

**QUALITY  
TILLABLE**

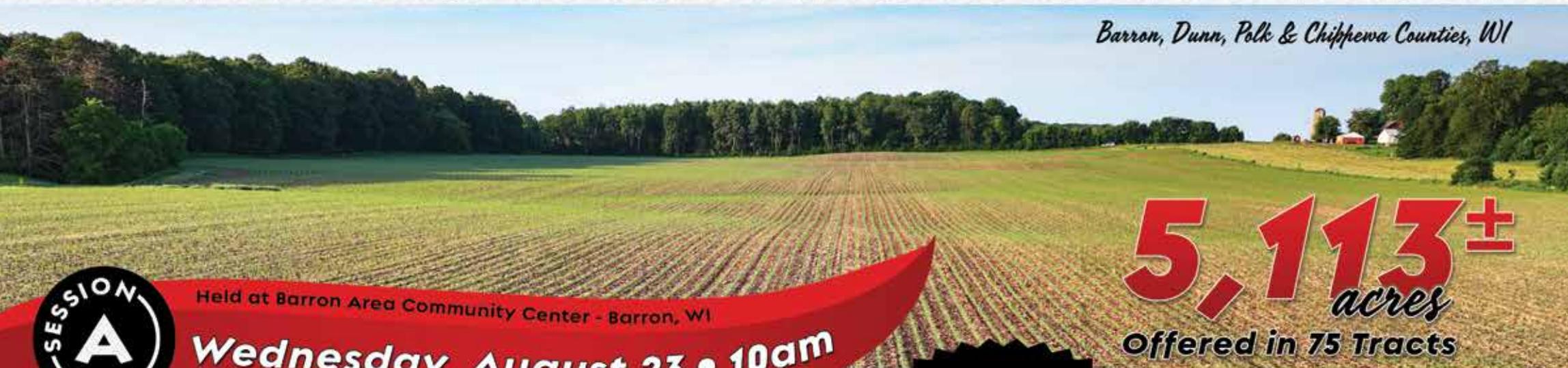
# Land Auction

**7,428<sup>±</sup>**  
*acres*

- 6,458 FSA Tillable Acres • Outstanding Maintenance History • 2024 Farming Rights • Farm Improvement Details Available
- Economic & Stewardship Oriented • Tracts Ranging from 10-172<sup>±</sup> Acres • Several Tracts with Recreational Aspects

*6 Wisconsin Counties*

*Barron, Dunn, Polk & Chippewa Counties, WI*



**SESSION  
A**

Held at Barron Area Community Center - Barron, WI

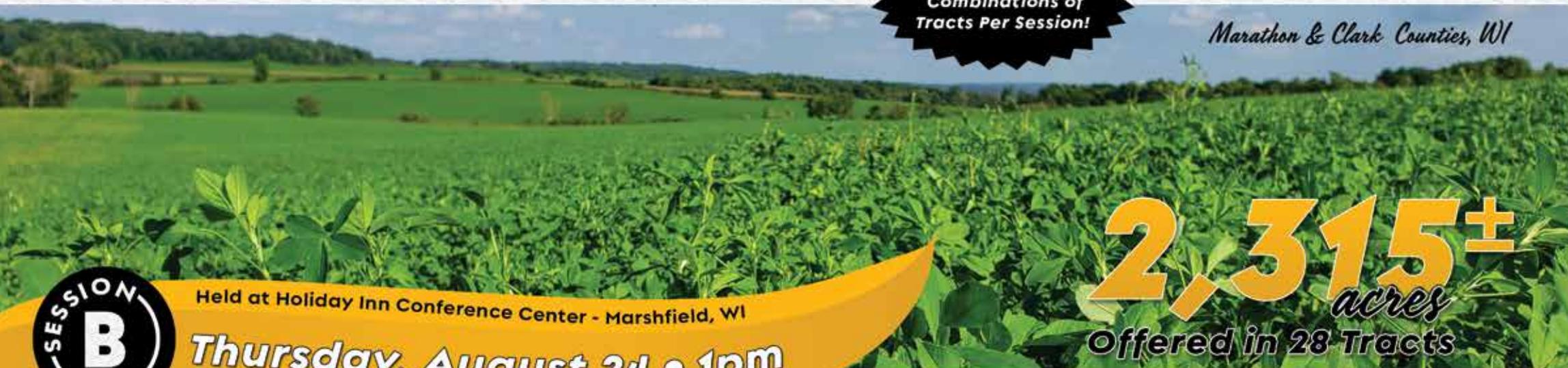
**Wednesday, August 23 • 10am**

**5,113<sup>±</sup>**  
*acres*

Offered in 75 Tracts

*Bid on Individual Tracts or Any Combinations of Tracts Per Session!*

*Marathon & Clark Counties, WI*



**SESSION  
B**

Held at Holiday Inn Conference Center - Marshfield, WI

**Thursday, August 24 • 1pm**

**2,315<sup>±</sup>**  
*acres*

Offered in 28 Tracts

 Online Bidding Available

800.451.2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

**SCHRADER**  
Real Estate and Auction Company, Inc.

**QUALITY  
TILLABLE**

# Land Auction

**7,428<sup>±</sup>**  
acres

*Barron, Dunn, Polk, Marathon, Clark & Chippewa Counties, WI*

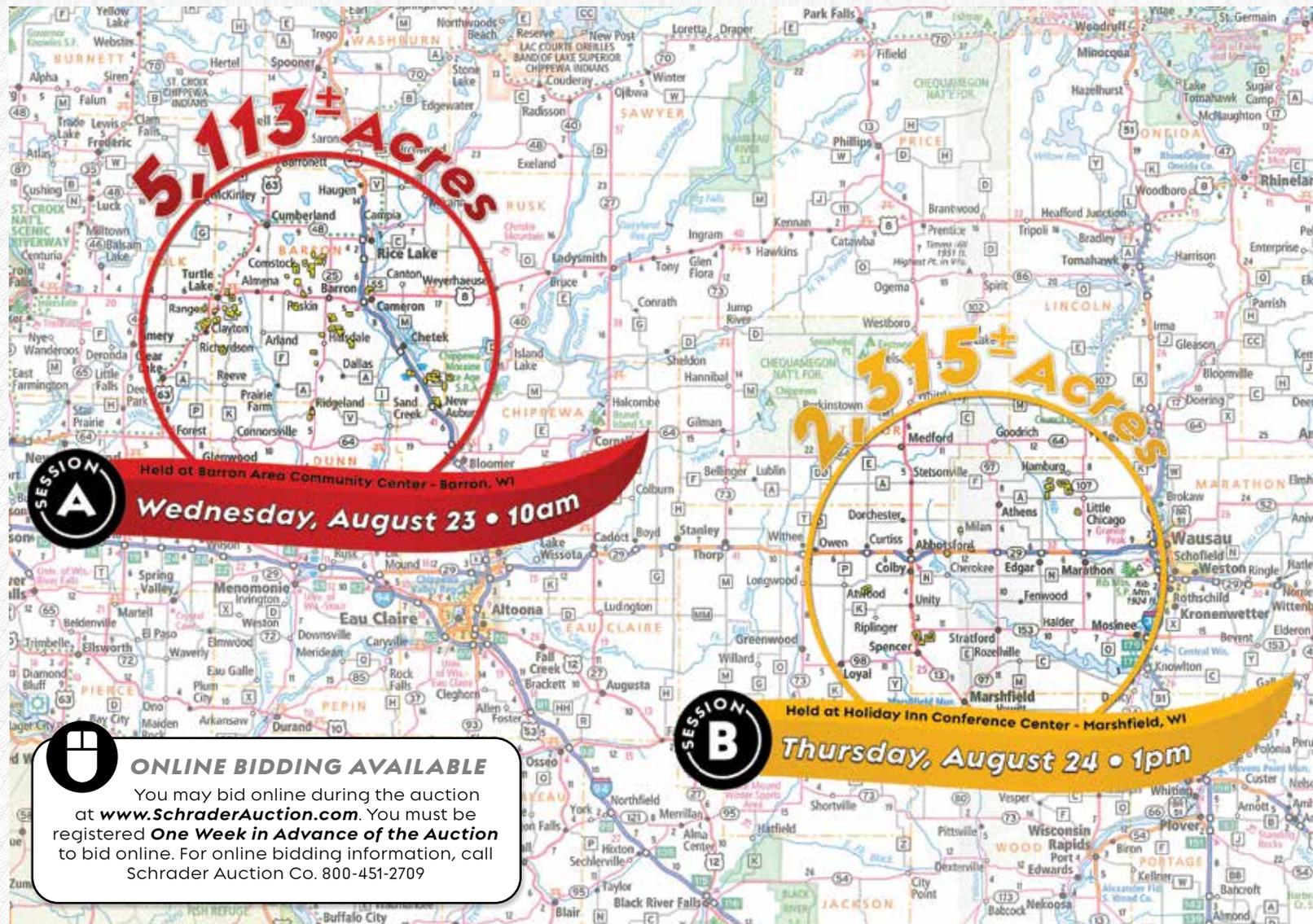
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**SCHRADER**  
Real Estate and Auction Company, Inc.

