

# MAJOR TILLABLE *Land Auction*

*Marathon & Clark Counties, WI*

**INFORMATION BOOK**

**2,315<sup>±</sup>**  
*acres*

**Offered in 28 Tracts**

**SESSION  
B**

Held at Holiday Inn Conference Center - Marshfield, WI

**Thursday, August 24 • 1pm**

 Online Bidding Available

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

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

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**SELLERS:** FLF Forward, FLF Herman, FLF Rib Falls



**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
950 N. Liberty Dr., Columbia City, IN 46725  
**260-244-7606 or 800-451-2709**  
**SchraderAuction.com**

### **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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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, AUGUST 24, 2023**

**2,315± ACRES – MARATHON & CLARK COUNTIES, WISCONSIN**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,

Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, August 17, 2023.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure  Newspaper  Signs  Internet  Radio  TV  Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail  E-Mail E-Mail address: \_\_\_\_\_

Tillable  Pasture  Ranch  Timber  Recreational  Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**2,315± Acres • Marathon & Clark Counties, Wisconsin**  
**Thursday, August 24, 2023**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, August 24, 2023 at 1:00 PM. (CST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, August 17, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# LOCATION & TRACT MAPS

# LOCATION MAPS

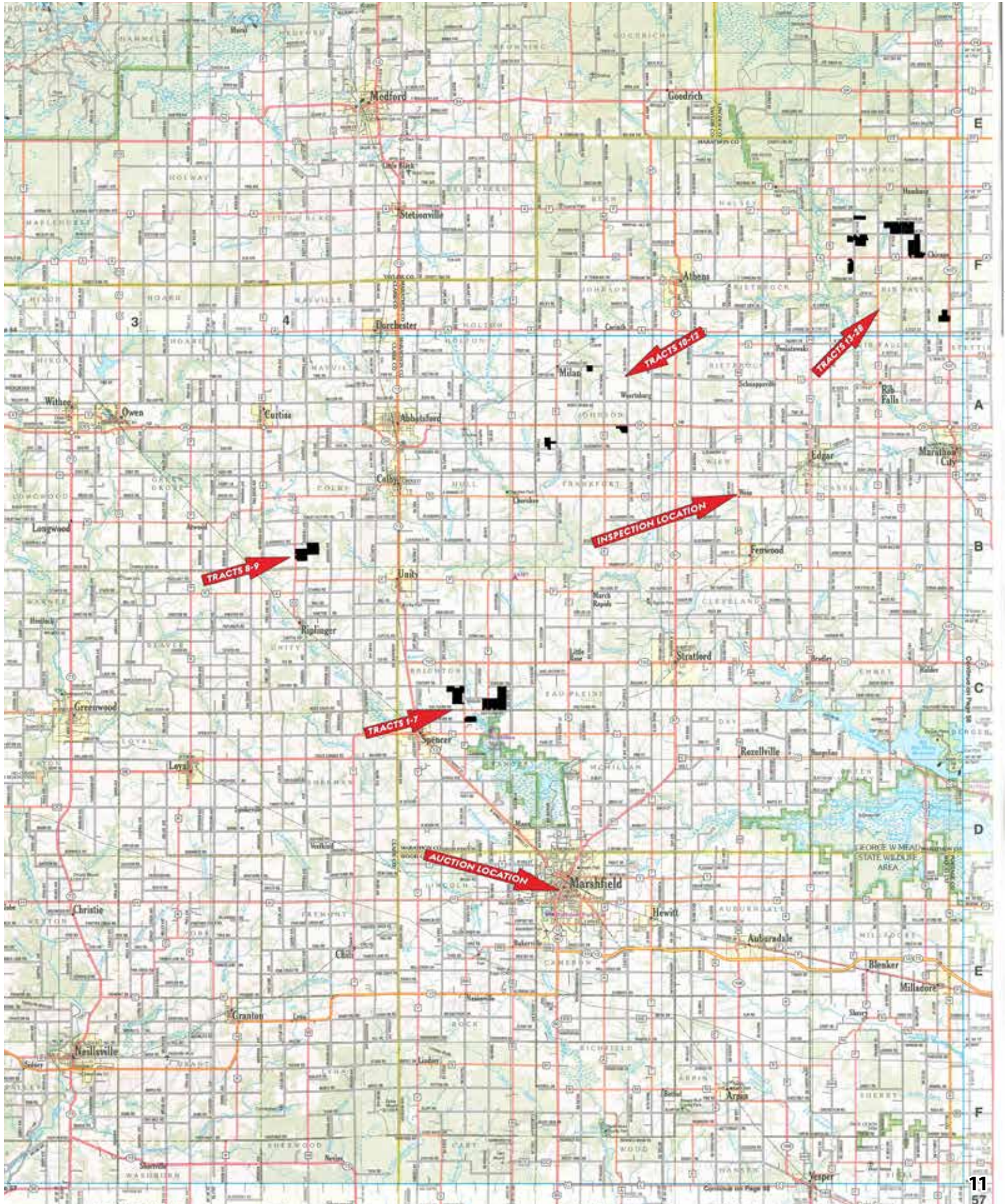


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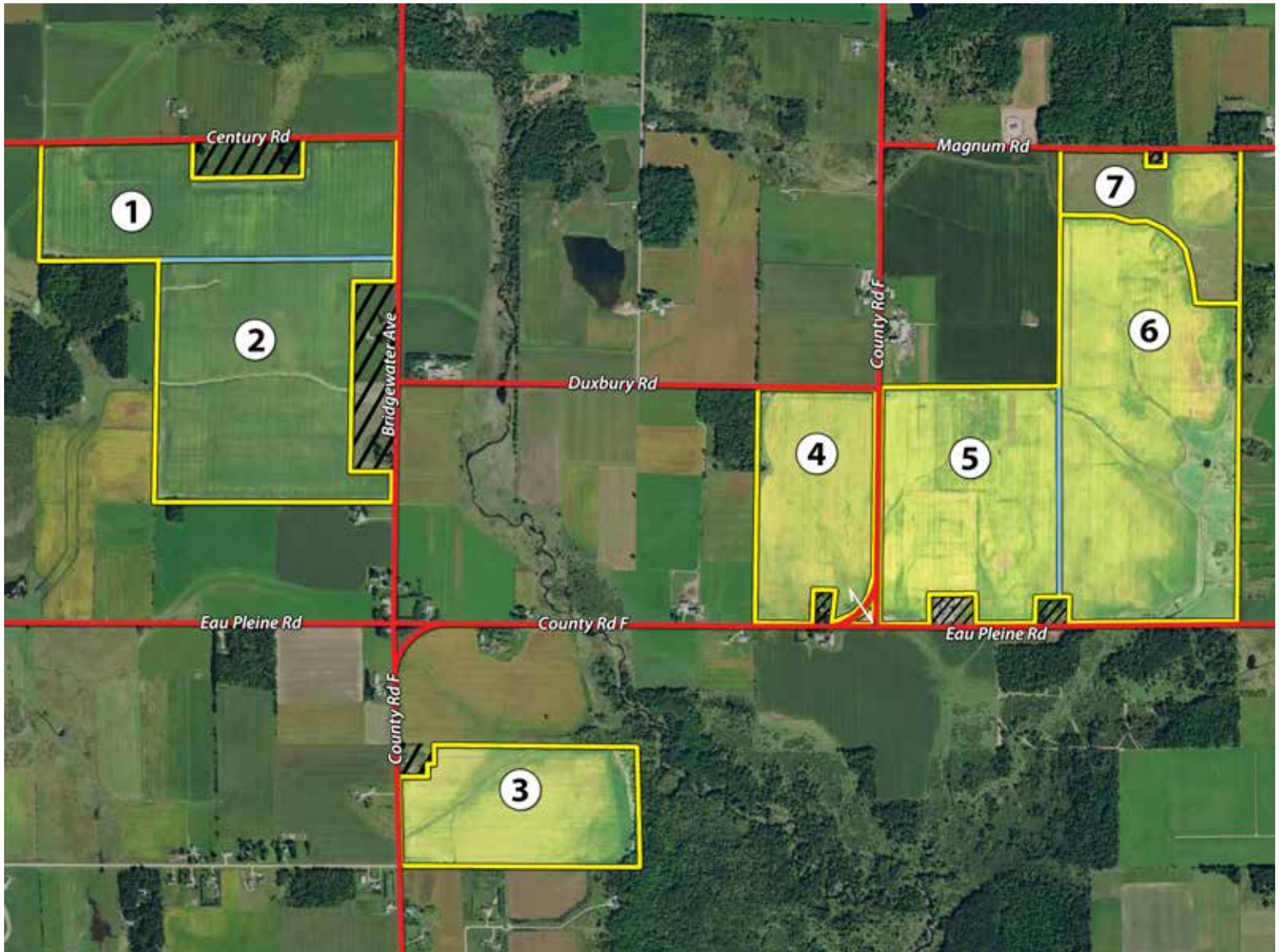


