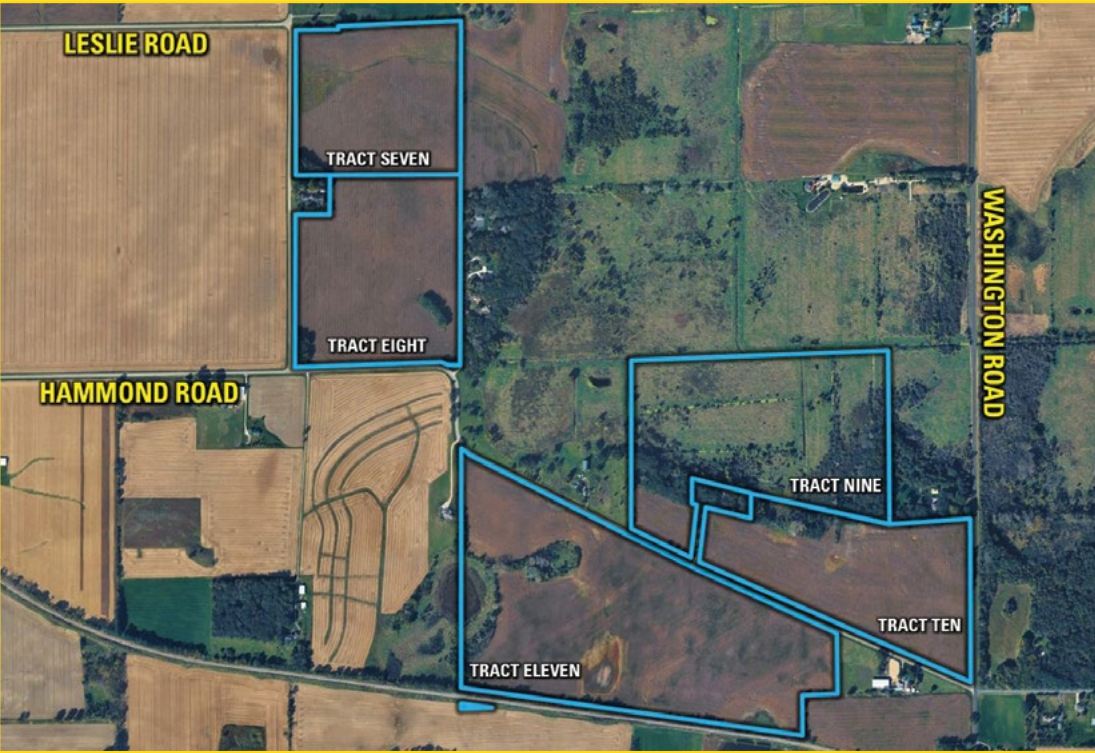
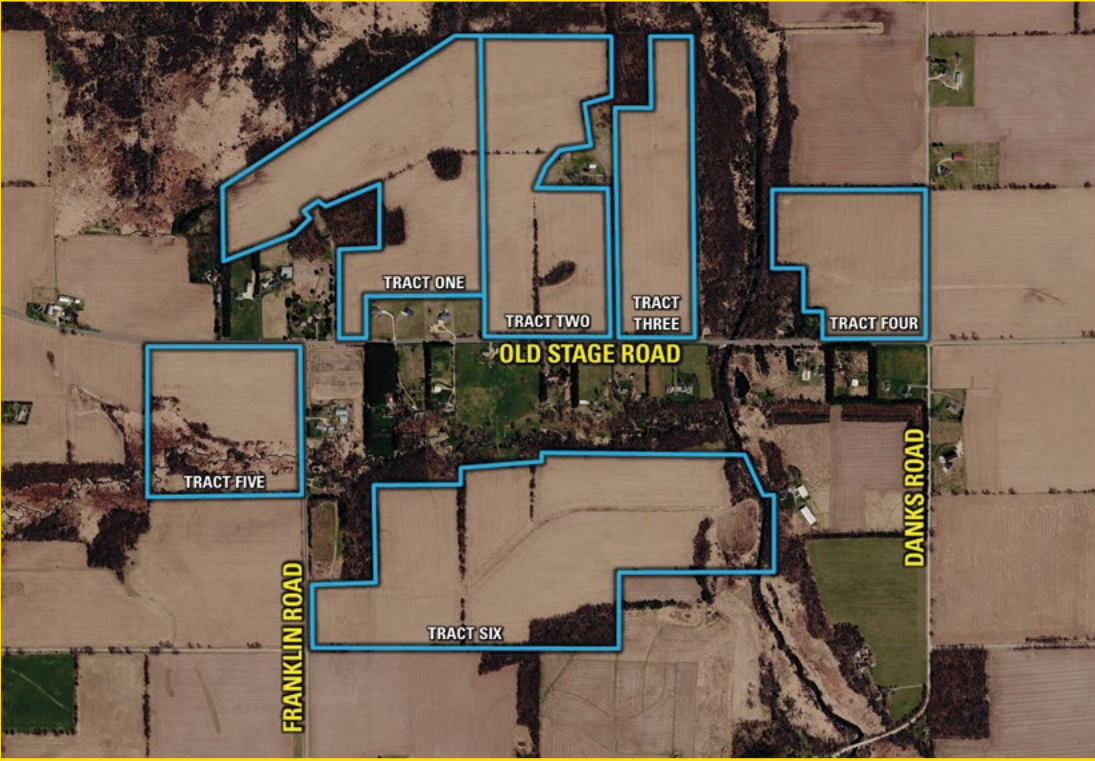
The live, public auction with simultaneous online bidding will take place on Wednesday, September 23rd, 2026, at 10:00 a.m. at Coachman’s Golf Resort in Edgerton, Wisconsin. All 11 tracts will be offered on a price-per-acre basis using the “Buyer’s Choice” auction method, where the high bidder can take, 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. 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.

