STEFFES

buyer's
PROSPECTUS

Court Ordered Auction
Wednesday, March 28, 10AM 2018

2050 ±acres

Grant County, WI

Inspection Date: March 21 | 5-6PM

Auctioneer's Note: Court ordered auction to include multiple tracts totaling 2,050± acres. Tracts to include farmland, cattle feedlot, hog facility, farmsteads, and hunting land.

Auction Location | Grant County Fairgrounds Youth and Agricultural Center | 916 East Elm Street (County Road A) Lancaster, Wisconsin

Land Auction

Contact **320.693.9371**
319.385.2000

24400 MN Hwy 22 S, Litchfield, MN 55355

Registered Wisconsin Auctioneer
Steffes Group, Inc. 457-53 | Randy Kath WI-2789-52
Ashley Huhn WI-2788-52, RE-WI-85831 | Integrity Realty, 54085

SteffesGroup.com

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 45 days. This is a 5% buyer's fee auction. Details at SteffesGroup.com

TERMS & CONDITIONS.

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement.

The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

All announcements on auction day take precedence over previously advertised information.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

TERMS & CONDITIONS

- Auction staff will be at the sale site approximately one hour prior to sale time.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction.
- A total deposit of **10%** of the Purchase price will be required. Those funds will be placed in the Steffes Group Auction Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before **Monday, May 14, 2018.**
- Seller will provide up-to date abstract at their expense and will convey property by Court Officer deed or approved by court to convey marketable title.
- **2018 taxes to be paid by the buyer.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Closing Agent Fee will be shared equally between Buyer and Seller.
- All tracts will be offered on an individual basis. At the conclusion of the first round of bidding a recess will be taken. Bidding will then be reopened (at the last bid received) and all tracts will be offered again. The bidding will continue at the Auctioneer's discretion. Our goal is to realize the highest return to the Seller, and to satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract Buyers.
- **Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.**
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- **THIS IS A 5% BUYER'S FEE AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO COURT APPROVAL.**

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold **AS IS** and without any warranties or representations, express or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects. Winning bidder to sign purchase agreement the day of auction.

CLOSING

The successful bidder will be required, at the close of the auction, to complete the Earnest Money Receipt and Purchase Agreement. A sample contract is included in this Prospectus. Balance of the purchase price is due in cash at closing on or before **Monday, May 14, 2018.** Closing will take place at a closing company mutually agreeable to both Buyer and Seller.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guaranties as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. **This sale is not subject to financing.**

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid **before** the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Selling Choice with the Privilege

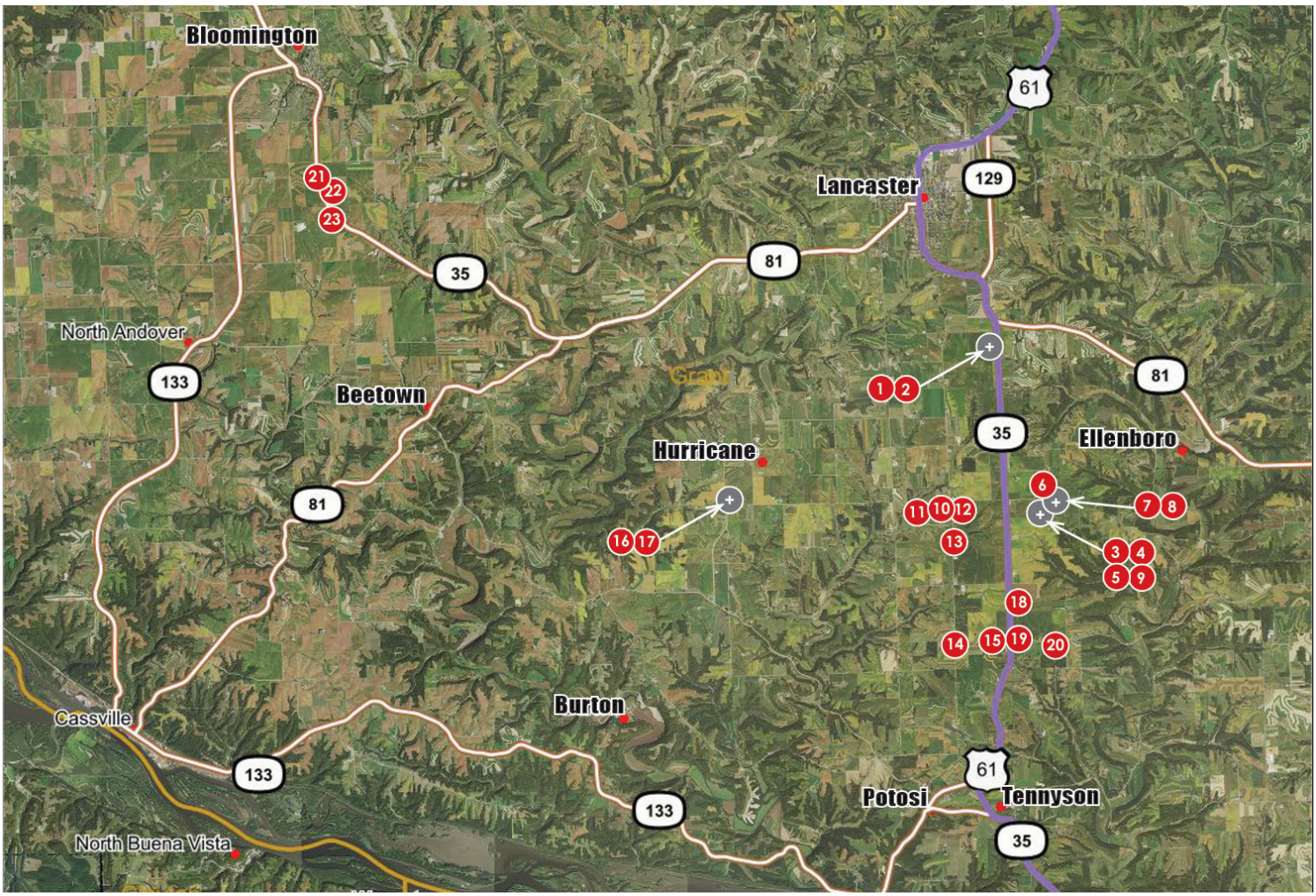
Tracts #1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23 will be sold so much an acre X the multiplier (acres) for each tract and will be sold Choice with the Privilege, whereas the high bidder may take any or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold.

Tracts #3, 6, 18 will be sold lump sum price.

The bidding will continue at the auctioneer's discretion and only one break will be taken unless another break is requested by interested parties or if the auctioneer deems necessary.

Sample Multi-Tract Bidding Grid. This is an AUCTION! To the Highest Bidder.

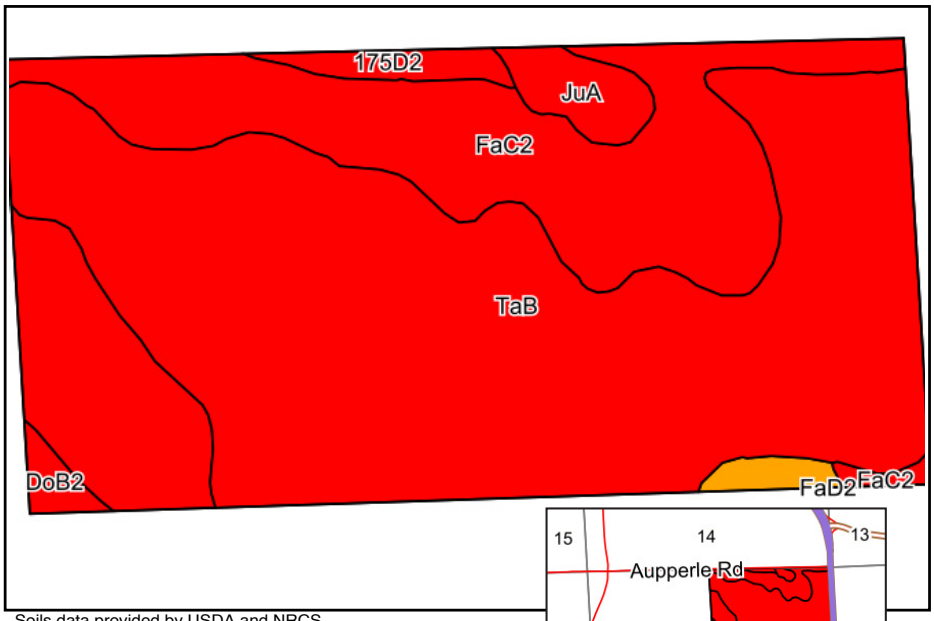
	Multiplier (Acres)		High Bidder Price	Purchase Price
Tract #1	Multiplier	X	TBD	TBD
Tract #2	Multiplier	X	TBD	TBD
Tract #3	Multiplier	X	TBD	TBD
Tract #4	Multiplier	X	TBD	TBD
Tract #5	Multiplier	X	TBD	TBD
Tract #6	Multiplier	X	TBD	TBD
Tract #7	Multiplier	X	TBD	TBD
Tract #8	Lump Sum Price			TBD
Tract #9	Lump Sum Price			TBD



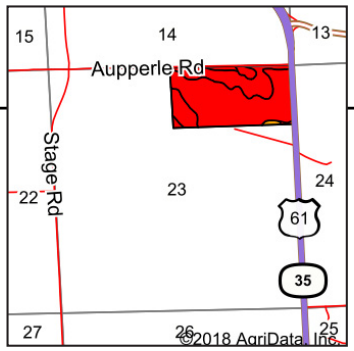
Tract 1 Details Lines approximate — Grant County, WI

• **78.70± Acres** • PID#s: 056-00521-0000 & 056-00522-0000 • 2017 Taxes: $323.28

Location: From Lancaster, WI, 2 miles south on Highway 61, land on west side of road. Watch for signs.



Soils data provided by USDA and NRCS.



Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

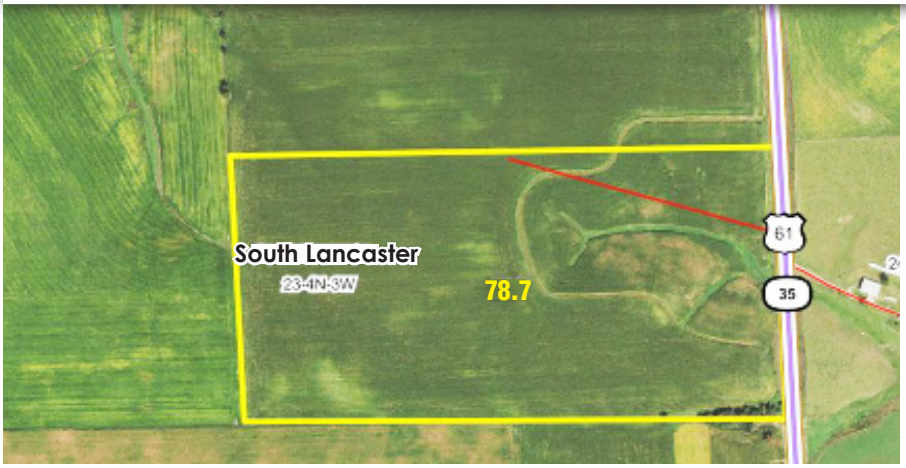
Area Symbol: WI043, Soil Area Version: 12					
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
TaB	Tama silt loam, driftless, 2 to 6 percent slopes	48.81	62.0%		IIe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	25.29	32.1%		IIIe
JuA	Judson silt loam, 0 to 3 percent slopes	1.86	2.4%		IIw
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	1.25	1.6%		IVe
DoC2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	0.76	1.0%		IIIe
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	0.73	0.9%		IIe

*c: Using Capabilities Class Dominant Condition Aggregation Method

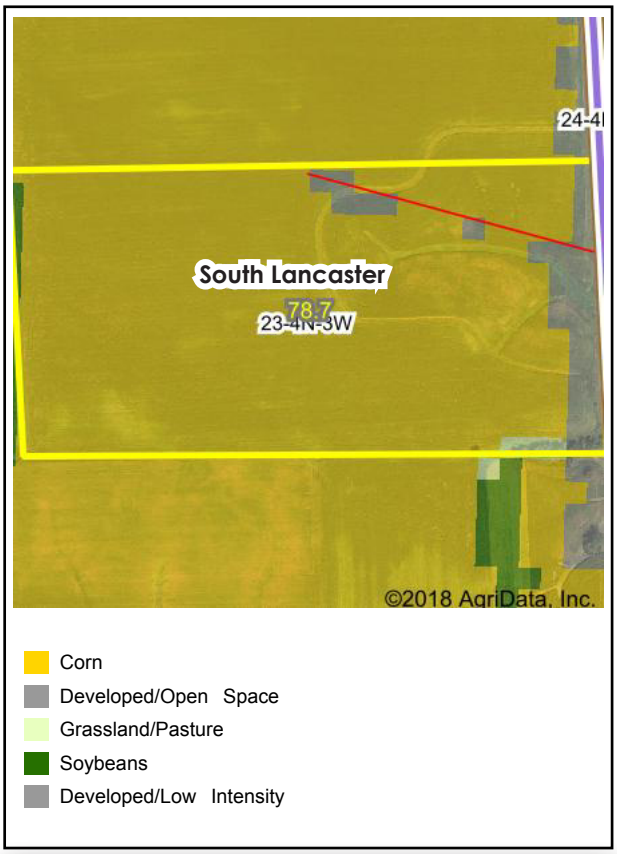
Tract 2 Details Lines approximate

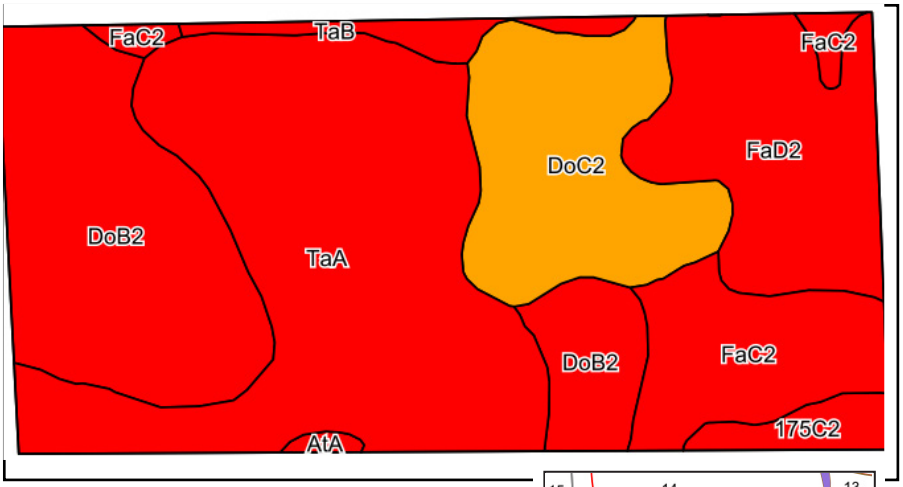
Grant County, WI

• **78.70± Acres** • PID#s: 056-00523-0000 & 056-00524-0000 • 2017 Taxes: $323.27



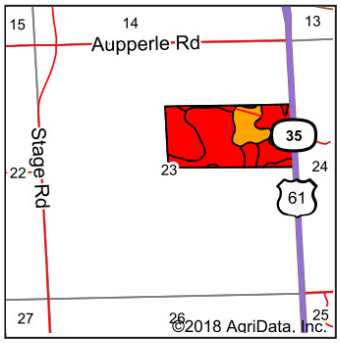
Location: From Lancaster, WI, 2 miles south on Highway 61, land on west side of road. Watch for signs.