# LOCATION MAPS



# TRACT MAPS

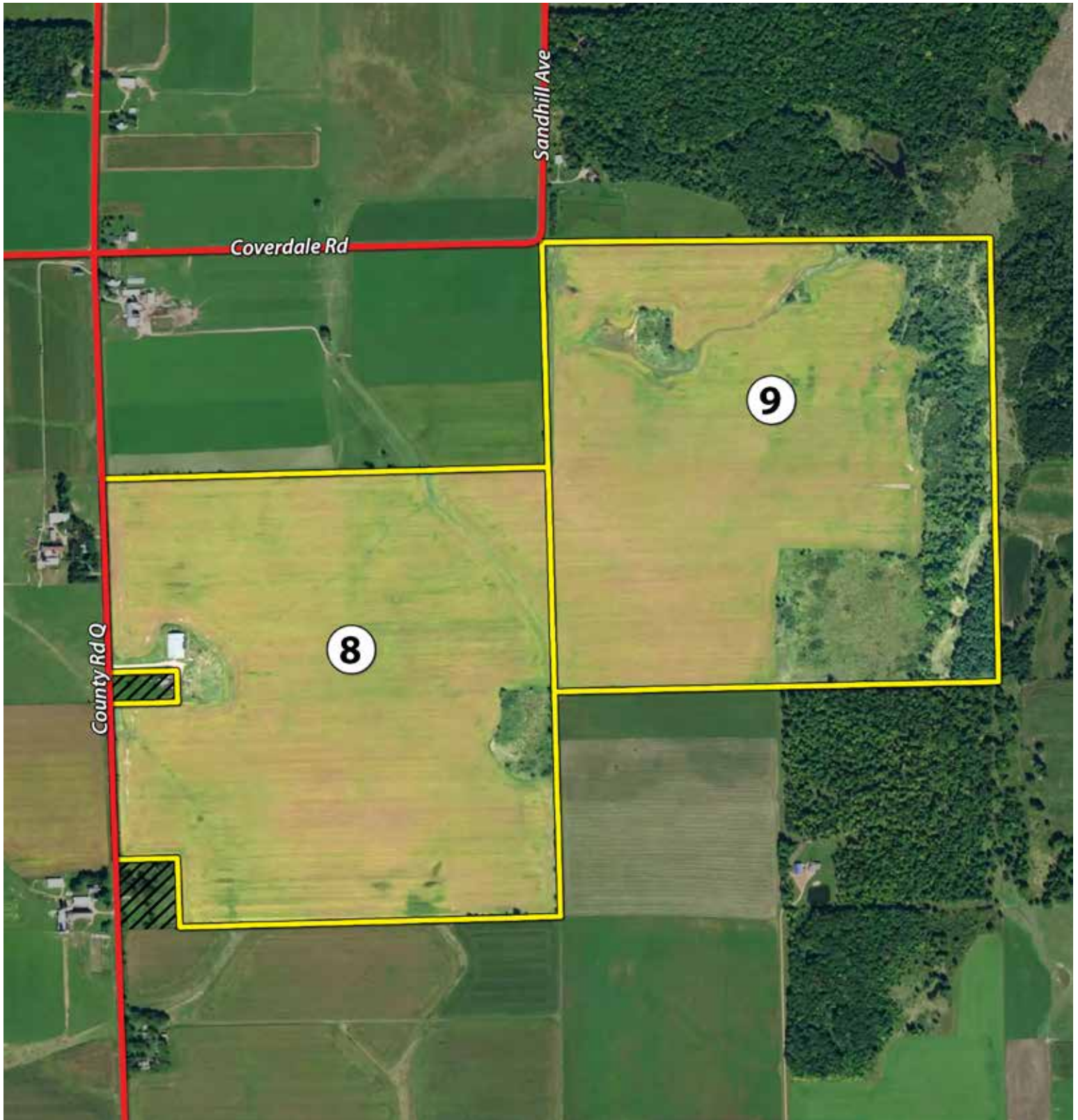
## Tracts 1-7



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

# TRACT MAPS

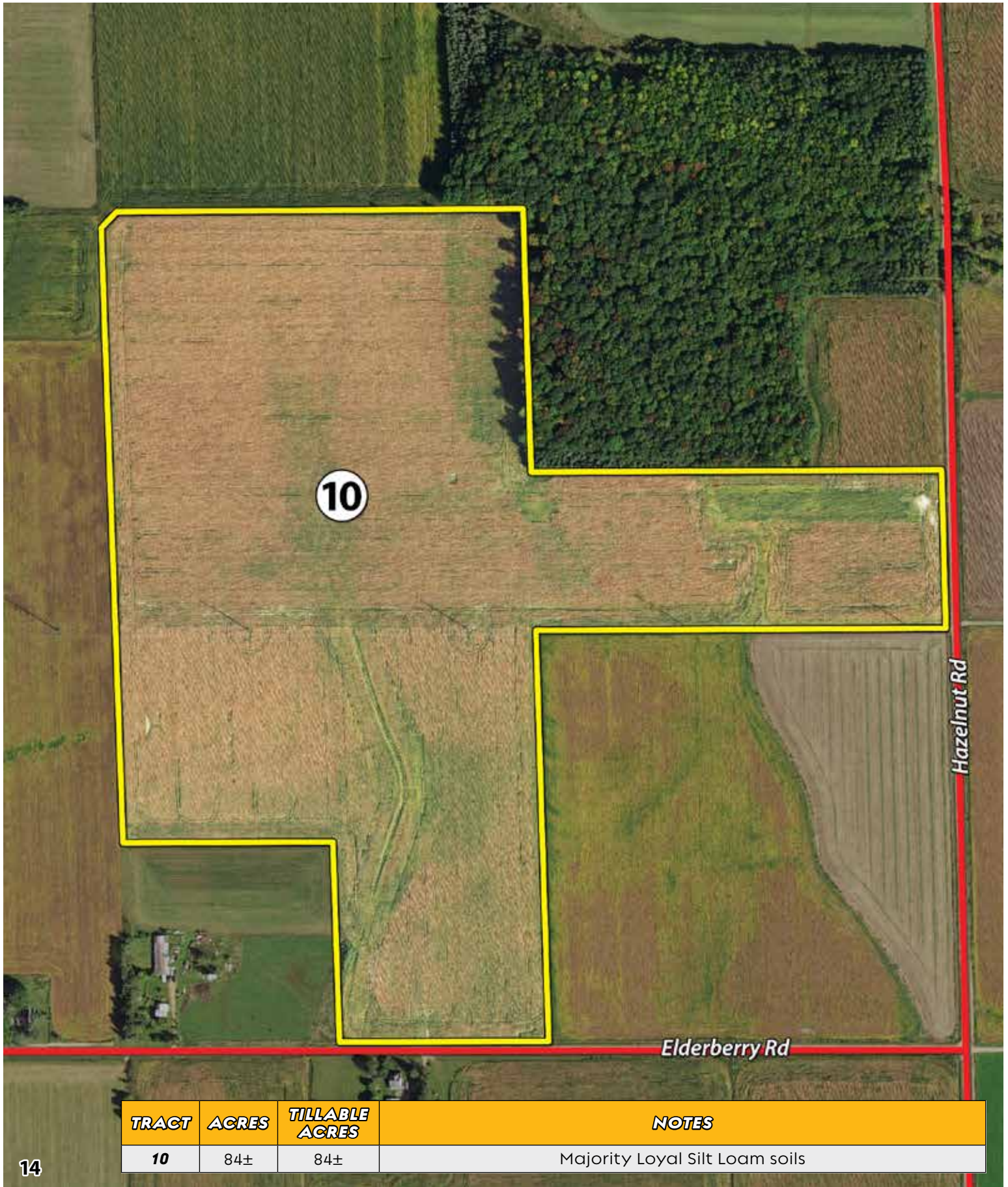
## Tracts 8 & 9



TRACT	ACRES	TILLABLE ACRES	NOTES
8	153±	146±	Predominantly Loyal Silt Loam soils
9	159±	124.5±	Mix of Withee Silt Loam & Marshfield Silt Loam soils