**GENERAL DESCRIPTION:** This Wisconsin Land portfolio is a unique & rare opportunity to acquire an expansive tillable farmland package. The portfolio, which took years to assemble, will be offered at public auction on August 23rd & August 24th via the multi-tract method where buyers can bid on individual tracts or any combination of tracts per session. The Barron, Dunn, Polk & Chippewa farms will be offered in Session A on August 23rd in 75 tracts, & the Marathon & Clark County farms will be offered in Session B on August 24th in 28 tracts. The farms contain an impressive maintenance history & have been well managed over the years. Do not miss this opportunity to bid your price on the farm(s) that best fit your needs in a once in a lifetime opportunity!

**MAINTENANCE & FARM IMPROVEMENTS:** The owners of the portfolio have taken diligent measures to select quality farmers for tenants in the area that shared similar land stewardship objectives. Several measures have been taken to improve the quality of the farms, such as installing drainage tiles on 1,193± acres, building new machine sheds, & installing irrigation pivots on 285 acres. In this region of Wisconsin, there is a good supply of rainwater & good soils that drain well. The owners have invested in these improvements to make the particular fields more productive because of specific conditions. The owners have conducted full field comprehensive soil testing on all farms at least once every three years. PH levels have been maintained through regular lime application. The owners have been dedicated to maximizing the surface water flow & drainage through improving waterways in a cost-efficient manner.



**ESG & CONSERVATION MEASUREMENTS:** As previously mentioned, the portfolio has been managed & operated not only economically but with stewardship as a high priority. The farms have helped preserve local rich landscape features such as rivers, lakes & wetlands through proper management of surface waterflow. Grass buffer strips can be found throughout the portfolio as a means to generate higher yields through topsoil preservation & surface water drainage. Additionally, the majority of the tenants have operated the portfolio with no-till conservation practices.

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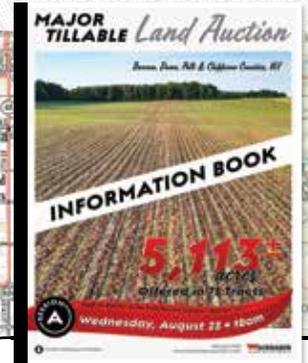
Barron, Dunn, Polk & Chippewa Counties, WI

# Location Overview

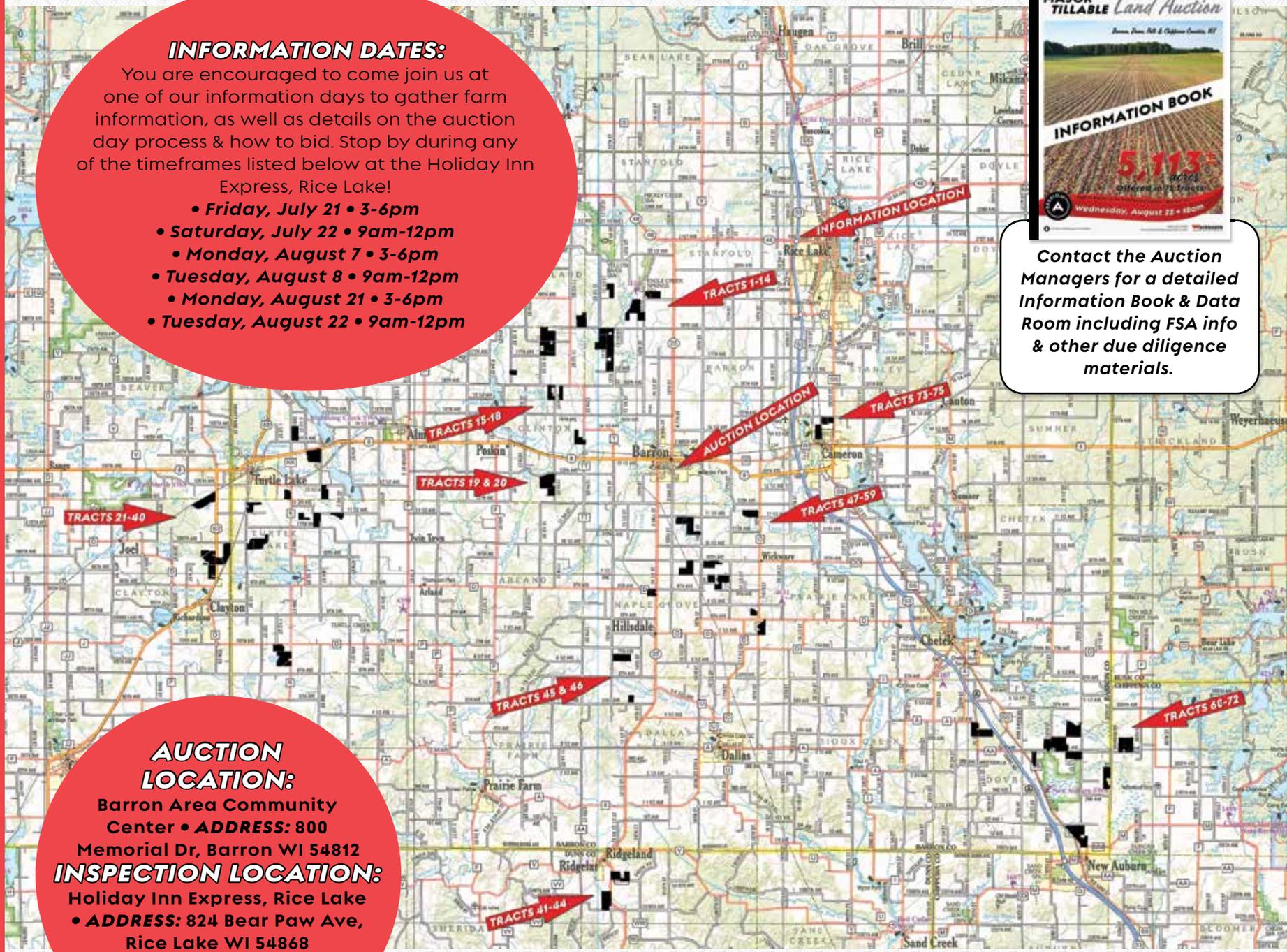
## INFORMATION DATES:

You are encouraged to come join us at one of our information days to gather farm information, as well as details on the auction day process & how to bid. Stop by during any of the timeframes listed below at the Holiday Inn Express, Rice Lake!

