

LISTING #19572

FARMLAND AUCTION DANE COUNTY WISCONSIN



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161.60
± ACRES

WEDNESDAY, OCTOBER 14, 2026 AT 10:00 AM

COACHMAN'S GOLF RESORT | 984 COUNTY HWY-A | EDGERTON, WISCONSIN 53534

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Peoples Company is honored to represent 161.60± surveyed acres of highly desirable farmland located in the Town of Pleasant Springs, Dane County, Wisconsin. Offered in three tracts, this well-positioned landholding combines productive cropland, strong soil quality, and a location within one of Wisconsin's most active agricultural markets. Opportunities to purchase farmland of this caliber in Dane County are increasingly rare, making this an attractive offering for farmers, investors, and rural land buyers alike. The auction will be held on Wednesday, October 14, 2026, at 10:00 a.m. at Coachman's Golf Resort in Edgerton, Wisconsin.

The property will be offered on a price-per-acre basis using the "Buyer's Choice" auction method. Under this format, the high bidder will have the option to purchase any individual tract or combination of tracts at their winning bid price. The auction will continue until all three tracts have been selected and sold. The property will not be offered as a single unit following the conclusion of the Buyer's Choice auction.

With productive soils, strong agricultural fundamentals, and a highly desirable location in Dane County, this offering presents an excellent opportunity to expand an existing farming operation, add premium land to an investment portfolio, or secure acreage for a potential future rural homesite. Interested buyers may participate in person or through the Virtual Online Auction platform, with online bidding available.



TRACT 1: 61.70± surveyed acres with 44.13 FSA cropland acres carrying an NCCPI rating of 68.4.

TRACT 2: 55.48± surveyed acres with an estimated 50.08 FSA cropland acres carrying an NCCPI rating of 77.6.

TRACT 3: 44.42± surveyed acres with an estimated 37.18 FSA cropland acres carrying an NCCPI rating of 73.2.

161.60

± ACRES

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TRACT ONE

With access from Kong Road, Tract One offers an exceptional combination of productivity and future flexibility in a scenic setting surrounded by mature timber, open farmland, and breathtaking views in every direction for those also seeking a secluded homesite location. Tract One consists of 61.70± surveyed acres with 44.13 FSA acres carrying an NCCPI Rating of 68.4. The tillable acres are supported by highly productive St. Charles silt loam, McHenry silt loam, and Rockton silt loam, well known for consistent yields and long-term soil productivity.

The balance of the tract features two blocks of timber, one in the northwest corner and one along the eastern boundary, consisting of approximately 15± acres of hardwoods, natural cover, and varied topography, which 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. In addition, one highly coveted Rural Density Unit (RDU) will transfer with this tract, creating an excellent opportunity for a potential future homesite. This tract truly offers flexibility for a variety of home designs, including flat, daylight, or walkout configurations that perfectly fit any buyer's vision. Don't miss this tremendous opportunity!

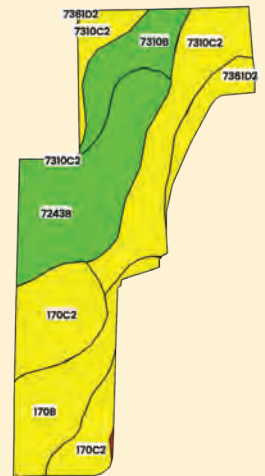


DIRECTIONS

FROM UTICA, WISCONSIN: Travel north on County Road W for approximately .8 miles. Turn west onto Koshkonong Road and continue for approximately .8 miles. Turn south onto Asleson/Kong Road and continue for approximately .4 miles. The property will be on the (north) side of the road. Look for the Peoples Company Sign "Tract One."

61.70

± ACRES



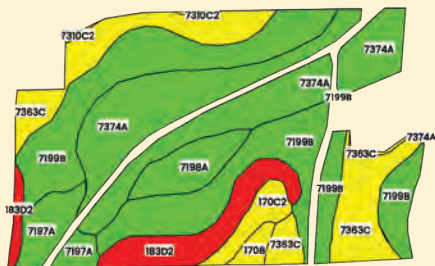
TILLABLE SOILS NCCPI: 68.4

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NCCPI	LEGEND
7243B	St. Charles silt loam	11.67	26.44%	94	Green
7310C2	McHenry silt loam	10.71	24.27%	59	Yellow
170C2	Rockton silt loam	8.48	19.22%	54	Orange
170B	Rockton silt loam	6.54	14.82%	61	Orange
7310B	McHenry silt loam	4.29	9.72%	72	Green
7361D2	Kidder loam	2.39	5.42%	51	Yellow
183D2	Edmund silt loam	0.05	0.11%	37	Red

WEIGHTED AVERAGE: 68.4

TRACT TWO

Tract Two consists of 55.48± surveyed acres located along the south side of Kong Road. This highly tillable tract includes an estimated 50.08 FSA tillable acres carrying an NCCPI Rating of 77.6, the highest of the three tracts offered. The primary soil types include highly desired Plano silt loam and Radford silt loam. In addition, this tract contains extensive drain-tile improvements, including over 15,900 linear feet of drainage tile installed in 2019. Located along the south side of Kong Road, this property has a gently sloping topography flowing from the western property boundary to the northeast corner and would make an excellent addition to an existing operation and serve as an investment-grade land purchase.