This offering presents a unique opportunity for a wide range of buyers, including established farming operations seeking to expand their land holdings, investors looking to add highly productive Wisconsin farmland to their portfolio, and rural lifestyle buyers interested in hobby farming or searching for potential homesite opportunities. Large-scale offerings of this size and quality seldom become available in Wisconsin. The combination of productive farmland, desirable tract configurations, and strong agricultural characteristics makes this auction a unique opportunity to acquire premium farmland in one of the state’s most sought-after farming communities.



606.31± ACRES

— OFFERED AS 11 TRACTS —



**ADAM CRIST, ALC | 608.482.1229**  
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**DILLON MUTH | 262.215.3294**  
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## TRACT 1 - 70.02± ACRES

### OLD STAGE ROAD

Tract One consists of 70.02± surveyed acres with access from Old Stage Road and includes an estimated 68.22 FSA tillable acres carrying an NCCPI rating of 60.8. Productive Kegonsa, Kidder, and McHenry soils support long-term agricultural value. The property borders the 1,150± acre Badfish Creek Wildlife Area, offering excellent recreational opportunities, while one transferable Rural Density Unit (RDU) provides future homesite potential and added long-term value.



### TILLABLE SOILS

| CODE     | DESCRIPTION       | ACRES | % OF FIELD | OVERALL NCCPI |
|----------|-------------------|-------|------------|---------------|
| ○ 7327B  | Kegonsa silt loam | 23.42 | 34.33 %    | 64            |
| ○ 7361C2 | Kidder loam       | 16.35 | 23.97 %    | 55            |
| ● 7310B  | McHenry silt loam | 10.92 | 16.01 %    | 72            |
| ● 823C2  | Whalan silt loam  | 10.39 | 15.23 %    | 49            |
| ● 7124B  | Dodge silt loam   | 2.70  | 3.96 %     | 83            |
| ○ 7310C2 | McHenry silt loam | 5.59  | 3.80 %     | 59            |
| ● 489A   | Marshan silt loam | 1.29  | 1.89 %     | 25            |



**60.8**  
AVERAGE NCCPI

## TRACT 2 - 58.38± ACRES

### OLD STAGE ROAD

Tract Two consists of 58.38± surveyed acres with an estimated 54.50 FSA tillable acres and an NCCPI rating of 61.5. Productive Kidder loam and McHenry silt loam soils support consistent crop performance. An approved driveway permit provides access from Old Stage Road. The property borders the 1,150± acre Badfish Creek Wildlife Area, offering excellent recreational opportunities, and includes one transferable Rural Density Unit (RDU) for future homesite potential.