- Friday, July 21 • 3-6pm
- Saturday, July 22 • 9am-12pm
- Monday, August 7 • 3-6pm
- Tuesday, August 8 • 9am-12pm
- Monday, August 21 • 3-6pm
- Tuesday, August 22 • 9am-12pm



Contact the Auction Managers for a detailed Information Book & Data Room including FSA info & other due diligence materials.



## AUCTION LOCATION:

Barron Area Community Center • ADDRESS: 800

Memorial Dr, Barron WI 54812

## INSPECTION LOCATION:

Holiday Inn Express, Rice Lake

• ADDRESS: 824 Bear Paw Ave,  
Rice Lake WI 54868

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TRACT 1



TRACT 2



TRACT 3



TRACT 4

TRACT	ACRES	TILLABLE ACRES	NOTES
1	57±	54±	Soils consist of mainly Anigon Silt Loam. Refer to the Information Book & Data Room for the drainage tile map
2	20±	17±	Road frontage on 14th St & 19th Ave. Productive field with beautiful scenery
3	172±	172±	Highly productive, nearly 100% tillable. See Information Book & Data Room for extensive drainage tile maps
4	64±	49±	Soils consist of Anigon Silt Loam & Rosholt Sandy Loam, great potential for production & recreation

**DIRECTIONS - FROM THE INTERSECTION OF US-8 & WI-25 (15TH ST) IN BARRON:**

**TRACTS 1 & 2:** Travel north on WI-25 for 5.5 miles to 19th Ave. Turn left (west) on 19th Ave. & travel for .5 miles. Tracts 1 & 2 will begin on the right.

**TRACT 3:** Travel north on WI-25 for 4.5 miles to 18th Ave. Turn left (west) on 18th Ave. Drive for 1 mile to 14th St. Turn right (north) on 14th St & Tract 3 will be on the left in .3 miles.

**TRACT 4:** Travel north on WI-25 for 4.5 miles to 18th Ave. Turn left (west) on 18th Ave. Travel West on 18th Ave for 2.5 miles to 12 ½ St. Turn right (north) on 12 ½ St. Drive for 1 mile to 19th Ave, turn right (east) on 19th Ave & travel east for .3 miles. Tract 4 will begin on the left.

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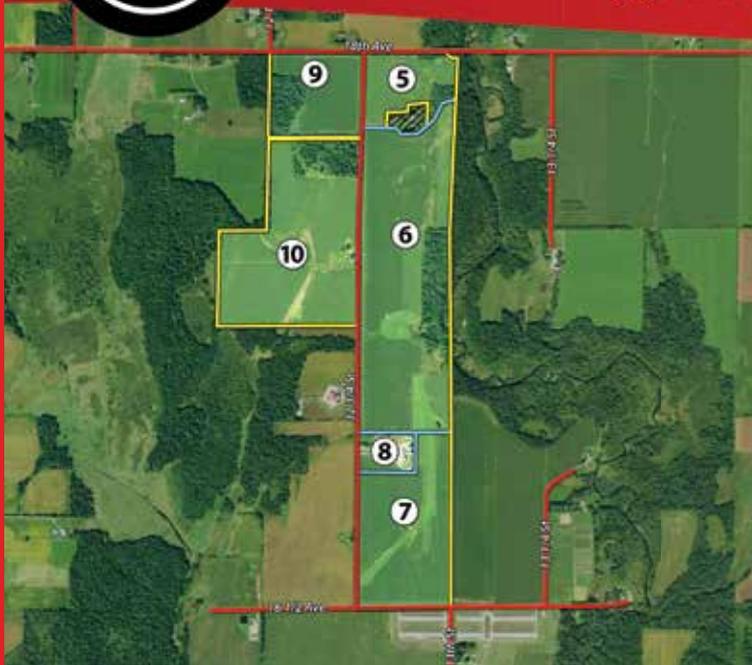
# 5,113± acres

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Held at Barron Area Community Center - Barron, WI

## Wednesday, August 23 • 10am



TRACTS 5 & 9



TRACT 6



TRACT 7



TRACT 8



TRACT 10

TRACT	ACRES	TILLABLE ACRES	NOTES
5	26±	20±	Mixture of tillable & recreational land, great hunting potential. See Lithos Carbon Agreement on leading edge field carbon sequestration treatment
6	131±	99±	Soils consist of Anigon Silt Loam & Spencer Silt Loam. Mixture of tillable & wooded recreational land
7	64.5±	59±	Soils consist of Spencer Silt Loam & Anigon Silt Loam. <b>Combine Tracts 5-7 for 216± contiguous acres</b>
8	10±	2±	See Information Book & Data Room for full descriptions of the home, shop & grain handling system
9	37±	25±	Great opportunity for tillable farmland & recreation. See Information Book & Data Room for Drainage tile maps
10	99±	73±	Soils consist of Spencer Silt Loam & Freeon Silt Loam. Wooded area suitable for recreation
11	93±	84±	Patterned Tiled. Soils consist of Freeon Silt Loam, Magnor Silt Loam & Poskin Silt Loam

**DIRECTIONS - FROM THE INTERSECTION OF US-8 & WI 25 (15TH ST) IN BARRON:**

**TRACTS 5-10:** Travel north on WI-25 for 4.5 miles to 18th Ave. Turn left (west) on 18th Ave. Travel west on 18th Ave for 2.2 miles & Tract 5 will begin on your left. Turn left on 12 ¾ St & continue south for the remainder of Tracts 5-10. **Physical Address: 1691 12 3/4 St, Barron, WI 54812**

**TRACT 11:** Travel north on WI-25 for 4.5 miles to 18th Ave. Turn left (west) on 18th Ave. Travel west on 18th Ave for 3 miles & Tract 11 will begin on the north side of the road.

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TRACT 12



TRACT 14



TRACT 13



TRACT 15



TRACT	ACRES	TILLABLE ACRES	NOTES
12	133±	122±	Large tillable field. See Information Book & Data Room for drainage tile maps
13	93±	86±	Pattern tiled. See Information Book & Data Room for drainage tile maps
14	49±	16±	Great hunting & recreational tract w/ income potential
15	27±	22±	Mixture of quality tillable & hunting opportunities

**DIRECTIONS - FROM THE INTERSECTION OF US-8 & WI-25 (15TH ST) IN BARRON:**

**TRACTS 12-14:** Travel north on WI-25 for 4.5 miles to 18th Ave. Turn left (west) on 18th Ave. Travel west on 18th Ave for 3.5 miles & turn left on 11 ½ St. In .5 miles turn right (west) on 17 ½ Ave, drive west for .5 miles & Tracts 12 & 13 will begin on the north & south sides of the road. **To Tract 14,** continue on 17 ½ Ave to 10 ½ St. Turn left (south) on 10 ½ St & Tract 14 will begin on the left in .5 miles.

