ONLINE ONLY AUCTION

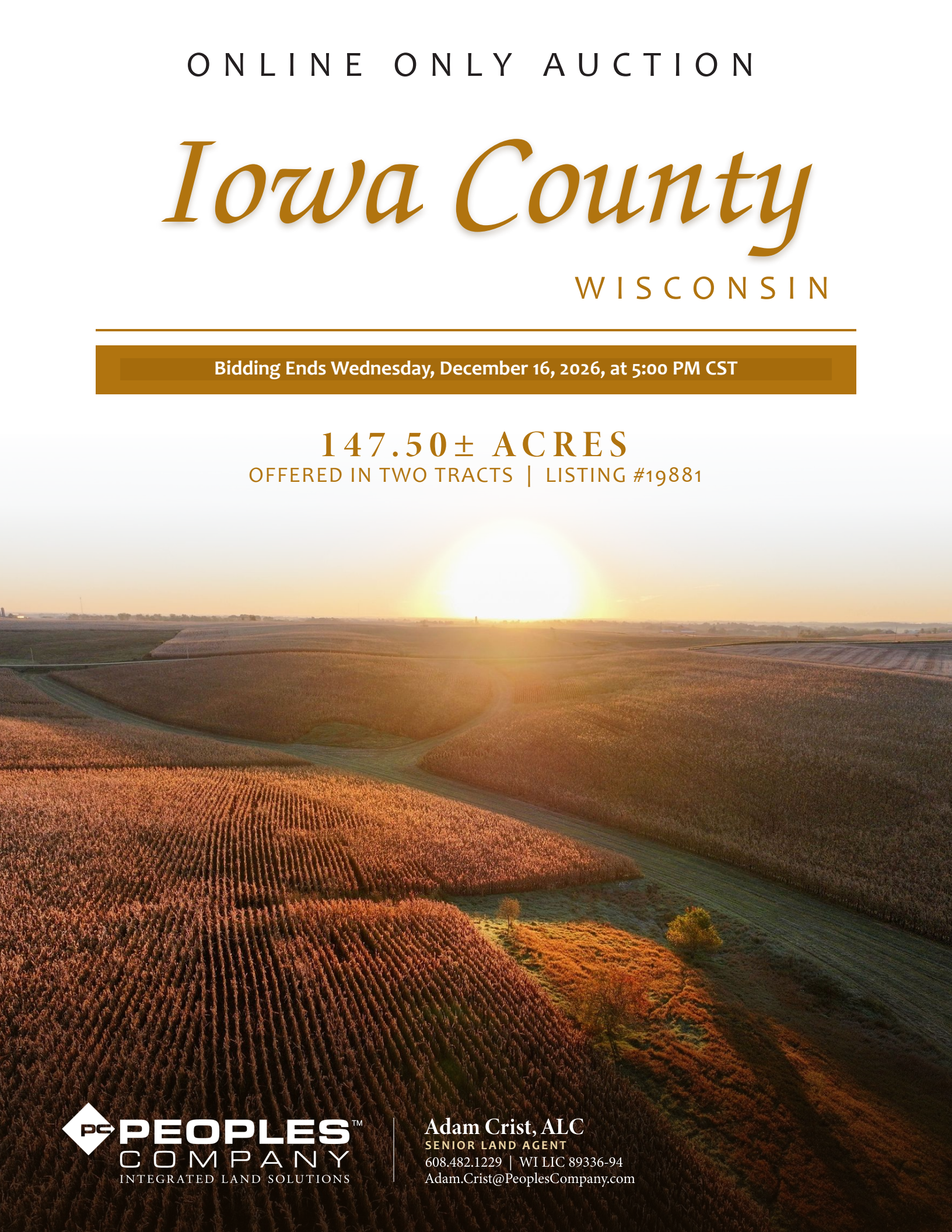
Iowa County

WISCONSIN

Bidding Ends Wednesday, December 16, 2026, at 5:00 PM CST

147.50± ACRES

OFFERED IN TWO TRACTS | LISTING #19881



PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

Adam Crist, ALC
SENIOR LAND AGENT
608.482.1229 | WI LIC 89336-94
Adam.Crist@PeoplesCompany.com

Auction Terms & Conditions

IOWA COUNTY, WISCONSIN FARMLAND AUCTION | 147.50± ACRES
BIDS DUE WEDNESDAY, DECEMBER 16, 2026 AT 5:00 PM | OFFERED IN TWO TRACTS

SELLER'S ATTORNEY: Aaron Stauffacher - Duxstad McDaniel Law Group, S.C.

