

Large Contiguous Jefferson County, Wisconsin Land

AUCTION

Jefferson, Wisconsin

385
± acres
Subject to final survey
Sells in 5 tracts

WEDNESDAY, OCTOBER 31, 2018 AT 1 PM



JEFFERSON, WISCONSIN
Land is located ½ mile east of Jefferson on Highway 18, then 3 miles north on County Highway Y. Watch for auction signs.
Auction to be held at the Neighbor's Grill Banquet Room, 216 Golf Drive, Jefferson, WI
"Selling Choice with the Privilege" Tracts #1, 2, 3, 4 & 5 will be sold price per surveyed acre and will be sold Choice with the Privilege, whereas the high bidder may take Tract #1, Tract #2, Tract #3, Tract #4, Tract #5 or any combination of tracts, times their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

TRACT #1

Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Alfalfa hay	Corn	Soybeans	NCCPI Soybeans
Mr	Milford silty clay loam	58.22	84.9%	Illw	120	40		73
Sn	Sebewa silt loam, clayey substratum	4.31	6.3%	Vvw	125	41		5
KfB	Kidder loam, 2 to 6 percent slopes	2.97	4.3%	Ile	4.1	105	35	59
LaB	Lamartine silt loam, 2 to 6 percent slopes	2.70	3.9%	Ile	4	125	41	69
KfC2	Kidder loam, 6 to 12 percent slopes, eroded	0.29	0.4%	Illw	3.3	100.4	33.6	46
MgA	Martinton silt loam, 0 to 2 percent slopes	0.09	0.1%	Illw	4.7	135	45	70
Weighted Average					0.4	119.8	39.9	67.8

TRACT #1 – 65.4 Acres M/L – Subject to final survey
FSA info: 58.51 acres tillable
Majority soil types include: Milford, Sebewa & Kidder.
Located in Section 25 of Aztalan Township & Section 30 of Farmington Township, Jefferson County, WI.
Not Included: 2018 crops

TRACT #2 – 51.06 Acres M/L – Subject to final survey
FSA info: 49.66 acres tillable
Majority soil types include: Milford, Kidder & Martinton.
Located in Section 25 of Aztalan Township & Section 30 of Farmington Township, Jefferson County, WI.
Not Included: 2018 crops

TRACT #2

Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Alfalfa hay	Corn	Soybeans	NCCPI Soybeans
Mr	Milford silty clay loam	25.86	50.7%	Illw	120	40		73
KfB	Kidder loam, 2 to 6 percent slopes	12.01	23.5%	Ile	4.1	105	35	59
MgA	Martinton silt loam, 0 to 2 percent slopes	6.28	12.3%	Illw	4.7	135	45	70
HeB	Hebron loam, 1 to 6 percent slopes	3.67	7.2%	Ile	4.7	125	41	65
LaB	Lamartine silt loam, 2 to 6 percent slopes	2.02	4.0%	Ile	4	125	44.8	69
RfC2	Rotamer loam, 6 to 12 percent slopes, eroded	0.89	1.7%	Illw	3	70	23	50
KfC2	Kidder loam, 6 to 12 percent slopes, eroded	0.29	0.6%	Illw	3.3	100.4	33.6	46
Weighted Average					2.1	117.9	39.4	68

TRACT #3 – 37.53 Acres M/L – Subject to final survey
FSA info: Approx. 36 acres tillable.
Tracts #3 & 4 have a combined 95.4 acres tillable.
Majority soil types include: Kidder, Sebewa, Milford
Located in Section 30 of Farmington Township, Jefferson County, WI.
Not Included: 2018 crops

TRACT #4 – 63.97 Acres M/L – Subject to final survey
FSA info: Approx. 59.4 acres tillable.
Tracts #3 & 4 have a combined 95.4 acres tillable.
Majority soil types include: Milford, Kidder & Lamartine.
Located in Section 30 of Farmington Township, Jefferson County, WI.
Not Included: 2018 crops

TRACT #3

Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Alfalfa hay	Corn	Soybeans	NCCPI Soybeans
KfB	Kidder loam, 2 to 6 percent slopes	9.78	26.7%	Ile	4.1	105	35	59
KfC2	Kidder loam, 6 to 12 percent slopes, eroded	4.66	12.7%	Illw	3.3	100.4	33.6	46
Mr	Milford silty clay loam	4.54	12.4%	Illw	120	40		73
Sn	Sebewa silt loam, clayey substratum	4.51	12.3%	Vvw	125	41		5
WvB	Wauzonda silt loam, 2 to 6 percent slopes	3.69	10.1%	Ile	4.5	125	41	67
AzA	Aztalan fine sandy loam, 0 to 3 percent slopes	3.66	10.0%	Illw	4.8	140	46	70
LaB	Lamartine silt loam, 2 to 6 percent slopes	2.90	7.9%	Ile	4	125	44.8	69
Wa	Wauzosta silty clay loam, 0 to 2 percent slopes	2.88	7.9%	Illw	110	36		83
Weighted Average					2.8	116.2	38.7	67