# TRACT MAPS

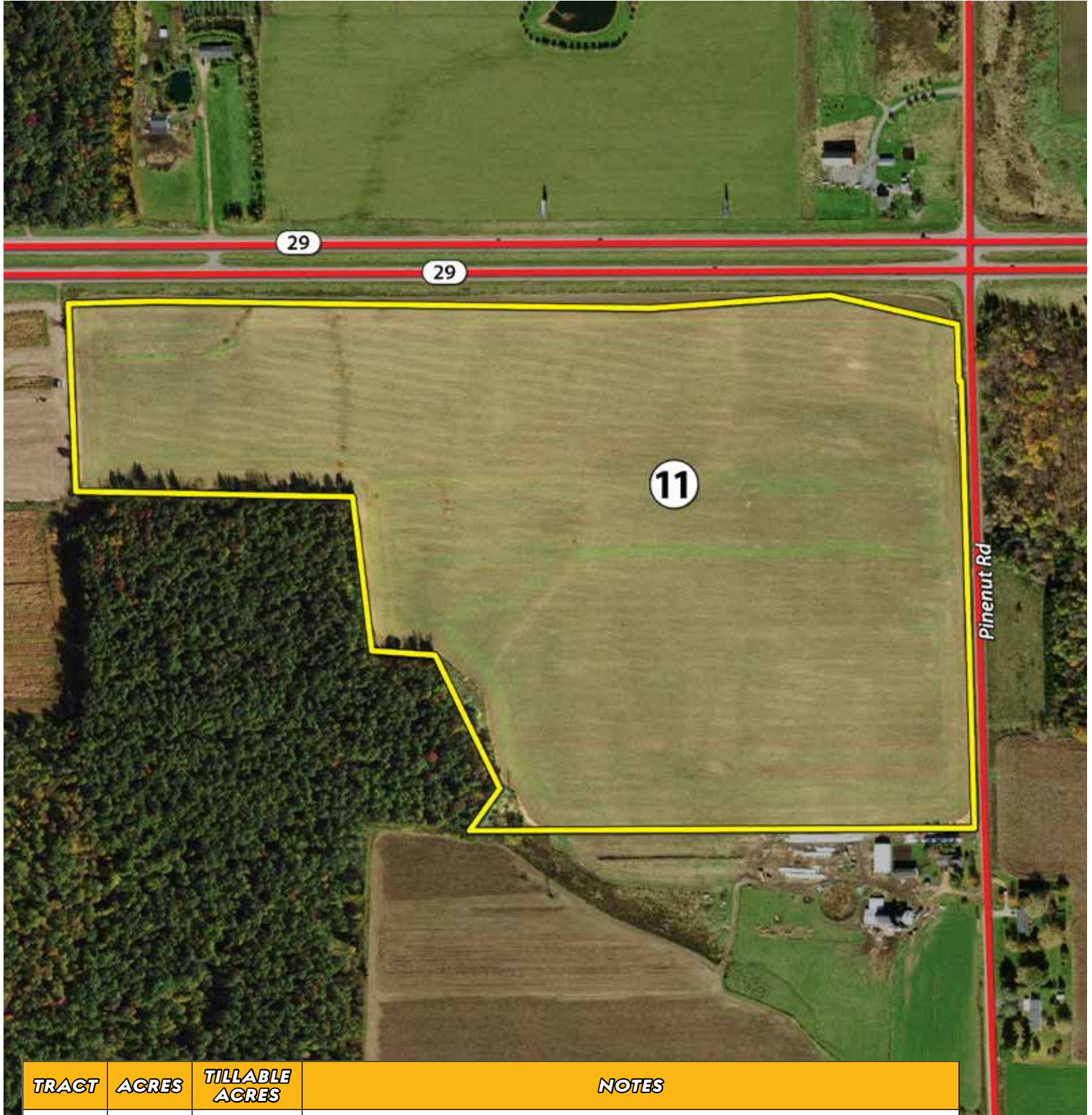
Tract 10



TRACT	ACRES	TILLABLE ACRES	NOTES
10	84±	84±	Majority Loyal Silt Loam soils

# TRACT MAPS

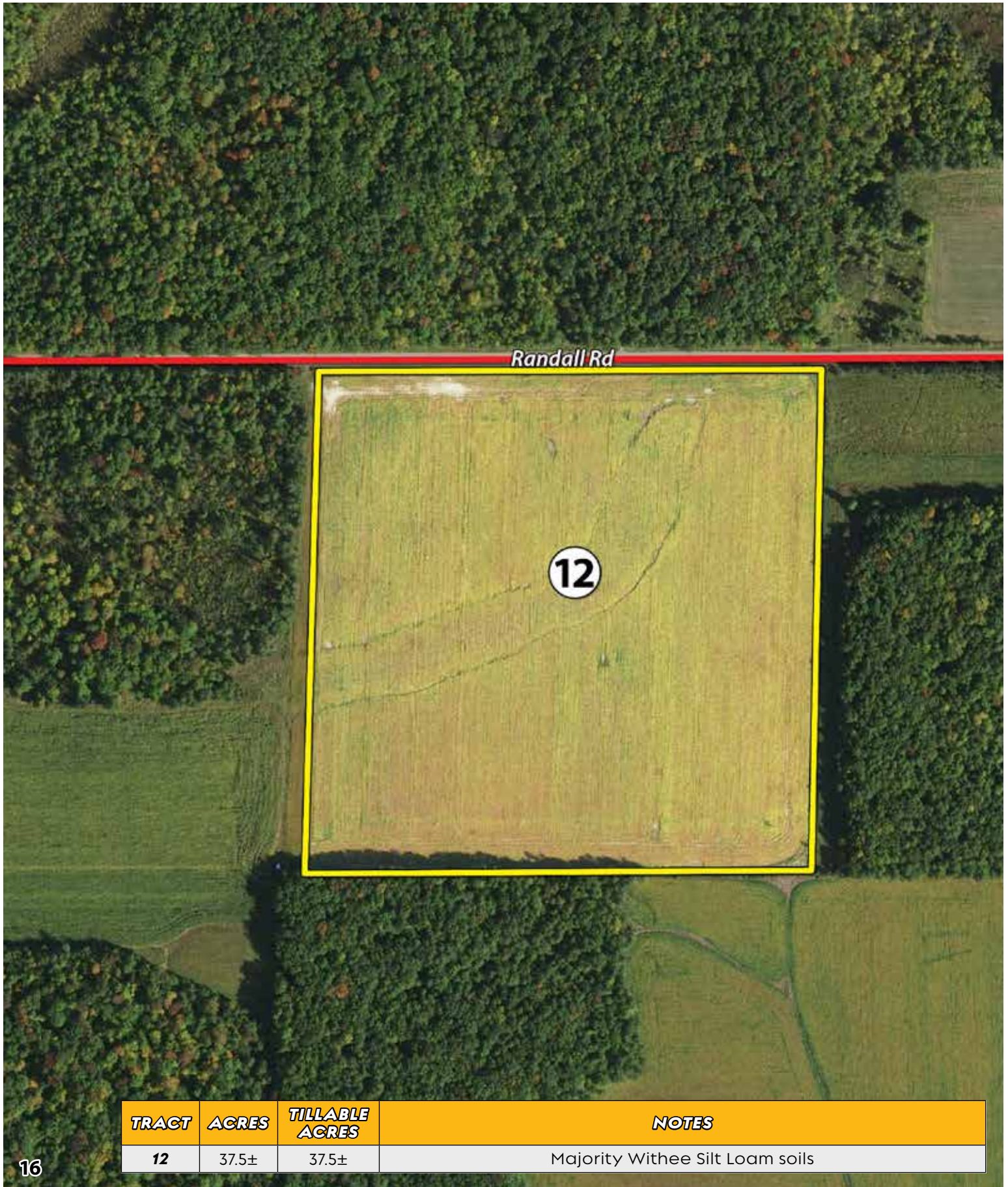
## Tract 11



TRACT	ACRES	TILLABLE ACRES	NOTES
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