TITLE COMPANY: Local Title Company, 112 N. Iowa Street, Dodgeville, WI 53533

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 two 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 Local Title 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.

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 Local Title Company trust account.

CLOSING: Closing will occur on or before Friday, January 29, 2027. 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 Iowa 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 Iowa 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.

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 commitment.

About The Property

Don't miss this opportunity to buy 147.50± acres of highly desirable Iowa County, Wisconsin farmland and rural real estate at an Online-Only Land Auction ending December 16th, 2026 at 5:00 PM. Offered in two tracts, this property presents an excellent combination of productive cropland, pastureland, and an attractive country home with quality improvements. Located in one of Iowa County's most sought-after agricultural areas, the farm features approximately 108.69 combined tillable acres with strong soil quality, including Dodgeville and Judson silt loams, and weighted NCCPI ratings ranging from 62.5 to 71.6.

- **Tract One: 80± taxable acres with an estimated 49.90 FSA tillable acres carrying an NCCPI of 62.5.**
- **Tract Two: 67.50± taxable acres with an estimated 58.79 FSA tillable acres carrying an NCCPI of 71.6.**

This exceptional farm will be offered as two tracts through a TIMED ONLINE-ONLY AUCTION. Bidding is currently live and will remain open until Wednesday, December 16, 2026, at 5:00 PM CST.

Open House

Saturday, December 5th, 2026, from 9 AM to 11 AM.
5543 E Pleasant View Road, Mineral Point, WI 53565.

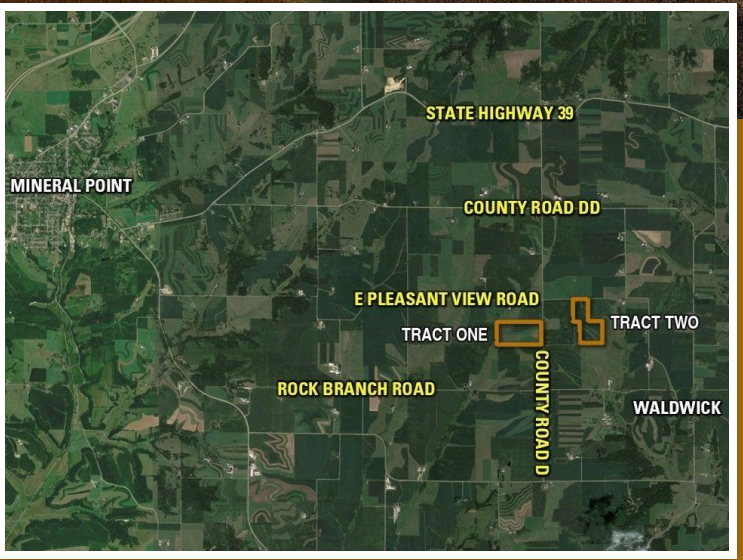


View This Listing Online!

Directions

Tract One: From Mineral Point: Travel east on Highway 39 for one mile. Turn right onto County Road DD and travel 3.7 miles. Turn right onto County Road D and travel south for 1.4 miles. The property is on the west side of the road. Look for the Peoples Company sign.

Tract Two: From Mineral Point: Travel east on Highway 39 for one mile. Turn right onto County Road DD and travel 3.7 miles. Turn right onto County Road D and travel south for one mile. Turn left onto E Pleasant View Road and travel 1/2 mile to 5543 E Pleasant View Road. Look for the Peoples Company sign.