55.48

± ACRES



DIRECTIONS

FROM UTICA, WISCONSIN: Travel north on County Road W for approximately .8 miles. Turn west onto Koshkonong Road and continue for approximately .8 miles. Turn south onto Asleson/Kong Road and continue for approximately .3 miles. The property will be on the (south) side of the road. Look for the Peoples Company Sign "Tract Two."

TILLABLE SOILS NCCPI: 77.6

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NCCPI	LEGEND
7199B	Plano silt loam	16.72	33.39%	81	Green
7374A	Radford silt loam	13.58	27.12%	91	Green
7363C	Griswold loam	8.55	17.07%	69	Yellow
183D2	Edmund silt loam	4.03	8.05%	37	Red
7197A	Troxel silt loam	2.62	5.23%	90	Green
7198A	Elburn silt loam	2.40	4.79%	82	Green
170C2	Rockton silt loam	1.39	2.78%	54	Yellow
170B	Rockton silt loam	0.59	1.18%	61	Yellow
7310C2	McHenry silt loam	0.20	0.40%	59	Yellow

WEIGHTED AVERAGE: 77.6

TRACT THREE



Tract Three consists of 44.42± surveyed acres with an estimated 37.18 FSA tillable acres and carries an NCCPI rating of 73.2. Highly productive Ringwood silt loam and Griswold loam are the primary soil types of the tillable acres, supporting strong agricultural performance. This tract contains drainage tile improvements in the northwest corner of the property, installed in 2019. Between its efficient layout and high percentage of tillable acres, this tract would be an attractive option for both producers seeking to expand their operations and investors looking to acquire quality agricultural land.

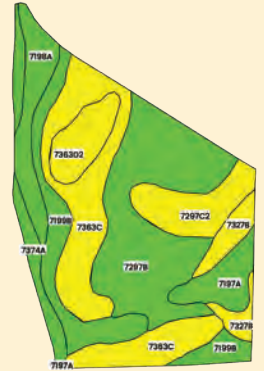
The smallest tract in the auction offers approximately one-half mile of road frontage on Washington Road, Koshkonong Road, and Asleson Road. In addition, one highly coveted Rural Density Unit (RDU) will transfer with this tract, creating an excellent opportunity for a potential homesite. With productive soils, excellent accessibility, and valuable development rights, Tract Three presents a rare opportunity to acquire a versatile and highly desirable piece of farmland in Dane County, Wisconsin.

DIRECTIONS

FROM UTICA, WISCONSIN: Travel north on County Road W for approximately .8 miles. Turn west onto Koshkonong Road and continue for approximately .5 miles. The property will be on the (south) side of Koshkonong Road with frontage on Washington Road along the east boundary. Look for the Peoples Company Sign "Tract Three."

44.42

± ACRES



TILLABLE SOILS NCCPI: 73.2

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NCCPI	LEGEND
7297B	Ringwood silt loam	10.26	27.60%	72	Green
7363C	Griswold loam	8.68	23.35%	69	Yellow
7199B	Plano silt loam	4.60	12.37%	81	Blue
7297C2	Ringwood silt loam	2.99	8.04%	64	Green
7198A	Elburn silt loam	2.81	7.56%	82	Blue
7363D2	Griswold loam	2.11	5.68%	55	Yellow
7374A	Radford silt loam	2.00	5.38%	91	Green
7197A	Troxel silt loam	1.98	5.33%	90	Blue
7327B	Kegonsa silt loam	1.75	4.71%	64	Yellow

WEIGHTED AVERAGE: 73.2



207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #19572



SCAN THE QR
CODE TO THE
LEFT WITH YOUR
PHONE CAMERA
TO VIEW THIS
LISTING ONLINE!

AUCTION TERMS & CONDITIONS

TITLE COMPANY:

First American Title | 3330 University Avenue (Third Floor) | Madison, WI 53705

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 three tracts will be sold via Public Auction on Wednesday, October 14th, 2026, at 10:00 AM at 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 three 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 via a Virtual Online Auction, and online bidding will be available.

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.

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.

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 in the form of a check or wire transfer. All funds will be held in the First American Title trust account.

CLOSING: Closing will occur on or before Friday, December 4th, 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 farmland lease has been terminated and will be available for the 2027 crop season.

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 Pleasant Springs 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.

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.

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: 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.

SURVEY: Survey work has been completed by Wisconsin Mapping, LLC, to establish the surveyed acres. 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 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, 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 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. 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.