ONLINE ONLY LAND AUCTION

Bidding is currently live and will remain open until Wednesday, November 11, 2026, at 5:00 PM CST.

Dane County
Wisconsin

158.09± ACRES OFFERED AS THREE TRACTS

Adam Crist

608.482.1229 | WI LIC 89336-94
Adam.Crist@PeoplesCompany.com

Listing #19691

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

Dillon Muth

262.215.3294 | WI LIC 84377-94
Dillon.Muth@PeoplesCompany.com

Dane County, Wisconsin Land Auction - Peoples Company is honored to represent the Francis C. Long Revocable Trust in the sale of an exceptional 158.09± acre farmland offering in Dane County, Wisconsin. This high-quality farm will be divided into three productive tillable tracts and is ideally located just south of Stoughton.

The farm includes an estimated 129.46± FSA cropland acres with an overall NCCPI rating of 64.3, supported by highly productive St. Charles, Batavia, and Kegonsa silt loam soils. Excellent hard-surfaced access from State Highway 138, Sam Miles Road, and Bass Lake Road further enhances the property's operational efficiency and long-term value.

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. Farms of this caliber are rarely available in Dane County, where ownership is often retained for generations.

Tract One: 58.42± surveyed acres with 57.32 FSA tillable acres carrying an NCCPI of 73.3.
Tract Two: 59.67± surveyed acres with an estimated 46.75 FSA tillable acres carrying an NCCPI of 73.
Tract Three: 40± taxable acres with 25.39 FSA tillable acres carrying an NCCPI of 46.8.

This exceptional farm will be offered as three tracts through a **TIMED ONLINE-ONLY AUCTION.** Bidding is currently live and will remain open until **Wednesday, November 11, 2026, at 5:00 PM CST.** If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.

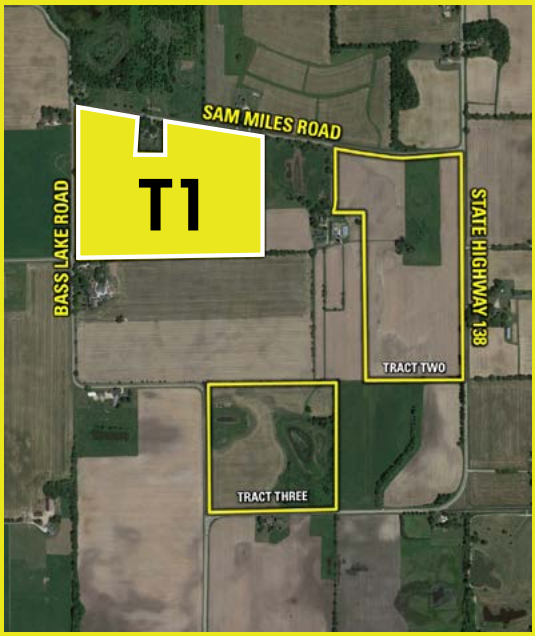
Directions

From Stoughton: Travel south on Highway 138 for 1.8 miles to Sam Miles Road. Tracts One and Two will be on the south side of Sam Miles Road. Continue on Highway 138 for 1.2 miles to Bass Lake Road. Tract Three will be on the east side of Bass Lake Road and the north side of Highway 138.

PeoplesCompany.com | Listing #19691

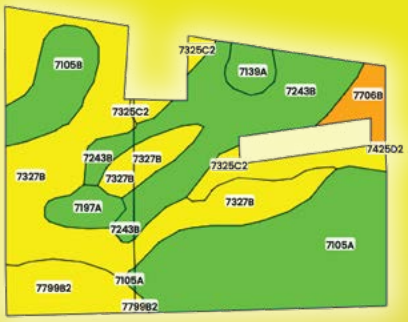
TRACT 1 | 58.42± SURVEYED ACRES

Tract One consists of 58.4± surveyed acres located adjacent to Bass Lake Road and Sam Miles Road. This highly tillable tract includes 57.32 FSA cropland acres carrying an NCCPI rating of 73.3, with the primary soil types of Kegonsa, Batavia, and St. Charles silt loam. Additionally, 2 acres are enrolled in the Conservation Reserve Program through 2030, receiving an annual payment of $454. This is a tremendous opportunity to acquire a high-quality tract with long straight rows, rich soils, and great road frontage.



Tillable Soils Map

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
	7327B	Kegonsa silt loam	16.11	29.83 %	64
	7105A	Betavia silt loam	13.83	25.61 %	77
	7243B	St. Charles silt loam	9.68	17.91 %	94
	7105B	Batavia silt loam	3.66	6.77 %	77
	7799B2	Salter silt loam	3.55	6.58 %	55
	7325C2	Dresden silt loam	3.01	5.57 %	59
	7706B	Boyer sandy loam	1.55	2.86 %	44
	7197A	Troxel silt loam	1.44	2.66 %	90
	7139A	Sable silty clay loam	1.19	2.20 %	83



NCCPI RATING OF 73.3

Adam Crist

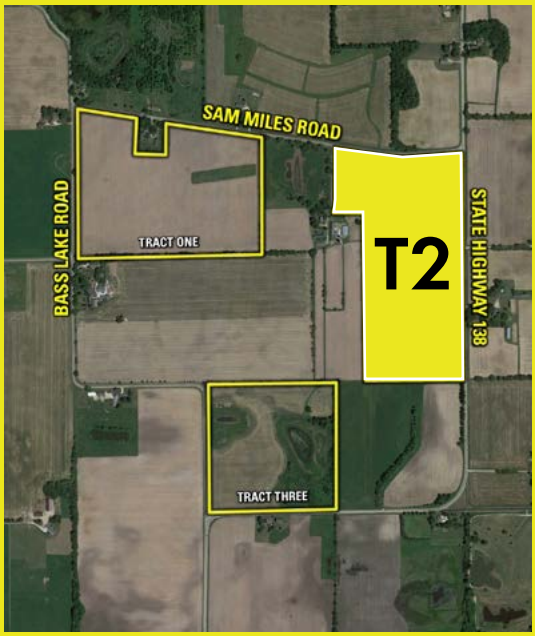
608.482.1229 | WI LIC 89336-94
Adam.Crist@PeoplesCompany.com