### TILLABLE SOILS

| CODE     | DESCRIPTION             | ACRES | % OF FIELD | OVERALL NCCPI |
|----------|-------------------------|-------|------------|---------------|
| ○ 7361C2 | Kidder loam             | 27.78 | 50.96 %    | 55            |
| ● 7310B  | McHenry silt loam       | 8.91  | 16.35 %    | 72            |
| ○ 7310C2 | McHenry silt loam       | 6.16  | 11.30 %    | 59            |
| ○ 7327B  | Kegonsa silt loam Dodge | 4.87  | 8.94 %     | 64            |
| ● 7124B  | silt loam               | 4.68  | 8.59 %     | 83            |
| ○ 7599B  | Salter sandy loam       | 2.10  | 3.85 %     | 56            |



**61.5**  
AVERAGE NCCPI

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TRACT 3 - 34.51± ACRES

OLD STAGE ROAD

Tract Three consists of 34.51± acres and includes 39.00 FSA tillable acres with a strong NCCPI rating of 60.3. Productive Kidder loam and Kegonsa silt loam soils support consistent crop yields and long-term investment value. Access is provided by an approved farm-access driveway from Old Stage Road. The property borders the 1,150± acre Badfish Creek Wildlife Area, adding exceptional recreational appeal and enhancing its value as an income-producing land investment.



60.3  
AVERAGE NCCPI

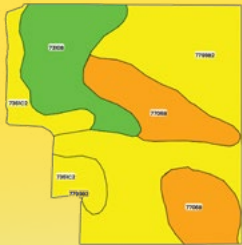
TILLABLE SOILS

| CODE     | DESCRIPTION       | ACRES | % OF FIELD | OVERALL NCCPI |
|----------|-------------------|-------|------------|---------------|
| ○ 7361C2 | Kidder loam       | 15.86 | 40.68 %    | 55            |
| ○ 7327B  | Kegonsa silt loam | 11.78 | 30.21 %    | 64            |
| ● 7310B  | McHenry silt loam | 4.80  | 12.31 %    | 72            |
| ○ 7599B  | Salter sandy loam | 4.18  | 10.72 %    | 56            |
| ○ 7799A  | Salter silt loam  | 2.37  | 6.08 %     | 62            |

TRACT 4 - 33.47± ACRES

OLD STAGE ROAD & DANKS ROAD

Tract Four consists of 33.47± acres, including 32.83 FSA tillable acres, with an NCCPI rating of 55.7. Featuring productive Salter silt loam and Boyer sandy loam soils, this highly tillable tract offers dependable income-producing potential and long-term agricultural value. Conveniently located near the intersection of Danks Road and Old Stage Road, the property provides excellent access and a strong opportunity for investors and operators seeking quality Wisconsin farmland.



55.7  
AVERAGE NCCPI

TILLABLE SOILS

| CODE     | DESCRIPTION       | ACRES | % OF FIELD | OVERALL NCCPI |
|----------|-------------------|-------|------------|---------------|
| ○ 7799B2 | Salter silt loam  | 15.36 | 46.79 %    | 55            |
| ● 7706B  | Boyer sandy loam  | 7.51  | 22.88 %    | 44            |
| ● 7310B  | McHenry silt loam | 6.19  | 18.85 %    | 72            |
| ○ 7361C2 | Kidder loam       | 3.77  | 11.48 %    | 55            |

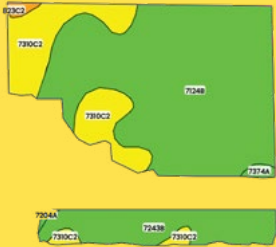
AUCTION LOCATION:

COACHMAN’S GOLF RESORT  
984 County Hwy-A | Edgerton, WI 53534

TRACT 5 - 38.18± ACRES

OLD STAGE ROAD & FRANKLIN ROAD

Tract Five consists of 38.18± acres, including 25.81 FSA tillable acres with an outstanding NCCPI rating of 79.8. Highly productive Dodge silt loam and McHenry silt loam soils support strong crop yields and long-term agricultural value. Located along Franklin Road and Old Stage Road, the tract also features timber, marshland, natural habitat, and a meandering creek that enhance its recreational appeal. One transferable Rural Density Unit (RDU) provides future homesite potential, creating a diverse investment opportunity with income, recreation, and development value.



