

LAND AUCTION

Property Information Packet

THURSDAY, APRIL 2ND 2020 • 1 PM

OFF-SITE AUCTION: 9141 R & K Road Darlington, WI 53530



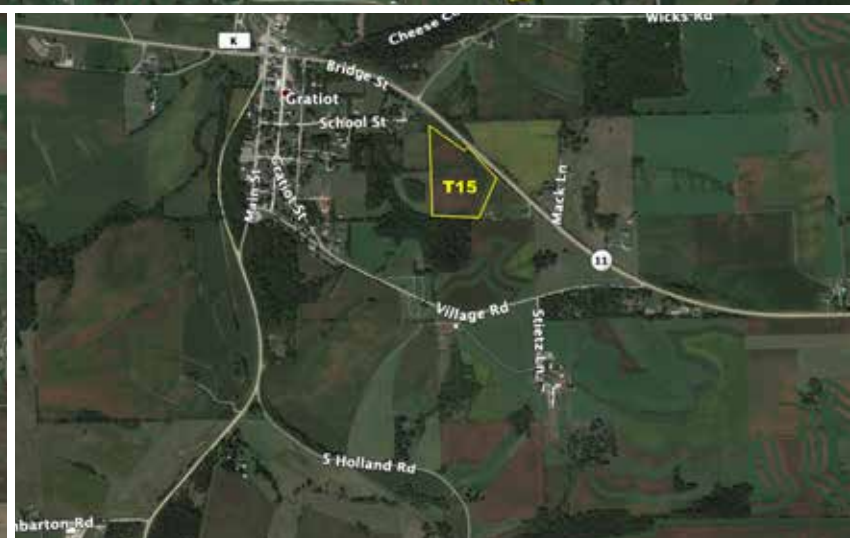
**LAFAYETTE & IOWA COUNTY, WI
15 AVAILABLE TRACTS
LIVE OFF-SITE LAND AUCTION**



507-218-1243 • HPRAA.com • 5627 Lone Elm Tree Rd Potosi, WI 53820

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 2% buyer's fee auction. Registered Wisconsin Auctioneer • High Point Realty & Auction 938061-91 • Jacob Hart 2950-52 • Darrell Crapp WI 74598

This aerial map displays the study area in Lafayette, Louisiana. Fourteen treatment plots, labeled T1 through T14, are outlined in yellow. The plots are distributed across the landscape, which includes agricultural fields, forests, and some developed areas. Key locations marked on the map include Darlington in the upper left, Avon to the west, Red Rock to the east, and Lafayette in the lower center. Roads shown include Galena St running north-south and Highway 81 running east-west. A yellow arrow points to plot T6, which is located near the intersection of Galena St and a road labeled 'E'. Other road markers include 'F', 'M', and 'K'. Plot T14 is a long, narrow strip in the upper left, while T13 is a small, irregular shape in the upper right. Plots T2, T3, and T4 are clustered together in the center-right. Plots T5, T6, T7, and T8 are clustered in the lower left. Plots T9, T10, and T11 are clustered in the lower right.



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	31.69+/-	TBD	TBD
Tract 2	50.3+/-	TBD	TBD
Tract 3	37.1+/-	TBD	TBD
Tract 4	104.75+/-	TBD	TBD
Tract 5	20.55+/-	TBD	TBD
Tract 6	64.47+/-	TBD	TBD
Tract 7	19.47+/-	TBD	TBD
Tract 8	35.19+/-	TBD	TBD
Tract 9	43.5+/-	TBD	TBD
Tract 10	57.47+/-	TBD	TBD
Tract 11	148.89+/-	TBD	TBD
Tract 12	202.6+/-	TBD	TBD
Tract 13	44.49+/-	TBD	TBD
Tract 14	15.81+/-	TBD	TBD
Tract 15	18+/-	TBD	TBD

Tract 1

31.69+/- Acres

Lines Approximate

TILLABLE ACRES: 23.87 Acres

SECT/TWP/RANGE: 2-2N-3E

DIRECTIONS: From Darlington, head south on State Highway 23, take a left onto Hill St, continue south and take a left onto County Shop Rd., head East for about ½ a Mile, Tract 1 is on the left.