# TRACT MAPS

## Tract 12

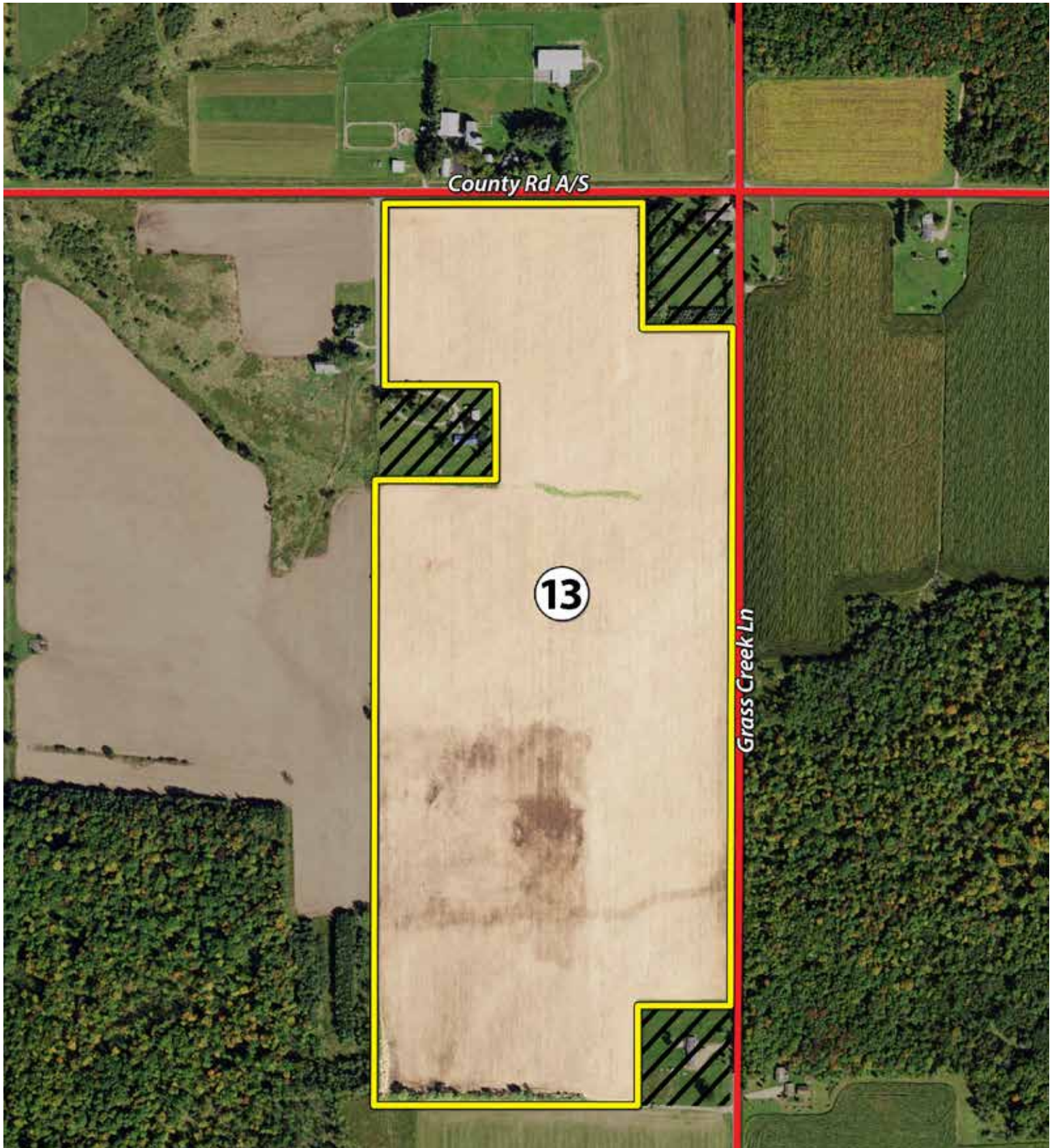


<b>TRACT</b>	<b>ACRES</b>	<b>TILLABLE ACRES</b>	<b>NOTES</b>
<b>12</b>	37.5±	37.5±	Majority Withee Silt Loam soils



# TRACT MAPS

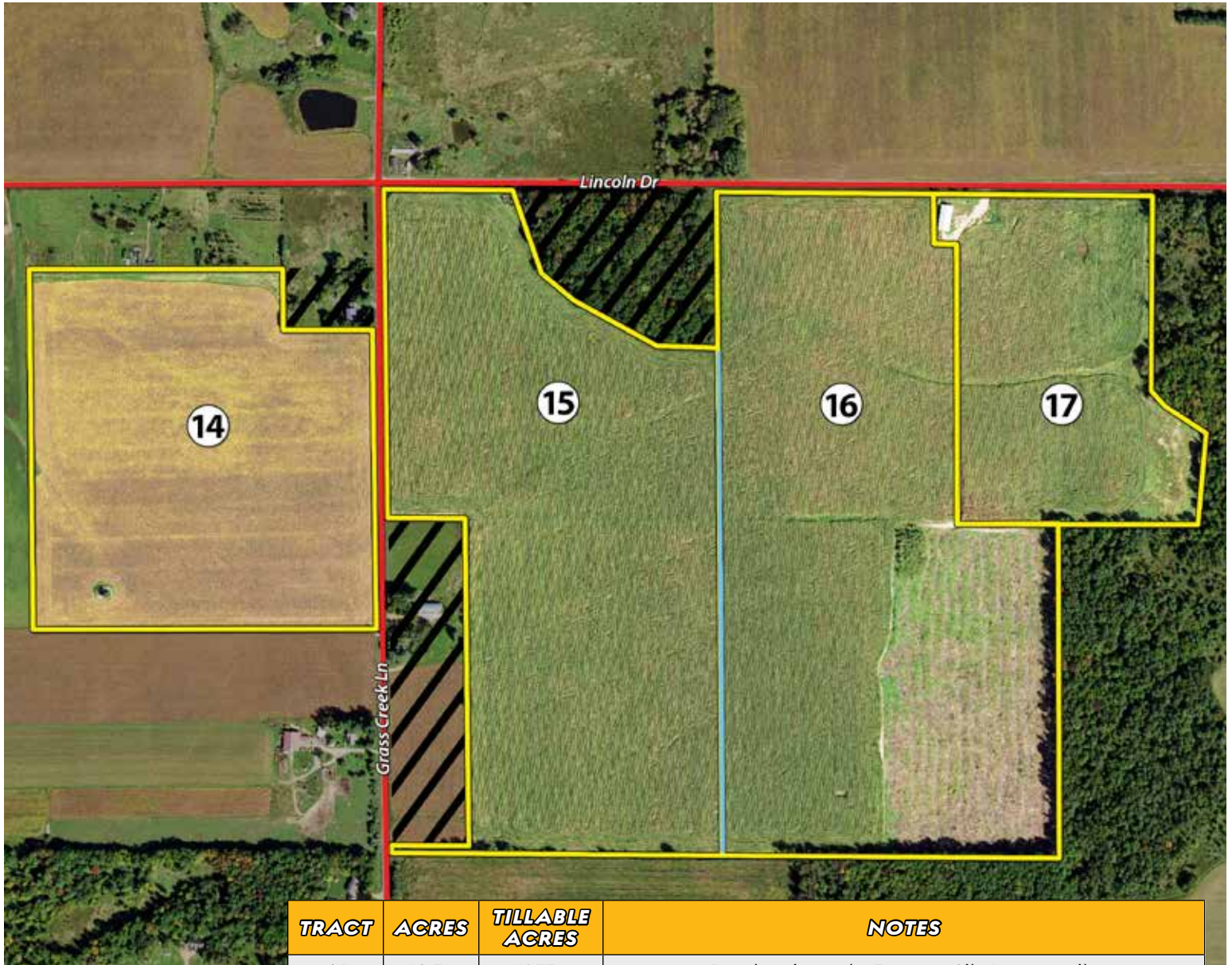
Tract 13



TRACT	ACRES	TILLABLE ACRES	NOTES
13	87±	84.42±	Predominantly Freeon Silt Loam soils

