

Grant County, WI LAND AUCTION

Monday, June 17 @ 11AM 2019

Inspection Date: June 8th from 11:00AM – 2:00PM or by appointment

Auction Location: 7341 Rattlesnake Rd., Cassville, WI 53806.

From Beetown, WI 1.5 miles south on Co. Rd. U, west on Rattlesnake Rd.

RESIDENTIAL HOUSE • CATTLE RANCH • COMMERCIAL/AG BUILDING

594

± acres

offered in 10 tracts

TRACT 1



156.13± Acres
Great hunting and recreational property! Trails throughout.

TRACT 2




45.05± Acres
Heavily wooded tract with mature hardwoods & walnut trees.

TRACT 3



43.60± Acres
Grant River frontage. Prime recreational property.

TRACT 4




104.79± Acres
Grant River frontage. Primary tillable ground, prime hunting, marketable timber and ginseng.

TRACT 5




26.35± Acres
Beautiful spot to build a weekend get away overlooking the Grant River. Primary tillable ground.

TRACT 6



152.36± Acres
Approximately 20 acres tillable ground. Great hunting tract with tower stand and numerous deer stands throughout.

TRACT 7



42.16± Acres
Great pasture with creek. Mature hardwoods, marketable timber. Approximately 150' bunk line feeders.