PIDs: 010.0025.0000

2019 TAXES: \$438.64 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 1
31.69+/- Acres



Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c	Alfalfa hay	Bluegrass white clover	Orchardgrass alsike	Orchardgrass red clover	Timothy alsike
DsC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	8.98	37.6%		IIIe					
DsB2	Newglarus silt loam, moderately deep, 2 to 6 percent slopes, moderately eroded	7.31	30.6%		Ile					
FdB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	4.43	18.6%		Ile					
SoD2	Sogn silt loam, 12 to 20 percent slopes, moderately eroded	1.78	7.5%		VIIIs	1.2	1	1.6	1.8	1.4
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	1.37	5.7%		IVe					
Weighted Average						0.1	0.1	0.1	0.1	0.1

Tract 2

50.3+/- Acres

Lines Approximate

TILLABLE ACRES: 48.66 Acres

SECT/TWP/RANGE: 7-2N-4E

DIRECTIONS: From Darlington, head East on Highway 81 for about 3.5 Miles, take a right onto River End Road, head south on River End Road for 1 Mile, Tract 2 is on the right.

PIDs: 010.0504.0000

2019 TAXES: \$334.80 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 2
50.3+/- Acres



Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c
PaC2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	25.43	52.3%		IIIe
PaB2	Palsgrove silt loam, 2 to 6 percent slopes, moderately eroded	18.43	37.9%		Ile
FdB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	3.96	8.1%		Ile
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.61	1.3%		IVe
DsC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	0.23	0.5%		IIIe

Tract 3

37.1+/- Acres

Lines Approximate

TILLABLE ACRES: 30.88 Acres

SECT/TWP/RANGE: 7-2N-4E

DIRECTIONS: From Darlington, head East on Highway 81 for about 3.5 Miles, take a right onto River End Road, head south on River End Road for 1.5 Mile, Tract 3 is on the right.

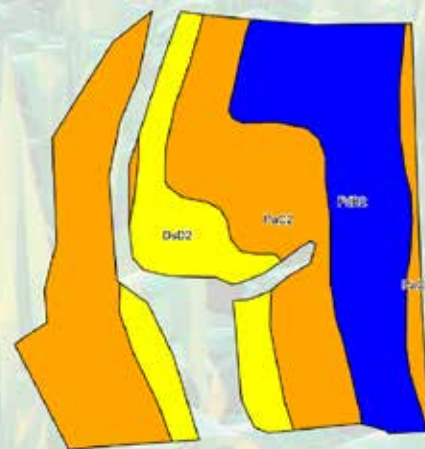
PIDs: 010.0504.0000

2019 TAXES: \$246.94 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 3
37.1+/- Acres



Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c
PaC2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	16.22	52.5%		IIIe
FdB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	9.13	29.6%		IIe
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	5.53	17.9%		IVe

Tract 4

104.75+/- Acres

Lines Approximate

TILLABLE ACRES: 92.3 Acres

SECT/TWP/RANGE: 8-2N-4E

DIRECTIONS: From Darlington, head East on Highway 81 for about 3.5 Miles, take a right onto River End Road, head south on River End Road for about 1 Mile, then turn left onto Berrys Rd., Tract 4 is on the right.

PIDs: 010.0526.0000, 010.0525.0000, 010.0527.0000

2019 TAXES: \$589.74 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 4
104.75+/- Acres



Code	Soil Description	Acres	Percent of field	PI Legend	Non Irr Class *c	Productivity Index	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Red clover hay	Soybeans	Timothy alsike
PaC2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	32.63	36.6%		IIIe	0										
FdB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	15.94	17.9%		Ile	0										
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	8.90	10.0%		IVe	0										
FdC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	7.34	8.2%		IIIe	72										
On	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	6.32	7.1%		IIw	0										
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	5.51	6.2%		IIw	92										
Ba	Boaz silt loam	5.39	6.0%		IIlw	0	4.3	3	110	18	75	3.8	4	3.3	36	3.6
DsC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	3.80	4.3%		IIIe	0										
PaD2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	3.01	3.4%		IVe	0										
WoB	Worthen silt loam, 2 to 6 percent slopes	0.33	0.4%		Ile	0	5.6	4	150	25	90	4.8	5.6		50	4.4
Weighted Average						11.6	0.3	0.2	7.2	1.2	4.9	0.2	0.3	0.2	2.4	0.2

Tract 5

20.55+/- Acres

Lines Approximate

TILLABLE ACRES: 19.23 Acres

SECT/TWP/RANGE: 15-2N-3E

DIRECTIONS: From Darlington, head south on State Highway 23 for about a mile, continue South on State Highway 23 for 1.75 Miles, take a right onto County Highway E, head west for .25 Miles, Tract 5 is on the right.