Soils data provided by USDA and NRCS.

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © Agridata, Inc. 2018 www.AgriDataInc.com



Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
TaA	Tama silt loam, driftless, 0 to 2 percent slopes	26.78	34.0%		Iw
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	18.55	23.6%		IIe
DoC2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	11.14	14.2%		IIIe
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	10.93	13.9%		IIIe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	7.76	9.9%		IIIe
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	1.64	2.1%		IIIe
TaB	Tama silt loam, driftless, 2 to 6 percent slopes	1.62	2.1%		IIe

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 3 Details Lines approximate

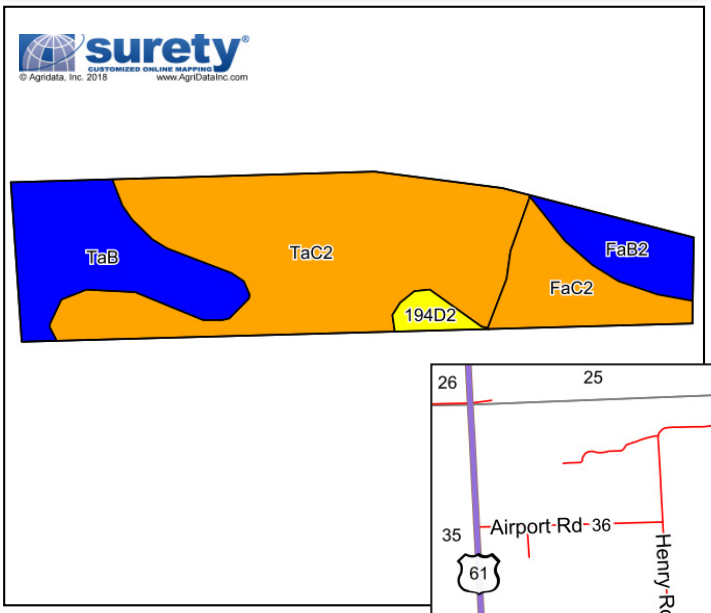
• **9± Acres** • PID#s: 056-00825-0000 • 2017 Taxes: $2,948.92

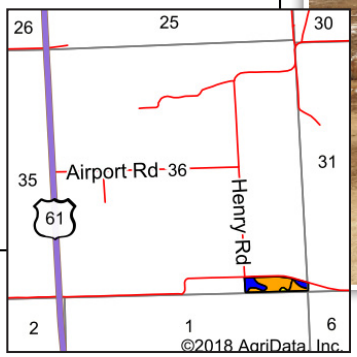
Location:
From Lancaster, WI, 4 miles south on Highway 61, 1 mile east on Substation Road, property on south side of road. Watch for signs. 4905 Substation Road, Lancaster, WI 53813

Home Features:
- Walk Out Brick Rambler
- 3 Bedrooms
- 2 Bathrooms
- Deck
- Private well and septic
- Gas forced air furnace

40 x 60 Steel Machine Shed
- (2) 12'x12' Doors at the end & side
- Dirt floor

30' Steel bin / 12,000 bushel
- Drying floor
- 6' Bottom unloading auger
- Brock fan, GSI, 5 hsp unload motor





Soils data provided by USDA and NRCS.

Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	5.01	55.7%		IIIe
TaB	Tama silt loam, driftless, 2 to 6 percent slopes	1.88	20.9%		IIe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	1.13	12.6%		IIIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	0.76	8.4%		IIe
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.22	2.4%		IVe

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 4 Details Lines approximate

Grant County, WI

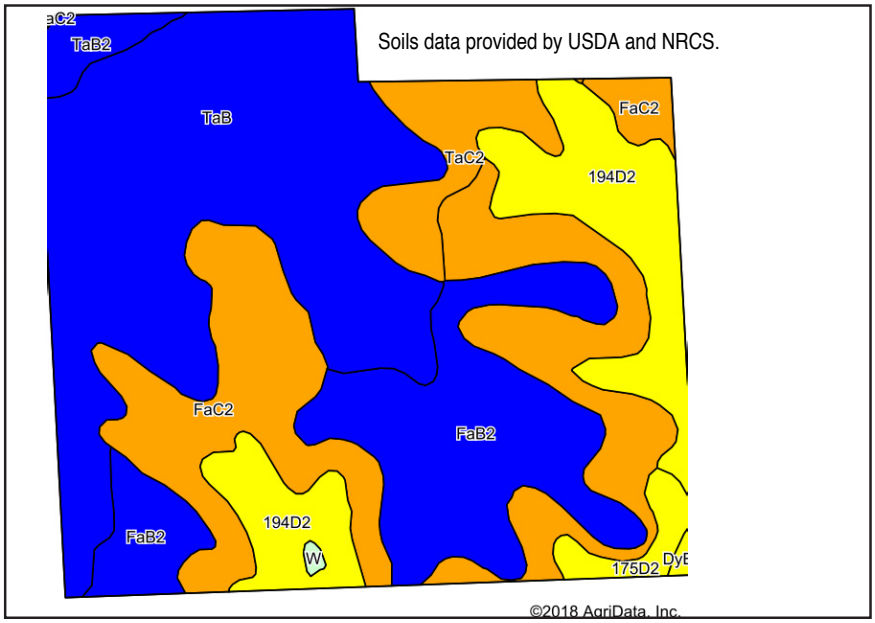
- **133.51± Acres** • PID#s: 052-00002-0000, 052-00003-0000, 056-00824-0000, 052-00005-0000, 052-00001-0000
- **20 x 40 Harvestore** • 2017 Taxes: $501.81

Location: Location: From Lancaster, WI, 4 miles south on Highway 61, 1 mile east on Substation Road, land on south side of road. Watch for signs.

Corn
Grassland/Pasture
Soybeans
Developed/Open Space

4 rows not shown

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © Agridata, Inc. 2018 www.AgriDataInc.com



Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c
TaB	Tama silt loam, driftless, 2 to 6 percent slopes	46.13	34.6%		IIe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	33.05	24.8%		IIIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	24.89	18.6%		IIe
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	17.50	13.1%		IVe
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	6.73	5.0%		IIIe
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	2.43	1.8%		IIe
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	2.23	1.7%		IVe
DyE2	NewglarusDunbarton silt loams, 12 to 20 percent slopes, moderately eroded	0.35	0.3%		IVe
W	Water	0.20	0.1%		

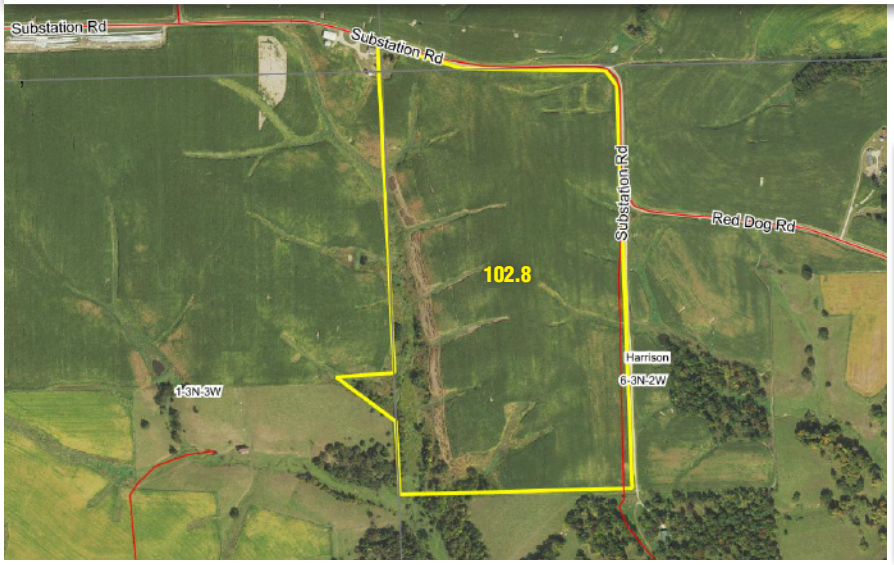
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

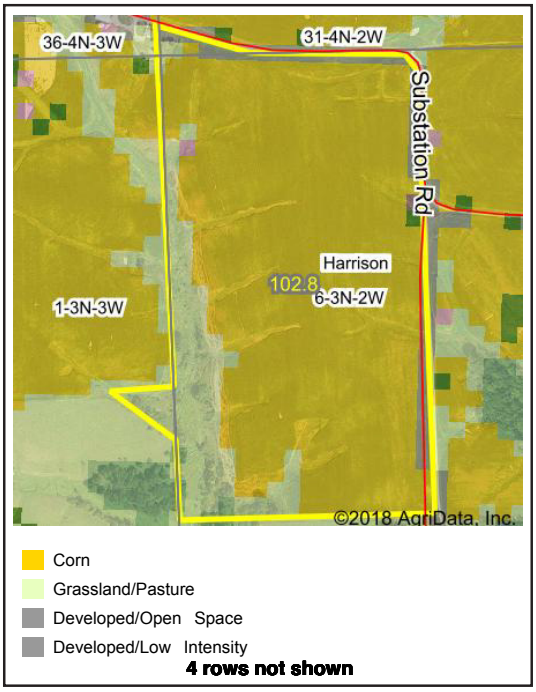
Tract 5 Details Lines approximate

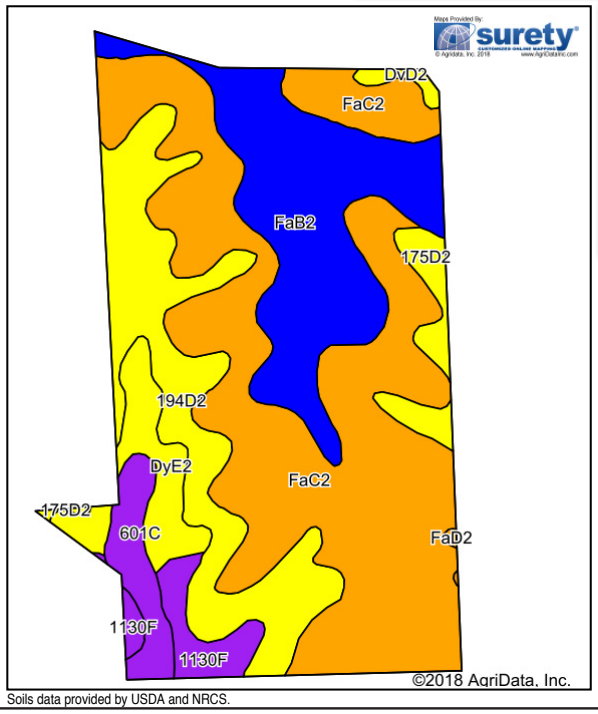
Grant County, WI

- **102.80± Acres** • PID#s: 014-00674-0010, 020-00117-0000, 020-00120-0000, 020-00118-0000, 020-00119-0000, 052-00006-0010
- 2017 Taxes:$355.75

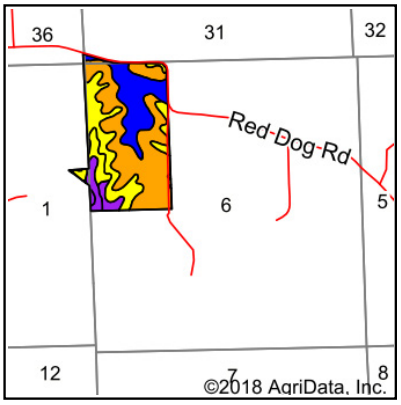


Location: From Lancaster, WI, 4 miles south on Highway 61, 1 mile east on Substation Road, land on south side of road. Watch for signs.





Soils data provided by USDA and NRCS.



Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	47.73	46.4%		IIIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	20.65	20.1%		IIe
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	18.26	17.8%		IVe
DyE2	NewglarusDunbarton silt loams, 12 to 20 percent slopes, moderately eroded	5.22	5.1%		IVe
601C	Beavercreek cobbly fine sandy loam, 3 to 12 percent slopes, occasionally flooded	3.79	3.7%		VIs
1130F	LacrescentDunbarton complex, very stony, 30 to 60 percent slopes	3.35	3.3%		VIIs
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	3.04	3.0%		IVe
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	0.65	0.6%		IVe
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	0.11	0.1%		IIIe

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 6 Details Lines approximate

Grant County, WI

• **70± Acres** • PID#s: 056-00822-0000, 056-00823-0000 • 2017 Taxes: $6,329.95 • Feed lot with 1000 head capacity

Location: From Lancaster, WI, 4 miles south on Highway 61, 1 mile east on Substation Road, north on Henry Road, property on west side of road. Watch for signs. 7405 Henry Road, Lancaster, WI 53813

Home Features
- Remodeled 2 Story Home
- 4 Bedroom
- 1 Bathroom
- Main level laundry
- Private well and septic
- Gas forced air furnace
- 2 Car garage

100 x 456 Open Front Single Slope Cattle Shed
- (4) 80 x 118 pens
- 6' concrete walls on each end
- Front and Rear J-Bunk Fence Line Feeding
- Full concrete
- (4) Big Spring 6300, 11' trough type auto waters
- Grooved concrete in sorting area
- 20' outside sorting alley
- Curtain along north side with controls

24 x 60 (4 bay) Commodity Shed with Concrete Divides
- Concrete Floor & entry pad

60 x 70 Shed

24 x 108 Shed with Concrete Floors
- Modern Dosatron water medicating system
- 400 amp service
- Heated & insulated office
- Overhead propane heater in chute / working area

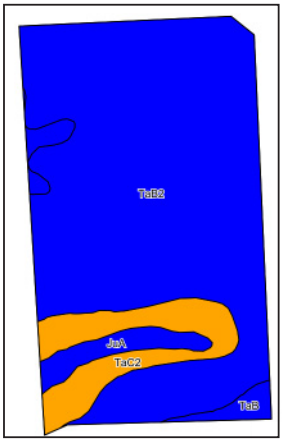
6 Bulk Bins
- Augers with electric motors

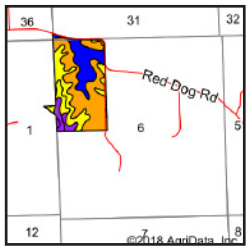
Semi Load out Dock

20 x 50 Harvestore
- Set up for shelled corn

3 Bunker Silos
- Precast walls 168 long 11 ½ high
- Collection leach basin needed for bunker silos
- Concrete floors
- 160' Deep well

Structure Height Restriction of 100' Max





Soils data provided by USDA and NRCS.

Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	56.57	80.8%		IIe
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	8.17	11.7%		IIIe
JuA	Judson silt loam, 0 to 3 percent slopes	3.95	5.6%		IIw
TaB	Tama silt loam, driftless, 2 to 6 percent slopes	1.31	1.9%		IIe

*c: Using Capabilities Class Dominant Condition Aggregation Method

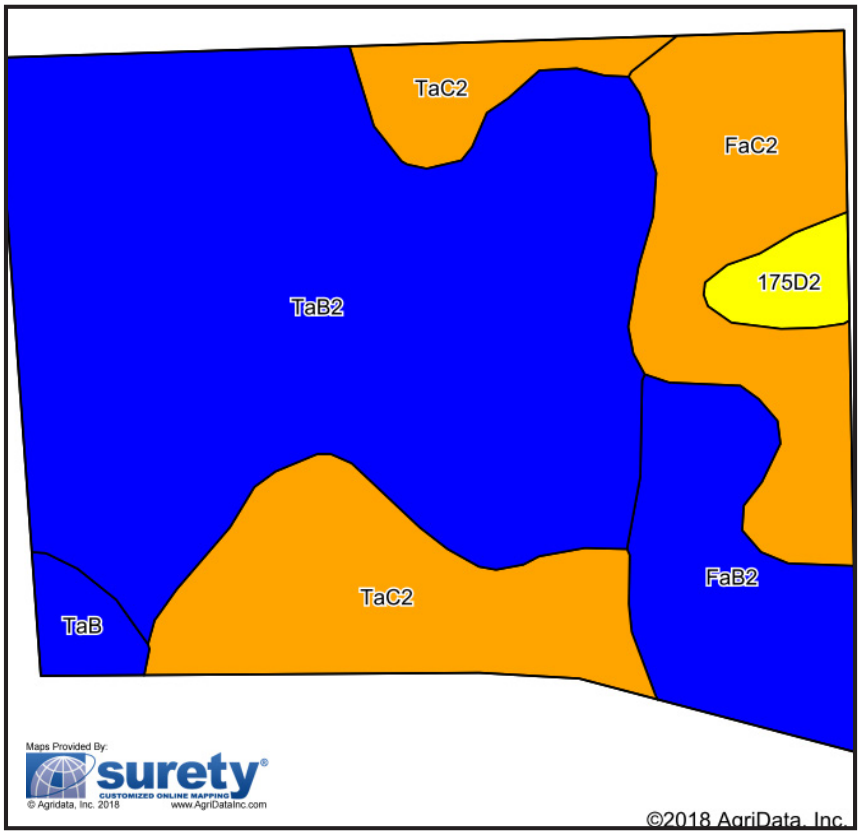
Soils data provided by USDA and NRCS.

Tract 7 Details Lines approximate

Grant County, WI

• **31± Acres** • PID#s: 056-00826-0000 • 2017 Taxes: $120.04

Location: From Lancaster, WI, 4 miles south on Highway 61, 1 mile east on Substation Road, land on north side of road. Watch for signs.



Soils data provided by USDA and NRCS.

Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	16.75	54.0%		IIe
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	5.29	17.1%		IIIe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	4.40	14.2%		IIIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	3.31	10.7%		IIe
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	0.67	2.2%		IVe
TaB	Tama silt loam, driftless, 2 to 6 percent slopes	0.58	1.9%		IIe

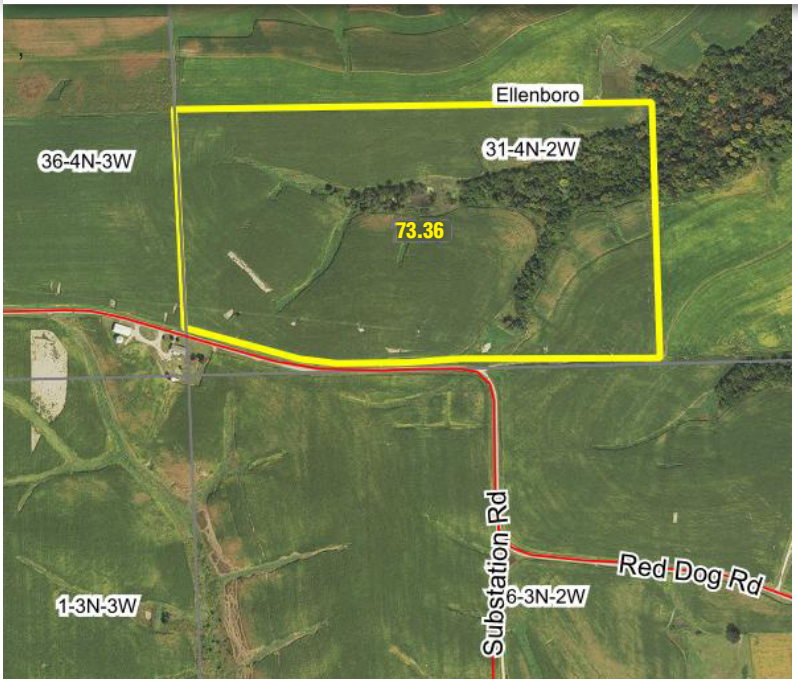
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

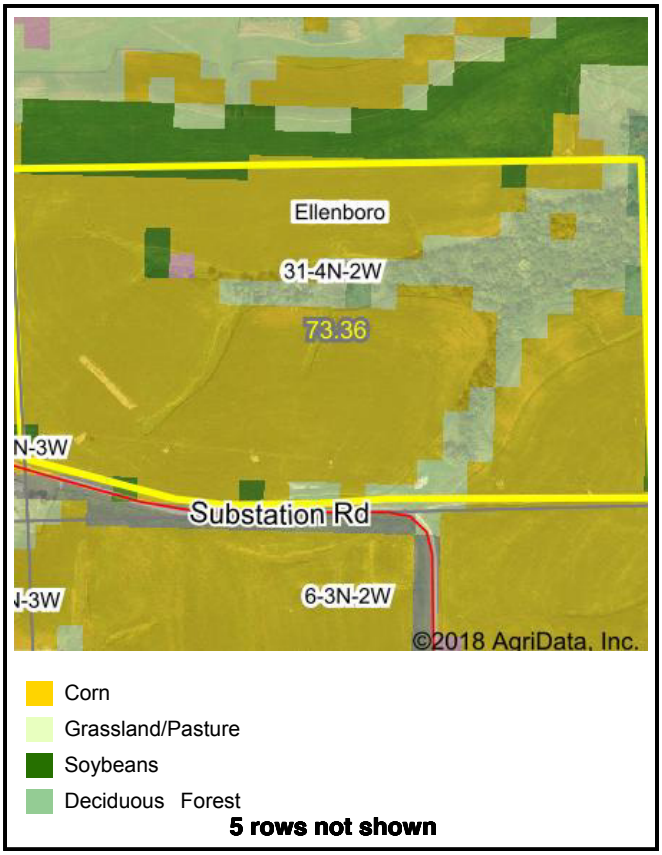
Tract 8 Details Lines approximate

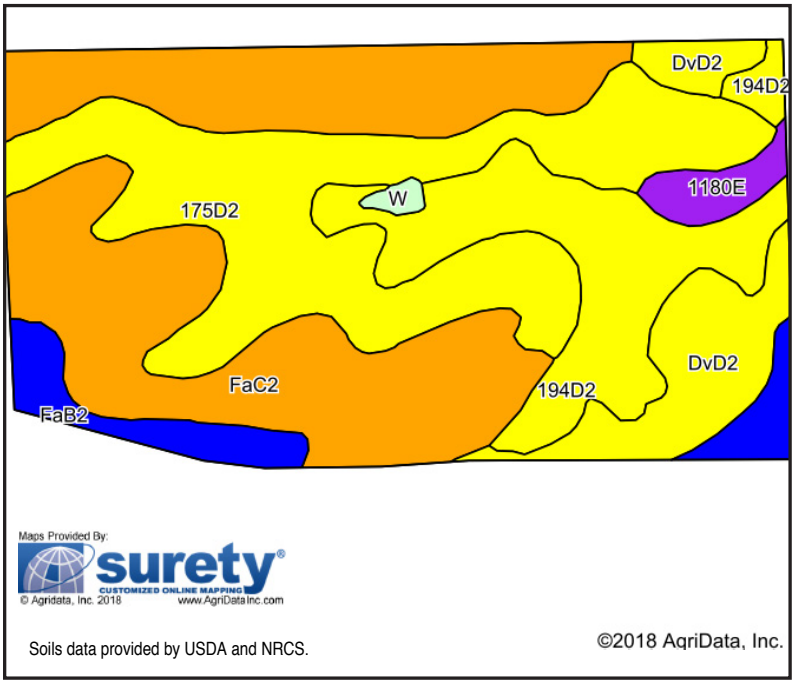
Grant County, WI

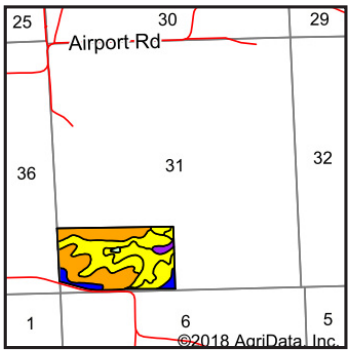
• **73.36± Acres** • PID#s: 014-00674-0000, 014-00675-0000 • Taxes: $251.71



Location: From Lancaster, WI, 4 miles south on Highway 61, 1 mile east on Substation Road, land on north side of road. Watch for signs.







Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	27.56	37.6%		IIIe
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	21.04	28.7%		IVe
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	11.77	16.0%		IVe
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	6.85	9.3%		IVe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	4.19	5.7%		IIe
1180E	NewglarusDunbarton, very stony, silt loams, 20 to 30 percent slopes, very rocky	1.60	2.2%		VIIe
W	Water	0.35	0.5%		

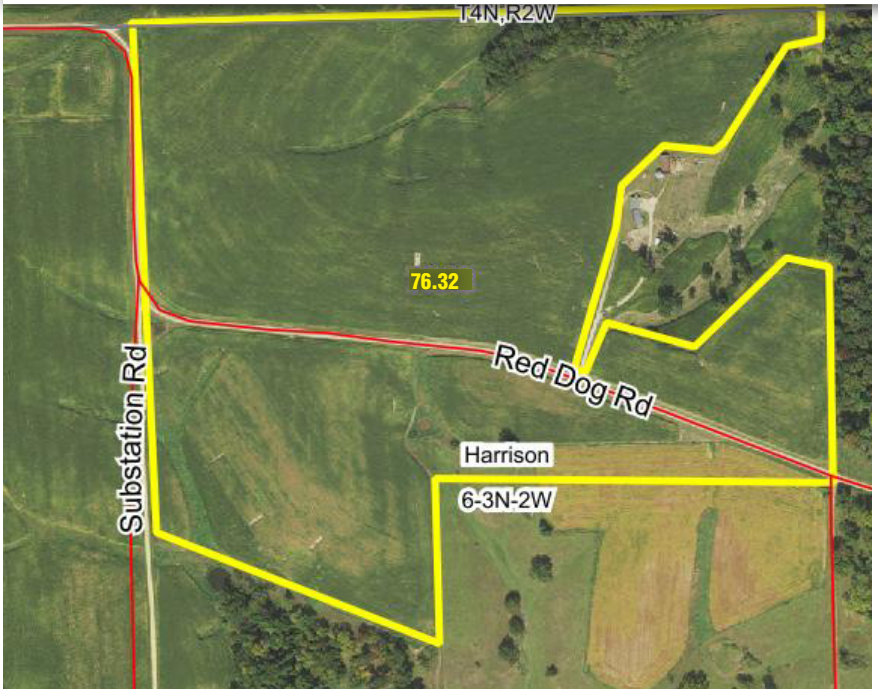
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

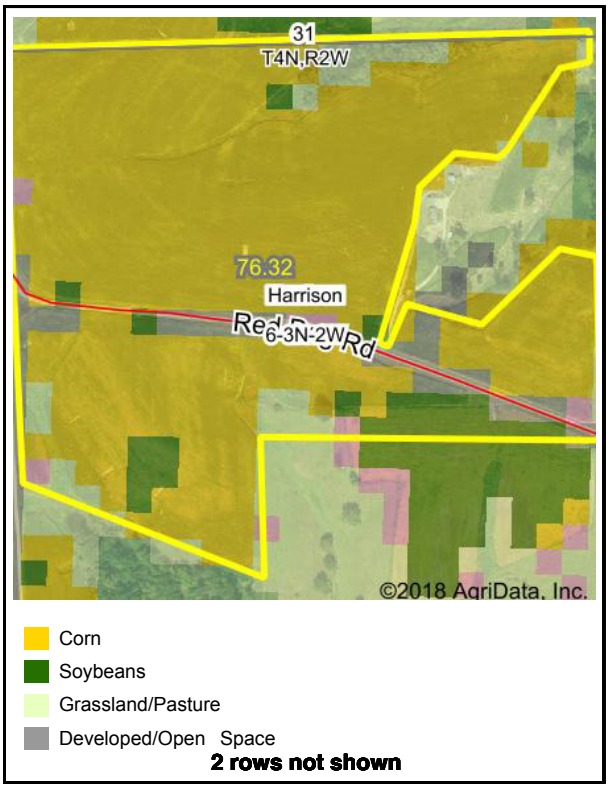
Tract 9 Details Lines approximate

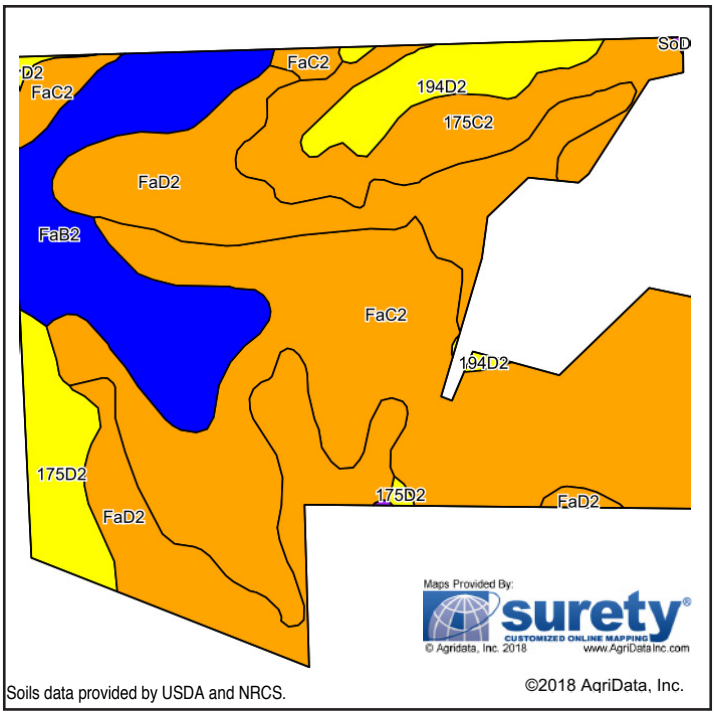
Grant County, WI

• **76.32± Acres** • PID#s: 020-00113-0000, 020-00116-0000 , 020-00121-0000 • 2017 Taxes: $374.17



Location: From Lancaster, WI, 4 miles south on Highway 61, 2 miles east on Substation Road, land on north and south side of road. Watch for signs.





Area Symbol: WI043, Soil Area Version: 12

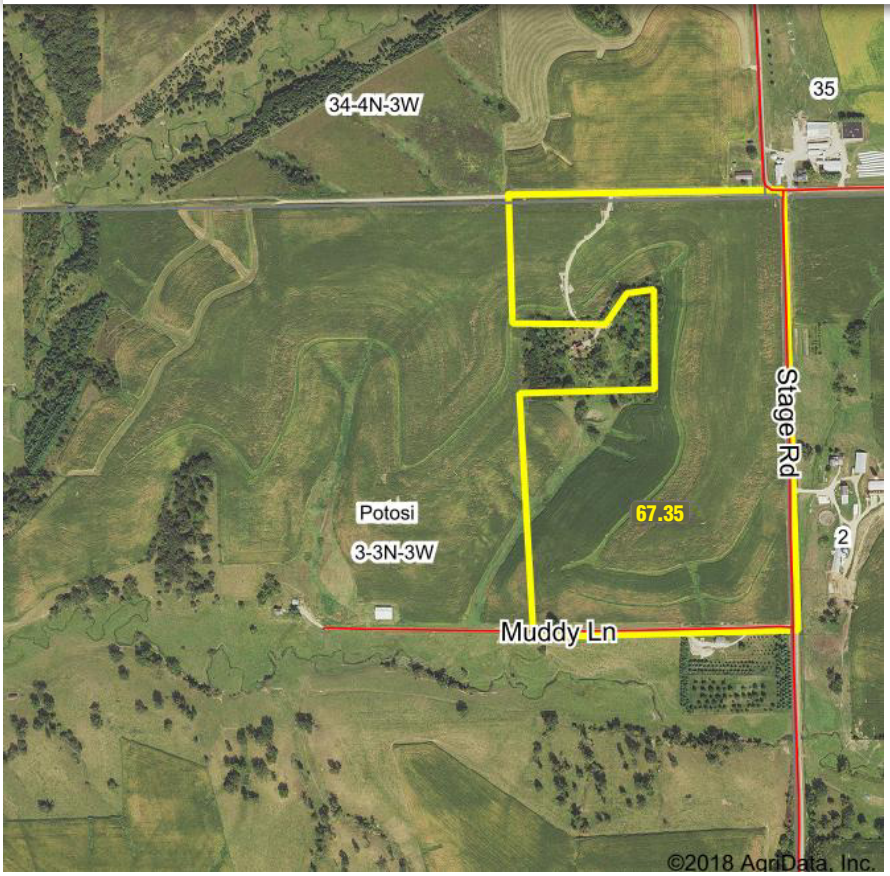
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	30.64	40.1%		IIIe
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	18.85	24.7%		IIIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	11.08	14.5%		IIe
175C2P	alsgrove silt loam, 6 to 12 percent slopes, moderately eroded	7.75	10.2%		IIIe
175D2P	alsgrove silt loam, 12 to 20 percent slopes, moderately eroded	3.95	5.2%		IVe
194D2N	ewglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	3.70	4.8%		IVe
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	0.35	0.5%		IVe

*c: Using Capabilities Class Dominant Condition Aggregation Method

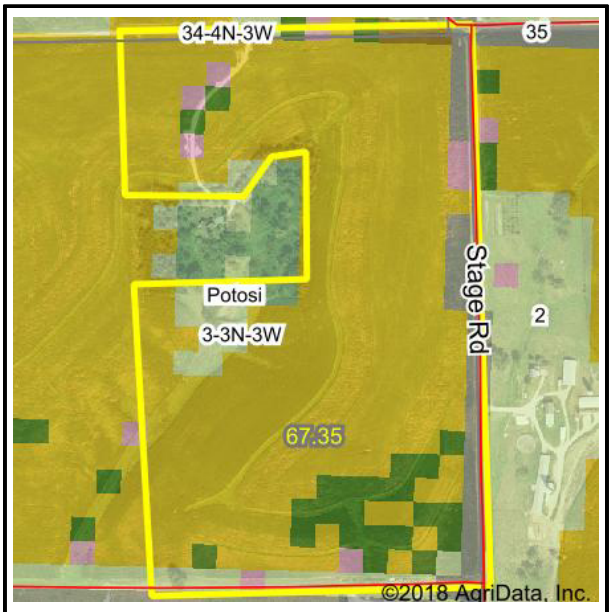
Tract 10 Details Lines approximate

Grant County, WI

• **67.35± Acres** • PID#s: 052-00042-0000 & 052-00045-0000 • 2017 Taxes: $262.90



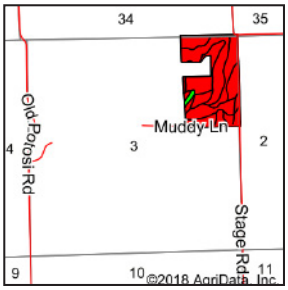
Location: From Lancaster, WI, 4 miles south on Highway 61, 1 mile west on Substation Road, land on corner of Substation Road and Stage Road. Watch for signs.

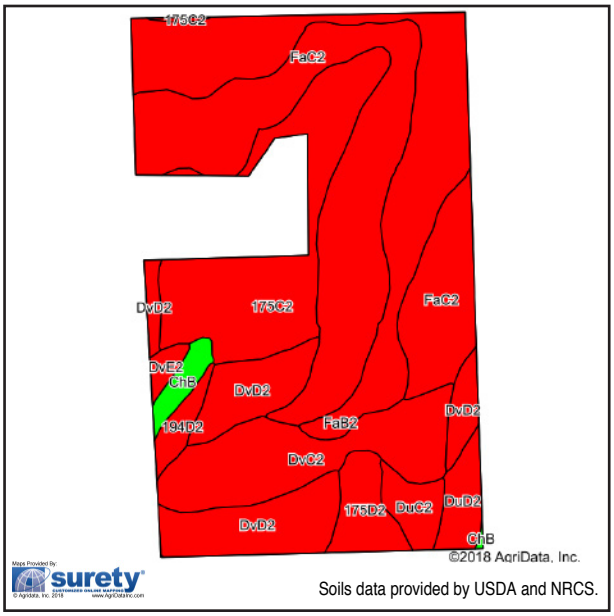


Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	20.57	30.5%		IIIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	13.13	19.5%		IIe
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	9.95	14.8%		IIIe
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	8.44	12.5%		IVe
DvC2	Dubuque soils, deep, 6 to 10 percent slopes, moderately eroded	7.59	11.3%		IIIe
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	2.17	3.2%		IVe
DuD2	Newglarus complex, 12 to 20 percent slopes, moderately eroded	1.59	2.4%		IVe
DuC2	Newglarus complex, 6 to 12 percent slopes, moderately eroded	1.48	2.2%		IIIe
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	0.97	1.4%		IIw
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.96	1.4%		IVe
DvE2	Dubuque soils, deep, 15 to 20 percent slopes, moderately eroded	0.50	0.7%		IVe

*c: Using Capabilities Class Dominant Condition Aggregation Method

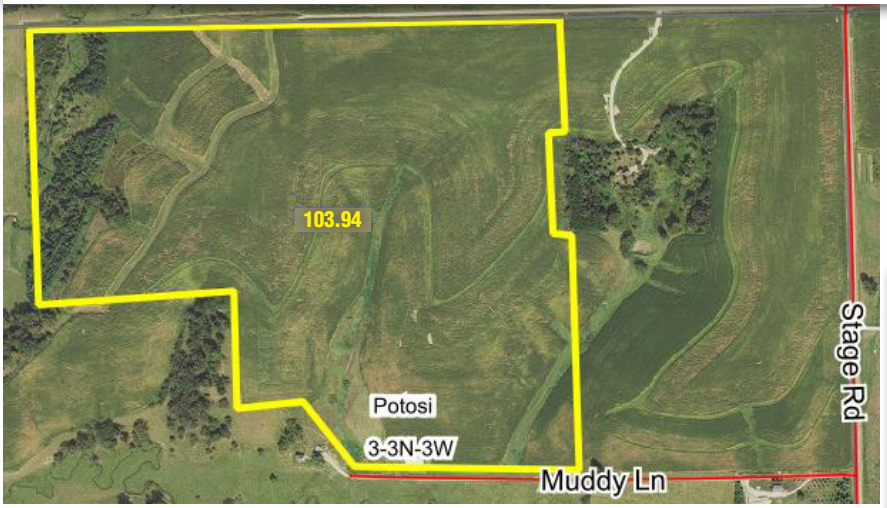




Tract 11 Details Lines approximate

Grant County, WI

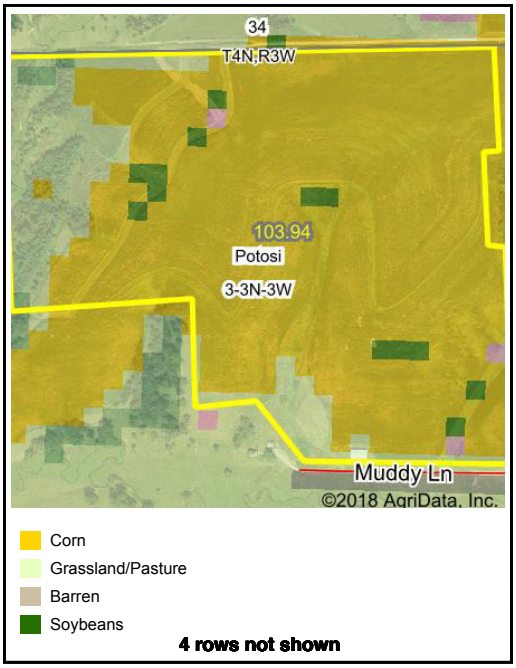
• **103.94± Acres** • PID#s: 052-00047-0000, 052-00053-0000, 052-00043-0000, 052-00044-0000 • 2017 Taxes: $652.75

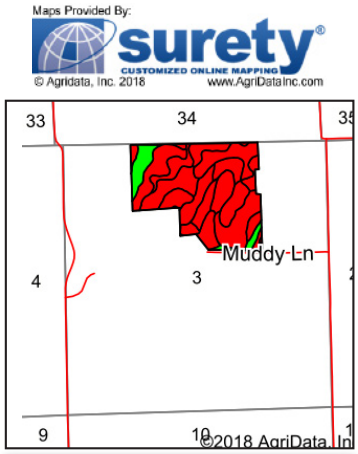


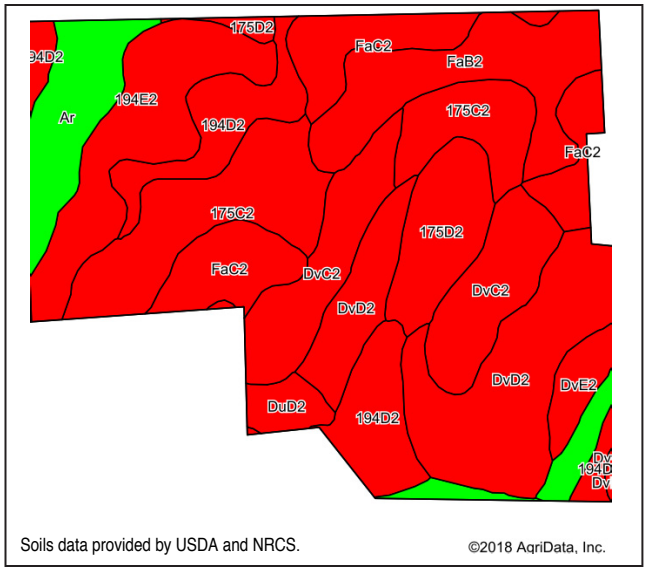
Location: From Lancaster, WI, 4 miles south on Highway 61, 1.5 miles west on Substation Road, land on south side of road, Watch for signs.

