

Columbia County, Wisconsin Farmland Auction

266.24± ACRES

OFFERED IN FOUR INDIVIDUAL TRACTS

TUESDAY, NOVEMBER 10TH, 2026, AT 10:00 A.M.

Portage Rod and Gun Club | W10450 WI-16 | Portage, WI 53901

ADAM CRIST

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Columbia County, Wisconsin Land Auction – Peoples Company is honored to represent the Hohl Family in the sale of an exceptional 266.24± acres of farmland in Columbia County, Wisconsin. Located in Fort Winnebago township just 1.75 miles north of Portage, Wisconsin. Mark your calendar for Tuesday, November 10th, 2026, at 10:00 a.m. The auction will be held at Portage Rod and Gun Club, Portage, Wisconsin. 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 four individual tracts, allowing buyers the flexibility to pursue a single parcel or multiple tracts to meet their specific objectives.

Tract 1: 36.29± taxable acres with est. 20.09 FSA tillable acres carrying an NCCPI of 50.6.

Tract 2: 53.80± surveyed acres with est. 48.03 FSA tillable acres carrying an NCCPI of 59.2.

Tract 3: 90.69± surveyed acres with est. 77.23 FSA tillable acres carrying an NCCPI of 58.3.

Tract 4: 85.46± surveyed acres with est. 69.90 FSA tillable acres carrying an NCCPI of 51.6.

Tracts 1-4 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 Four 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.



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Tract 1: 36.29± Taxable Acres

Tract One offers 36.29± acres with convenient Hogan Road access, including an estimated 20.09± FSA tillable acres with primarily Wyocena sandy loam soils and a 50.6 NCCPI rating. Approximately 16± acres of hardwood timber and open land provide excellent recreational opportunities, while the rolling landscape offers potential for a secluded homesite.



LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
●	7831C2	Wyocena sandy loam	9.15	45.57 %	51
●	7831B	Wyocena sandy loam	6.36	31.67 %	54
●	7726B	Boyer loamy sand	2.89	14.40 %	44
●	7931C2	Wyocena fine sandy loam	1.68	8.36 %	47
●	7835D	Plainfield loamy fine sand	0.00	0.00 %	19

50.6
OVERALL NCCPI

Tract 2: 53.80± Surveyed Acres

Tract Two features 53.80± surveyed acres, including approximately 48.03± FSA tillable acres with a 59.2 NCCPI rating. Primarily Lapeer fine sandy loam and Wyocena sandy loam soils support productive row crop farming and long-term income potential. Nearly 0.8 miles of hard-surfaced frontage along County Road CX, Hogan Road, and Carroll Road provide excellent access and efficient equipment movement.

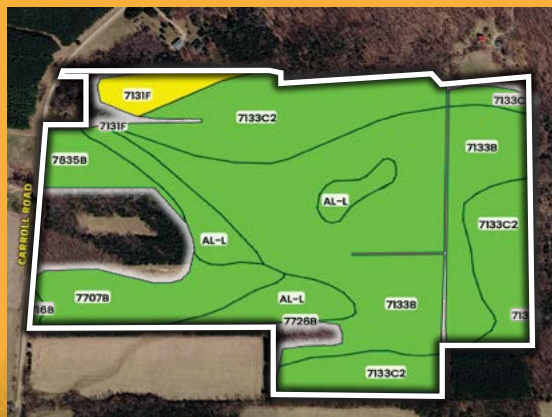


LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
●	7133C2	Lapeer fine sandy loam	17.90	37.27 %	62
●	7831B	Wyocena sandy loam	14.40	29.98 %	54
●	7716B	Oshtemo loamy sand	8.70	18.11 %	65
●	7133D2	Lapeer fine sandy loam	6.76	14.08 %	56
●	7707B	Boyer fine sandy loam	0.27	0.55 %	44

59.2
OVERALL NCCPI

Tract 3: 90.69± Surveyed Acres

Tract Three offers 90.69± acres, including an estimated 77.23± FSA tillable acres with a 58.3 NCCPI rating. Primarily Lapeer and Boyer fine sandy loam soils support productive crop farming, while approximately one-quarter mile of Carroll Road frontage provides excellent access. An attractive opportunity for farm expansion or agricultural investment



LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
●	7133B	Lapeer fine sandy loam	34.38	37.67 %	66
●	7133C2	Lapeer fine sandy loam	23.85	26.13 %	62
●	7835B	Plainfield loamy fine sand	10.27	11.25 %	24
●	7707B	Boyer fine sandy loam	9.66	10.59 %	44
●	AL-L	Alluvial land	8.63	9.45 %	-
●	7131F	Wyocena loamy sand	3.50	3.83 %	10

54.5
OVERALL NCCPI

Tract 4: 85.46± Surveyed Acres

Tract Four offers 85.46± acres, including an estimated 69.90± FSA tillable acres with a 51.6 NCCPI rating. Productive Okee loamy fine sand and Wyocena sandy loam soils, multiple access points, and Carroll Road frontage support efficient farming. Cropland and surrounding habitat provide productive recreational opportunities. Columbia County Planning and Zoning indicates potential eligibility for up to two homesites, combining farm income, recreation, and future building potential.



LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
●	AL-L	Alluvial land	18.00	25.75 %	-
●	7130B	Okee loamy fine sand	12.82	18.34 %	53
●	7831B	Wyocena sandy loam	12.56	17.97 %	54
●	7831C	Wyocena sandy loam	8.87	12.69 %	51
●	7831D2	Wyocena sandy loam	5.03	7.19 %	45

51.6
OVERALL NCCPI

Auction Details & Terms

Columbia County, Wisconsin Farmland Auction
266.24± Acres
Tuesday, November 10th, 2026, at 10:00 A.M. CST
Offered in Four Tracts

Seller: LD3 LLC

Auction Site Location:
Portage Rod and Gun Club
W10450 WI-16
Portage, WI 53901

Title Company:
Wisconsin River Title
101 Hiawatha Street
Portage, WI 53901

Auction Method: The tracts will be sold via Public Auction on Tuesday, November 10th, 2026, at 10:00 AM at Portage Rod and Gun Club. 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 Wisconsin River 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 Wisconsin River 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) through 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, December 18th, 2026, for Tracts One and Three. Closing will occur on Thursday, January 7th, 2027, for Tracts Two and Four. 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 Columbia 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 Columbia County FSA and NRCS offices.

Survey: Survey work will be completed by Grothman & Associates S.C. to establish the acre amounts on Tracts Two, Three and Four. 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 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 from 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 commitment.



207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #19790



SCAN THE QR CODE
FOR MORE DETAILS!

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DIRECTIONS

From Portage, Wisconsin: Travel north on County Road CX to the intersection of Hogan Road. Tracts One and Two are on the north side of Hogan Road. Continue east on Hogan Road to Carroll Road, Tract Three and Four are located on the east side of Carroll Road. Look for the Peoples Company signs.

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