PIDs: 010.0242.0000, 010.0245.0000

2019 TAXES: \$98.11 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 5
20.55+/- Acres



Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Non Irr Class *c	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Timothy alsike
DsC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	6.72	34.9%		IIIe									
DsB2	Newglarus silt loam, moderately deep, 2 to 6 percent slopes, moderately eroded	5.67	29.5%		Ile									
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	4.58	23.8%		IVe									
PaB2	Palsgrove silt loam, 2 to 6 percent slopes, moderately eroded	1.75	9.1%		Ile									
SoD2	Sogn silt loam, 12 to 20 percent slopes, moderately eroded	0.26	1.4%		VIIIs	1.2	1				1.6	1.8		1.4
SoE2	Sogn silt loam, 20 to 30 percent slopes, moderately eroded	0.18	0.9%		VIIIs	0.7	1				1.6	1.8		1.4
AsB2	Ashdale silt loam, 2 to 6 percent slopes, moderately eroded	0.07	0.4%		Ile	4.7	3.6	125	21	70	4.4	4.6	41	4.2
Weighted Average						*	*	0.5	0.1	0.3	0.1	0.1	0.1	*

Tract 6

64.47+/- Acres

Lines Approximate

TILLABLE ACRES: 48.40 Acres

SECT/TWP/RANGE: 15-2N-3E

DIRECTIONS: From Darlington, head south on State Highway 23 for about a mile, continue South on State Highway 23 for 1.75 Miles. Tract 6 is on the left.

PIDs: 010.0222.2000, 010.0223.0000, 010.0224.0000, 010.0245.0000, 010.0310.0000

2019 TAXES: \$530.03 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 6
64.47+/- Acres



Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Non Irr Class *c	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Timothy alsike
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	19.72	40.7%		IVe									
DsC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	9.64	19.9%		IIIe									
PaD2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	6.70	13.8%		IVe									
PaB2	Palsgrove silt loam, 2 to 6 percent slopes, moderately eroded	4.92	10.2%		Ile									
PaC2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	3.95	8.2%		IIIe									
FdB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	2.79	5.8%		Ile									
1180F	Newglarus Dunbarton, very stony, silt loams, 30 to 60 percent slopes, very rocky	0.68	1.4%		VIIe									
Weighted Average						*	*	*	*	*	*	*	*	*

Tract 7

19.47+/- Acres

Lines Approximate

TILLABLE ACRES: 16.23 Acres

SECT/TWP/RANGE: 15-2N-3E

DIRECTIONS: From Darlington, head south on State Highway 23 for about a mile, continue South on State Highway 23 for 1.75 Miles, take a right onto County Highway E, Tract 7 is on the left.

PIDs: 010.0245.0000, 010.0224.0000, 010.0223.0000

2019 TAXES: \$89.46 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 7
19.47+/- Acres



Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Non Irr Class *c	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Timothy alsike
DsC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	9.19	56.6%		IIIe									
PaB2	Palsgrove silt loam, 2 to 6 percent slopes, moderately eroded	3.72	22.9%		Ile									
DtC2	Newglarus complex, 6 to 12 percent slopes, moderately eroded	2.38	14.7%		IIIe									
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.71	4.4%		IVe									
SoC2	Sogn silt loam, 2 to 12 percent slopes, moderately eroded	0.23	1.4%		VIIs	1.6	1	35	6	30	1.6	1.8	11	1.4
Weighted Average						*	*	0.5	0.1	0.4	*	*	0.2	*

Tract 8

35.19+/- Acres

Lines Approximate

TILLABLE ACRES: 7.18 Acres

SECT/TWP/RANGE: 21-2N-3E

DIRECTIONS: From Darlington, head south on State Highway 23 for about a mile, continue South on State Highway 23 for 1.75 Miles, take a right onto County Highway E, head west for .25 Miles, Tract 5 is on the left.

