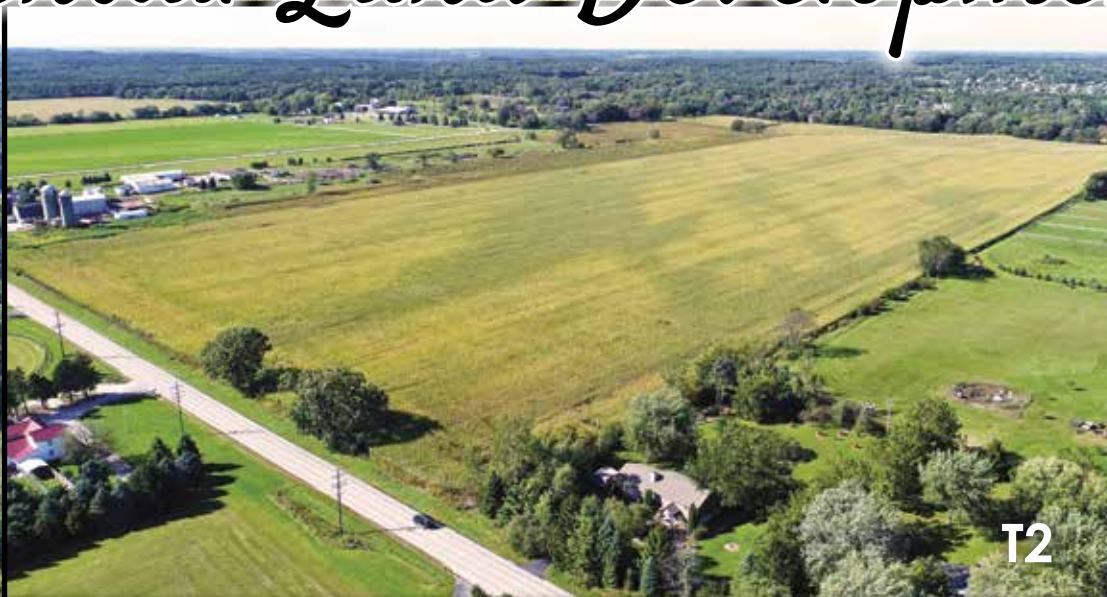


Waukesha County, WI Land

AUCTION

Eagle, Wisconsin

Farmland with Potential Land Development!



EAGLE, WISCONSIN

Land is located 1 mile south of Eagle on Highway 67, then east on County Road LO. Watch for auction signs.

Auction to be held at the Evergreen Country Club in Elkhorn, N6246 Highway 12/67 Elkhorn, WI, 53121

109.894 Acres M/L - SELLS IN 2 TRACTS

"Selling Choice with the Privilege" - Tracts #1 & 2 will be sold price per and will be sold Choice with the Privilege, whereas the high bidder may take Tract #1, Tract #2 or Both Tracts, times their high bid. This will continue until both tracts are sold. Tracts will not be recombined.

TRACT #1 - 43.014 Acres M/L

FSA indicates: 44.19 acres fillable

Majority soil types include: Warsaw & Lorenzo.

Located in Section 28 of Eagle Township, Waukesha County.

Not Included: 2019 crops

REAL ESTATE TAXES ON TRACT #2: Net - \$244.05

TRACT #2 - 66.880 Acres M/L

FSA indicates: 60.8 acres fillable

Majority soil types include: Warsaw & Lorenzo.

Located in Section 27 of Eagle Township, Waukesha County.