79.8  
AVERAGE NCCPI

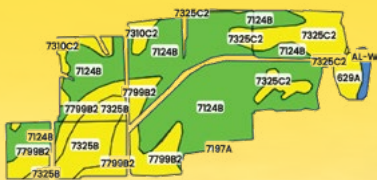
TILLABLE SOILS

| CODE   | DESCRIPTION           | ACRES | % OF FIELD | OVERALL NCCPI |
|--------|-----------------------|-------|------------|---------------|
| 7124B  | Dodge silt loam       | 16.51 | 63.95 %    | 83            |
| 7310C2 | McHenry silt loam     | 4.98  | 19.30 %    | 59            |
| 7243B  | St. Charles silt loam | 3.86  | 14.96 %    | 94            |
| 7374A  | Radford silt loam     | 0.20  | 0.78 %     | 91            |
| 823C2  | Whalan silt loam      | 0.19  | 0.74 %     | 49            |
| 7204A  | Virgil silt loam      | 0.07  | 0.27 %     | 79            |

TRACT 6 - 109.16± ACRES

FRANKLIN ROAD

Tract Six consists of 109.16± acres, including 90.36 FSA tillable acres, and carries an impressive NCCPI rating of 71.9. Predominantly composed of highly productive Dodge silt loam soils, the tract offers strong income-producing potential and long-term agricultural value. Badfish Creek borders the eastern boundary, enhancing recreational appeal and overall desirability. Two transferable Rural Density Units (RDUs) add future building opportunities and significant investment potential to this premier offering.



71.9  
AVERAGE NCCPI

TILLABLE SOILS

| CODE   | DESCRIPTION       | ACRES | % OF FIELD | OVERALL NCCPI |
|--------|-------------------|-------|------------|---------------|
| 7124B  | Dodge silt loam   | 49.86 | 55.18 %    | 83            |
| 7799B2 | Salter sandy loam | 14.37 | 15.91 %    | 55            |
| 7325C2 | Dresden silt loam | 10.29 | 11.39 %    | 59            |
| 732B   | Dresden silt loam | 8.09  | 8.96 %     | 62            |
| 7310C2 | McHenry silt loam | 4.02  | 4.45 %     | 59            |
| 629A   | Orion silt loam   | 2.60  | 2.88 %     | 55            |



TRACT 7 - 34.10± ACRES

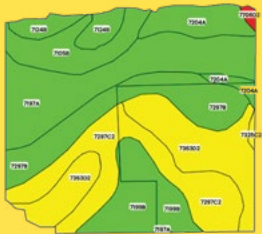
TOWER ROAD

Tract Seven consists of 34.10± surveyed acres, including an estimated 32.73 FSA tillable acres, and carries a strong NCCPI rating of 73.5. Productive Troxel silt loam and Griswold loam soils support excellent crop production and long-term agricultural value. With road frontage along Tower Drive, the tract offers convenient access and operational efficiency, making it an attractive opportunity for operators seeking expansion and investors pursuing a quality income-producing farmland asset.



TILLABLE SOILS

| CODE   | DESCRIPTION        | ACRES | % OF FIELD | OVERALL NCCPI |
|--------|--------------------|-------|------------|---------------|
| 7197A  | Troxel silt loam   | 6.70  | 20.47 %    | 90            |
| 7363D2 | Griswold loam      | 5.67  | 17.32 %    | 55            |
| 7297C2 | Ringwood silt loam | 5.63  | 17.20 %    | 64            |
| 7297B  | Ringwood silt loam | 4.69  | 14.33 %    | 72            |
| 7199B  | Plano silt loam    | 3.54  | 10.82 %    | 81            |
| 7105B  | Batavia silt loam  | 2.66  | 8.13 %     | 77            |
| 7204A  | Virgil silt loam   | 2.17  | 6.63 %     | 79            |
| 7124B  | Dodge silt loam    | 1.42  | 4.34 %     | 83            |



73.5  
AVERAGE NCCPI

TRACT 8 - 43.14± ACRES

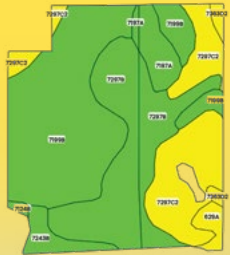
TOWER DRIVE & HAMMOND ROAD

Tract Eight consists of 43.14± surveyed acres, including an estimated 39.41 FSA tillable acres, and carries an impressive NCCPI rating of 75.2. Productive Plano silt loam and Ringwood silt loam soils support strong yields and long-term agricultural value. With access from Tower Drive and Hammond Road, the tract offers excellent functionality and accessibility. One transferable Rural Density Unit (RDU) adds future homesite potential, creating a versatile investment opportunity with income-producing and development value.



