

Waukesha County, WI

# AUCTION

*Eagle, Wisconsin*

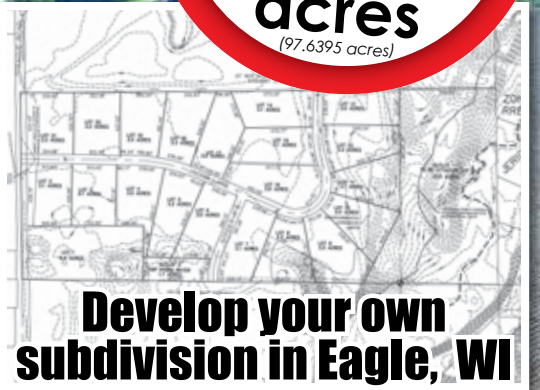
**THURSDAY, JUNE 20, 2019 AT 10AM**

Auction to be held at the North Prairie Community Center, 130 North Harrison Street, North Prairie, WI

Land is located 1 1/2 miles east of Eagle on County Road NN, then 1 mile south on Sprague Road.

Address is W349 S9870 Sprague Road, Eagle Wisconsin.

Potential  
Land Development!  
**97.6**  
surveyed  
acres  
(97.6395 acres)



**Bid your price on this farm land with a home and mini farmstead!**  
Invest in this land with future development potential and income producing from the tillable land and home rent.



## CAMTEC, INC.

**Closing Title Agent:** Chicago Title Insurance Company  
20825 Swenson Drive, Suite 200, Waukesha, WI 53186

For complete details contact auction manager, Nate Larson of Steffes Group, 319.385.2000 or by cell, 319.931.3944



# SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

Steffes Group, Inc. 457-53, 938382-91, Tim Meyer WI-3012-52, Ashley Huhn WI-2788-52, RE-WI-85831-94, Michelle (Shelly) Weinzell, Broker RE-WI-58566-90. Real Estate 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.



## Eagle, Wisconsin

Land is located 1 ½ miles east of Eagle on County Road NN, then 1 mile south on Sprague Road. Address is W349 S9870 Sprague Road, Eagle Wisconsin.

**Auction to be held at the North Prairie Community Center, 130 North Harrison Street, North Prairie, WI**

# 97.6395

## Surveyed Acres

### Sells in 1 tract

### Potential Land Development!

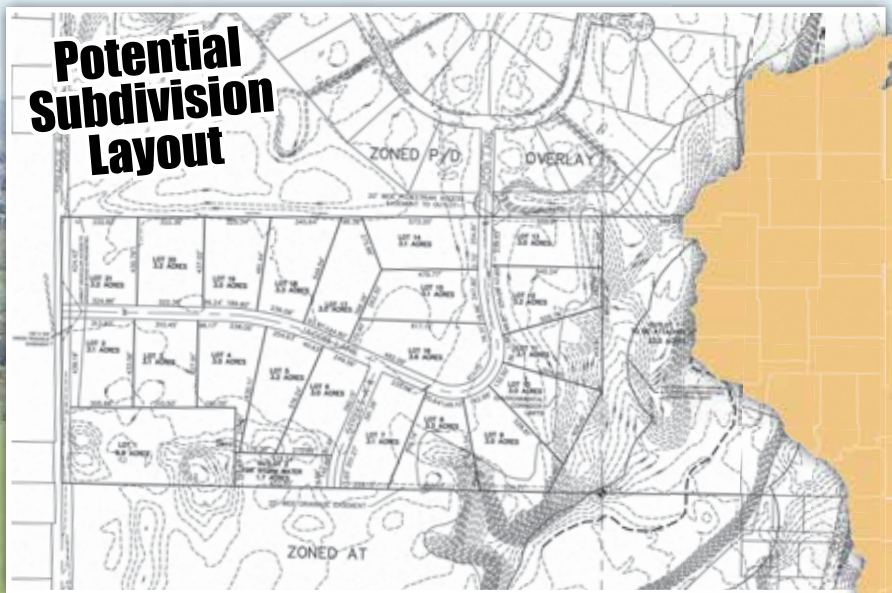
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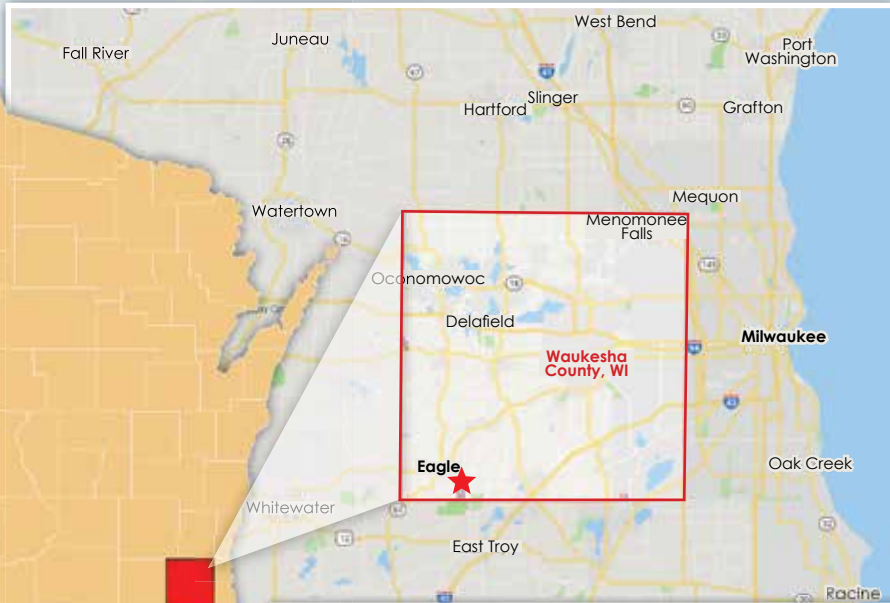
Invest in this land with future development potential and income producing from the tillable land and home rent.