TRACT 8



9.41± Acres
Cattle ranch

TRACT 9

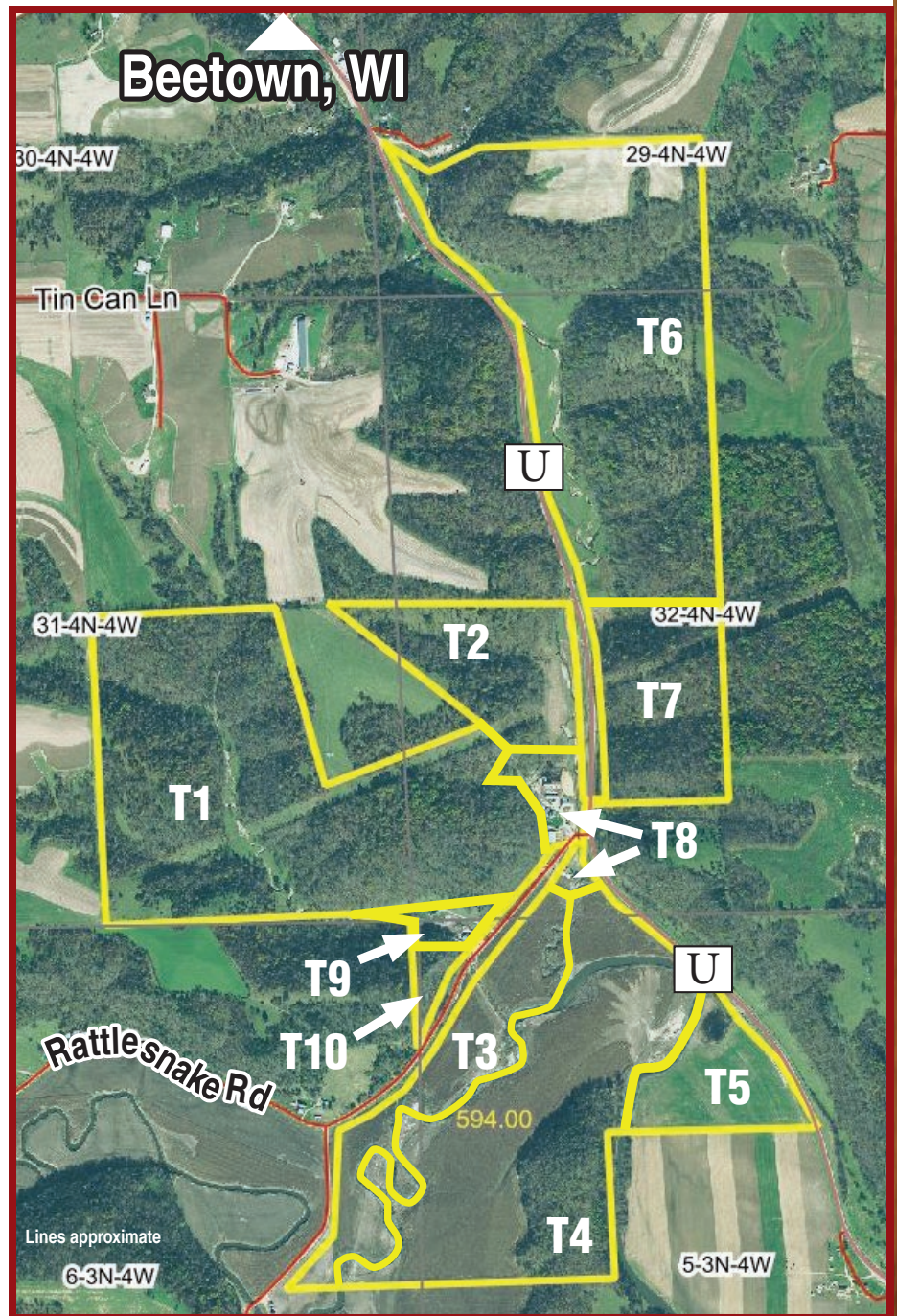


5.19± Acres
Residential house.

TRACT 10



9.6± Acres
Commercial/Ag building.



Auctioneer's Note
594+/- Acres Multiple tract auction featuring a working cattle ranch, a meat shop / ag building with box stalls, residential home on acreage and numerous tracts of land. Tillable land currently rented for 2019, crop rent to be prorated between the buyer and seller. Prime hunting and recreational tracts with natural springs, mature hardwoods and Grant River frontage. Timber buyers take note as mature hardwoods and highly sought out walnut trees as well as ginseng can be found on the property. Endless opportunities from hunting, four wheeling, hiking, tubing, kayaking, fishing and the list goes on. Buy one or more tracts turn your dreams into a reality. Come bid and buy at your price.

Jon & Allison Ragatz, Brad & Misty Ragatz, Land Owners

For a detailed Buyer's Prospectus with complete terms and conditions, contact Steffes Group at 320.693.9371; Shelly Weinzell, 763.300.5055; Randy Kath, 701.429.8894

SteffesGroup.com

Steffes Group, Inc., 24400 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371



Steffes Group, Inc. 457-53, 938382-91; Randy Kath WI2789-52; Ashley Huhn WI2788-52, RE-WI85831-94; Michelle (Shelly) Weinzell RE-WI58566-90
TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's fee auction.



Steffes Group, Inc.
24400 MN Hwy 22 South
Litchfield, MN 55355

LAND & FARM

AUCTION

Grant County, WI



PRESORTED
MARKETING
US POSTAGE
PAID
Permit #315
FARGO, ND

Grant County, WI

FARM AUCTION

Monday, June 17 @ 12PM ²⁰¹⁹

Auction Location: 7341 Rattlesnake Rd., Cassville, WI 53806

From Beetown, MN, 1.5 miles south on Co. Rd. U, west on Rattlesnake Rd.



TRACTORS

2004 Case-IH MXM130 MFWD, CVT, 2 hyd., 3 pt., 540/1000 PTO, Case-IH L1750 loader, global mounts, material bucket, joystick controls, 14.9-28 front tires, 460/85R38 rear tires, 8,869 hrs.
1973 IHC 766 2WD, open station, 2 hyd., 3 pt., 540/1000 PTO, flattop fenders, (10) front weights, 18.4-34 tires.