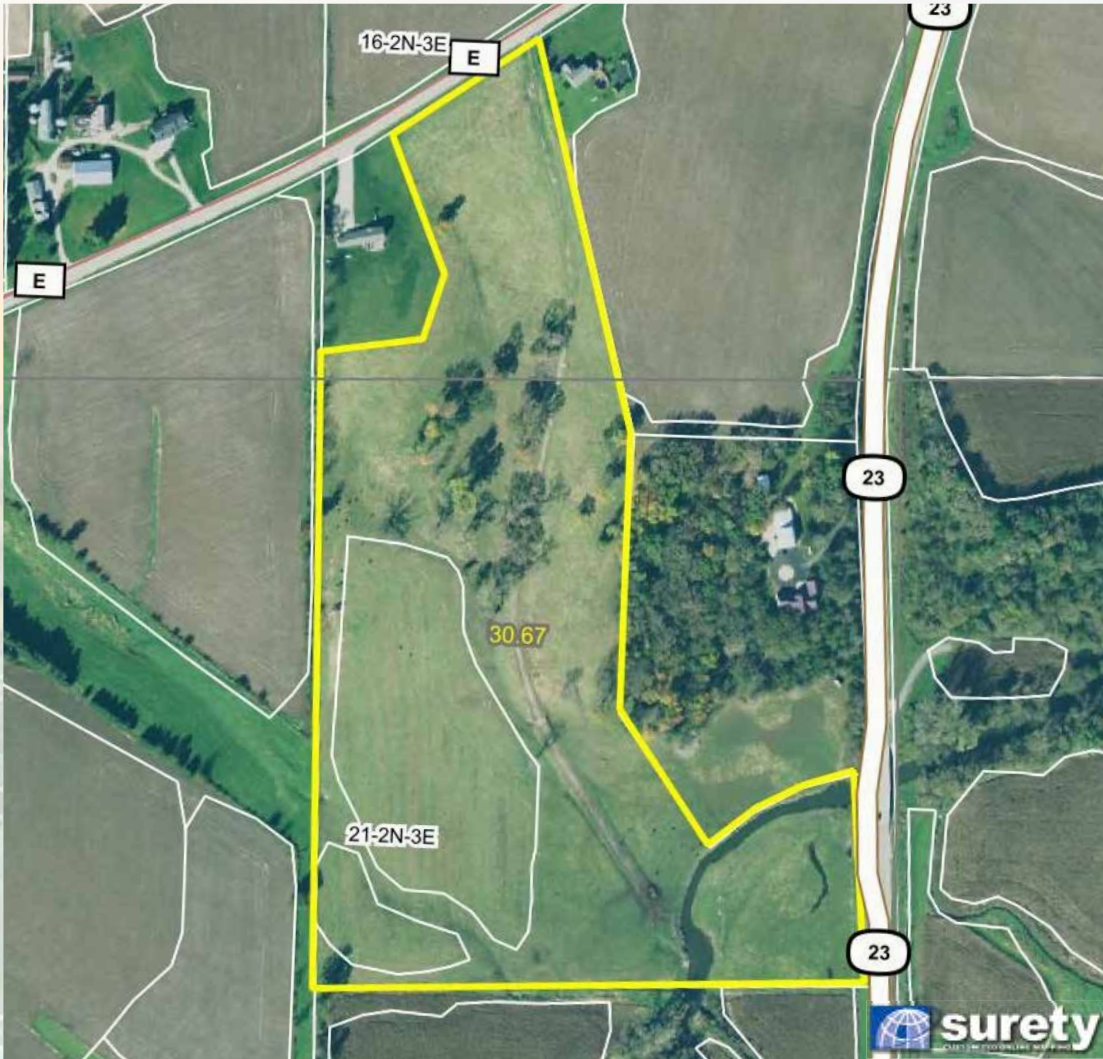
PIDs: 010.0310.0000, 010.0245.0000

2019 TAXES: \$120.57 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 8
35.19+/- Acres



Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Non Irr Class *c	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Timothy alsike
AsB2	Ashdale silt loam, 2 to 6 percent slopes, moderately eroded	4.63	64.5%		Ile	4.7	3.6	125	21	70	4.4	4.6	41	4.2
AsC2	Ashdale silt loam, 6 to 12 percent slopes, moderately eroded	1.51	21.0%		IIle	4.5	3.4	120	20	65	4.2	4.4	40	4
WoB	Worthen silt loam, 2 to 6 percent slopes	0.97	13.5%		Ile	5.6	4	150	25	90	4.8	5.6	50	4.4
DgD2	Dodgeville silt loam, 12 to 20 percent slopes, moderately eroded	0.07	1.0%		IVe	3.7	2.6	100	16	50	3.4	3.6	33	3.2
Weighted Average						4.8	3.6	127.1	21.3	71.5	4.4	4.7	41.9	4.2

Tract 9

43.5+/- Acres

Lines Approximate

TILLABLE ACRES: 35.31 Acres

SECT/TWP/RANGE: 20-2N-4E

DIRECTIONS: From Gratiot, head North on County Highway K for about 4.5 Miles, turn right onto Slough Rd, continue right on Slough Rd. for about 1 Mile, Tract 9 is on the left.