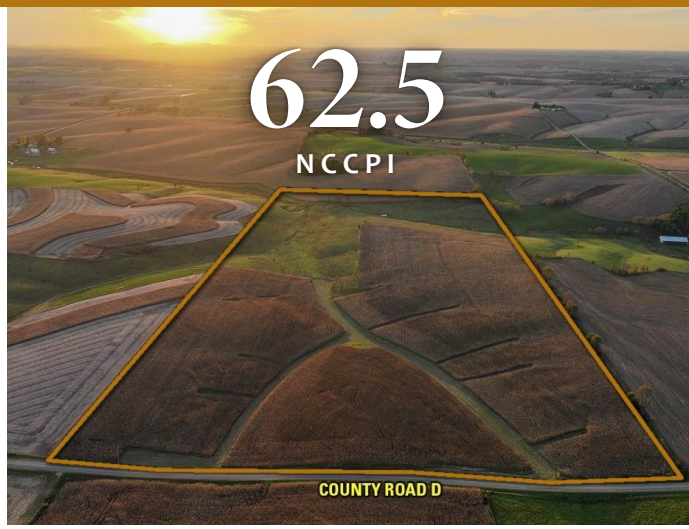




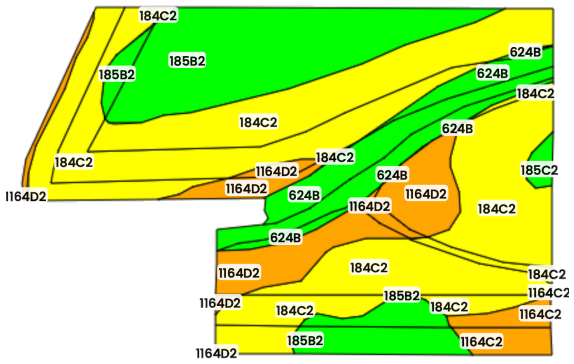
Tract One | 80.00± ACRES | County Road D, Mineral Point, WI 53565

Located west of County Road D, this highly desirable 80-acre tract offers an excellent opportunity to own productive farmland in one of Iowa County's premier agricultural areas. The property features an estimated 49.90 acres of tillable land with an NCCPI rating of 62.5, indicating strong agricultural productivity. The predominant soil type is Dodgeville silt loam, providing a solid foundation for crop production and long-term value.

The remaining acreage includes about 30 acres of pasture, offering versatility for livestock, recreation, or future agricultural expansion. Portions of the pasture may have the potential to be converted into additional income-producing cropland, further enhancing the property's productivity and investment appeal. Hard-to-find parcels of this size and quality rarely come to market, making this an exceptional opportunity for farmers, investors, and landowners seeking quality Iowa County farmland.