Not Included: 2019 crops

REAL ESTATE TAXES ON TRACT #1: Net - \$165.06

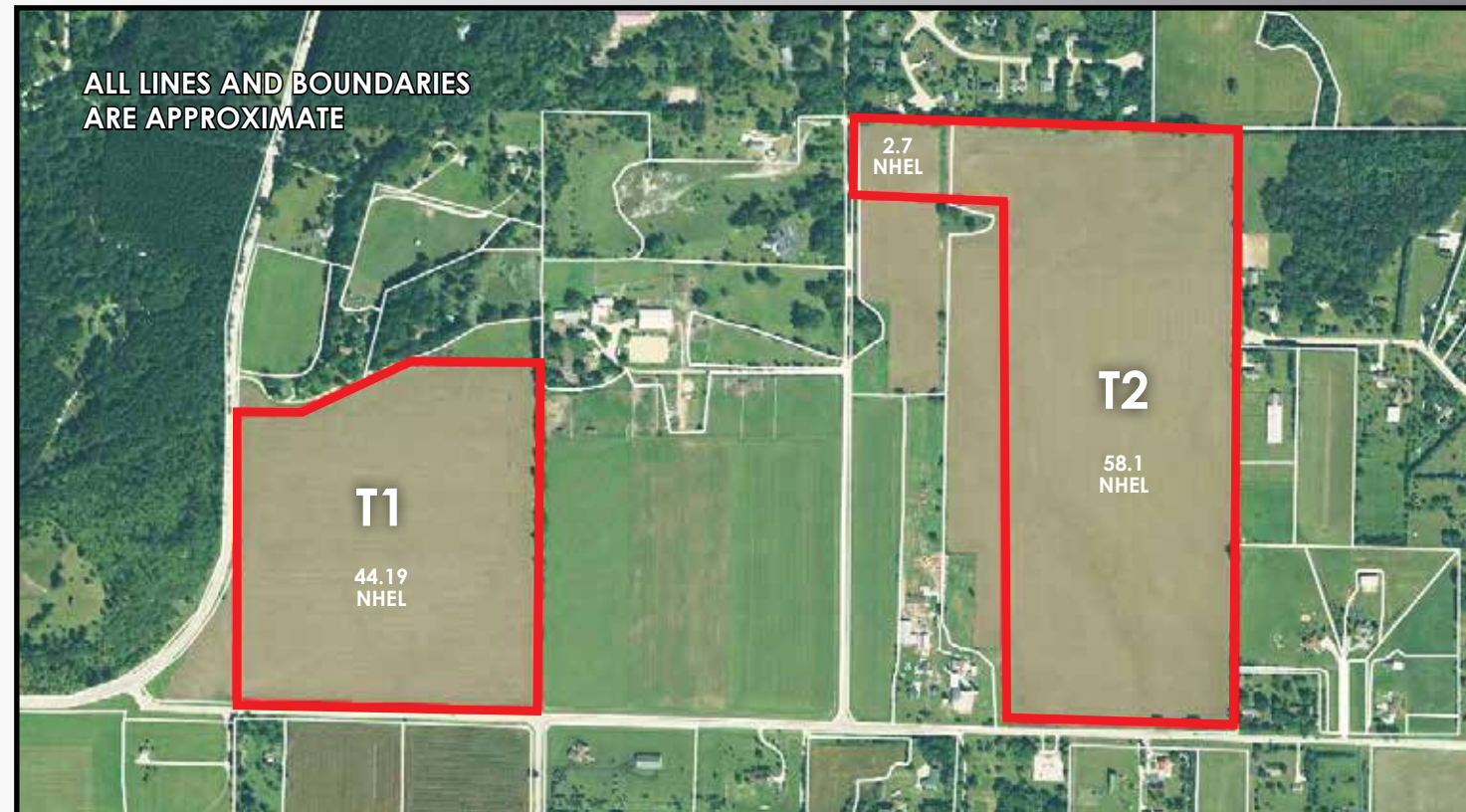
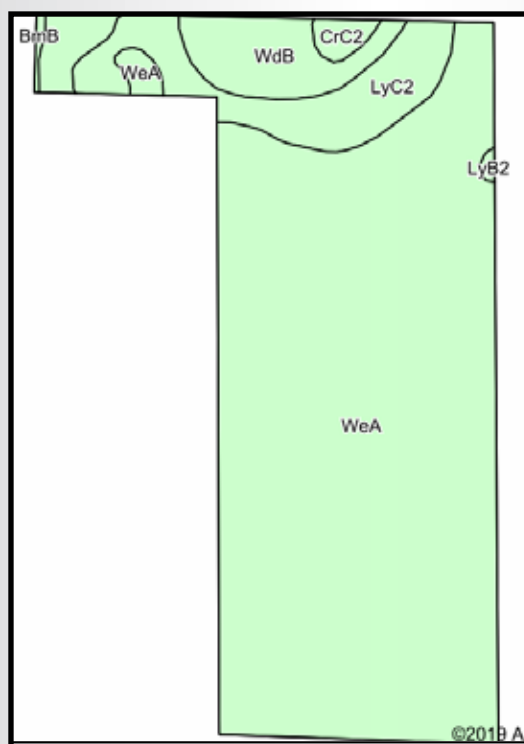
TERMS: Following the auction, the buyer(s) will be required to sign a real estate sales contract and pay twenty percent (20%) of the total purchase price as a non-refundable down payment, payable to Chicago Title Insurance Company, which shall hold the money in escrow until closing. The balance of the total purchase price will be due at closing, which will take place at Chicago Title Insurance Company, with a projected date of December 20, 2019. Full possession will be given at the time of closing, subject only to the tenant completing the harvest of the 2019 crop. The farm is selling free and clear for the 2020 farming season. 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 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 Waukesha 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.
- Seller shall not be obligated to furnish a survey.
- 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

THURSDAY, NOVEMBER 7, 2019 AT 1PM

SELLING FREE AND CLEAR FOR 2020 | ONLINE BIDDING AVAILABLE



Code	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	37.08	87.2%	III	4.4	143	46	68
LyB2	Lorenzo loam, 2 to 6 percent slopes, eroded	5.44	12.8%	III	4	100	33	0
Weighted Average					4.3	137.5	44.3	*n 59.3

Code	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	53.75	83.6%	III	4.4	143	46	68
LyC2	Lorenzo loam, 6 to 12 percent slopes, eroded	5.98	9.3%	III	3.6	90	30	0
WdB	Warsaw sandy loam, 2 to 6 percent slopes	3.67	5.7%	III	4.4	115	38	38
CrC2	Casco-Rodman complex, 6 to 12 percent slopes, eroded	0.61	0.9%	IV	2.7	57	19	26
BmB	Boyer loamy sand, 1 to 6 percent slopes	0.15	0.2%	III	3.5	85	28	29
LyB2	Lorenzo loam, 2 to 6 percent slopes, eroded	0.11	0.2%	III	4	100	33	0
Weighted Average					4.3	135.4	43.7	*n 59.4

HICKORY VIEW FARMS, LLC

DJ Gral - Attorney for Sellers

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

For 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) Weinzel, Broker RE-WI-58566-90.