**TRACT 15:** Drive west on US-8 for 4 miles to 11th St. Turn right (north) on 11th St & travel for 2 miles. Turn left (west) on 16th Ave. Travel west for 1.5 miles to 9 ½ St. Turn right & Tract 15 will begin .3 miles on the right.

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TRACT 16



TRACT 17



TRACT 18



TRACT	ACRES	TILLABLE ACRES	NOTES
16	62±	56±	Tillable land, soils consisting of mainly Freeon Silt Loam. See Information Book & Data Room for drainage tile maps & Lithos Carbon Agreement on leading edge field carbon sequestration treatment
17	40±	31±	Soils consist of primarily Freeon Silt Loam. See Information Book & Data Room for drainage tile maps
18	74.5±	67±	Soils consist of primarily Anigon Silt Loam & Santiago Silt Loam. See Information Book & Data Room for drainage tile maps & Lithos Carbon Agreement on leading edge field carbon sequestration treatment

**DIRECTIONS - FROM THE INTERSECTION OF US-8 & WI-25 (15TH ST) IN BARRON:**

**TRACTS 16 & 17:** Drive west on US-8 for 4 miles to 11th St. Turn right (north) on 11th St & travel for 2 miles & Tract 16 will begin on your left. **To Tract 17,** continue north to 16th Ave. Turn right on 16th Ave & Tract 17 will begin in .2 miles.

**TRACT 18:** Travel west on US-8 for 3 miles to 12th St. Turn right (north) on 12th St & Tract 18 will begin on your left in .5 miles.

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TRACT	ACRES	TILLABLE ACRES	NOTES
19	140±	125±	Soils consist of Freeon Silt Loam & Almena Silt Loam. See Information Book & Data Room for well information & drainage tile maps
20	40±	38±	High percentage tillable with soils consisting of predominantly Freeon Silt Loam
21	79±	74±	Soils consist of primarily Freeon Silt Loam. Information Book & Data Room contain drainage tile maps
22	143±	132±	Soils consist of primarily Anigon Silt Loam & Santiago Silt Loam. See Information Book & Data Room for drainage tile maps

**DIRECTIONS - FROM THE INTERSECTION OF US-8 & WI-25 (15TH ST) IN BARRON:**  
**TRACT 19 & 20:** Travel west on US-8 for 4 miles to 11th St. Turn left (south) on 11th St & travel for .5 miles. Tract 19 will begin on the right.  
**DIRECTIONS - FROM THE ROUNDABOUT AT US-8 & US-63 IN TURTLE LAKE:**  
**TRACT 21:** Travel east on US-8 for 1.3 miles to 2nd St. Turn left (north) onto 2nd St, travel .6 miles & Tract 21 will begin on the right.  
**TRACT 22:** Travel east on US-8 for 2 miles & Tract 22 will begin on the south side of US-8.

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TRACT 23



TRACT 26



TRACT 28

TRACT	ACRES	TILLABLE ACRES	NOTES
23	75±	55±	Soils consist of Freeon Silt Loam & Almena Silt Loam. See Information Book & Data Room for well information & drainage tile maps
24	42±	39±	Soils consist of Poskin Silt Loam, Anigon Silt Loam & Crystal Lake Silt Loam
25	75±	52±	Road frontage on (3) sides of the farm. See Information Book & Data Room for soils & drainage tile maps
26	43.5±	42±	Easement access from 11 3/4 Ave. Soils consist of Spencer Silt Loam & Santiago Silt Loam
27	51±	46±	Predominant soil type is Spencer Silt Loam
28	65.5±	62±	See Information Book & Data Room for soils, drainage tile maps, & solar payment

### DIRECTIONS - FROM THE ROUNDABOUT AT US-8 & US-63 IN TURTLE LAKE:

**TRACT 23 - 26:** Travel east on US-8 for 1.3 miles to 2nd St. Turn right (south) on 2nd St, drive for 1 mile, then turn right on 12 1/2 Ave. Travel east on 12 1/2 Ave for 1 mile & Tract 23 will begin on the right. **For Tracts 24 -26,** continue east on 12 1/2 Ave for .5 miles. Continue south on 3 3/4 St for 1.5 miles to 11 1/2 Ave. Turn Right on 11 1/2 Ave & **Tract 24** will begin immediately on the left. **Continue 11 1/2 Ave for Tract 25 & 26 (look for signs).**  
**TRACT 27:** Travel east on US-8 for 1.3 miles to 2nd St. Turn right (south) on 2nd St, drive for 1.5 miles & Tract 27 will begin on the west side of the road.  
**TRACT 28:** Travel on US-8 west for .1 miles to Pine St. Turn left (south) on S Pine St & travel on S Pine St for 1.5 miles. Tract 28 will begin on the left.

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## Wednesday, August 23 • 10am



TRACTS 29 & 30



TRACTS 31 & 32



TRACT 35



TRACT	ACRES	TILLABLE ACRES	NOTES
29	43±	43±	Development potential, located near Turtle Lake & along US 63 & the Catail State Trail
30	99±	99±	High percentage tillable farm in a great location. Predominant soil types include Crystal Lake Silt Loam & Cromwell Sandy Loam
31	33±	16±	Great potential hunting & recreational property!
32	105±	98±	Large tillable field. See Information Book & Data Room for drainage tile maps
33	77±	66±	Road Frontage on US 63. Mixture of tillable & grassland
34	37±	35±	Predominant soil types are Poskin Silt Loam, Barronett Vairant Fine Sandy Loam & Magnor Silt Loam
35	100±	30±	Prime hunting property with lake & active wildlife
36	46.5±	49±	Soils consist of Almema Silt Loam & Magnor Silt Loam. Frontage on ½ St
37	109±	102±	Predominant soil types are Alemna Silt Loam, Barronett Silt Loam, & Spencer Silt Loam. Great interior road

### DIRECTIONS - FROM THE INTERSECTION OF US-8 W & US-63 SOUTH (WEST SIDE OF TURTLE LAKE):

**TRACT 29 & 30:** Travel south on US-63 for 1.5 miles & Tract 29 will begin on the right.

**TRACTS 31-34:** Travel south on US-63 for 3 miles & Tract 31 will begin on the right. **Continue south on US-63 for Tracts 32-34.**

**TRACTS 35-37:** Travel south on US-63 for 2.5 miles. Turn left (east) on 105th Ave. Tract 35 will begin on the right. in .3 miles. **For Tract 36,** continue on 105th Ave (10 ½ Ave) for .7 miles to ½ St. Turn right on ½ St & Tract 36 will begin on the left. **To Tract 37,** travel north on ½ St (from Tract 36) for .5 miles to 11th Ave. Turn right on 11th Ave in .5 miles then turn right onto 1st St. Continue on 1st St for .4 miles & look for signs for Tract 37.