# TRACT MAPS

## Tracts 14-17



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

# TRACT MAPS

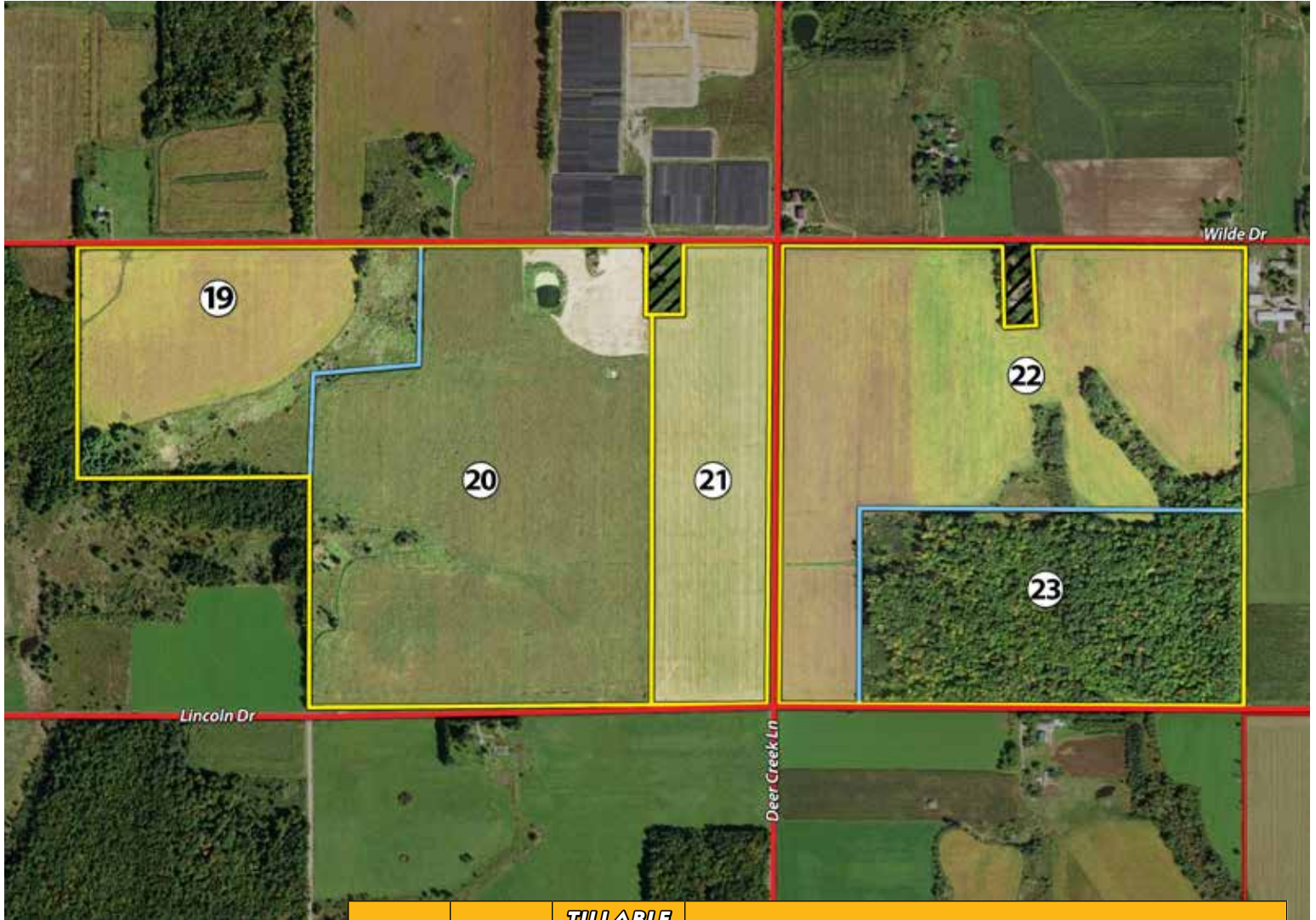
## Tract 18



<b>TRACT</b>	<b>ACRES</b>	<b>TILLABLE ACRES</b>	<b>NOTES</b>
<b>18</b>	49±	48.77±	Predominantly Freeon Silt Loam soils

