

Real Estate Auction

Price County, WI

1,428± acres

Offered in 10 Tracts
Ranging in Size From 2.5± - 319.5± Acres

Wednesday, September 20 • 6pm

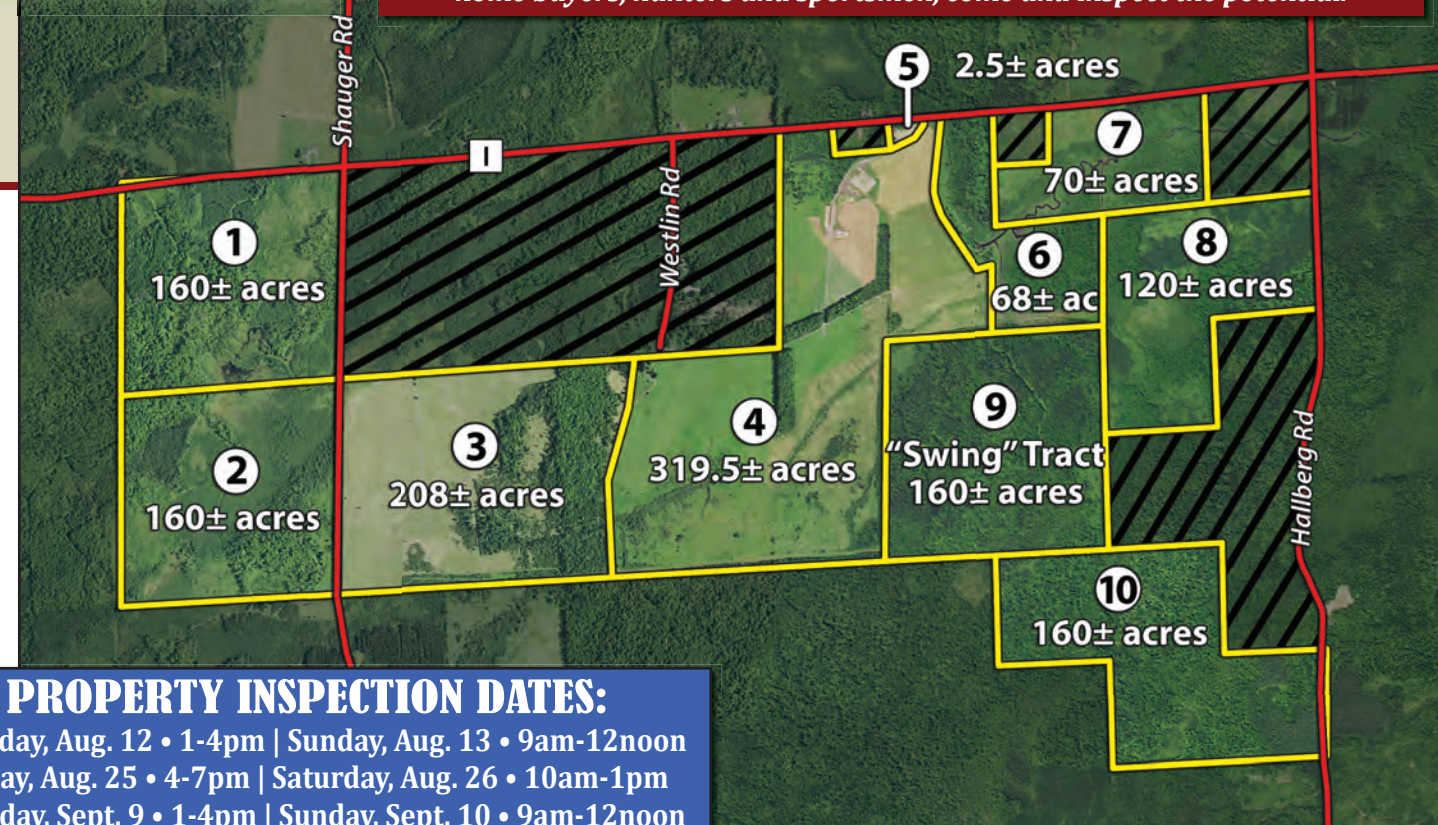
PROPERTY LOCATION: W 6861 County Road I, Ogema, WI 54459. **Directions:** From the intersection of Highways 13 & 86 at Ogema, travel 2.5 miles South to County Road I. Turn West on County Road I 4.5 miles to the property. Or 20 miles North of Medford on Highway 13.