REEF & DUMP TRUCK

2005 IHC 4300 single axle dually reefer truck, DT466, 6 spd., spring ride, Thermo King TS-200 unit, Kibron reefer body, in cab reefer controls & inverter, 11R22.5 tires, 7,318 hrs., 334,956 miles
1993 Ford L9000 tandem axle dump truck
3406 Cat, Road Ranger 18 spd., Jake brake, 4 box ext. w/roll tarp, top hinge end gate on grain door, rear pintle hitch, 11R22.5 tires on steel rims, 237,255 miles, California truck

SKID STEER LOADER & ATTACHMENTS

2014 Case TR-270 track skid steer loader, CAH, 2 spd., aux. hyd., hyd. quick tach, material bucket, 16" tracks, 1,473 hrs.
Bobcat brush mower, 60", skid steer loader mount
Bale spear, skid steer loader mount
Bobcat manure grapple bucket, 6', skid steer loader mount

Manure grapple bucket, 6' skid steer loader mount
Quick tach conversion plate, Global to skid steer loader
JIB bucket mount

ATV

2013 Polaris Ranger 800 H.O. ATV, soft cab, manual dump bed, rear receiver

HAY EQUIPMENT

New Holland 258 roll bar rake
H&S BF-12 v-rake, 12-wheel, hyd. lift fold, hi-capacity
Shop-Built 5th wheel round bale trailer, hold 10 bales

TMR & FEED WAGONS
Patz V350 single axle vertical TMR, 540 PTO, right hand fold down apron discharge w/4' ext., hay chain 350 cu. ft., single screw, rubber top spill guard, light kit, DigStar EZ-2400V scale, 12.5-15 tires
(5) H&S feeder wagons, 20', tricycle fronts

LIVESTOCK EQUIPMENT

H&S 430 tandem axle manure spreader, 540 PTO, twin beater, hyd. apron drive, hyd. end gate, poly floor & sides, 16.5-16.1 tires

2011 Stronghold livestock working chute, manual head gate, air assisted squeeze, double door palp cage, double nurse gates, drop down vet doors, double rapid exit, rear vertical door, adjustable alleyway, 1/2 moon tub, corner entry
Hanging gates

Wood posts
6) Werk Weld bottomless bunks, 20'x4'
(6) Werk Weld bottomless bunks, 20'x3'
(2) Ritchie livestock washers, double sided
(10) Al's Mfg J-bunks, 8'x19", w/guard rail top

(13) Al's Mfg J-bunks, 8'x24", w/guard rail top (500#+) Tires sidewalls for bunker covers
(10) Wood bunks, 16'
(2) Sioux mineral feeders, low pro
Round bale feeders, poly/steel
Liquid protein tank, 1,400 gal., 1 hp. electric pump
(2) Head gates, self-locking
Cattle panels
Fencing supplies
Barb wire
Gate latches & hinges
Head gate, manual lock

TRAILER

2009 Load Trail tandem axle bumper hitch dump trailer, 12'x7', 7,000 lb. axles, self-contained hyd. reservoir, double rear door, tuck under ramps
2000 Shop-Built tandem axle 5th wheel flatbed trailer, 7'x24', dovetail, twin fold over ramps, chain box, single tire, 235/60R16 tires on 8-bolt rims
1994 Delm tandem axle flatbed trailer, 16'

OTHER FARM SUPPORT ITEMS

Sprayer, 200 gal. tank, 3 pt., 540 PTO, pump section control
Cosmo 500 cone bottom seeder, 3 pt., 540 PTO
Cement ballast, 2 pt.
Yard drag, spike tooth
Tractor tire chains
Hyd. cylinders
Double bale spear, 3 pt.
(3) Portable generators, needs work

2006 Volvo D-11 diesel engine, complete, needs work
5th wheel in bed plate
5th wheel extension
(4) Red pole barn rolling doors
Pole barn steel, painted/galvanized
Truck bed rail toolbox, aluminum
Truck in bed toolbox, aluminum

MISC. ITEMS
2006 Volvo D-11 diesel engine, complete, needs work
5th wheel in bed plate
5th wheel extension
(4) Red pole barn rolling doors
Pole barn steel, painted/galvanized
Truck bed rail toolbox, aluminum
Truck in bed toolbox, aluminum

MOWERS

Bush Hog Squealer rotary cutter, 7', 3 pt., 540 PTO
Bush Hog batwing mower, 15', 1000 CV PTO, double wing fold, chain guards, solid tires



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JON & ALISON RAGATZ

For information contact Jon 608.794.2476 or 405.635.4751
or Randy Kath at Steffes Group, 320.693.9371 or 701.429.8894

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