PIDs: 010.0577.2000, 010.0579.0000

2019 TAXES: \$246.11 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 9
43.5+/- Acres



Code	Soil Description	Acres	Percent of field	PI Legend	Non Irr Class %c	Productivity Index	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Red clover hay	Soybeans	Timothy alsike
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	7.04	19.9%		IIw	92										
1180D2	Newglarus Dunbarton silt loams, 12 to 20 percent slopes, moderately eroded	6.07	17.2%		IVe	0										
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	5.64	16.0%		IVe	0										
Sb	Sable silt loam, benches	4.89	13.8%		IIw	0		4	155	25		4.8	5.6	4.3	51	4.4
FdC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	3.67	10.4%		IIIe	72										
HvA	Huntsville silt loam, 0 to 2 percent slopes	3.37	9.5%		IIw	0	5	4	140	23	85	4.8	5.2		46	4.4
DsE2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	2.35	6.7%		VIe	0										
PaC2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	1.57	4.4%		IIIe	0										
FdB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	0.71	2.0%		IIe	0										
Weighted Average						25.8	0.5	0.9	34.8	5.7	8.1	1.1	1.3	0.6	11.5	1

Tract 10

57.47+/- Acres

Lines Approximate

TILLABLE ACRES: 44.40 Acres

SECT/TWP/RANGE: 29-2N-4E

DIRECTIONS: From Gratiot, head North on County Highway K for about 4.5 Miles, turn right onto Slough Rd, continue right on Slough Rd. for about 1 Mile, Tract 10 is on the right.

PIDs: 010.0582.0000, 010.0586.0000

2019 TAXES: \$208.49 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 10
57.47+/- Acres



Code	Soil Description	Acres	Percent of field	PI Legend	Non Irr Class *c	Productivity Index	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Red clover hay	Soybeans	Timothy alsike
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	15.08	34.0%		Ive	0										
FdB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	5.74	12.9%		Ile	0										
FdC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	5.38	12.1%		IIle	72										
Sb	Sable silt loam, benches	4.49	10.1%		IIw	0		4	155	25		4.8	5.6	4.3	51	4.4
1180D2	Newglarus Dunbarton silt loams, 12 to 20 percent slopes, moderately eroded	4.07	9.2%		Ive	0										
1180E	Newglarus Dunbarton, very stony, silt loams, 20 to 30 percent slopes, very rocky	3.25	7.3%		VIIle	0										
Ma	Marsh	3.01	6.8%		VIIIw	0		3.6				4.4	4.6			4.2
FdD2	Fayette silt loam, 12 to 20 percent slopes, moderately eroded	2.90	6.5%		Ive	61										
MuA	Muscataine silt loam, benches, 0 to 2 percent slopes	0.48	1.1%		IIw	0	6	4	160	26	85	4.8	5.6	4.5	53	4.4
Weighted Average						12.7	0.1	0.7	17.4	2.8	0.9	0.8	0.9	0.5	5.7	0.8

Tract 11

148.89+/- Acres

Lines Approximate

TILLABLE ACRES: 144.12 Acres

SECT/TWP/RANGE: 29-2N-4E

DIRECTIONS: From Gratiot, head North on County Highway K for about 4.5 Miles, turn right onto Slough Rd, continue right on Slough Rd. for about 1 Mile, Tract 11 is East of the tracks to the right of the field drive.

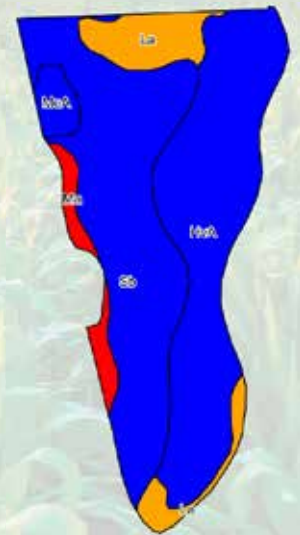
PIDs: 010.0584.0000, 010.0586.0000, 010.0587.1000, 010.0596.1000