40 x 80 Machine Shed

- Concrete floor in cattle lean-to area for feed





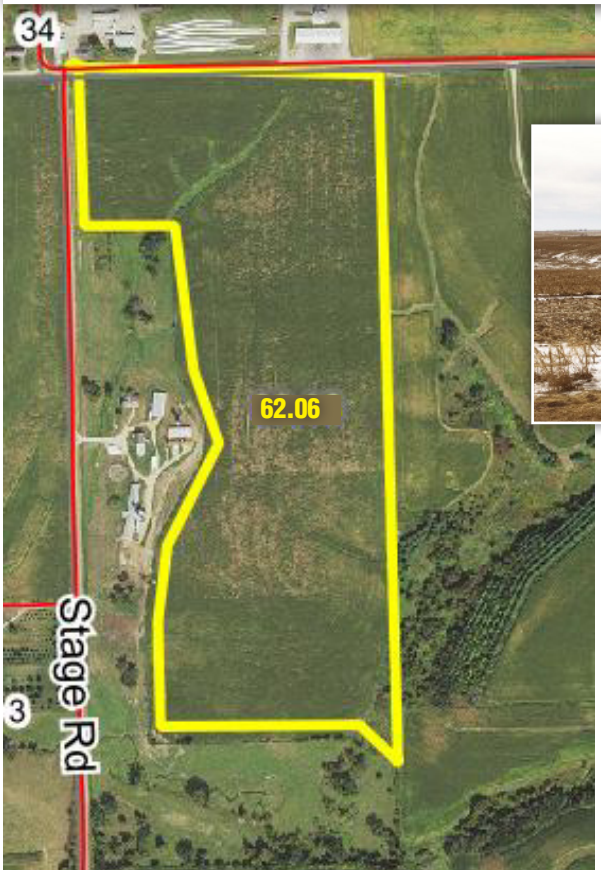


Area Symbol: WI043, Soil Area Version: 12

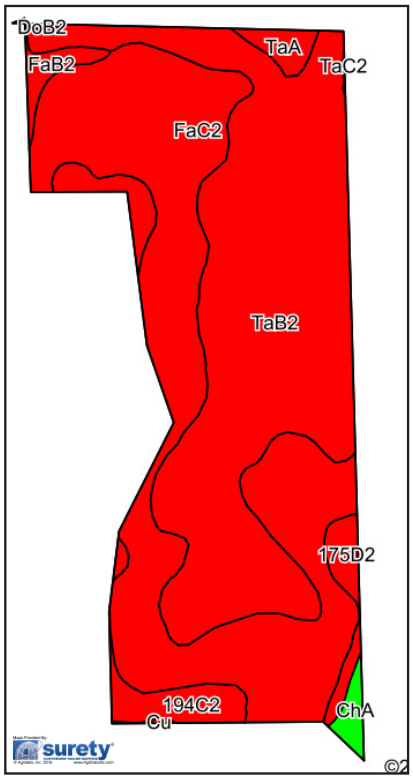
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	16.60	16.0%		IVe
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	14.41	13.9%		IIIe
DvC2	Dubuque soils, deep, 6 to 10 percent slopes, moderately eroded	12.38	11.9%		IIIe
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	11.38	10.9%		IVe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	10.92	10.5%		IIIe
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	10.09	9.7%		VIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	9.67	9.3%		IIe
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	6.95	6.7%		IIw
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	6.20	6.0%		IVe
DvE2	Dubuque soils, deep, 15 to 20 percent slopes, moderately eroded	2.05	2.0%		IVe
DuD2	Newglarus complex, 12 to 20 percent slopes, moderately eroded	1.72	1.7%		IVe
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	1.57	1.5%		IIw

*c: Using Capabilities Class Dominant Condition Aggregation Method

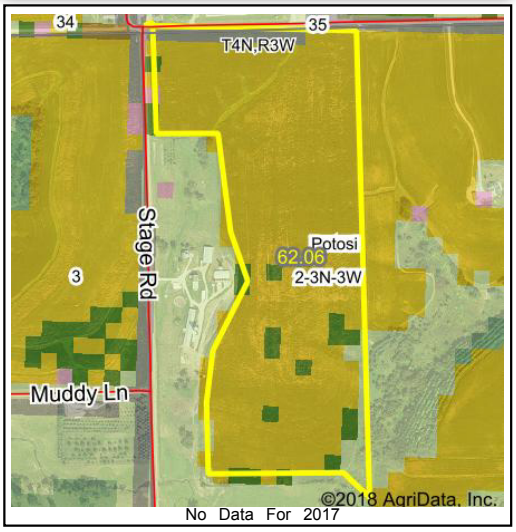
• **62.06± Acres** • PID#s: 052-00031-0000, 052-00032-0000 • 2017 Taxes: $314.57



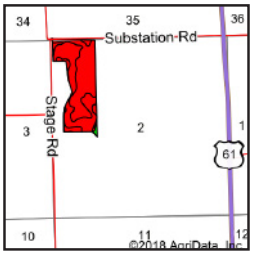
Location: From Lancaster, WI, 4 miles south on Highway 61, 1 mile west on Substation Road, south on Stage Road, land on corner of Substation Road and east side of Stage Road. Watch for signs.



Soils data provided by USDA and NRCS.



No Data For 2017



Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	29.25	47.1%		IIe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	26.13	42.1%		IIIe
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	3.11	5.0%		IIIe
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	1.25	2.0%		IVe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	0.84	1.4%		IIe
TaA	Tama silt loam, driftless, 0 to 2 percent slopes	0.81	1.3%		Iw
ChA	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	0.61	1.0%		IIw
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	0.06	0.1%		IIe

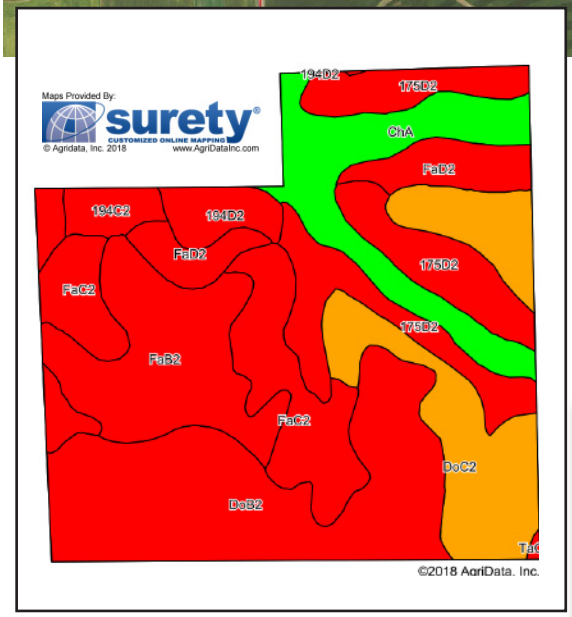
*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 13 Details Lines approximate

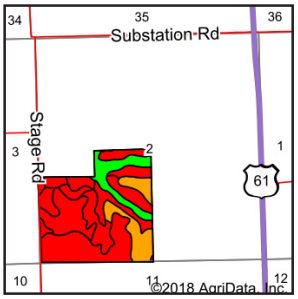
Grant County, WI

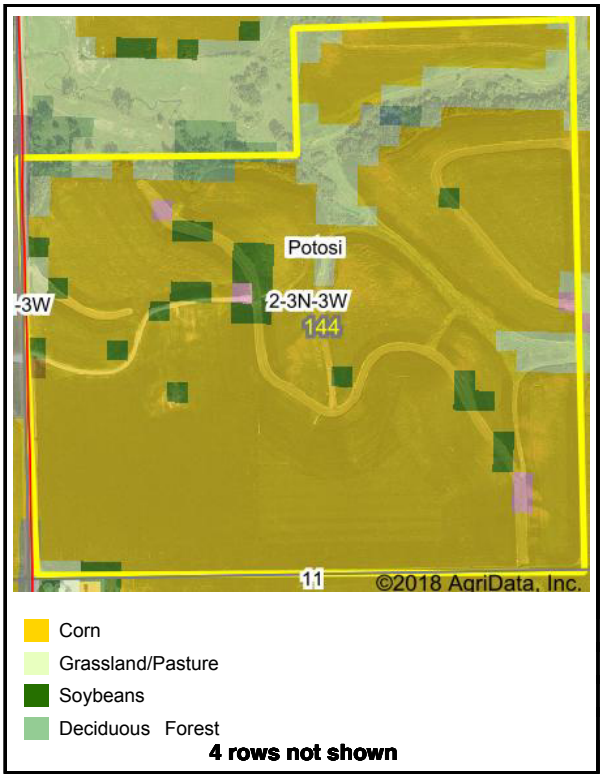
• **144± Acres** • PID#s: 052-00034-0000, 052-00035-0000, 052-00036-0000, 052-00037-0000 • 2017 Taxes: $448.92

Location: From Lancaster, WI, 4 miles south on Highway 61, 1 mile west on Substation Road, 1 mile south on Stage Road, land on east side of road. Watch for signs.



Soils data provided by USDA and NRCS.





Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	32.81	22.8%		IIe
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	21.70	15.1%		IVe
DoC2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	20.39	14.2%		IIIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	18.84	13.1%		IIe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	17.86	12.4%		IIIe
ChA	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	15.78	11.0%		IIw
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	8.33	5.8%		IIIe
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	5.22	3.6%		IVe
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	2.89	2.0%		IIIe
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	0.18	0.1%		IIIe

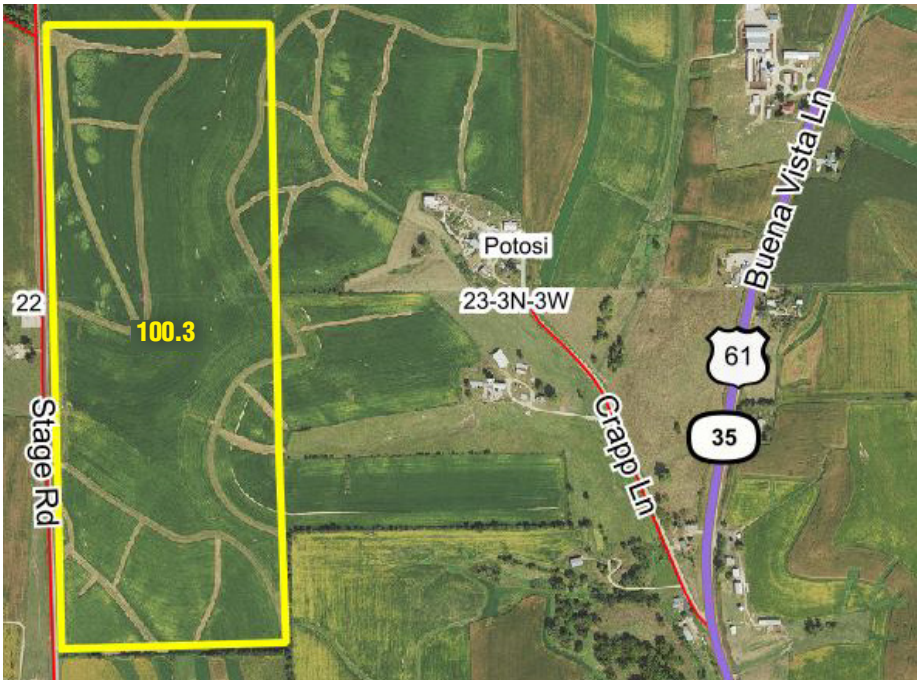
*c: Using Capabilities Class Dominant Condition Aggregation Method

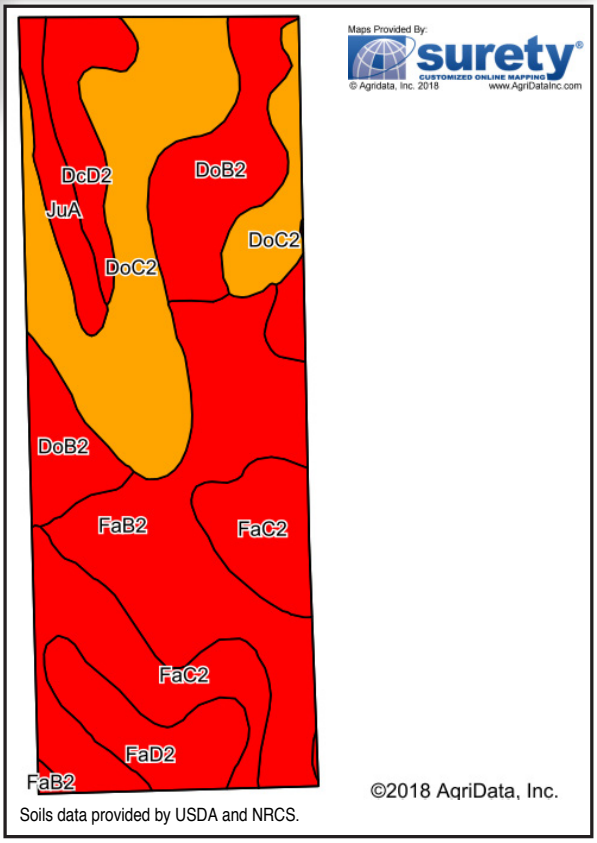
Tract 14 Details Lines approximate

Grant County, WI

• **100.30± Acres** • PID#s: 052-00488-0010, 052-00487-0010, 052-00491-0000, 052-00492-0000 • 2017 Taxes: $492.08

Location: From Lancaster, WI, 4 miles south on Highway 61, 1 mile west on Substation Road, 3.5 miles south on Stage Road, land on east side of road. Watch for signs.





Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
DoC 2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	26.39	26.3%		IIIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	24.19	24.1%		IIe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	19.19	19.1%		IIIe
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	14.61	14.6%		IIe
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	6.62	6.6%		IIIe
DcD2	Dodgeville silt loam, deep, 10 to 15 percent slopes, moderately eroded	5.38	5.4%		IVe
JuA	Judson silt loam, 0 to 3 percent slopes	3.92	3.9%		IIw

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 15 Details Lines approximate

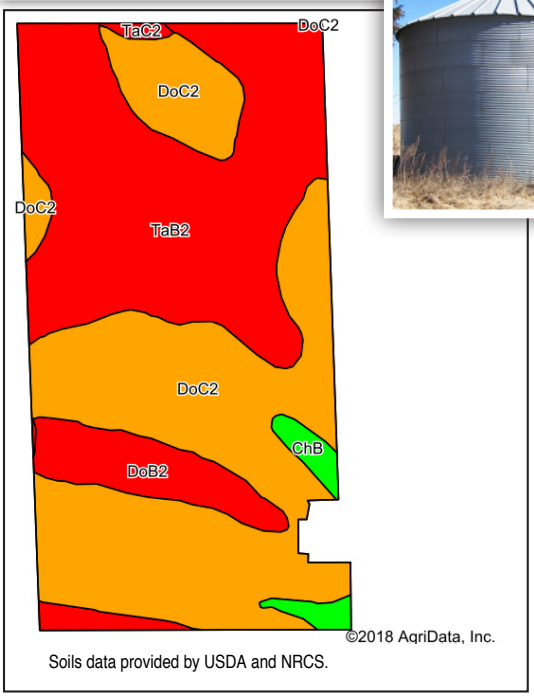
Grant County, WI

• **78.87± Acres** • PID#s: 052-00285-0000, 052-00288-0000 • 2017 Taxes: $619.04

Location: From Tennyson, WI, 3 miles north on Highway 61, land on west side of road. Watch for signs.

Open Front Shed

27' 8,000 Bushel Bin



Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © Agridata, Inc. 2018 www.AgriDataInc.com

Area Symbol: WI043, Soil Area Version: 12

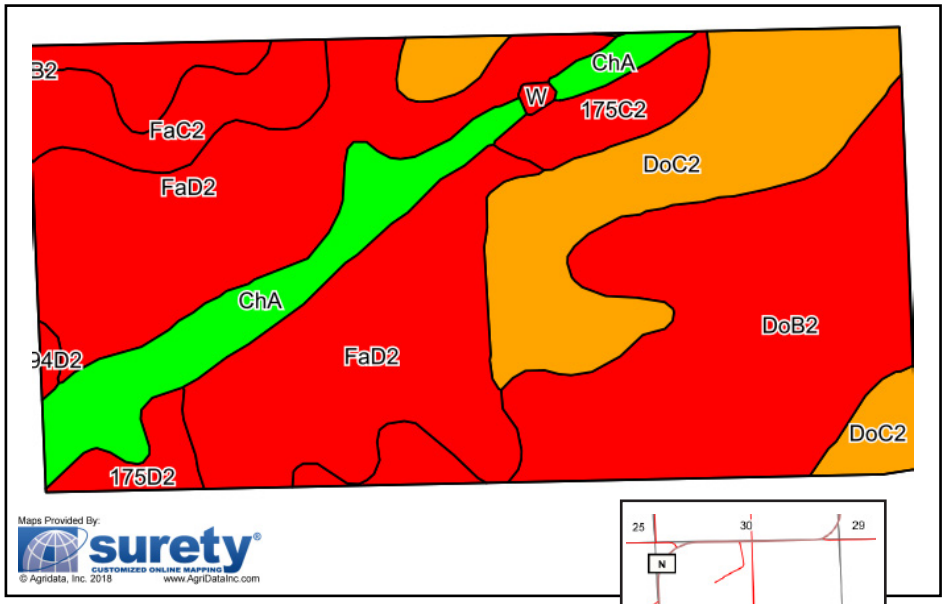
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
DoC2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	38.46	48.8%		IIIe
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	32.63	41.4%		IIe
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	5.60	7.1%		IIe
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	1.80	2.3%		IIw
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	0.38	0.5%		IIIe

*c: Using Capabilities Class Dominant Condition Aggregation Method

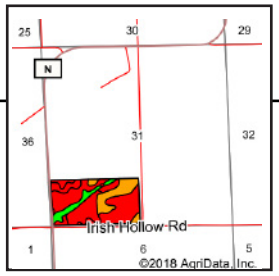
Tract 16 Details Lines approximate

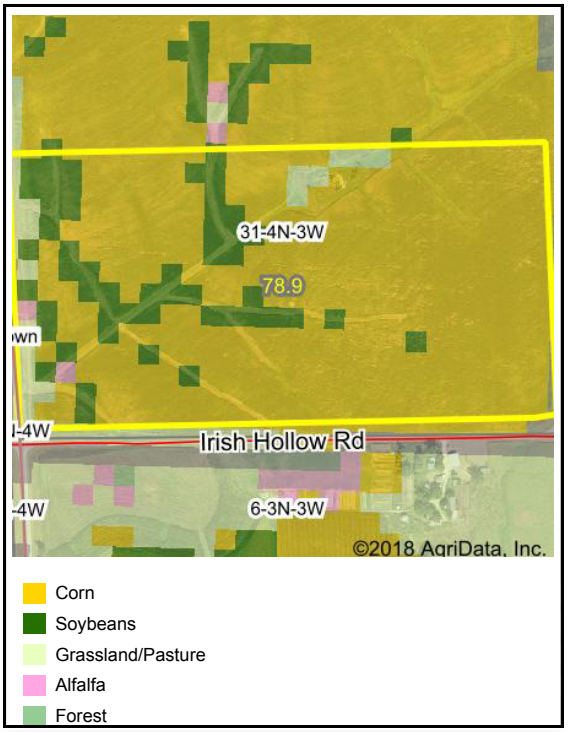
• **78.90± Acres** • PID#s: 056-00708-0000, 056-00706-0000 • 2017 Taxes: $286.46

Location:
From Lancaster, WI, 5 miles southwest on County Road N, land on east side of road. Watch for signs.



Soils data provided by USDA and NRCS.





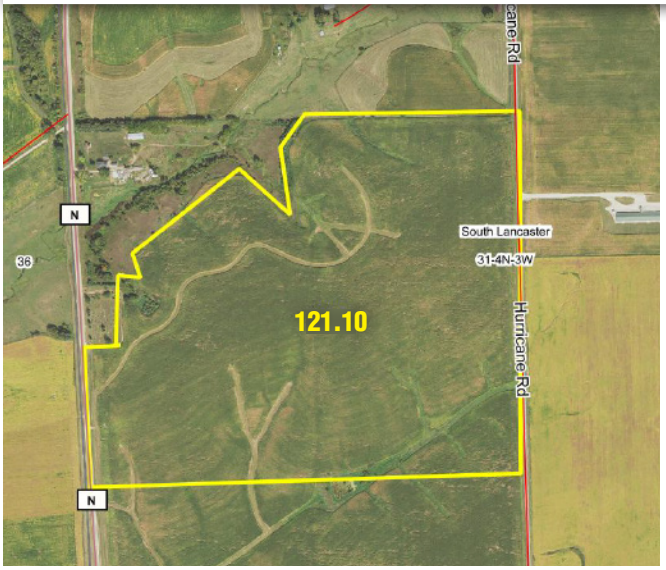
Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	26.43	33.5%		IIIe
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	22.10	28.0%		IIe
DoC2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	14.52	18.4%		IIIe
ChA	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	7.13	9.0%		IIw
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	4.22	5.3%		IIIe
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	2.59	3.3%		IIIe
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	1.49	1.9%		IVe
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.25	0.3%		IVe
W	Water	0.17	0.2%		

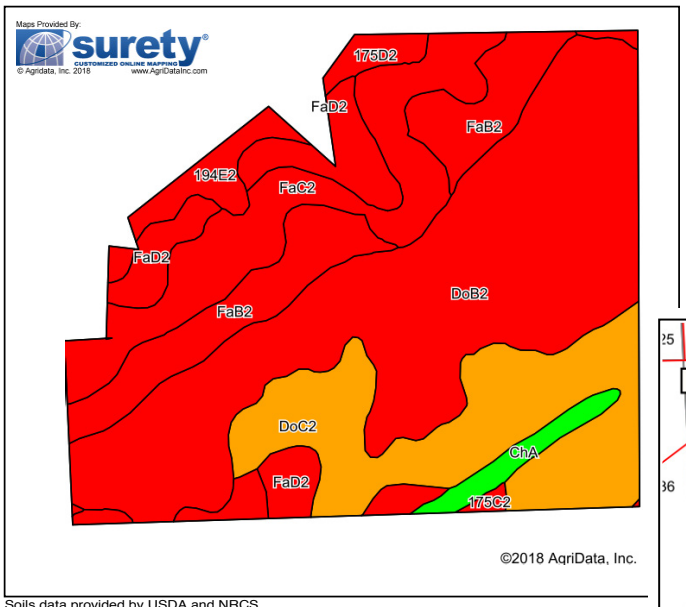
*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 17 Details Lines approximate — Grant County, WI

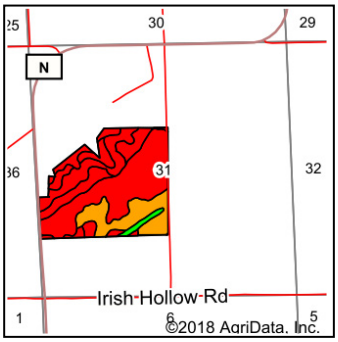
• **121.10± Acres** • PID#s: 056-00702-0000, 056-00700-0000, 056-00703-0000, 056-00698-0000 • 2017 Taxes: $496.11

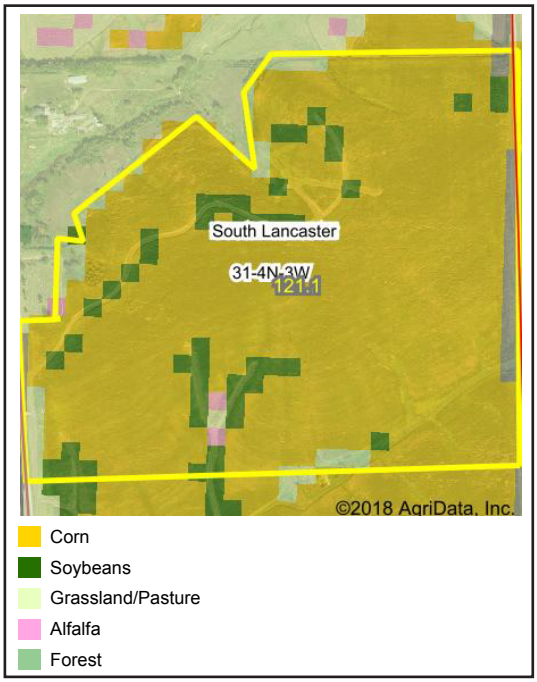


Location:
From Lancaster go SW on CO RD N for 5 miles. Land Located on the East Side of the road, watch for signs



Soils data provided by USDA and NRCS.





Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	48.81	40.3%		IIe
DoC2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	23.22	19.2%		IIIe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	17.74	14.6%		IIIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	14.00	11.6%		IIe
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	9.42	7.8%		IIIe
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	3.54	2.9%		VIe
ChA	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	2.35	1.9%		IIw
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	1.63	1.3%		IVe
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	0.39	0.3%		IIIe

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 18 Details Lines approximate

Grant County, WI

• **40± Acres** • **Hog Facility** • PID#s: 052-00254-0010, 052-00254-0000 • 2017 Taxes: $8,957.65

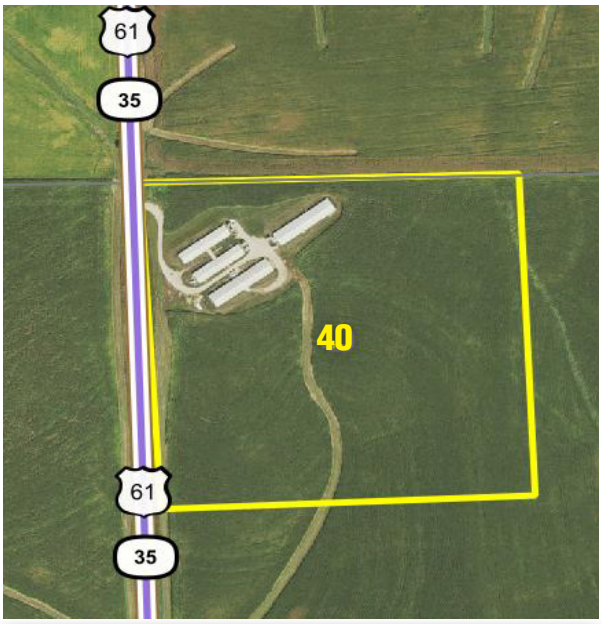
Location: From Tennyson, WI, 3 miles north on Highway 61, property on east side of road. Watch for signs. 6502 Highway 61, Potosi, WI 53820

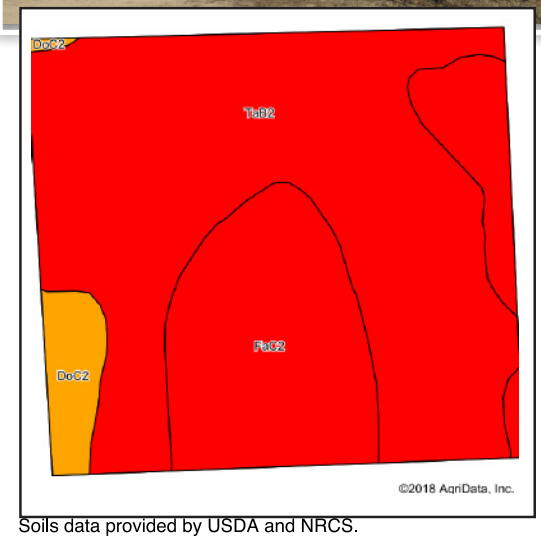
Hog Facility

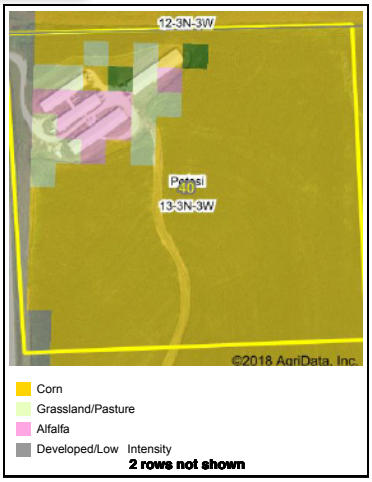
- (4) Barns 42' x 204'
- Full Slat
- Double Sided Curtain
- Air Stream Curtain Controllers
- (4) pit fans
- Back and side load out on 2 buildings
- (2) North buildings connect by center load out
- Kohler 100 Generator
- Propane Powered
- 8' Deep pit
- No Vulcanization on concrete joints
- 380' Deep well

(16) Bulk Feed Bins

- (4) per building







Soils data provided by USDA and NRCS.

Area Symbol: WI043, Soil Area Version: 12					
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	25.81	64.5%		IIe
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	12.24	30.6%		IIIe
DoC 2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	1.95	4.9%		IIIe

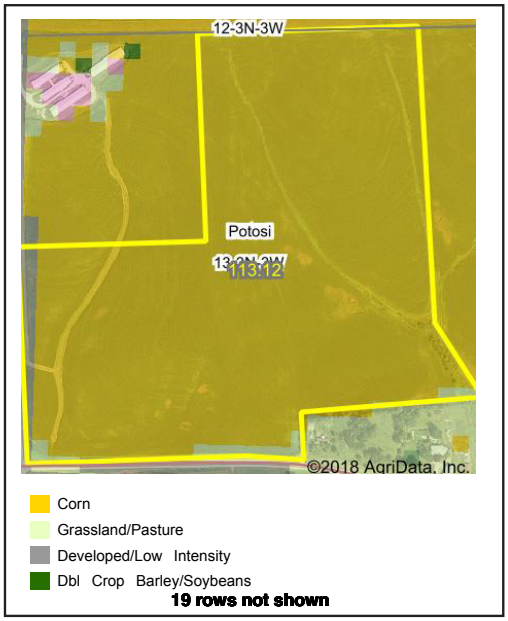
*c: Using Capabilities Class Dominant Condition Aggregation Method

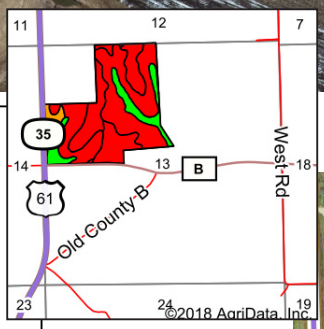
Tract 19 Details Lines approximate

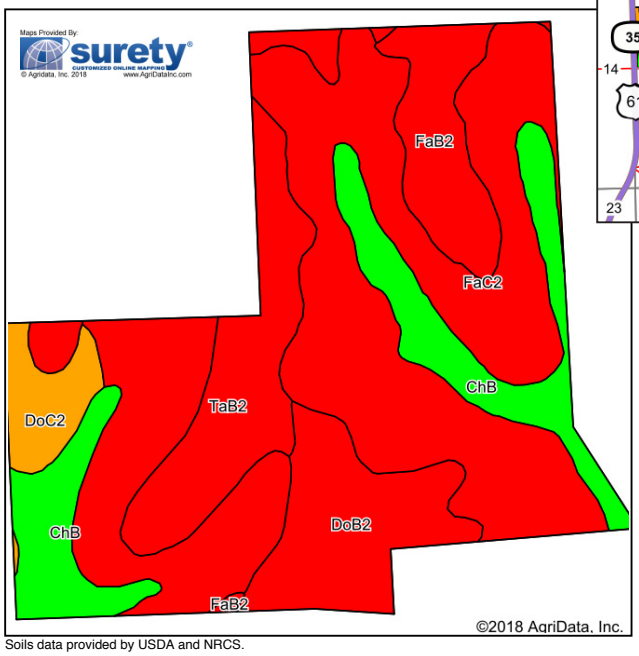
Grant County, WI

• **113.12± Acres** • PID#s: 052-00253-0000, 052-00257-0010, 052-00257-0000, 052-00255-0000 • 2017 Taxes: $507.83

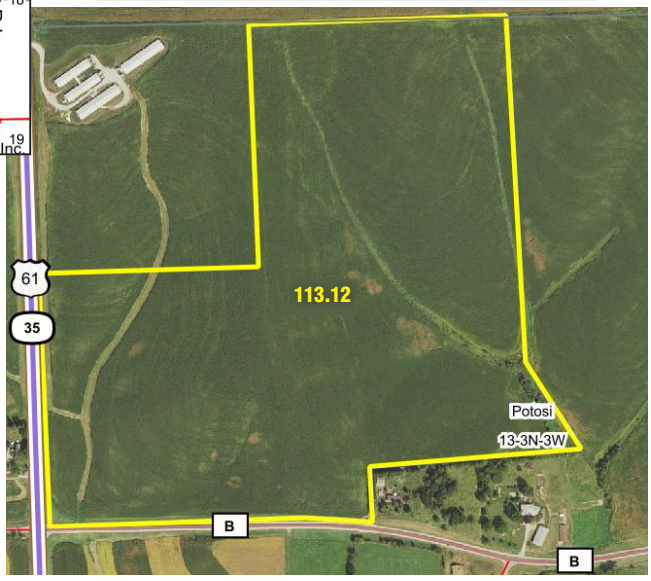
Location:
From Tennyson, WI, 3 miles north on Highway 61, east on Abing Road, land on north side of road. Watch for signs.







Soils data provided by USDA and NRCS.



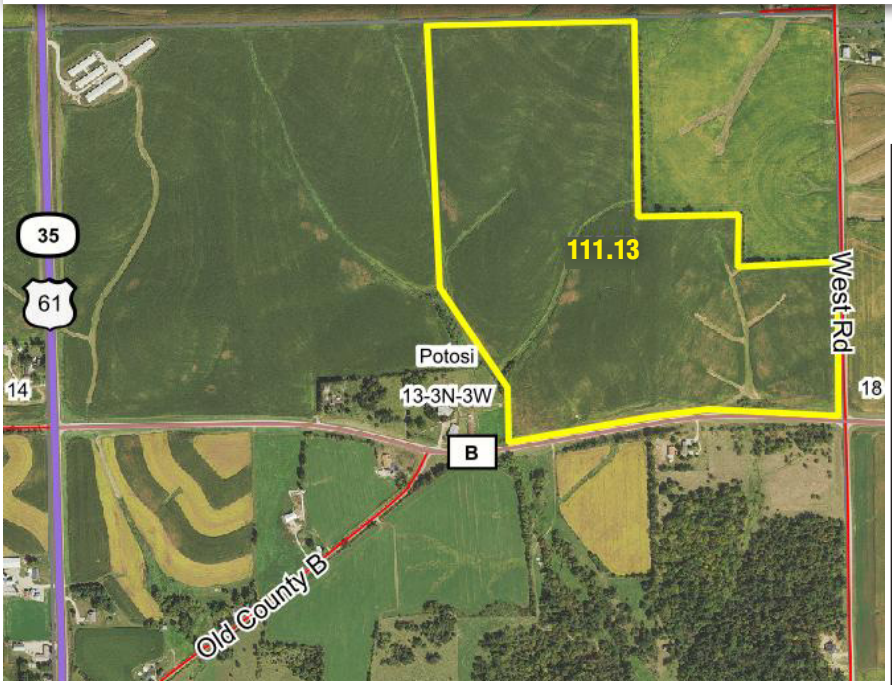
Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
FaC2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	15.60	40.8%		IIIe
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	10.01	26.2%		IIe
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	6.43	16.8%		IIw
DoC 2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	4.86	12.7%		IIIe
DoB2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	1.15	3.0%		IIe
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	0.15	0.4%		IIe

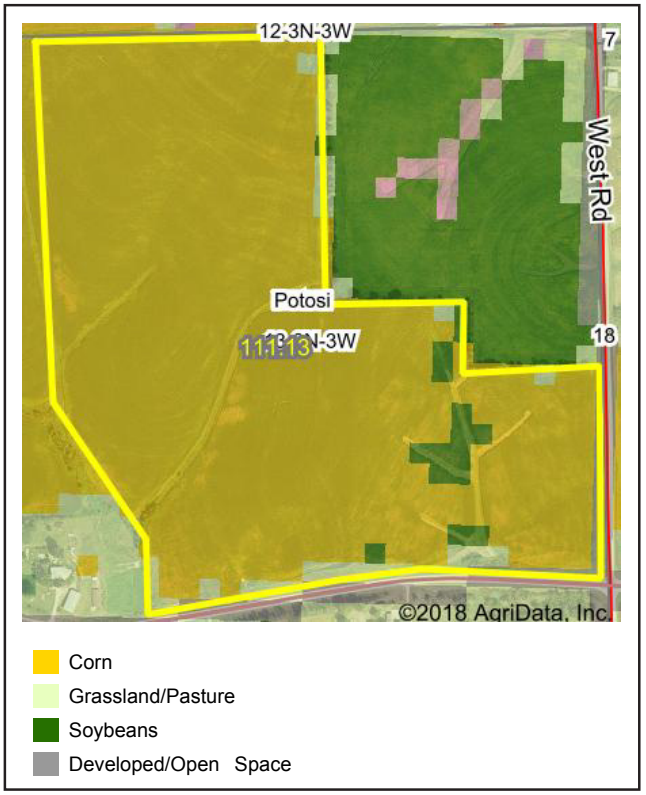
*c: Using Capabilities Class Dominant Condition Aggregation Method

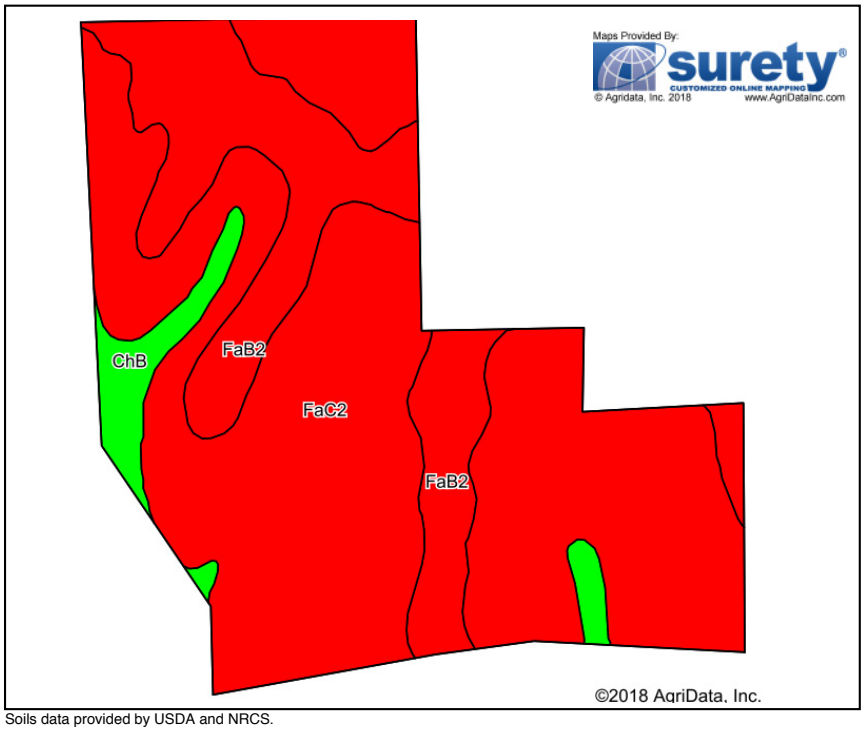
Tract 20 Details Lines approximate — Grant County, WI

• **111.13± Acres** • PID#s:052-00277-0000, 052-00248-0010, 052-00247-0000, 052-00251-0000, 052-00277-0010 • Taxes: $514.55



Location:
From Tennyson, WI, 3 miles north on Highway 61, 1 mile east on Abing Road, north on West Road, land on west side of road. Watch for signs.