AUCTION LOCATION: At the Simek Recreation Center, 1037 West Broadway Ave., Medford, WI.

TRACT INFORMATION:

- TRACT 1: 160± ACRES**, Road frontage on CR I and Shauger Rd. potential building / campsites, woods, hunting, wildlife and recreation and potential pond site.
- TRACT 2: 160± ACRES**, On Shauger Rd. Woods, hunting and recreational land. *Note: Combine Tract 1 and 2 for 320± contiguous acres of prime hunting and recreational land.*
- TRACT 3: 208± ACRES**, approximately 105± acres of pasture or tillable land with the balance woods and recreational. Potential building site on Shauger Rd.
- TRACT 4: 319.5± ACRES**, 240' x 60' Heated shop and equipment / ATV storage, 7 overhead doors of various width and heights, blacktop entrance, off of CR I, shared with Tract 5. Excellent hay, pasture, tillable land, fencing and approximately 14± wooded acres.
- TRACT 5: SECLUDED LODGE STYLE HOME ON 2.5± ACRES**, This beautiful 2-story country home is loaded with amenities! Custom Kitchen with appliances, built-in hutch and gun rack. Full service bar with walk-in cooler, large dining room, sunken living room with fireplace, large mudroom at entry, dumbwaiter to all 3 levels, 3 full and 1 half baths. 4 large bedrooms with walk in closets. Small viewing balcony. Full finished basement with laundry, recreation area and dormitory style sleeping quarters. This home is one you have to see to appreciate. Hunting retreat, family or farm home. Shared blacktop drive with entry off CR I.
- TRACT 6: 68± ACRES**, Hunting, potential building site, and great hillside views of Little Mondeaux Creek. Frontage on CR I.
- TRACT 7: 70± ACRES**, Mix of pasture, tillable land, recreational land, and great potential building site, with Little Mondeaux Creek meandering across this tract. Road frontage on CR I.
- TRACT 8: 120± ACRES**, All wooded and recreational with road frontage on Hallberg Rd. Excellent hunting and potential building site.
- TRACT 9: 160± ACRES**, "Swing Tract", this tract is nearly all wooded, and can only be purchased in combination with any adjoining tract or by an adjoining landowner.
- TRACT 10: 160± ACRES**, This all wooded tract is private and secluded on Hallberg Rd. Great for hunting wildlife, camping or potential building site.

Note: Don't miss this great opportunity to buy any tract, combination of tracts or the entire property. Large contiguous properties are hard to find: cattlemen, home buyers, hunters and sportsmen, come and inspect the potential.



PROPERTY INSPECTION DATES:
 Saturday, Aug. 12 • 1-4pm | Sunday, Aug. 13 • 9am-12noon
 Friday, Aug. 25 • 4-7pm | Saturday, Aug. 26 • 10am-1pm
 Saturday, Sept. 9 • 1-4pm | Sunday, Sept. 10 • 9am-12noon
 Tuesday, Sept. 19 • 4-6pm
 Meet a Schrader Representative at the Home on Tract 5.
 After hours & Inspection dates call Gary Bailey 800-659-9759



TRACT 4



TRACT 4



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

SELLER: The Little Mondeaux Limousin Ranch

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ONLINE BIDDING AVAILABLE
 You may bid online during the auction at 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.



TRACT 3



TRACT 4



TRACTS 4 & 9



TRACT 5



TRACT 5