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TRACT 39



TRACTS 41 & 42



TRACT	ACRES	TILLABLE ACRES	NOTES
38	58±	53±	Soils consist of Freeon Silt Loam & Magnor Silt Loam
39	123±	117±	Predominant soil types are Freeon Silt Loam & Haugen Sandy Loams
40	26±	10±	Great hunting & recreational opportunities!
41	33±	30±	Frontage on WI-25 & CR WW. Predominant soil types are Amery Sandy Loam, Santiago Silt Loam, Dobie & Hixton Silt Loams
42	28±	26±	Information Book & Data Room contain drainage tile maps & soil maps
43	38±	36±	High percentage tillable farm. See the Information Book & Data Room for soil maps
44	38±	0±	Excellent hunting & recreational property
45	30.5±	27±	Predominant soil types are Quaderer Silt Loam, Doritty Silt Loam & Hayriver Fine Sandy Loam
46	100±	91±	Soils are mostly Spencer Silt Loam, Freeon Silt Loam & Arland Silt Loam

**DIRECTIONS - FROM THE INTERSECTION OF US-63 & COUNTY HWY D IN CLAYTON:**

**TRACT 38-40:** Travel south on County Hwy D for 3.5 miles & Tract 38 will begin on the right. **To Tracts 39 & 40,** continue on County Hwy D to CR K. Turn right (south) on County Road K & Tract 39 will begin on the right.

**DIRECTIONS - FROM THE INTERSECTION OF COUNTY HWY V/MAIN ST & WI-25 IN RIDGELAND:**

**TRACTS 41-43:** Travel South on WI-25 for 1 mile & Tract 41 will begin. **To Tract 42,** turn left on CR WW & the property will begin in .3 miles.

**TRACTS 43 & 44:** Proceed south on WI-25 for .5 miles from intersection of WI-25 & CR WW from Tract 39. Tract 43 & 44 will begin on the right (west) side of the road.

**TRACTS 45 & 46:** Travel north on WI-25 for 5 miles. Turn left on 14th St & proceed for .5 miles to 5th Ave. Turn left (west) on 5th Ave & Tract 45 will begin in .3 miles. **To Tract 46,** proceed on 5th Ave for .5 miles to 13th St. Travel north on 13th St for 1.5 miles & the property will begin on the east side of the road.

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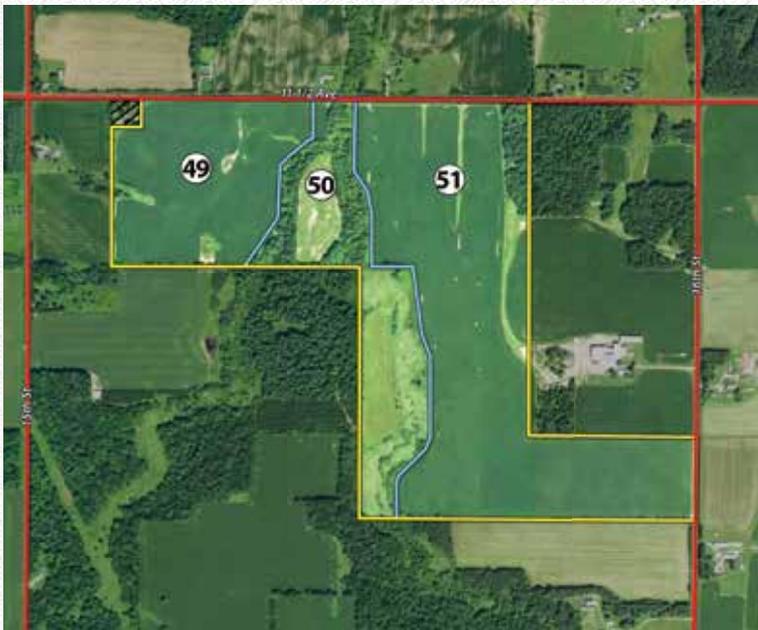
**Wednesday, August 23 • 10am**



TRACT 51



TRACTS 47 & 48



TRACT	ACRES	TILLABLE ACRES	NOTES
47	30±	28±	Information Book & Data Room contain drainage tile maps. Soils consist of mainly Freeon Silt Loam
48	17.5±	2±	See the Information Book & Data Room for drainage tile maps. Soils consist of mainly Freeon Silt Loam
49	40±	39±	Nearly all tillable farm. Soils include Rosholt Sandy Loam & Rib Silt Loam
50	40±	11±	Great hunting & recreational property. Many signs of wildlife
51	98±	91±	Frontage on 11 ½ Ave & 16th St. Soils consist of Primarily Rosholt Sandy Loam & Scoba Sandy Loam
52	86±	62±	Mixture of quality tillable & recreational land!

**DIRECTIONS:**

**TRACTS 47-48 - FROM THE INTERSECTION OF WI-25 NORTH & US-8 IN BARRON:** Travel west on US-8 for .3 miles to WI-25 South. Turn left (south) & travel for 4.5 miles. Turn right on CR D & the property will begin. **FROM THE INTERSECTION OF MAIN ST & SR 25 IN RIDGELAND:** Travel north on WI-25 for 10 miles. Turn left (west) on CR D & the property will begin.

**TRACTS 49-51 - FROM THE INTERSECTION OF WI-25 SOUTH & US-8 IN BARRON:** Travel south for 1.9 miles. Turn left on 11 ½ Ave. Drive for .7 miles & Tracts 49-51 will begin on the right (south).

**TRACT 52: FROM THE INTERSECTION OF WI-25 NORTH & US-8:** Travel east on US-8 for 3.2 miles. Turn right (south) on 18th St. Continue on 18th St for 1.3 miles & Tract 51 will begin on the right (west).

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TRACT 53



TRACTS 55 & 56



TRACT 59

TRACT	ACRES	TILLABLE ACRES	NOTES
53	120±	104±	Large contiguous field. Predominant soil types are Arland Silt Loam, Spencer Silt Loam & Freeon Silt Loam
54	80±	77±	Great frontage on CR OO. Predominant soils are Arland Silt Loam, Arland Fine Sandy Loam & Quaderer Silt Loam
55	65±	62±	Soils are nearly all Spencer Silt Loam
56	35±	33±	Soils consist of Spencer Silt Loam & Arland Fine Sandy Loam. <b>Combine with Tract 55 for 100± contiguous acres!</b>
57	39±	36±	Predominant soil types are Spencer Silt Loam & Arland Fine Sandy Loam
58	31±	31±	High percent tillable. Soils consist of Arland Silt Loam & Anigon Silt Loam
59	74±	73±	Frontage on Both 8th Ave & 18th St. Soils consist of Arland Silt Loam & Santiago Silt Loam

**DIRECTIONS - FROM THE INTERSECTION OF WI-25 SOUTH & US-8:**

**TRACTS 53-57:** Travel for 3.5 miles to 10th Ave. Turn left (east) on 10th Ave & Tract 53 will begin on the right in 1 mile. Proceed on 10th Ave for .5 miles to **Tract 54**. From Tract 54, travel east on 10th Ave for .3 miles to 17th St. Turn right (south) on 17th St & **Tract 55** will begin on the right in .5 miles. From Tract 55, proceed south on 17th St for ¼ mile to 9th Ave. Turn right (west) on 9th Ave & **Tract 56** will begin on the right in ¼ mile. **For Tract 57**, continue on 9th Ave & Tract 57 will be on the right in ½ mile.