# TRACT MAPS

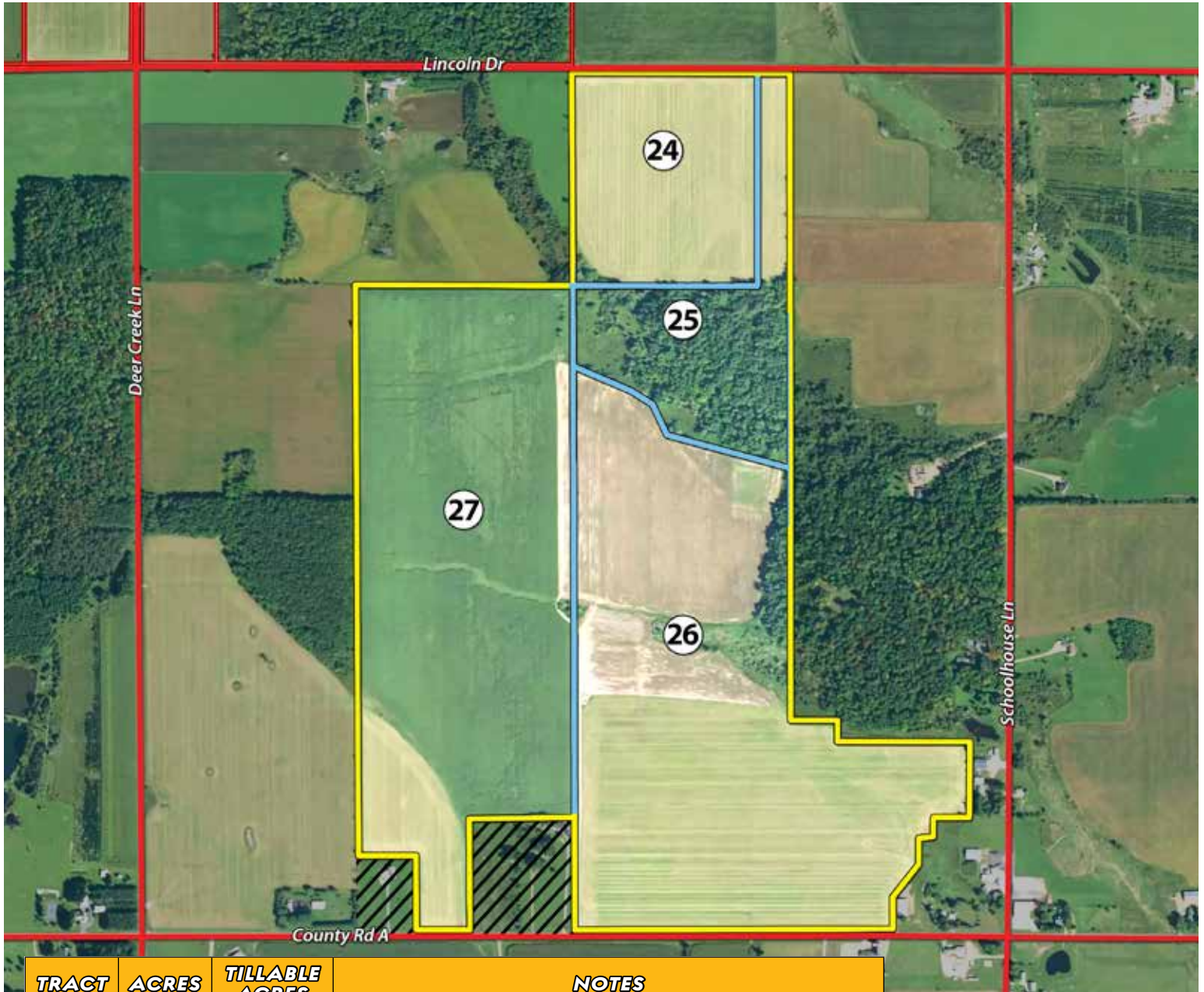
## Tracts 19-23



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

# TRACT MAPS

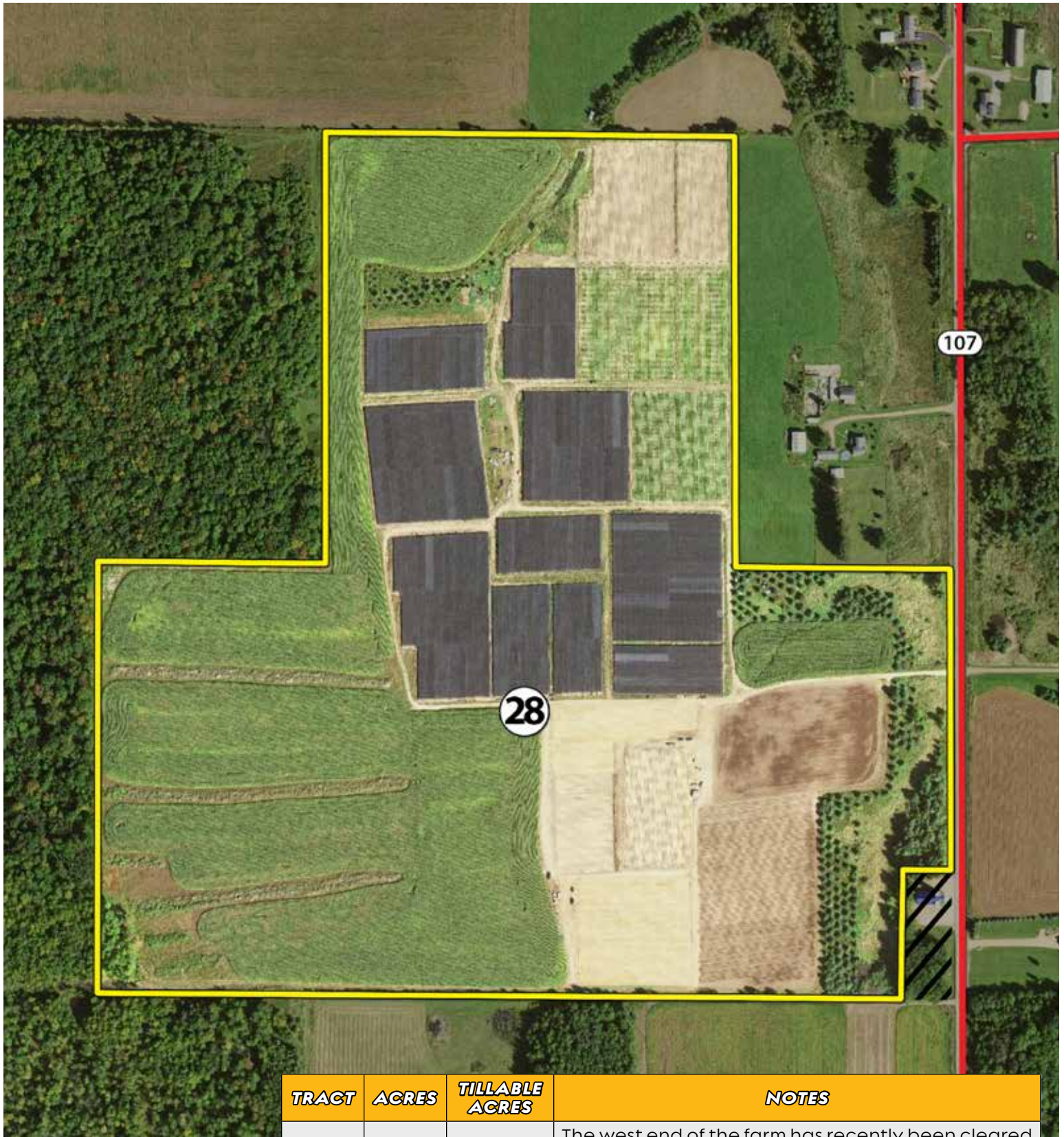
## Tracts 24-27



TRACT	ACRES	TILLABLE ACRES	NOTES
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

# TRACT MAPS

Tract 28



TRACT	ACRES	TILLABLE ACRES	NOTES
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

# TAX CHART

# TAX CHART

<b>TRACT #</b>	<b>ACRES</b>	<b>TAX \$</b>	<b>TAX \$/AC.</b>
<b>Current Tax Parcel w/ Potential Split</b>			
<b>1</b>	105	\$420.14	\$4.00
<b>2</b>	135.5	\$547.52	\$4.04
<b>3</b>	76	\$225.81	\$2.97
<b>4</b>	73	\$259.69	\$3.56
<b>5</b>	112	\$496.74	\$4.44
<b>6</b>	185	\$1,248.69	\$6.75
<b>7</b>	47.5	\$441.19	\$9.29
<b>8</b>	153	\$1,048.72	\$6.85
<b>9</b>	159	\$839.25	\$5.28
<b>10</b>	84	\$243.72	\$2.90
<b>11</b>	68.5	\$230.39	\$3.36
<b>12</b>	37.5	\$115.56	\$3.08
<b>13</b>	87	\$365.97	\$4.21
<b>14</b>	42.5	\$120.06	\$2.82
<b>15</b>	61	\$175.02	\$2.87
<b>16</b>	66.5	\$648.44	\$9.75
<b>17</b>	25	\$140.69	\$5.63
<b>18</b>	49	\$131.63	\$2.69
<b>19</b>	50	\$178.63	\$3.57
<b>20</b>	105	\$262.19	\$2.50
<b>21</b>	37.5	\$118.22	\$3.15
<b>22</b>	95	\$485.00	\$5.11
<b>23</b>	57	\$685.37	\$12.02
<b>24</b>	33	\$89.43	\$2.71
<b>25</b>	32	\$150.49	\$4.70
<b>26</b>	117	\$432.39	\$3.70
<b>27</b>	105	\$297.97	\$2.84
<b>28</b>	116.5	\$701.46	\$6.02
<b>TOTAL</b>	2315	\$11,100.38	\$4.79