TILLABLE SOILS

| CODE   | DESCRIPTION           | ACRES | % OF FIELD | OVERALL NCCPI |
|--------|-----------------------|-------|------------|---------------|
| 7199B  | Plano silt loam       | 15.90 | 40.35 %    | 81            |
| 7297B  | Ringwood silt loam    | 10.68 | 27.10 %    | 72            |
| 7297C2 | Ringwood silt loam    | 8.02  | 20.35 %    | 64            |
| 7197A  | Troxel silt loam      | 2.01  | 5.10 %     | 90            |
| 7243B  | St. Charles silt loam | 1.39  | 3.53 %     | 94            |
| 629A   | Orion silt loam       | 0.79  | 2.0 %      | 55            |



75.2  
AVERAGE NCCPI

TRACT 9 - 55.05± ACRES

HAMMOND ROAD

Tract Nine consists of 55.05± surveyed acres and includes 30.13 FSA cropland acres, with 4.13 acres currently in tillable production. The balance of the property offers excellent wildlife habitat, recreational opportunities, and scenic rural enjoyment. An approved residential driveway permit from Hammond Road provides convenient access, while one transferable Rural Density Unit (RDU) creates future homesite potential. This versatile tract offers recreational appeal, development value, and long-term investment potential in a desirable rural location.



18.8  
AVERAGE NCCPI

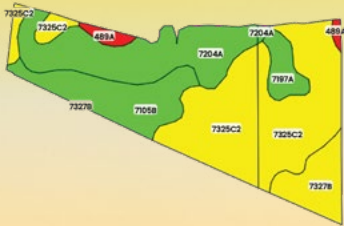
TILLABLE SOILS

| CODE   | DESCRIPTION       | ACRES | % OF FIELD | OVERALL NCCPI |
|--------|-------------------|-------|------------|---------------|
| 7009A  | Houghton muck     | 24.24 | 80.44 %    | 10            |
| 7105B  | Batavia silt loam | 2.120 | 7.30 %     | 77            |
| 7325C2 | Dresden silt loam | 1.92  | 6.37 %     | 59            |
| 7515A  | Granby loamy sand | 1.77  | 5.88 %     | 23            |

TRACT 10 - 43.36±ACRES

HAMMOND ROAD & WASHINGTON ROAD

Tract Ten consists of 43.36± surveyed acres, including 36.50± FSA tillable acres, and carries a strong NCCPI rating of 67.7. Productive Dresden silt loam and Virgil silt loam soils support consistent crop production and long-term agricultural value. With more than one-half mile of road frontage along Hammond Road and Washington Road, the property offers outstanding access and operational efficiency. One transferable Rural Density Unit (RDU) adds future homesite potential, creating an attractive investment opportunity with income-producing and development value.



67.7  
AVERAGE NCCPI

TILLABLE SOILS

| CODE   | DESCRIPTION       | ACRES | % OF FIELD | OVERALL NCCPI |
|--------|-------------------|-------|------------|---------------|
| 7325C2 | Dresden silt loam | 16.50 | 45.21 %    | 59            |
| 7204A  | Virgil silt loam  | 8.89  | 24.36 %    | 79            |
| 7105B  | Batavia silt loam | 5.56  | 15.23 %    | 77            |
| 737B   | Kegonsa silt loam | 3.12  | 8.55 %     | 64            |
| 7197A  | Troxel silt loam  | 1.66  | 4.55 %     | 90            |
| 489A   | Marshan silt loam | 0.77  | 2.11 %     | 25            |

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TRACT 11 - 86.94± ACRES

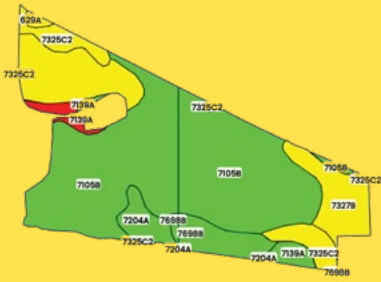
HAMMOND ROAD

Tract Eleven consists of 86.94± surveyed acres, including 77.95 FSA tillable acres, and carries an impressive NCCPI rating of 72.3. Productive Batavia silt loam and Kegonsa silt loam soils support strong crop production and long-term agricultural value. With more than one-half mile of frontage along Hammond Road, the property offers excellent access and operational efficiency. Two transferable Rural Density Units (RDUs) provide future homesite opportunities, enhancing the tract’s flexibility and long-term investment potential.