**TRACTS 58 & 59:** Travel for 4 miles to 9th Ave. Turn left (east) on 9th Ave. Proceed 1.5 miles to 16th St. Turn right on 16th St & Travel for 1 mile to 8th St. Turn left (east) on 8th St, continue on 8th St 2 miles until the intersection of 18th St & 8th Ave. At that intersection, travel north for **Tract 58** (1 miles) or south for **Tract 59** (.3 miles). **OR FROM THE INTERSECTION OF WI-25 NORTH & US-8:** Travel east on US-8 for 3.2 miles. Turn south on 18th St for 4.7 miles to Tract 58 on west side of road, then travel an additional .5 miles on 18th St to Tract 59 on east side of road.

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60	72.5±	69±	Tremendous road frontage on 25 ½ St
61	76±	58±	Tillable farmland with 15± acres of recreational land
62	39±	35±	Frontage on 3 ½ Ave & County Hwy SS
63	59±	57±	Predominant soil type is Chetek Sandy Loam. Frontage on 3 ½ Ave & 28th St
64	157±	154±	92± irrigated acres. Refer to the Information Book & Data Room for well & irrigation information
65	85.5±	84±	Soils consist of mainly Arland Silt Loam & Menahga Loamy Sand
66	142.5±	104±	75.5± irrigated acres. Refer to the Information Book & Data Room for well & irrigation information
67	80±	78±	Road frontage on 285th Ave & 72nd St. Refer to the Information Book & Data Room for the soils map
68	74.5±	2±	Great recreational property with access from 285th Ave



TRACT 66



TRACT 64

**DIRECTIONS:**

**TRACT 60 & 61 - FROM THE INTERSECTION OF COUNTY HWY SS & HWY A (25TH ST) SOUTH OF CHETEK:** Travel south on 25th St for 2.2 miles to Hwy AA (4 ½ Ave). Turn left onto Hwy AA (4 ½ Ave) & proceed for .7 miles. Both Tracts 60 & 61 will begin.

**TRACTS 62-65 - FROM THE INTERSECTION OF W MAIN ST & COUNTY HWY SS IN NEW AUBURN:** Travel north on County Hwy SS for 4.1 miles to 3 ½ Ave. Turn right (east) on 3 ½ Ave & Tract 62 will begin on the right (south) in .3 miles. Proceed east for .3 miles & Tracts 63-65 will begin.

**TRACT 66 - FROM THE INTERSECTION OF 3 ½ AVE & 29TH ST (NORTHEAST CORNER OF TRACT 65):** Turn left (north) on 29th St & Tract 66 will begin on both sides of the road in .5 miles.

**TRACTS 67 & 68 - AT THE INTERSECTION OF 3 ½ AVE & 29TH ST (NORTHEAST CORNER OF TRACT 65):** Travel on 3 ½ Ave/285th Ave for 1.2 miles & Tracts 67 & 68 will begin on the left (north).

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TRACT 69



TRACT 70



TRACT 72

TRACT	ACRES	TILLABLE ACRES	NOTES
69	97±	69±	Contains productive farmland & recreational land
70	108±	100±	Soils consist of Freeon Silt Loam & Oesterle Sandy Loam. Great frontage on both County Hwy SS & 29th St
71	27.5±	25±	Predominant soil types are Freeon Silt Loam & Rosholt Sandy Loam
72	55±	54±	Road frontage on (3) roads - County Hwy SS, ¼ Ave & 29th St. Predominant Soils are Magnor Silt Loam, Siouxcreek Silt Loam & Freeon Silt Loam
73	32±	31±	Located just off County Hwy SS North of Cameron. Potential for development!
74	43±	43±	Frontage on 15th Ave. Combine with Tract 73 for a total of 75± acres with development potential!
75	78±	78±	Level topography. Soils consist of Rosholt Sandy Loam & Chetek Sandy Loam. Development nearby!

**DIRECTIONS:**

**TRACT 69 - AT THE INTERSECTION OF 3 ½ AVE & 29TH ST (NORTHEAST CORNER OF TRACT 65):** Travel east for 1 mile to 30th St. Turn right (south) on 30th St & proceed for .5 miles. Tract 69 will begin on the right (west).

**TRACTS 70-72 - FROM EXIT 118 ON HWY 53:** Turn east on Hwy M (Main St) & travel for .5 miles to stop sign at Hwy M (Main St) & County Hwy SS. Travel north on County Hwy SS for .5 miles to 29th St. Take a slight right turn on 29th St & Tract 70 will begin on the left (west) & Tract 72 will begin on the right (east). Tract 71 will be on east side of road ¼ mile north of Tract 72.

**TRACTS 73-75 - FROM THE INTERSECTION OF COUNTY HWY SS (N 1ST ST) & US-8 (E MAIN ST) IN CAMERON:** Travel North on County Hwy SS (N 1st St) for 1 mile to 15th Ave. Turn left on 15th Ave & Tracts 73-75 will begin on the right.

# QUALITY TILLABLE *Land Auction*

*Marathon & Clark Counties, WI*

**2,315<sup>±</sup>**  
*acres*  
**Offered in 28 Tracts**

SESSION  
**B**

Held at Holiday Inn Conference Center - Marshfield, WI

**Thursday, August 24 • 1pm**

**SCHRADER**  
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800.451.2709  
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 Online Bidding Available