The land is currently being farmed, but lends itself to a land development opportunity. You could be the developer, as a proposed plat shows a potential subdivision of (19) 3 acre lots. FSA indicates 61.9 acres NHEL tillable, with the majority soil types of Warsaw & Lorenzo. Located in Section 25 of Eagle Township, Waukesha County, WI.

This land has an excellent location as it is adjacent to the established Jericho Subdivision and is close to the Eagleville Elementary Charter School in the Mukwonago Area School district. The land is also in close proximity to Highway 67, 43 and I-94.

An added bonus to this land is the secluded farmstead offering country living with city amenities close by. The farmstead includes a three bedroom home with outbuildings to include a 34'x70' barn & silo, 20'x49' livestock shed and a 24'x52' wood shed. The farmstead has green space for livestock and a garden area, creating the perfect escape from the city.





All lines and boundaries are approximate.

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class 'c	Alfalfa hay	Corn	Soybeans	*n NCCPI Soybeans
WeA	Warsaw loam, 0 to 2 percent slopes	54.22	87.7%	Ills	4.4	143	46	68
LyB2	Lorenzo loam, 2 to 6 percent slopes, eroded	7.26	11.7%	Ills	4	100	33	0
CrE	Casco-Rodman complex, 20 to 30 percent slopes	0.33	0.5%	Vile				4
<b>Weighted Average</b>					<b>4.3</b>	<b>137.2</b>	<b>44.2</b>	<b>*n 69.7</b>



All lines and boundaries are approximate.

**Not Included:** 2019 crops, All personal property.

**Real Estate Taxes:** Net \$2,532.22

**Method & Terms:** The land will be sold by the surveyed acre. Following the auction, the buyer will be required to sign a real estate sales contract and pay ten percent (10%) of the total purchase price as a non-refundable down payment, payable to Chicago Title Insurance Company, 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 Chicago Title Insurance Company, 20825 Swenson Drive, Suite 200, Waukesha, WI, with a projected date of August 5, 2019. Full possession will be given at the time of closing, subject to the tenant's rights on the tillable land and homestead. Title Insurance in the full amount of the purchase price will be provided by the seller. The 2019 real estate taxes will be prorated to date of closing.

**Special Provisions:**

- This is a 5% buyer's fee auction. This means the buyer's fee in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- The tillable land is rented for the 2019 farming season and is selling subject to tenant's rights. The 56.3 acres is rented for \$150 per acre. The rent will be prorated to the date of closing. The tenant has been served notice and the tillable land is selling free and clear for the 2020 farming season.
- The farmstead is rented on a month to month basis and is selling subject to tenant's rights. The rent is \$1,000 per month. If the buyer elects to serve termination to the tenant, a minimum 90 day notice must be given to the tenant. The rent will be prorated to the date of closing.
- It shall be the obligation of the buyer to report to the Waukesha County FSA office and show filed deed in order to receive the following if applicable:
  - A. Allotted base acres.
  - B. Any future government programs.
- The land was surveyed in 2008 (Certified Survey Map 10657, with Lot 1 being sold) and surveyed acres will be the multiplier for said tract.
- 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.
- It shall be the buyer's responsibility and expense to inspect, repair and/or update the septic system of the home, if needed or desired.
- The buyer shall be responsible for any fencing in accordance with Wisconsin state law.
- 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 Seller nor Steffes Group, Inc. do not make any guarantees or representation as to the development potential of said land. The bidders shall do their due diligence as to the development potential of said land. 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 buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller. The Seller is licensed to sell real estate in the state of Wisconsin.
- Any announcements made the day of sale take precedence over advertising.





2245 East Bluegrass Road  
Mt. Pleasant, IA 52641

PRSTD MKTG  
US POSTAGE  
**PAID**  
PERMIT #315  
FARGO, ND



Waukesha County, WI

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Registered Wisconsin Auctioneer | Steffes Group, Inc., 457-53, 938382-91 | Tim Meyer WI-3012-52 | Ashley Huhn WI-2788-52, RE-WI-85831