TILLABLE SOILS

| CODE   | DESCRIPTION             | ACRES | % OF FIELD | OVERALL NCCPI |
|--------|-------------------------|-------|------------|---------------|
| 7105B  | Batavia silt loam       | 46.82 | 60.07 %    | 77            |
| 7327B  | Kegonsa silt loam       | 14.96 | 19.20 %    | 64            |
| 7325C2 | Dresden silt loam Grays | 5.32  | 6.83 %     | 59            |
| 7698B  | silt loam               | 4.45  | 5.71 %     | 74            |
| 7204A  | Virgil silt loam        | 2.91  | 3.73 %     | 79            |
| 7139A  | Sable silty clay loam   | 1.71  | 2.19 %     | 83            |
| 489A   | Marshan silt loam       | 1.33  | 1.71 %     | 25            |
| 629A   | Orion silt loam         | 0.44  | 0.56 %     | 55            |



72.3  
AVERAGE NCCPI

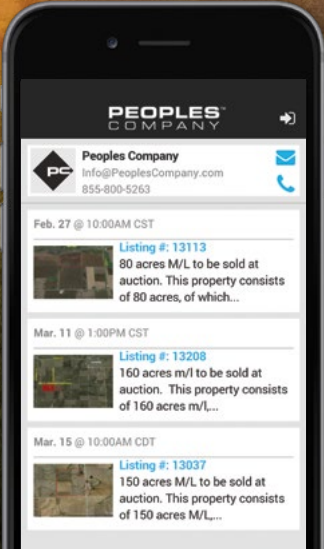
DANE COUNTY, WISCONSIN

Major Land Auction

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WEDNESDAY, SEPTEMBER 23, 2026, AT 10:00 A.M.

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.



# Auction Details & Terms

**Major Dane County, Wisconsin Land Auction**  
**606.31± Acres**  
**Offered in Eleven Tracts**  
**Wednesday, September 23rd, 2026 at 10:00 A.M.**

**Seller: Vike Investment Group, LLC**

**Auction Site Location:**  
Coachman's Golf Resort  
984 County Hwy-A  
Edgerton, WI 53534

**Title Company:**  
First American Title  
3330 University Avenue (Third Floor)  
Madison, WI 53705

**Auction Method:** The tracts will be sold via Public Auction on Wednesday, September 23rd, 2026, at 10:00 AM at the Coachman's Golf Resort, Edgerton, 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.

**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 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.

**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.

**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 by check or wire transfer. All funds will be held in the First American Title trust account.

**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 within the Real Estate Sale and Purchase Agreement.

**Real Estate Taxes:** Real estate taxes will be prorated between the Seller and Buyer(s) as of 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.



**Closing:** Closing will occur on or before Friday, November 6th, 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, subject to the tenant’s rights.

**Farm Lease:** The farm is available for the 2027 farming season.

**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.

**Survey:** Survey work will be completed by Wisconsin Mapping, LLC, to establish the acre amount on Tracts One, Two, Seven, Eight, Nine, Ten and Eleven. 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.

**Driveways:** Driveway permits have been approved for Tracts One, Two, Three, and Nine. 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, they will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly onto the legal boundary.

**Mineral Rights:** The Property is being sold subject to all prior reservations, conveyances, exceptions, leases, and severances of mineral rights. Seller does not own all mineral rights underlying the Property and makes no warranty, express or implied, concerning the nature, extent, marketability, or value of any mineral interests. Purchasers shall acquire only those mineral interests, if any, actually owned by Seller at closing. No adjustment to the purchase price shall be made based upon the quantity or quality of mineral interests conveyed.

**Density Study:** Please note that this density analysis and the transfer of a Rural density unit does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. The Town of Dunkirk and Rutland Plan Commission and Board of Supervisors review all development proposals, and apply the goals, objectives, and policies of the town’s comprehensive plan to guide their decisions. The plan includes standards and criteria for new development, which include consideration of site characteristics such as history of agricultural use, soil type, environmental features, proposed length/location of driveways and utility extensions, compatibility with neighboring uses, and proposed lot size and location.

**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 from 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.



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WEDNESDAY, SEPTEMBER 23, 2026, AT 10:00 A.M.



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