# FIELD SUMMARIES

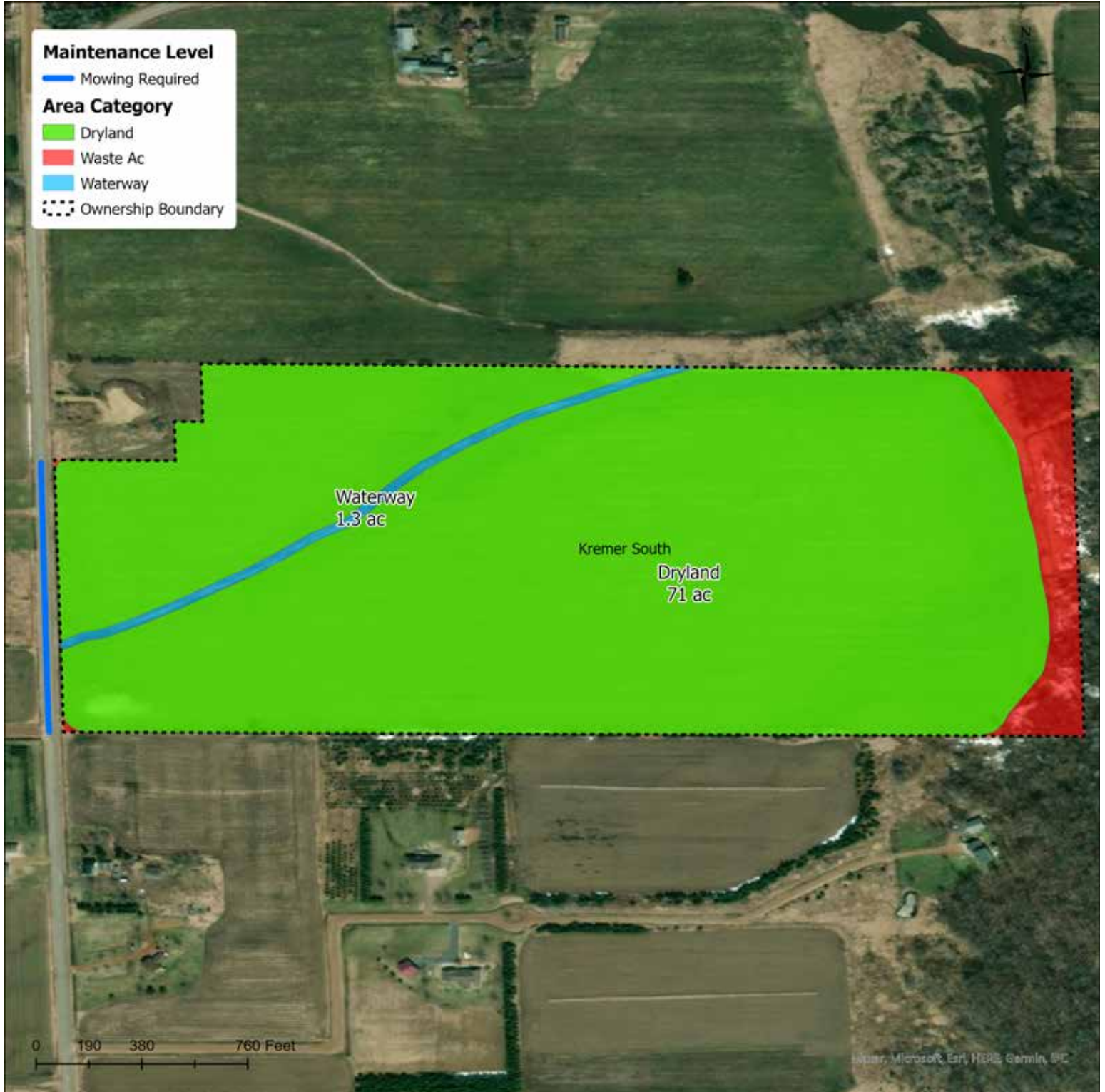
# FIELD SUMMARIES

## Tracts 1 & 2



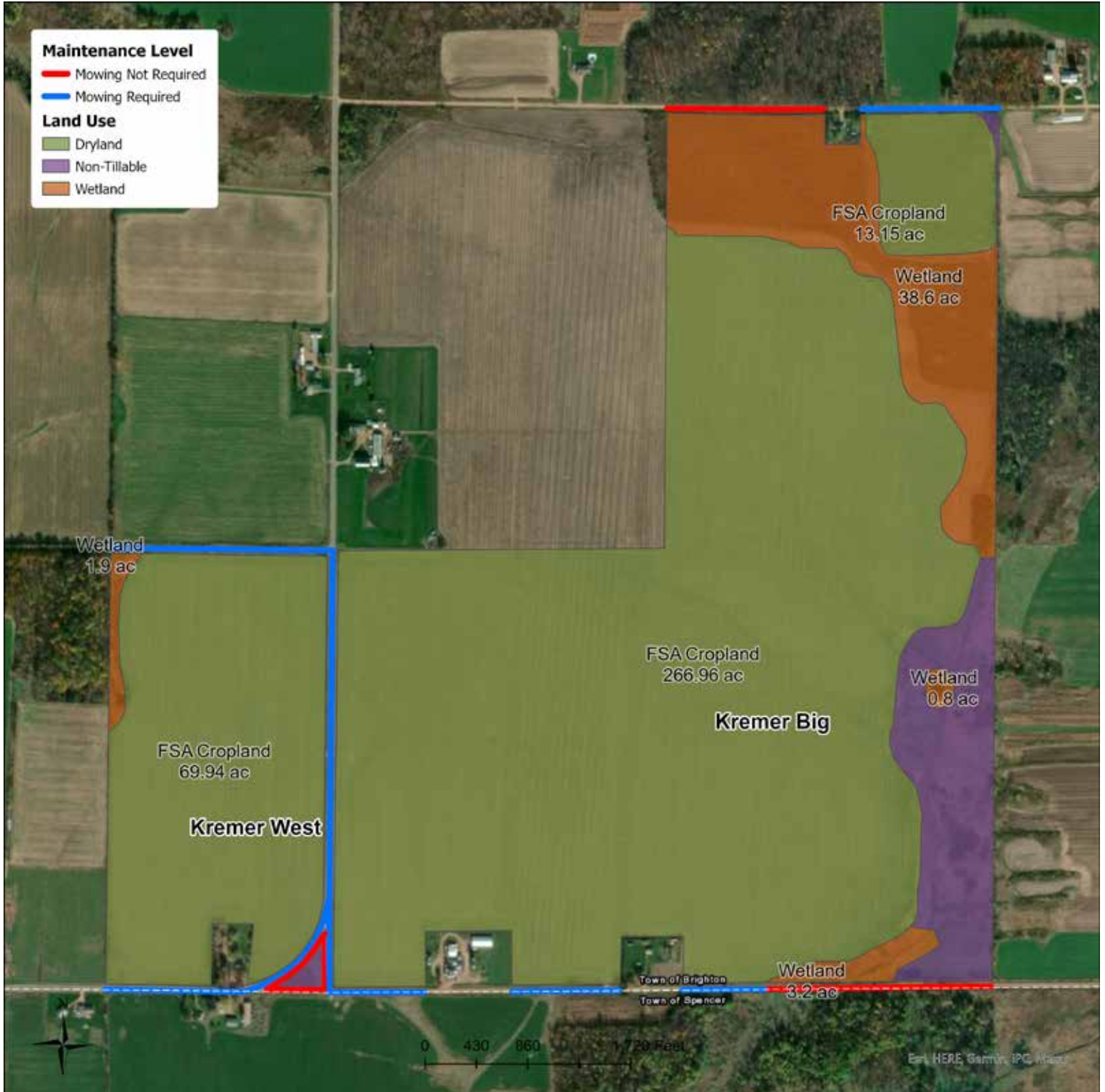
# FIELD SUMMARIES

## Tract 3



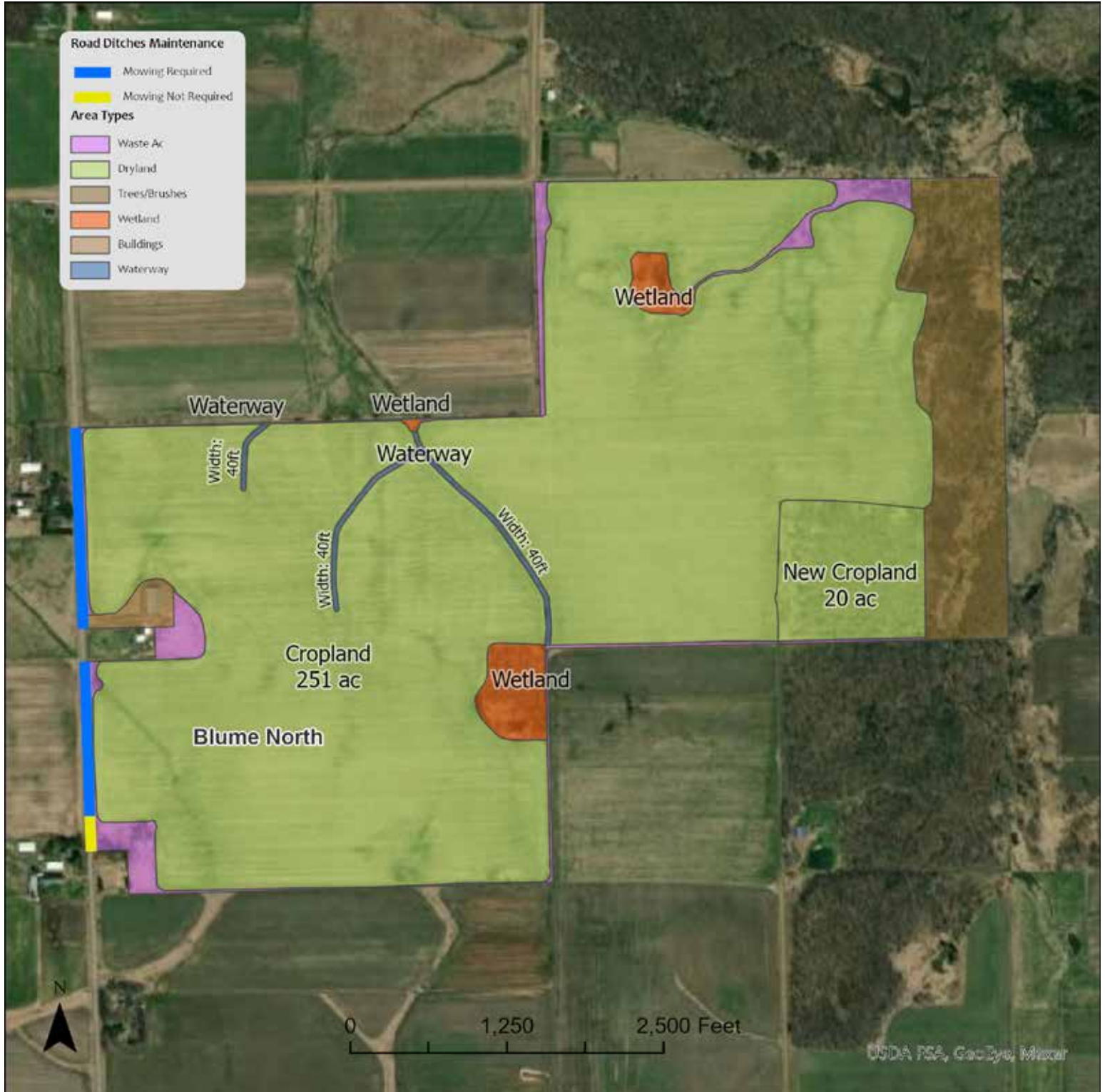
