

- Rolling Pastures • Productive Soils
- Dairy Farm with Country Home
- Hunting & Recreational
- 180 Head of Dairy Cattle

at the Holiday Gardens Event Center
101 Brewery Hollow Road,
Potosi, Wisconsin 53820.

Grant County, Wisconsin
Tuesday, August 25
at 6:00 pm

Grant County, Wisconsin

real estate
240± acres
farm equipment
AUCTION

240± acres
Offered in 6 Tracts
Plus 5 Cattle Tracts

SCHRADER Real Estate and Auction Company, Inc.
CORPORATE HEADQUARTERS:
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Schrader Real Estate & Auction Co Inc, 116-053
Rex D. Schrader (RD), (Broker), 56447-90
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Darrell Crapp, 74598
Chris Hoffman, 91134

FARM EQUIPMENT TERMS: Cash or
check w/proper ID, 4% convenience fee
for credit cards. Announcements made
the day of the auction take precedence
over any printed material.
Not responsible for accidents.

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AUGUST 2020

SUN	MON	TUE	WED	THU	FRI	SAT
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

800-451-2709
SchraderAuction.com



240± acres
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Retirement Real Estate
AUCTION
Echo Valley/ Stuart & Liz Abing

Grant County, Wisconsin

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farm equipment
AUCTION
Wednesday,
August 26 • 10:00 am
held on Tract 4

4% Buyer's Premium on Land & Cattle ONLINE BIDDING AVAILABLE

800-451-2709 • SchraderAuction.com

Retirement Real Estate AUCTION

Echo Valley/ Stuart & Liz Abing

Grant County, Wisconsin

Tuesday, August 25 at 6:00 pm

240± acres

Offered in 6 Tracts Plus 5 Cattle Tracts



TRACT 1



TRACT 2



TRACT 4



TRACT 5



TRACT 6

AUCTION LOCATION:

Held at the Holiday Gardens Event Center, 101 Brewery Hollow Road, Potosi, Wisconsin 53820.

Directions: From US-61, drive 2.4 miles south on WI-133 towards Potosi and Holiday Gardens will be on your left.



AUCTION LOCATION

DIRECTIONS TO THE FARM:

From Lancaster, head West on Highway 35. In 3.8 miles, turn left on Sand Lane. Drive-way will be 0.7 miles on the left.

30 miles from Dubuque • 20 miles from Platteville

TRACT DESCRIPTIONS:

TRACT #1: 40± ACRES, with 30± acres tillable per FSA, consisting of predominately Fayette Soils. Road frontage on Sand Ln.

TRACT #2: 40± ACRES, with 25± acres tillable per FSA, and 10± acres of timber & pastureland. Great hunting & recreational potential. Frontage on Sand Ln.

TRACT #3: 16± ACRES, with 15± acres being tillable per FSA. Consisting primarily of productive Fayette loam soils with frontage on Sand Ln.

TRACT #4: 24± ACRES, A working dairy with a beautiful setting and a 5 bedroom, 1 bathroom country home. This tract features a double 8 milking parlor, 80 head free stall barn, 2 machine sheds, and a new 7,000 bushel grain bin.

TRACT #5: 80± ACRES, 40± acres tillable per FSA, and 40± acres of pasture & timber ground. Great for grazing or potential recreational & hunting. 66' access easement to Sand Ln.

TRACT #6: 40± ACRES, "SWING TRACT", with 40± acres being tillable per FSA, and excellent soils. This tract must be combined with Tracts 3 or 4 or can be bid on by an adjoining landowner providing road frontage.

TRACTS #7-11: CATTLE TRACTS. Contact Sale Managers for More Information.



SCHRADER
Real Estate and Auction Company, Inc.

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.

INFORMATION/INSPECTION DATES:
TUESDAY, AUGUST 4 • 1:00 - 4:00 PM
SATURDAY, AUGUST 15 • 1:00 - 4:00 PM
MONDAY, AUGUST 24 • 1:00 - 4:00 PM
Additional information about the property will be available.
Meet a Schrader Representative at Tract 4.



TRACT 4

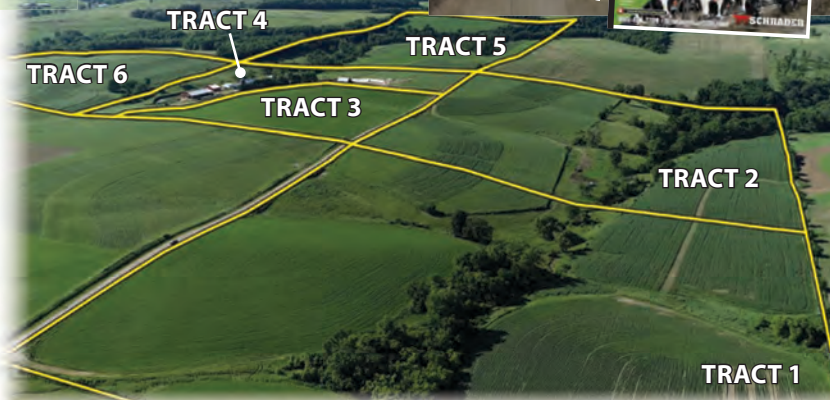
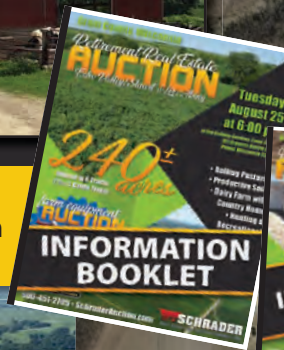


TRACT 4



TRACT 4

Contact Sale Managers for Detailed Information Books!



AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in individual tracts, in any combination of tracts (subject to "swing" tract limitations), or as a total 240± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to the Seller's acceptance or rejection.

CATTLE TRACTS: The cattle will be sold in groups as defined in Supplemental Information Books and website. Contact the Sale Managers for more information.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% Cash down payment at close of auction for individual tracts or combination of tracts. The down payment may be made in the form of Cash or cashier's check or a personal or corporate check immediately negotiable. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller will provide Warranty Deed(s).

EVIDENCE OF TITLE: The Seller agrees to furnish an Owner's Policy of Title Insurance in the amount of the purchase price issued through Midwest Title Co., Lancaster.

CLOSING: The closing shall take place within 30 days after the auction day. Seller and Buyer shall share 50:50 the cost of closing.

POSSESSION: Possession at closing subject to farm tenant's rights to the property through December 31, 2020. Immediate possession for hunting purposes available with an additional 10% down payment.

REAL ESTATE TAXES: The Seller shall be responsible for the taxes due for the calendar year 2020 and the Buyer shall be responsible for the taxes due for 2021 calendar year and thereafter.

where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & Buyer shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

MINERALS: 100% of the mineral rights owned by Seller shall be included with the sale of the real estate.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal description and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate & Auction Company, Inc., and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

SURVEY: Seller shall provide a survey for any tract

SELLER: Stuart & Liz Abing/Echo Valley, LLC | SALE MANAGERS: Darrell Crapp (608) 558-6832 • Chris Hoffman (815) 985-6205

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