Tillable Soils

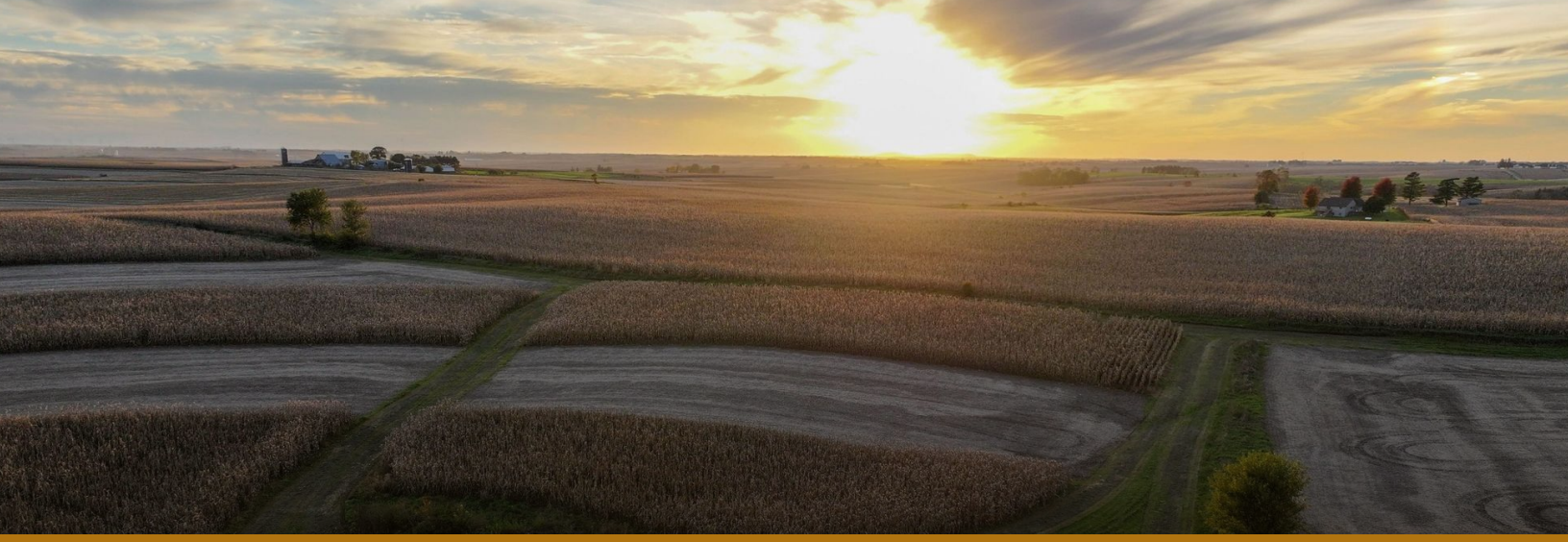


Code	Soil Description	Acres	% of Field	Legend	NCCPI
184C2	Dodgeville silt loam	25.50	51.09%		56
185B2	Dodgeville silt loam	11.30	22.65%		78
1164D2	Sogn and Dodgeville silt loams	5.71	11.45%		40
624B	Judson silt loam	5.53	11.08%		88
1164C2	Sogn and Dodgeville silt loams	1.50	3.01%		44
185C2	Dodgeville silt loam	0.35	0.71%		75
			Weighted Average		62.5

PROPERTY TAXES $262.00



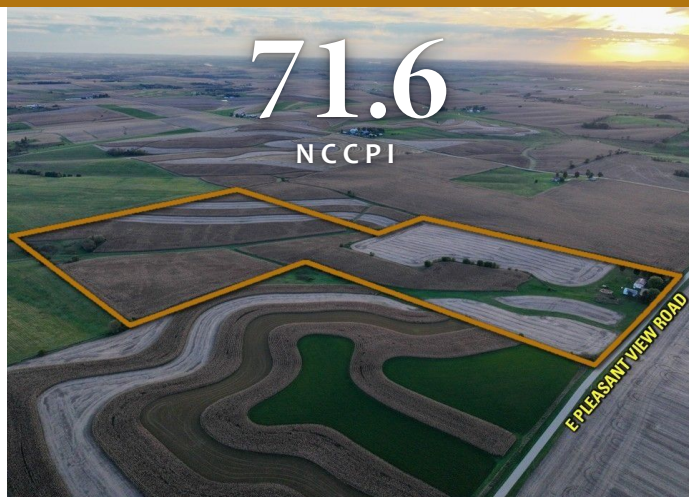




Tract Two | 67.50± ACRES | 5543 E Pleasant View Road, Mineral Point, WI 53565

This exceptional 67.50-acre property offers the perfect combination of highly productive farmland and a well-maintained country residence. The farm includes an estimated 58.79 tillable acres and an impressive NCCPI rating of 71.6, reflecting the land's strong quality and productivity. The predominant soil types are Dodgeville and Judson silt loams, making this tract an attractive opportunity for operators and investors seeking quality Iowa County farmland.

Complementing the farmland is a well-kept 1,400-square-foot ranch home built in 1982, featuring 2 bedrooms, 2 full bathrooms, an office, and an unfinished walkout basement with an additional half bath, providing ample opportunity for future living space or storage. The home also includes a 24' x 24' attached garage. A quality 34' x 40' outbuilding with overhead garage doors and a partially concreted floor offers excellent space for equipment, vehicles, hobbies, or workshop use. This versatile property combines productive agricultural acreage with comfortable rural living, making it a rare and desirable offering.

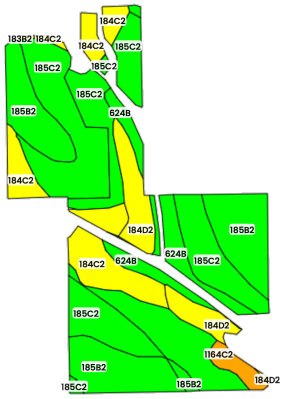








Tillable Soils



Code	Soil Description	Acres	% of Field	Legend	NCCPI
185C2	Dodgeville silt loam	26.41	44.92%		75
185B2	Dodgeville silt loam	13.85	23.56%		78
184C2	Dodgeville silt loam	8.07	13.73%		56
184D2	Dodgeville silt loam	4.61	7.83%		51
624B	Judson silt loam	4.56	7.76%		88
1164C2	Sogn and Dodgeville silt loams	1.22	2.07%		44
183B2	Dodgeville silt loam	0.08	0.13%		55
			Weighted Average		71.6

PROPERTY TAXES $4,292.00

BID BY DEC 16, 2026 | 5:00 PM CST

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INTEGRATED LAND SOLUTIONS

Peoples Company
207 High Street
Mineral Point, WI 53565

PeoplesCompany.com

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