

Ronald L. Bader & Sons
 Offered in 5 Tracts,
 Combinations, or as a Whole
276± acres
 Green County, WI

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Southern Wisconsin
LAND AUCTION
 Tuesday, September 29 • 6pm

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 Schrader Real Estate & Auction Company,
 Inc. #116-053

Corporate Headquarters:
 950 N Liberty Drive
 Columbia City, IN 46725
 800.451.2709
 www.SchraderAuction.com



- Potential to Become Certified Organic
- Productive Tillable Land
- Secluded Building Site with Well & Electricity
- Potential Timber Investment
- Hunting & Recreation
- Immediate Hunting Rights After Auction

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276± acres
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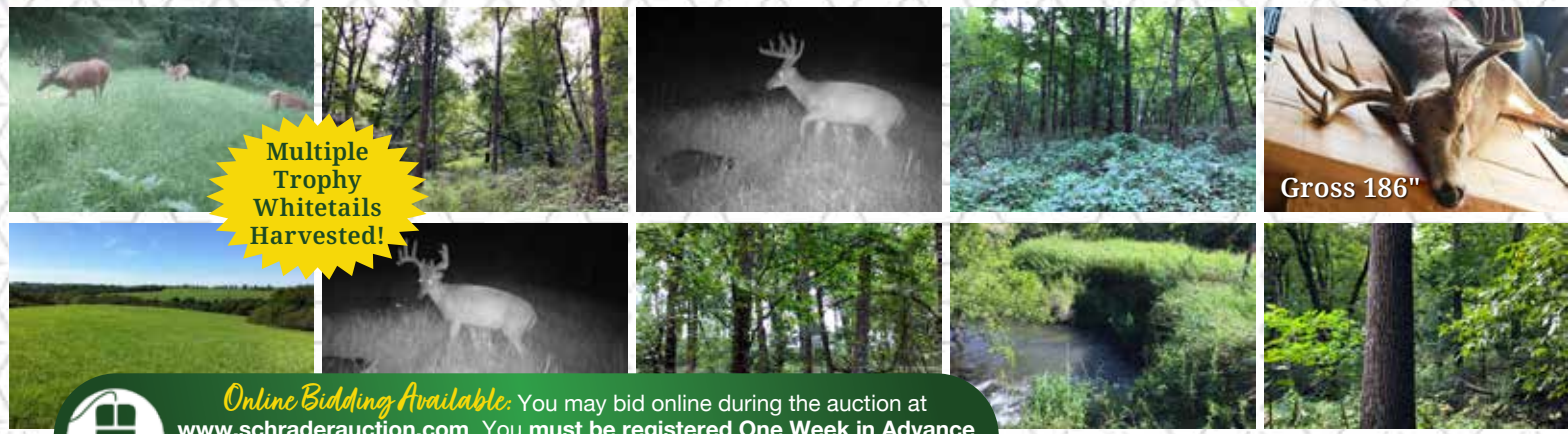
ONLINE BIDDING AVAILABLE

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LAND AUCTION

Green County, WI
276[±] acres
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Multiple Trophy Whitetails Harvested!

Gross 186"

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.



Auction Location: Ludlow Mansion Events • 1417 Mansion Dr., Monroe, WI 53566
Property Location: A 1/2 mile each way from the corner of County HWY M & WI-81 • **From Monroe**, head North on Highway 81 8.5 miles. Turn left on County M. Go 0.6 miles & driveway will be on the left. **From Madison**, Take US-151 South/US-18 West to Co Road Pb. Head to New Glarus, WI. **From New Glarus**, take Co Rd N to Co Rd C. Turn left on County M to property location.
Gps Coordinates: 42.65062, -89.77067

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Property Inspection Dates: Tuesday, September 1 • 1-4pm & Saturday, September 19 • 10am-1pm Meet a Schrader Representative along Tract 1 off County Road M.

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts & as a total 276± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.
BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price & included in the contract purchase price.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.
ACCEPTANCE 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. All final bid prices are subject to the Sellers' acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Warranty Deed(s).
CLOSING: The targeted closing date will be approximately 60 days after the auction

or w/ 10 days of insurable title.
POSSESSION: Possession is at closing.
REAL ESTATE TAXES: Taxes to be prorated to date of possession.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: The Seller shall provide a new survey 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 & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**
 SCHRADER REAL ESTATE & AUCTION CO., INC.
 260-244-7606 • 1-800-451-2709 • www.schraderauction.com
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 #AC63001504 #AU09200182

Tract Descriptions
 7 Miles from Monroe • 34 miles from Madison
Tract 1: 45± acres w/ 20± hay acres. Scenic creek w/ potential home building site. Secluded well & electricity on driveway. Hunting property included.
Tract 2: 67± acres w/ approx. 53± acres of productive hay. Good highway access. Hunttable woods.
Tract 3: 87± acres w/ approx. 58± acres of hay ground. Hunting potential.
Tract 4: 37± acres "Swing Tract" w/ approx. 16± acres of hay ground w/ EXCELLENT hunting potential. Some of the biggest bucks in the area spotted on this tract. Excellent timber potential. This tract must combined w/ other tracts that provide road frontage or be purchased by adjoining land owner.
Tract 5: 40± acres "Swing Tract" w/ approx. 22± acres of hay ground. EXCELLENT hunting potential. Tract has potential timber value. This tract must combined w/ other tracts that provide road frontage or be purchased by adjoining land owner.

Owners: Kleiser-Bader Farm LLC
Sale Managers: Roger Diehm • 800.451.2709, Chris Hoffman • 608.885.0005, & Darrell Crapp • 608.558.6832



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