Located in Section 25 of Hickory Grove Township, Grant County, WI.

Majority soil types include: Gale, Hixton & Chaseburg.

• Any announcements made the day of sale take precedence over advertising.
• Steffes Group, Inc. is representing the Seller.
• The buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are
• This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as
• If in the future a site clean-up is required it shall be at the expense of the buyer.
• The buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
• The buyer(s) shall be responsible for any fencing in accordance with Wisconsin state law.
• The buyer(s) shall be responsible for installing his/her own entrance if needed or desired.
• The buyer(s) shall be responsible for installing his/her own entrance if needed or desired.
• This auction sale is not contingent upon Buyer’s financing or any other Buyer contingencies.

Terms: Following the auction, the buyer(s) 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 Midwest Title Company, Lancaster, WI, 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 Midwest Title Company, Lancaster, WI, with a projected date of May 21, 2020. Immediate tillage rights shall be granted. Full possession will be given at the time of closing. 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 2020 real estate taxes will be prorated to a projected date of May 21, 2020. Immediate tillage rights shall be granted. Full possession will be given at the time of closing. 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 2020 real estate taxes will be prorated to

Special Provisions:
• This online auction will have a 5% buyer’s premium. This means the buyer’s premium in the amount of five percent (5%) of the total bid amount will be added to the bid amount to arrive at the total contract purchase price.
• The buyer(s) shall be responsible for any fencing in accordance with Wisconsin state law.
• The buyer(s) shall be responsible for installing his/her own entrance if needed or desired.
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• The buyer(s) shall be responsible for installing his/her own entrance if needed or desired.
• 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.
• The buyer(s) shall be responsible for installing his/her own entrance if needed or desired.
• This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
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Selling Free and Clear for 2020 with Immediate Tillage Rights!

Please call our office for bidding assistance at 319.385.2000

STEFFES
GRANT COUNTY, WI

214+ acres
sells in 2 tracts

Selling Free and Clear for 2020

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