2019 TAXES: \$977.58 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 11
148.89+/- Acres



Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Non Irr Class *c	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Red clover hay	Soybeans	Timothy alsike
Sb	Sable silt loam, benches	60.52	42.0%		IIw		4	155	25		4.8	5.6	4.3	51	4.4
HvA	Huntsville silt loam, 0 to 2 percent slopes	58.69	40.7%		IIw	5	4	140	23	85	4.8	5.2		46	4.4
La	Lawson silt loam	14.68	10.2%		IIIw	4.9	4	135	22		4.8	5	3.8	46	
Ma	Marsh	5.80	4.0%		VIIIw		3.6				4.4	4.6			4.2
MuA	Muscatine silt loam, benches, 0 to 2 percent slopes	4.43	3.1%		IIw	6	4	160	26	85	4.8	5.6	4.5	53	4.4
Weighted Average						2.7	4	140.8	22.9	37.2	4.8	5.3	2.3	46.5	3.9

Tract 12

202.6+/- Acres

Lines Approximate

TILLABLE ACRES: 202.55 Acres

SECT/TWP/RANGE: 11-4N-3E

DIRECTIONS: From Mineral Point, head East on Highway 39 for about 1 Mile, turn right onto County Rd. Dd, head East for about 1 Mile, turn right onto Pleasant View Rd. and head south for 1.25 Miles, turn left on to East Pleasant View Rd. and continue East for about ½ a Mile, Tract 12 is on the right.

PIDs: 018-0809, 018-0807, 018-0806, 018-0804, 018-0805, 018-0781.02

2019 TAXES: \$1043.71 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



Tract #12

018-0809

018-0807

018-0806

018-0804

018-0805

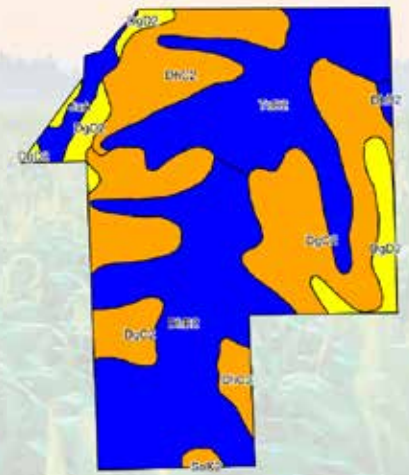
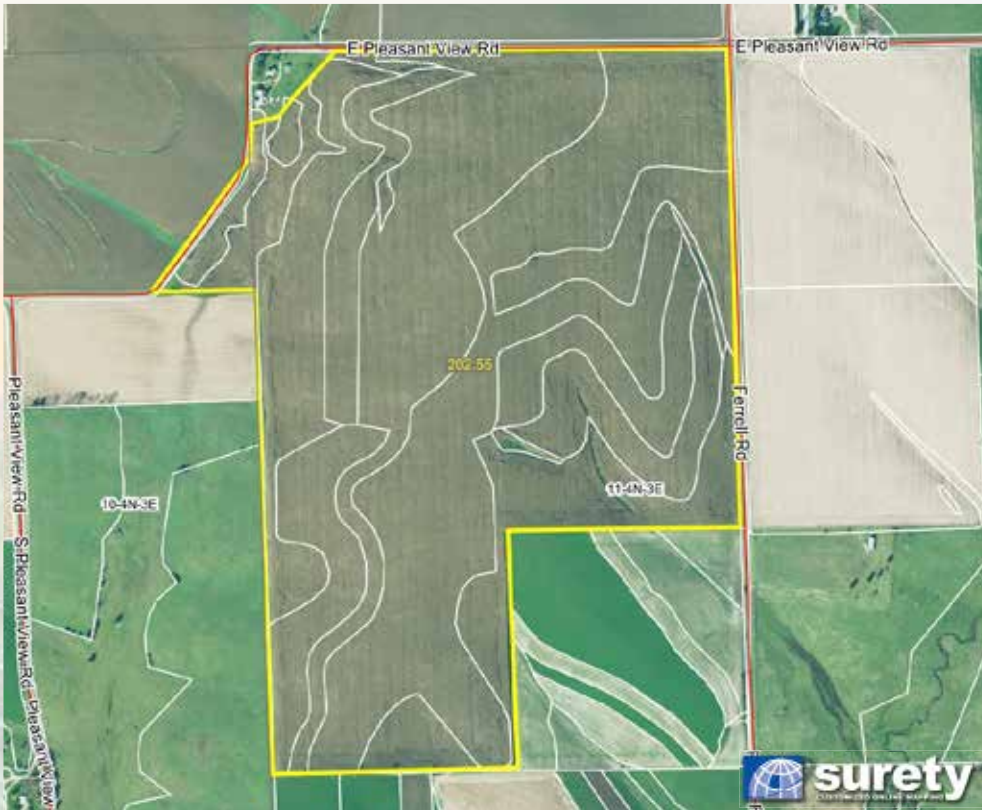
018-0781.02