TRACT #5 – 167.58 Acres M/L – Subject to final survey
FSA info: 143.71 acres tillable.
Majority soil types include: Milford, Palms & Hebron
Located in Sections 29 & 30 of Farmington Township, Jefferson County, WI.
Not Included: 2018 crops

METHOD: A survey will be completed prior to the auction. Tracts #1, 2, 3, 4 & 5 will be sold price per surveyed acre and will be sold Choice with the Privilege, whereas the high bidder may take Tract #1, Tract #2, Tract #3, Tract #4, Tract #5 or any combination of tracts, times their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

TERMS: Following the auction, the buyer(s) will be required to sign a real estate sales contract and pay twenty percent (20%) of the total purchase price as a non-refundable down payment, payable to Fidelity Land Title, Ltd., which shall hold the money in escrow until closing. The balance of the total purchase price will be due at closing, which will take place at Fidelity Land Title, Ltd., with a projected date of December 14, 2018. Full possession will be given at the time of closing, subject only to the tenant completing the harvest of the 2018 crop. The farm is selling free and clear for the 2019 farming season. Title Insurance in the full amount of the purchase price will be provided by the seller. The 2018 real estate taxes will be prorated to date of closing.

TRACT #4

Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Alfalfa hay	Corn	Soybeans	NCCPI Soybeans
Mr	Milford silty clay loam	51.24	79.5%	Illw	120	40		73
KfB	Kidder loam, 2 to 6 percent slopes	4.29	6.7%	Ile	4.1	105	35	59
LaB	Lamartine silt loam, 2 to 6 percent slopes	3.54	5.5%	Ile	4	125	41	69
AzA	Aztalan fine sandy loam, 0 to 3 percent slopes	1.93	3.0%	Illw	4.8	140	46	70
RfC2	Rotamer loam, 6 to 12 percent slopes, eroded	1.64	2.5%	Illw	3	70	23	50
W	Water	1.43	2.2%					0
WvB	Wauzonda silt loam, 2 to 6 percent slopes	0.27	0.4%	Ile	4.5	125	41	67
Fv	Fluvaquents	0.14	0.2%	Vvw				0
Weighted Average					0.7	115.7	38.5	69.4

TRACT #5

Code	Soil Description	Acres	Percent of field	Non-Irr Class °c	Alfalfa hay	Corn	Soybeans	NCCPI Soybeans
Mr	Milford silty clay loam	125.88	77.0%	Illw	120	40		73
Fv	Fluvaquents	11.39	7.0%	Vvw				0
Pa	Palms muck, 0 to 2 percent slopes	7.78	4.8%	Illw	124.4	46		76
HeB	Hebron loam, 1 to 6 percent slopes	5.70	3.5%	Ile	4.7	125	41	65
W	Water	4.77	2.9%					0
AzA	Aztalan fine sandy loam, 0 to 3 percent slopes	2.97	1.8%	Illw	4.8	140	46	70
MgB	Martinton silt loam, 2 to 6 percent slopes	2.65	1.6%	Ile	4.7	135	45	63
LaB	Lamartine silt loam, 2 to 6 percent slopes	1.74	1.1%	Ile	4	125	44.8	69
RfD2	Rotamer loam, 12 to 20 percent slopes, eroded	0.35	0.2%	IvE	2.8	60	20	44
KfC2	Kidder loam, 6 to 12 percent slopes, eroded	0.15	0.1%	Illw	3.3	100.4	33.6	46
Weighted Average					0.4	109	36.6	65.3



Selling Free & Clear for 2019

REAL ESTATE TAXES:
Tract #1 - Net: \$325.24 Tract #3 - Net: \$120.11 Tract #5 - Net: \$491.57
Tract #2 - Net: \$197.68 Tract #4 - Net: \$330.68

SPECIAL PROVISIONS:

- This is a 5% buyer's premium auction. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer(s) and added to the bid amount to arrive at the total contract purchase price.
- It shall be the obligation of the buyer(s) to report to the Jefferson County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres will be determined by the Jefferson County FSA office.
- All Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for said tracts.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The buyer(s) shall be responsible for any fencing in accordance with Wisconsin state law.
- If one buyer purchases more than one tract, the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute one buyer).
- The buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Steffes Group, Inc. is representing the seller.
- Any announcements made the day of sale take precedence over advertising.

HICKORY HILL FARMS, INC.

For details contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944

Closing Title Agent: Fidelity Land Title, Ltd. 309 S. Main Street, Jefferson, WI | 920.674.3913

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA | 319.385.2000



Contiguous Land in Jefferson County, Wisconsin



TRACT #1



TRACT #1



TRACT #2



TRACT #3



TRACT #4



TRACT #5



TRACT #5



TRACT #5



TRACT #5



2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319-385-2000
SteffesGroup.com

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FARGO, ND

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Jefferson, Wisconsin



TRACT #2



TRACT #1



TRACT #5



TRACT #5

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SELLS IN 5 TRACTS



Land Located Here

Auction held here

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