SESSION B

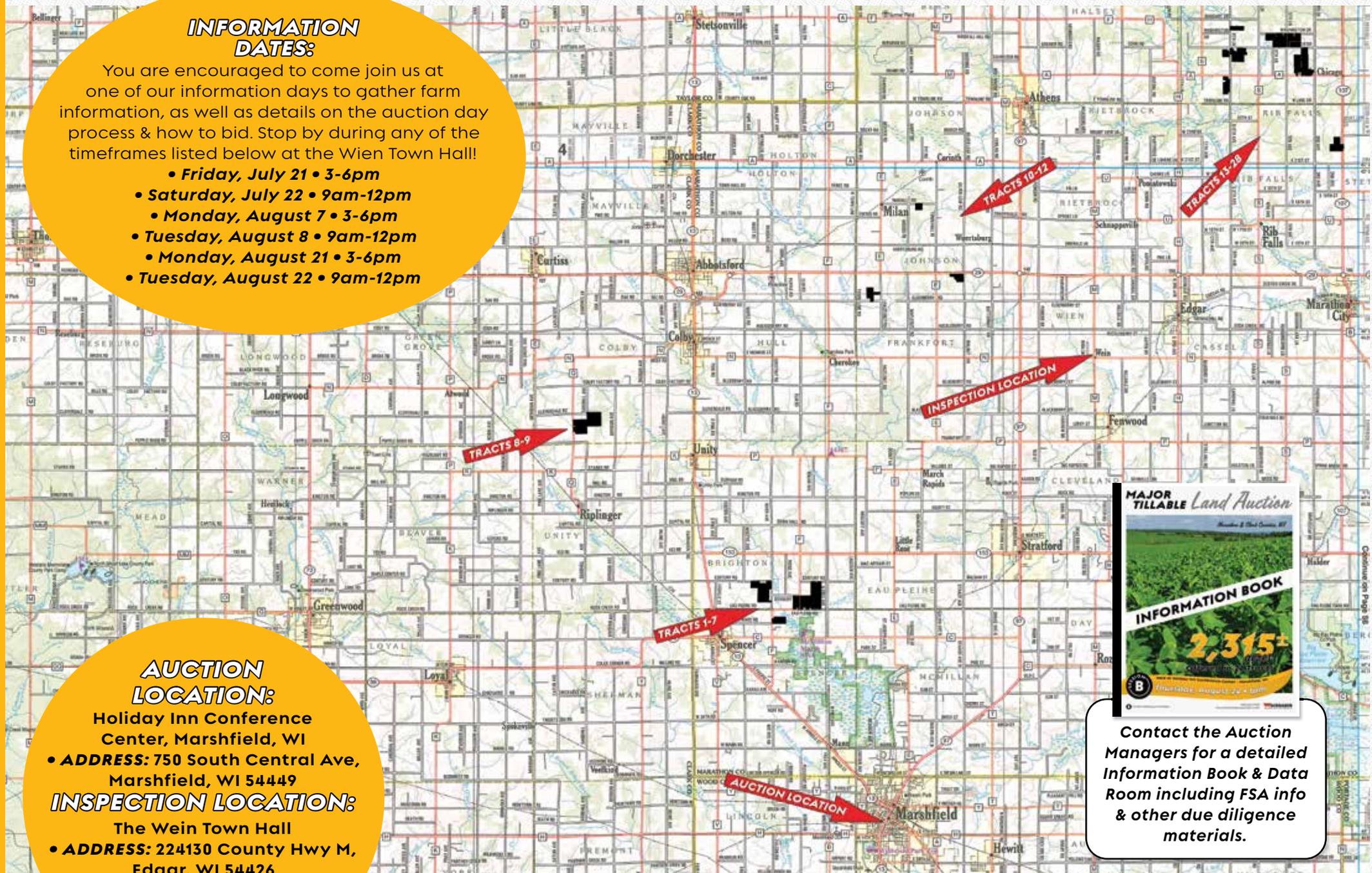


# Location Overview

## INFORMATION DATES:

You are encouraged to come join us at one of our information days to gather farm information, as well as details on the auction day process & how to bid. Stop by during any of the timeframes listed below at the Wien Town Hall!

- Friday, July 21 • 3-6pm
- Saturday, July 22 • 9am-12pm
- Monday, August 7 • 3-6pm
- Tuesday, August 8 • 9am-12pm
- Monday, August 21 • 3-6pm
- Tuesday, August 22 • 9am-12pm



## AUCTION LOCATION:

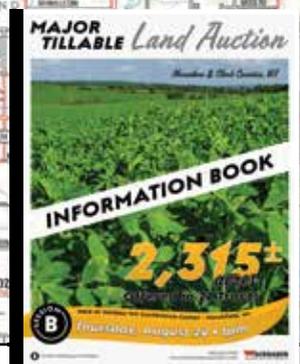
Holiday Inn Conference Center, Marshfield, WI

- ADDRESS: 750 South Central Ave, Marshfield, WI 54449

## INSPECTION LOCATION:

The Wien Town Hall

- ADDRESS: 224130 County Hwy M, Edgar, WI 54426



Contact the Auction Managers for a detailed Information Book & Data Room including FSA info & other due diligence materials.

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TRACT 1



TRACTS 5-7



TRACT 9

TRACT	ACRES	TILLABLE ACRES	NOTES
1	105±	105±	Mix of Loyal Silt Loam & Withee Silt Loam soils
2	135.5±	135.5±	Mix of Loyal Silt Loam & Withee Silt Loam soils
3	76±	71±	Majority Withee Silt Loam soils
4	73±	71.5±	Nearly 100% tillable
5	112±	112±	Nearly 100% tillable
6	185±	147±	Productive tillable farmland that also has a few acres of wetland. Investigate the waterfowl hunting possibilities!
7	47.5±	14±	This property uniquely offers some lower wetland & brush that creates an attractive habitat for waterfowl & deer. With additional 13± tillable acres, an individual could have a great hunting piece that also generates income
8	153±	146±	Predominantly Loyal Silt Loam soils
9	159±	124.5±	Mix of Withee Silt Loam & Marshfield Silt Loam soils

**DIRECTIONS:**

- TRACTS 1 & 2:** From Spencer, head east on CR C for 1.8 miles. Turn left on CR F. Stay straight onto Bridgewater Ave. Farm is located at the corner of Bridgewater & Century Rd.
- TRACT 3:** From Spencer, head east on CR C for 1.8 miles. Turn left on CR F. Farm is 0.5 mile to the east.
- TRACTS 4-7:** From Spencer, head east on CR C for 1.8 miles. Turn left on CR F. Farm is 2.2 miles on both sides of road.
- TRACTS 8 & 9:** From the intersection of WI-29/WI-13 near Abbotsford, head south on WI-13 for 1.4 miles. Go west on CR N for 4.6 miles. Turn left on CR Q for 2 miles. Turn left on Cloverdale Rd. Farm is 0.5 mile to the south.

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TRACT	ACRES	TILLABLE ACRES	NOTES
10	84±	84±	Majority Loyal Silt Loam soils
11	68.5±	68.5±	Tremendous frontage along HWY 29, a well-traveled corridor through this part of the state connecting the Twin Cities & the Chippewa Valley with Wausau & Green Bay
12	37.5±	37.5±	Majority Withee Silt Loam soils
13	87±	84.42±	Predominantly Freeon Silt Loam soils

**DIRECTIONS:**

**TRACT 10:** From Abbotsford, head east on WI-29 towards Wausau. Head south on Hazelnut Rd where farm is located 0.7 mile to the west.

**TRACT 11:** From Abbotsford, head east on WI-29 towards Wausau. Head south on Pinenut Rd & farm is located 0.2 mile to the west.

**TRACT 12:** From Abbotsford, head east on WI-29 towards Wausau. Head north on CR E for 2.5 miles. Turn right on Randall Rd for 1.3 miles & farm will be located to the south.

**TRACT 13:** From Marathon City, head West on WI-29. Head North on CR S for 7.1 miles. Turn left onto CR A/S for 1 mile. Turn left onto 9th Ln/Grass Creek Ln & farm is located 0.1 mile to the west.

SESSION B: TRACTS 1-28

# QUALITY TILLABLE Land Auction

Marathon & Clark Counties, WI

# 2,315<sup>±</sup> acres

Offered in 28 Tracts

**SESSION B**

Held at Holiday Inn Conference Center - Marshfield, WI

**Thursday, August 24 • 1pm**



TRACT	ACRES	TILLABLE ACRES	NOTES
14	42.5±	41.75±	Predominantly Freeon Silt Loam soils
15	61±	61±	Predominantly Freeon Silt Loam soils
16	66.5±	47.5±	The adjoining property to the east is under quality deer management system, creating a promising hunting property
17	25±	25±	This farm also adjoins the property under quality deer management system. Be sure to check out the opportunities of setting a stand in this field
18	49±	48.77±	Predominantly Freeon Silt Loam soils

**DIRECTIONS:**

**TRACTS 14-17:** From Marathon City, head west on WI-29. Head north on CR S for 7.1 miles. Continue straight onto 7th/Einert Creek Ln for 1 mile. Turn left onto Lincoln Dr for 1 mile. Turn left onto 9th/Grass Creek Ln where farms are located 0.2 mile on the both sides of the road.

**TRACT 18:** From Marathon City, head West on WI-29. Turn north on CR S for 7.1 miles. Continue straight onto 7th/Einert Creek Ln for 1 mile. Turn left onto Lincoln Dr for 1 mile. Turn right onto 9th/Grass Creek Ln where farm is located 0.6 mile to the east.