Dillon Muth

262.215.3294 | WI LIC 84377-94
Dillon.Muth@PeoplesCompany.com

TRACT 2 | 59.67± SURVEYED ACRES

Tract Two consists of 59.67± surveyed acres located on the west side of State Highway 138 and the south side of Sam Miles Road. This highly tillable tract includes an estimated 46.75 FSA cropland acres, an NCCPI rating of 73, and primary soil types of Sable, Salter, and Dresden silt loam. Additionally, 8.90 acres are enrolled in the Conservation Reserve Program through 2030, with an annual payment of $2,021. One highly coveted Residential Density Unit (RDU) will transfer with the tract. Long, straight rows, highly tillable, income-producing acres, CRP payments, and the potential to establish a rural homesite make this one of the best available tracts of land in Dane County.



Tillable Soils Map

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
●	7139A	Sable silty clay loam	25.21	53.93 %	83
○	7799B2	Salter silt loam	8.82	18.86 %	55
○	7325C2	Dresden silt loam	7.87	16.83 %	59
●	7197A	Troxel silt loam	2.09	4.48 %	90
●	7105B	Batavia silt loam	1.37	2.93 %	77
○	7599B	Salter sandy loam	1.33	2.83 %	56
○	7310C2	McHenry silt loam	0.04	0.10 %	59
○	7799A	Salter sandy loam	0.02	0.04 %	60

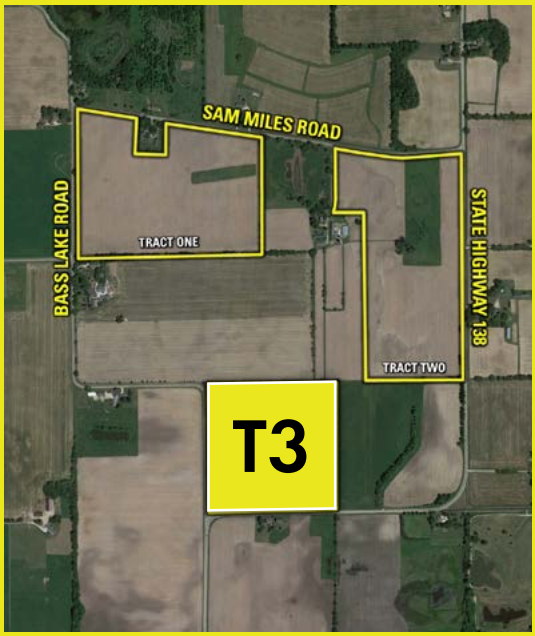
NCCPI RATING OF 73

Listing #19691

PEOPLES™ COMPANY
INTEGRATED LAND SOLUTIONS

TRACT 3 | 40± TAXABLE ACRES

Tract Three is a property every buyer dreams of owning. The property consists of 40± taxable acres, including 25.39 FSA cropland acres; 2.49 acres are enrolled in the Conservation Reserve Program, paying $403 annually and expiring in 2039. The property features two small ponds on the east and west sides, making it ideal for a potential future homesite. One highly coveted Residential Density Unit (RDU) will transfer with the tract. The property has adequate road frontage on Bass Lake Road and State Highway 138. It's rare to find a property of this size, with two ponds, recreational appeal, and the potential for a rural homesite.



Tillable Soils Map

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
	7599B	Salter sandy loam	14.44	63.07 %	56
	489A	Marshan silt loam	7.03	30.71 %	25
	7699A	Salter sandy loam	1.22	5.32 %	60
	7771A	Hayfield silt loam	0.21	0.90 %	65

NCCPI RATING OF 46.8

Download on the App Store

GET IT ON Google play

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.

BID HERE!

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

207 High Street
Mineral Point, WI 53565

PeoplesCompany.com
Listing #19691

SCAN FOR MORE INFORMATION!

AUCTION DETAILS AND TERMS

Dane County, Wisconsin Farmland Auction
158.09± Acres
Wednesday, November 11th, 2026, at 5:00 P.M. CST
Offered in Three Tracts

Seller's Attorney: Gary Hebl - Hebl & Hebl, LLP

Title Company:
Cardinal Title, LLC
1150 W. Main Street
Sun Prairie, WI 53590

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 property will be offered as three tracts. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend the auction by 3 minutes until all bidding is complete. Bid increments will be at the sole discretion of the auctioneer. If you plan to bid, please register 24 hours before the auction closes. Under no circumstances shall Bidder make any claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

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 Cardinal Title, LLC. 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.

Earnest Money Payment: A 10% non-refundable earnest money payment is required within 24 hours of the auction date. The earnest money payment may be made by check or wire transfer. All funds will be held in the Cardinal Title, LLC trust account.

Closing: Closing will occur on or before Tuesday, December 22, 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.

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.

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.

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

Possession: Possession of the land will be given at closing, subject to the tenants' rights.

Survey: Wisconsin Mapping, LLC completed the survey to establish the acreage amounts on Tract One and Tract Two. 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.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of mineral interests. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

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.

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. This auction 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. 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.