Soils data provided by USDA and NRCS.

Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
FaC 2	Fayette silt loam, uplands, 6 to 10 percent slopes, moderately eroded	78.99	71.1%		IIIe
FaB 2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	26.63	24.0%		IIe
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	5.51	5.0%		IIw

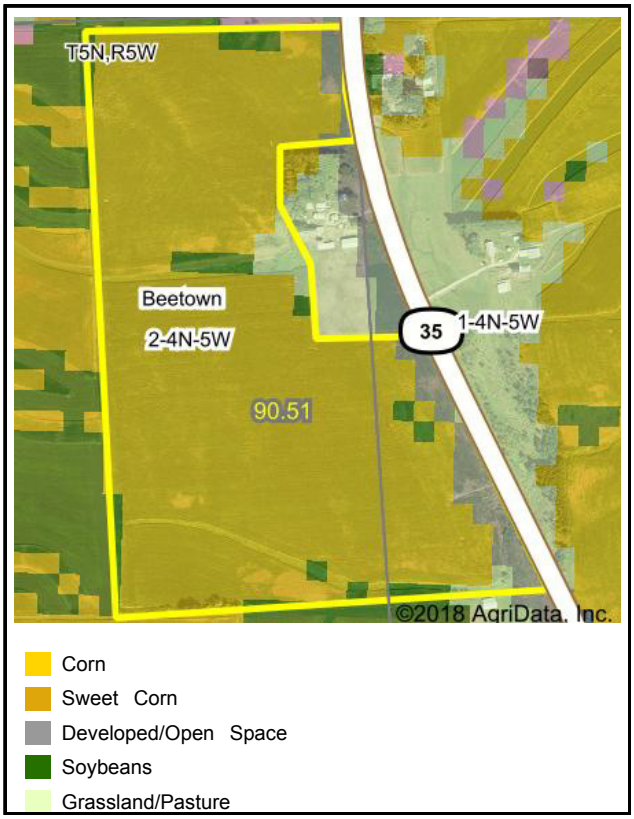
*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 21 Details Lines approximate

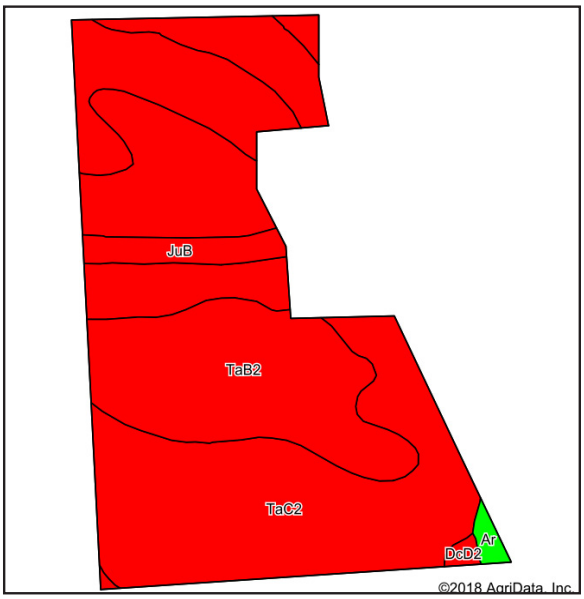
Grant County, WI

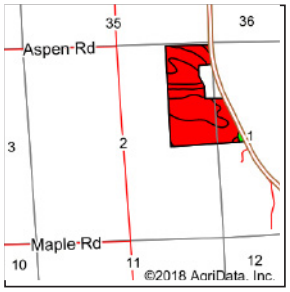
• **93.32± Acres** • PID#s: 002-00922-0010, 002-00925-0000, 002-00906-0000 (represent a portion of the land) • New P.I.D.'s, taxes, and legal TBD upon survey completion. Survey to be completed prior to auction.

Location: From Beetown, WI, 5 miles northwest on Highway 35, land on west side of road. Watch for signs.



Soils data provided by USDA and NRCS.





Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © Agridata, Inc. 2018 www.AgriDataInc.com

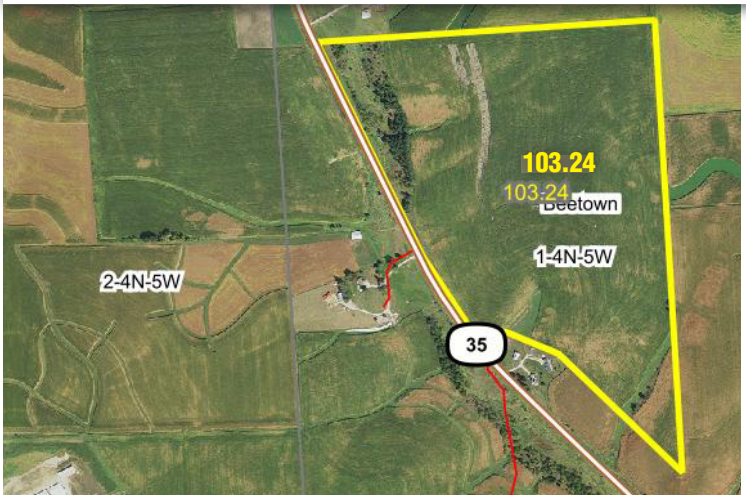
Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	54.25	59.9%		IIIe
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	31.38	34.7%		IIe
JuB	Judson silt loam, 3 to 10 percent slopes	3.70	4.1%		IIIe
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	0.73	0.8%		IIw
DcD2	Dodgeville silt loam, deep, 10 to 15 percent slopes, moderately eroded	0.45	0.5%		IVe

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 22 Details Lines approximate — Grant County, WI

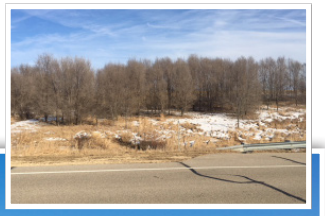
• **103.24± Acres** • PID#s: 002-00907-0000, 002-00908-0010, 002-00915-000 (represent a portion of the land) • New P.I.D.'s, taxes, and legal TBD upon survey completion. Survey to be completed prior to auction.



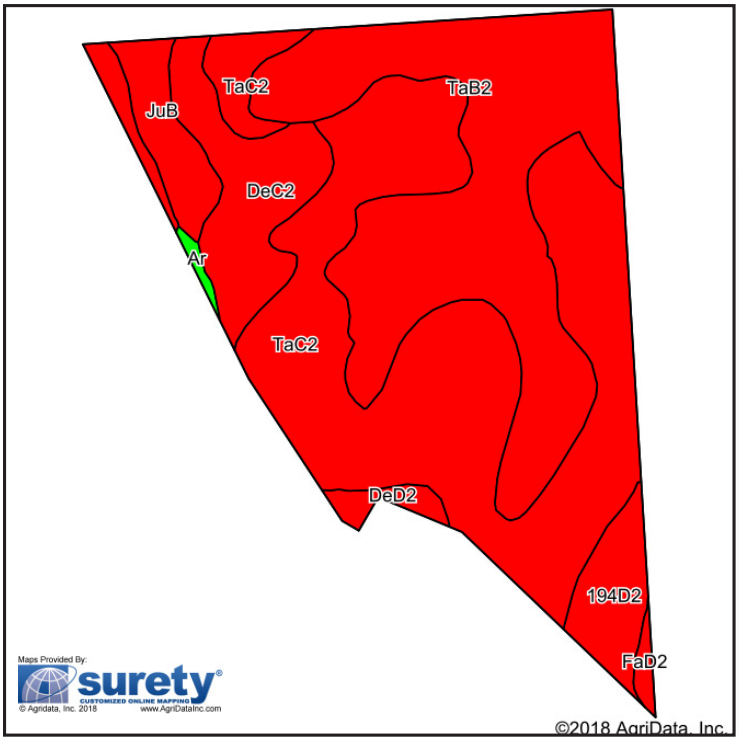
Location: From Beetown, WI, 5 miles northwest on Highway 35, land on east side of road. Watch for signs.

Corn
Grassland/Pasture
Soybeans
Sweet Corn

4 rows not shown



Soils data provided by USDA and NRCS.



Area Symbol: WI043, Soil Area Version: 12

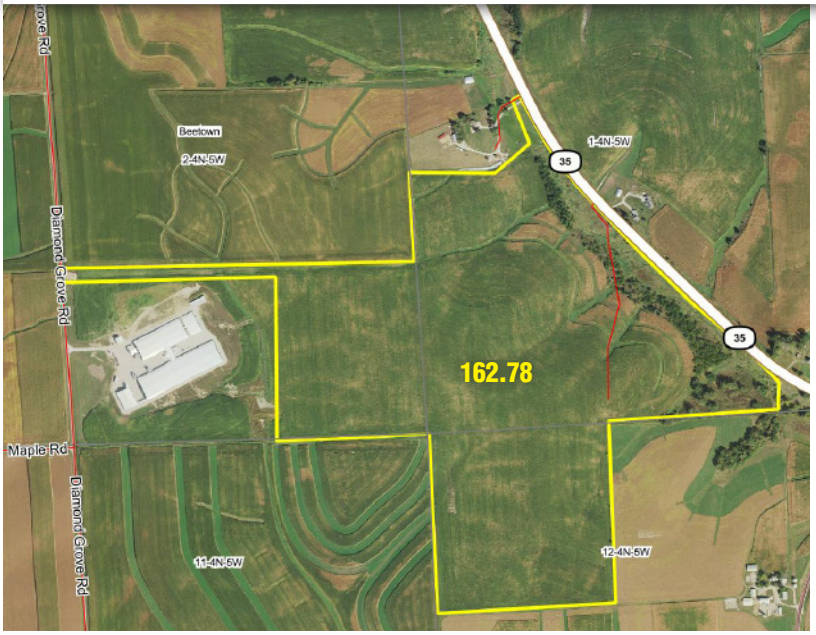
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	47.69	46.2%		IIIe
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	35.09	34.0%		IIe
DeC2	Dodgeville soils, deep, 6 to 10 percent slopes, moderately eroded	9.49	9.2%		IIIe
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	4.49	4.3%		IVe
JuB	Judson silt loam, 3 to 10 percent slopes	4.16	4.0%		IIIe
DeD2	Dodgeville soils, deep, 10 to 15 percent slopes, moderately eroded	1.31	1.3%		IVe
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	0.62	0.6%		IIIe
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	0.39	0.4%		IIw

*c: Using Capabilities Class Dominant Condition Aggregation Method

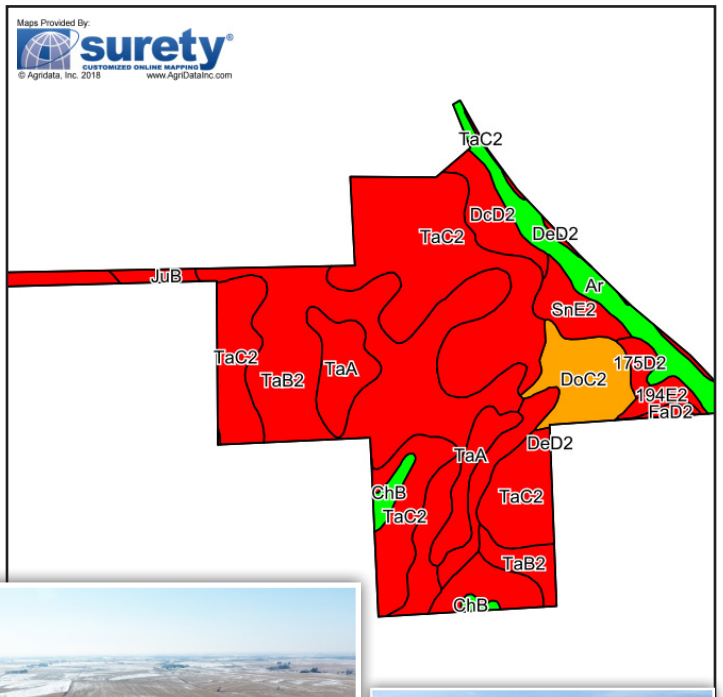
Tract 23 Details Lines approximate

Grant County, WI

• **Acres 162.78±** • PID#s: 002-00937-0000, 002-00911-0000, 002-00914-0000, 002-00936-0000, 002-962-0000 (represent a portion of the land) • New P.I.D.'s, taxes, and legal TBD upon survey completion. Survey to be completed prior to auction.



Location: From Beetown, WI, 5 miles northwest on Highway 35, land on east side of road. Watch for signs.



- Corn
- Grassland/Pasture
- Developed/Open Space
- Soybeans

7 rows not shown

Area Symbol: WI043, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	62.16	38.2%		IIIe
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	47.84	29.4%		IIe
TaA	Tama silt loam, driftless, 0 to 2 percent slopes	10.99	6.8%		Iw
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	9.94	6.1%		IIw
DoC2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	9.29	5.7%		IIIe
DcD2	Dodgeville silt loam, deep, 10 to 15 percent slopes, moderately eroded	5.32	3.3%		IVe
TaB	Tama silt loam, driftless, 2 to 6 percent slopes	4.87	3.0%		IIe
SnE2	Sogn loam, 15 to 20 percent slopes, moderately eroded	4.79	2.9%		VIIs
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	2.04	1.3%		IIw
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	2.00	1.2%		VIe
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	1.84	1.1%		IVe
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	0.58	0.4%		IIIe
DeD2	Dodgeville soils, deep, 10 to 15 percent slopes, moderately eroded	0.44	0.3%		IVe
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.36	0.2%		IVe
JuB	Judson silt loam, 3 to 10 percent slopes	0.32	0.2%		IIIe

Notes

LAND AUCTION

Grant County, WI

STEFFES

24400 MN Hwy 22 S, Litchfield, MN 55355

SteffesGroup.com | 320.693.9371