202.6 Acres



FSA & Soil Map

Tract 12
202.6+/- Acres



Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Non Irr Class *c	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Timothy alsike
DhB2	Dodgeville silt loam, deep, 2 to 6 percent slopes, moderately eroded	59.95	29.6%		Ile	4.3	3.2	115	18	65	4	4.2	38	3.8
DgC2	Dodgeville silt loam, 6 to 12 percent slopes, moderately eroded	55.49	27.4%		IIle	4.1	3	110	18	60	3.8	4	36	3.6
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	44.25	21.8%		Ile									
DhC2	Dodgeville silt loam, deep, 6 to 12 percent slopes, moderately eroded	24.87	12.3%		IIle	4.1	3	110	18	60	3.8	4	36	3.6
DgD2	Dodgeville silt loam, 12 to 20 percent slopes, moderately eroded	13.09	6.5%		IVe	3.7	2.6	100	16	50	3.4	3.6	33	3.2
JuA	Judson silt loam, 0 to 2 percent slopes	4.90	2.4%		IIw	5.7	4	155	25	95	4.8	5.6	51	4.4
Weighted Average						3.3	2.4	87.9	14.1	48.6	3	3.2	28.9	2.9

Tract 13

44.49+/- Acres

Lines Approximate

TILLABLE ACRES: 44.35 Acres

SECT/TWP/RANGE: 31-3N-4E

DIRECTIONS: From Darlington, head East on Highway 81 for about 3 Miles, turn left onto Otter Creek Rd., continue North for about ½ a Mile, Tract 13 is on the right.

PIDs: 010.0733.2000, 010.0721.3000, 10.0722.2000

2019 TAXES: \$263.30 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 13
44.49+/- Acres



Code	Soil Description	Acres	Percent of field	PI Legend	Non Irr Class *c	Productivity Index	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Timothy alsike
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	19.35	43.6%		IVe	0									
DsC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	10.21	23.0%		IIIe	0									
EdC2	Edmund silt loam, 6 to 12 percent slopes, moderately eroded	8.04	18.1%		IVe	0	2.6	1.4	70	11	45	2.2	2.4	23	2
1180F	Newglarus Dunbarton, very stony, silt loams, 30 to 60 percent slopes, very rocky	5.02	11.3%		VIIe	0									
PaD2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	0.65	1.5%		IVe	0									
RzC2	Rozetta silt loam, benches, 6 to 12 percent slopes, moderately eroded	0.41	0.9%		IIIe	0	5.2	4	140	23	80	4.8	5.2	46	4.4
1180E	Newglarus Dunbarton, very stony, silt loams, 20 to 30 percent slopes, very rocky	0.40	0.9%		VIIe	0									
FdD2	Fayette silt loam, 12 to 20 percent slopes, moderately eroded	0.27	0.6%		IVe	61									
Weighted Average						0.4	0.5	0.3	14	2.2	8.9	0.4	0.5	4.6	0.4

Tract 14

15.81+/- Acres

Lines Approximate

TILLABLE ACRES: 14.40 Acres

SECT/TWP/RANGE: 1-2N-3E

DIRECTIONS: From Darlington, head East on Highway 81 for about 1 Mile, Tract 14 is on the right.