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Marathon & Clark Counties, WI

# 2,315<sup>±</sup> acres

Offered in 28 Tracts

**SESSION B**

Held at Holiday Inn Conference Center - Marshfield, WI

**Thursday, August 24 • 1pm**



TRACTS 20 & 21



TRACT 24



TRACT 28

TRACT	ACRES	TILLABLE ACRES	NOTES
19	50±	30±	Good mix of tillable & recreational land
20	105±	96±	The past improvements have recently been cleared, increasing the amount of potential production acres on the farm
21	37.5±	37.5±	Predominantly Freeon Silt Loam soils
22	95±	90.5±	Mixture of Freeon Silt Loam & Magnor Silt Loam soils
23	57±	0.5±	Hunters! This is one of the few predominantly wooded offerings in the sale. Be sure to inspect this tract yourself for boundless recreational opportunities
24	33±	33±	Nearly 100% tillable
25	32±	5.5±	Another solid hunting property with a mix of trees & open grassland, creating solid shooting lanes
26	117±	108±	Predominantly Freeon Silt Loam soils
27	105±	105±	Predominantly Freeon Silt Loam soils
28	116.5	71.91±	The west end of the farm has recently been cleared & can be put into production if the new buyer desires. If the cleared land was put into production the farm would be nearly 100% tillable. The farm was recently used to grow Ginseng

**DIRECTIONS:**

**TRACTS 19-23:** From Marathon City, head West on WI-29. Turn north on CR S for 7.1 miles. Continue straight onto 7th/Einert Creek Ln for 1.0 miles. Turn right onto Lincoln Dr for 1 mile. Turn left onto 5th Ln/Deer Creek Ln where farm is located on both sides of the lane.

**TRACT 24-27:** From Marathon City, head west on WI-29. Turn north on CR S for 7.1 miles. Turn right onto CR A where farms are located 1.5 miles to the north side of road.

**TRACT 28:** From Marathon City, head north on WI-107 for 4.6 miles where the farm is located to the west.

**QUALITY  
TILLABLE**

# Land Auction

**7,428<sup>±</sup>**  
acres

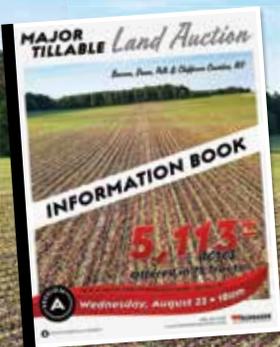
Seller: FLF Forward LLC, FLF Herrman LLC,  
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**SCHRADER**  
Real Estate and Auction Company, Inc.

*Barron, Dunn, Polk & Chippewa Counties, WI*



**5,113<sup>±</sup>**  
acres

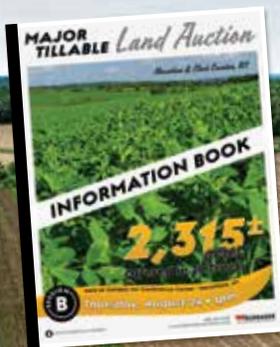
Offered in 75 Tracts



Held at Barron Area Community Center - Barron, WI

**Wednesday, August 23 • 10am**

*Marathon & Clark Counties, WI*



**2,315<sup>±</sup>**  
acres

Offered in 28 Tracts



Held at Holiday Inn Conference Center - Marshfield, WI

**Thursday, August 24 • 1pm**

**Auctioneer/Broker:** Rex D. Schrader II - Registered Wisconsin Auctioneer  
(Auctioneer #2669-52, Real Estate #56447-90)

**WI Auction Company/WI Broker:** Schrader Real Estate & Auction  
Company, Inc. (Auctioneer #116-053, Real Estate #937019-91)



### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.SchraderAuction.com](http://www.SchraderAuction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709

#### SUMMARY OF AUCTION TERMS & CONDITIONS:

**BIDDING PROCEDURE:** You may bid on any individual tract(s), or any set of two or more tracts (or all tracts) as a combined unit. Bidding on individual tracts & combinations will compete until the end of the auction. Final bids are subject to Seller's acceptance or rejection.

**PURCHASE CONTRACT:** Immediately after the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information in this brochure & other marketing materials is subject to the terms & conditions of the purchase contract. Seller will not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.

**PAYMENT:** 10% earnest money will be due on the day of auction, payable with a cashier's check or a personal or corporate check immediately negotiable. The balance of the purchase price will be due at closing. BIDS ARE NOT CONTINGENT ON FINANCING, so be sure you have arranged financing, if needed, & are able to pay cash at closing.

**CLOSING:** The targeted closing date will be approximately

45 days after the auction.

**POSSESSION:** Buyer will take possession of the cropland subject to existing farm leases until 12/31/2023. Buyer will take possession of the homes, buildings, grain bins, ventilation systems & dryers subject to the rights of current tenant(s) until 8/31/2024.

**REAL ESTATE TAXES:** Seller will pay the real estate taxes (or estimated taxes) for 2023 due in 2024 & all prior taxes. Buyer will pay all subsequent taxes.

**DELIVERY OF TITLE:** The property will be conveyed by Special Warranty Deed, subject to the Permitted Exceptions as defined in the purchase contract.

**EVIDENCE OF TITLE:** Seller will furnish Preliminary Title Evidence before the auction & a Final Title Commitment before closing. At closing, Seller will pay for the cost of issuing a standard coverage owner's title insurance policy to Buyer.

**MINERALS:** The sale includes Seller's interest in any minerals, but with no promise or warranty as to the existence or value of any minerals or the extent of Seller's interest therein.

**SURVEY:** A new survey will be obtained only if necessary

to record the conveyance or if otherwise deemed appropriate in Seller's sole discretion. Any such survey will be sufficient for recording the conveyance, but the type of survey will otherwise be determined solely by Seller. The cost of any such survey will be shared equally by Seller & Buyer. Any survey of adjacent tracts purchased in combination will not show interior tract boundaries. Unless otherwise provided, the purchase price will be adjusted at closing to reflect any difference between advertised & surveyed acres.

**TRACT MAPS; ACRES:** Advertised tract maps & acres are approximations based on county parcel data, existing surveys, existing legal descriptions and/or provisional aerial mapping of potential new tracts.

**PROPERTY INSPECTION:** Scheduled inspection dates and/or information events will be staffed with auction personnel. Seller & Auction Company disclaim any responsibility for the safety of prospective bidders & other persons during any on-site inspection. No person shall be deemed an invitee solely by virtue of the property being offered for sale. **THIS PROPERTY IS OFFERED "AS IS", WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR**

**CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE.** Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries & due diligence prior to bidding. The information contained in the marketing materials is provided subject to a bidder's independent verification & without warranty. Seller & Auction Company assume no liability for any inaccuracies, errors or omissions.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are agents of the Seller only.

**CONDUCT OF AUCTION:** The conduct of the auction & increments of bidding will be at the direction & discretion of the auctioneer. All decisions of the auctioneer at the auction are final. Seller & its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.

**CHANGES:** Please arrive prior to the scheduled auction time to review any changes or additions to the property information. **OFFICIAL AUCTION DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS & ANY OTHER PRIOR STATEMENTS.**

**SELLER:** FLF Forward LLC, FLF Herrman LLC, & FLF Rib Falls LLC



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