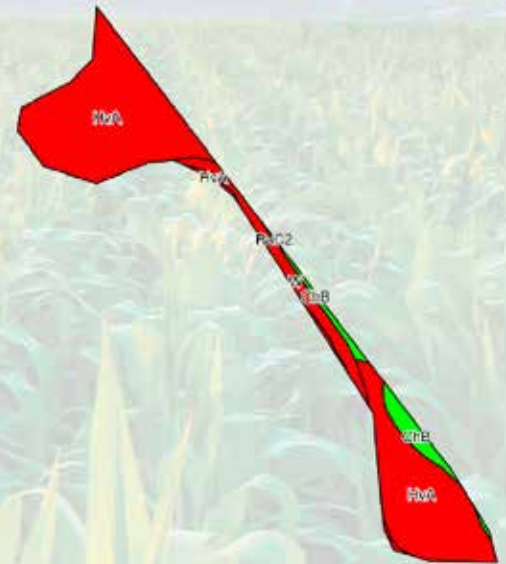
PIDs: 010.0016.2000, 010.0007.0000

2019 TAXES: \$101.99 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 14
15.81+/- Acres



Code	Soil Description	Acres	Percent of field	PI Legend	Non Irr Class *c	Productivity Index	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Timothy alsike
HvA	Huntsville silt loam, 0 to 2 percent slopes	13.39	83.2%		IIw	0	5	4	140	23	85	4.8	5.2	46	4.4
W	Water	1.59	9.9%			0									
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	1.12	7.0%		IIw	92									
Weighted Average						6.4	4.2	3.3	116.4	19.1	70.7	4	4.3	38.3	3.7

Tract 15

18+/- Acres

Lines Approximate

TILLABLE ACRES: 17.81 Acres

SECT/TWP/RANGE: 10-1N-4E

DIRECTIONS: From Gratiot, head East on Highway 11 for ½ a Mile, Tract 15 is to the right.

PIDs: 016.0324.1000

2019 TAXES: \$73.88 *2019 Tax found using the total tax paid for the PID in 2019 and prorating according to Tract acres.



FSA & Soil Map

Tract 15
18 +/- Acres



Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c
DsC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	9.40	52.8%		IIIe
1180D2	NewglarusDunbarton silt loams, 12 to 20 percent slopes, moderately eroded	6.09	34.2%		IVe
DsB2	Newglarus silt loam, moderately deep, 2 to 6 percent slopes, moderately eroded	2.32	13.0%		Ile

Terms & Conditions

The Terms & Conditions of Sale are set forth upon this page in this Property Information Packet. The information set forth is believed to be accurate. However, the owner of the properties and High Point Realty & Auction make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.



Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

TERMS & CONDITIONS

- Auction staff will be at the sale site approximately one hour prior to sale time.
- The successful bidder(s) will be required to sign a Purchase Agreement at the close of the real estate auction.
- A total deposit of **non-refundable 10%** of the Purchase Price will be required. Those funds will be placed in the High Point Trust Account as earnest money until closing. Closing will be within 30 days of a signed Purchase Agreement.
- Balance of the purchase price must be paid in full with cashier's check at closing on or before date listed on Purchase Agreement signed by all parties.
- Seller will provide up-to-date owner's policy or abstract at their expense and will convey property by General Warranty Deed.
- **2020 taxes to be prorated to day of closing.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.
- Seller to pay for survey costs. Survey, if necessary, to be completed by Austin Engineering, LLC.
- **Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.**
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.

PROPERTY SOLD WITHOUT WARRANTY

- All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. 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 property will be sold **AS IS** and without any warranties or representations, express or implied.

SUCCESSFUL BIDDER

- The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

CLOSING

- The successful bidder will be required, at the close of the auction, to complete the Purchase Agreement. Balance of the purchase price is due in cash at closing on or before date specified in Purchase Agreement. Closing will take place at a closing company(s) mutually agreeable to both Buyer and Seller. Closing will be within 30 of signed Purchase Agreement unless mutually agreed to extend up to 60 days in the event survey work has not been completed.

SELLER'S PERFORMANCE

- The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guaranties as to the Seller's performance.

AGENCY DISCLOSURE

- **High Point Realty & Auction is representing the Seller.**

POSSESSION

- Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller. Current Tenant shall be able to remove crops in a timely manner to fulfill 2020 lease obligations. Tenant lease shall end when crops are removed.

MINERAL RIGHTS

- All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

- The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

EASEMENTS AND SURVEY

- The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

Always bid on a property toward a price. Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

Research and know the value of the property. Have your financing arranged before the auction. Establish your highest and best bid before the bidding begins. Make your bids promptly to force other bidders up or out without delay.

A background image of a cornfield with horizontal lines overlaid for writing. The image shows a vast field of green corn plants under a clear sky. The plants are in the foreground, and the field extends to a distant horizon. The sky is a pale blue. The image is overlaid with horizontal lines, suggesting it is a template for a document or a notebook.



MULTI-TRACT AUCTION LAFAYETTE & IOWA COUNTY, WI



507-218-1243 • HPRAA.com
5627 Lone Elm Tree Rd Potosi, WI 53820