# FIELD SUMMARIES

## Tracts 4-7



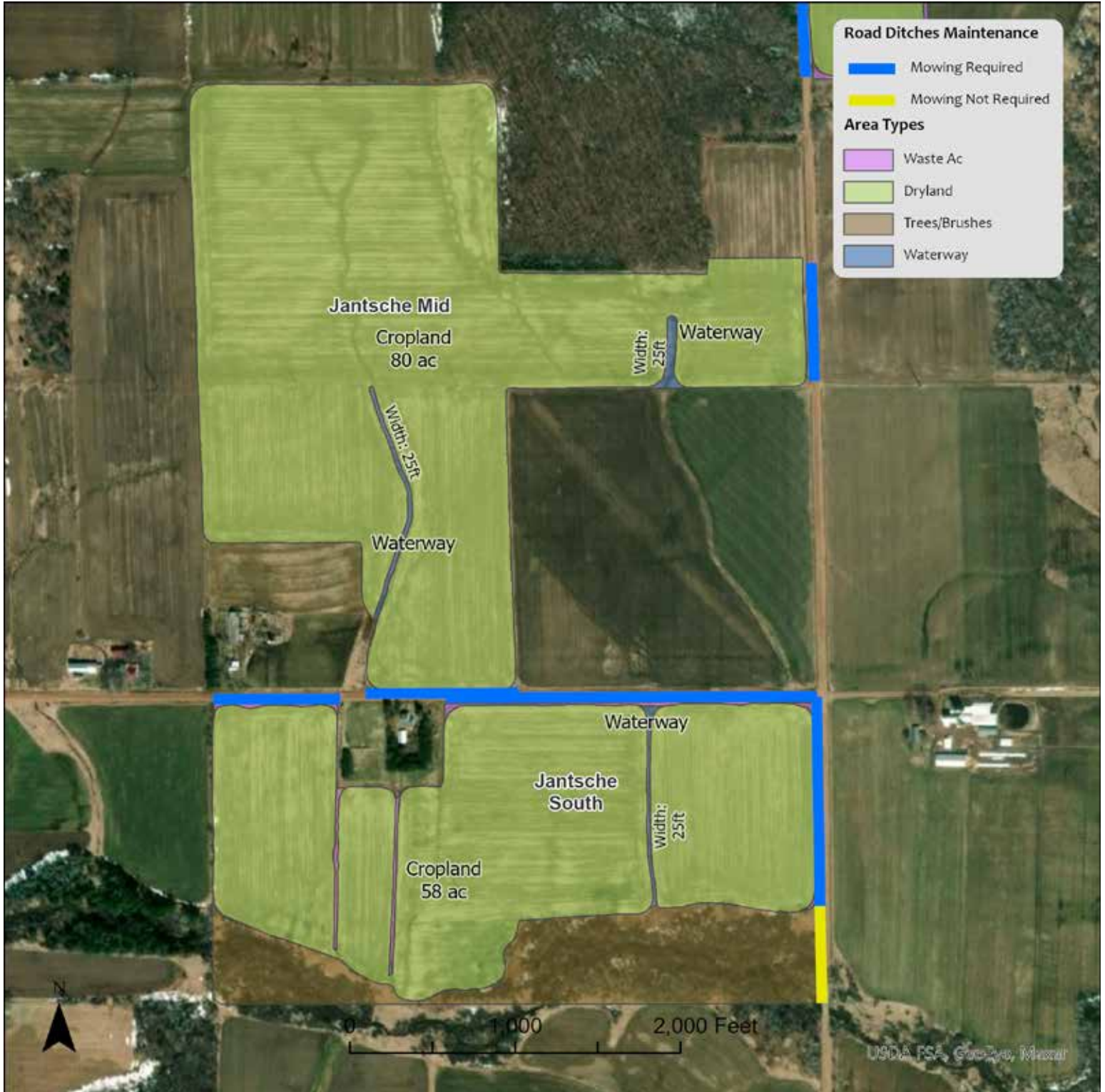
# FIELD SUMMARIES

## Tracts 8 & 9



# FIELD SUMMARIES

## Tract 10



# FIELD SUMMARIES

## Tract 11



# FIELD SUMMARIES

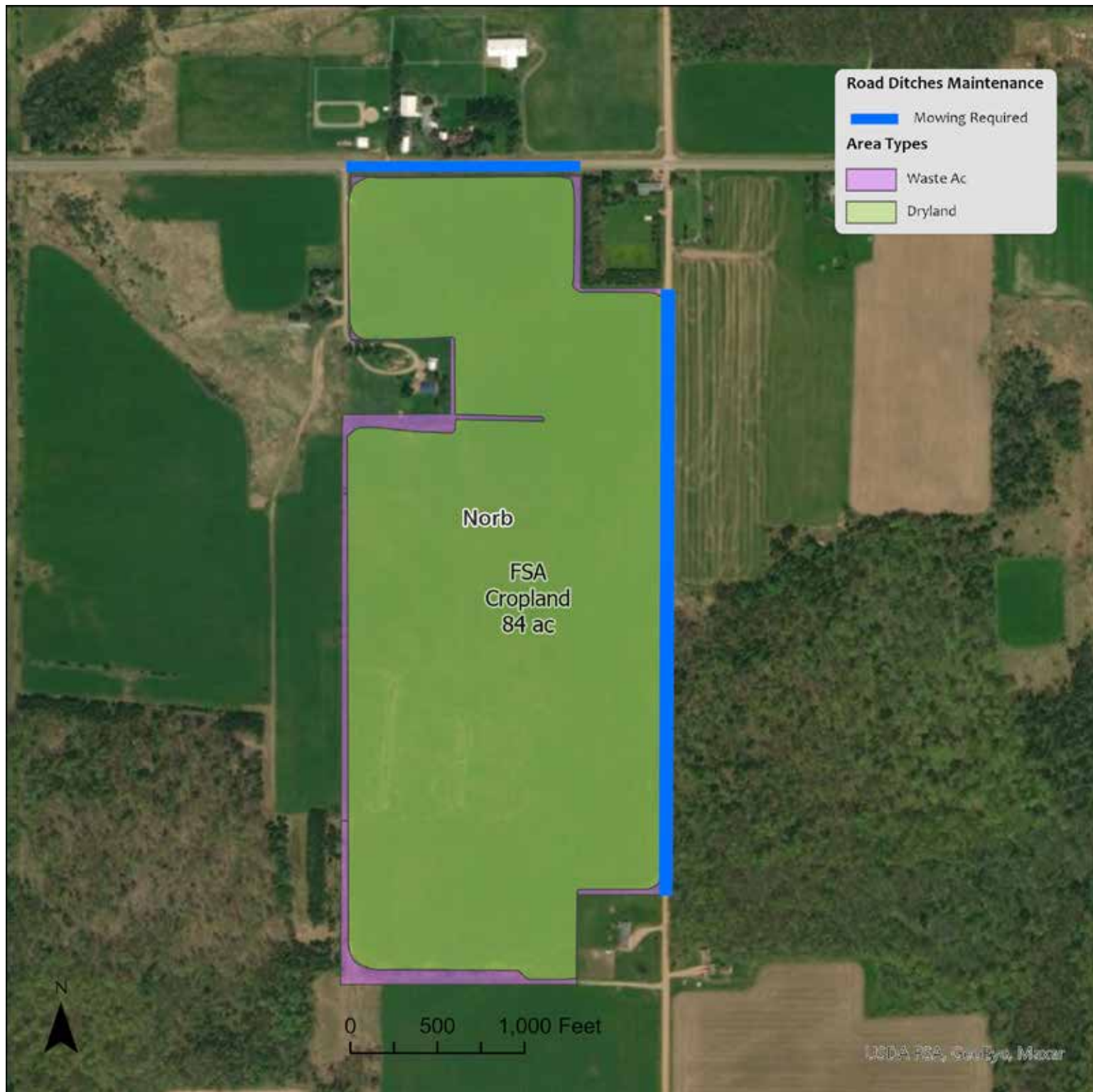
## Tract 12





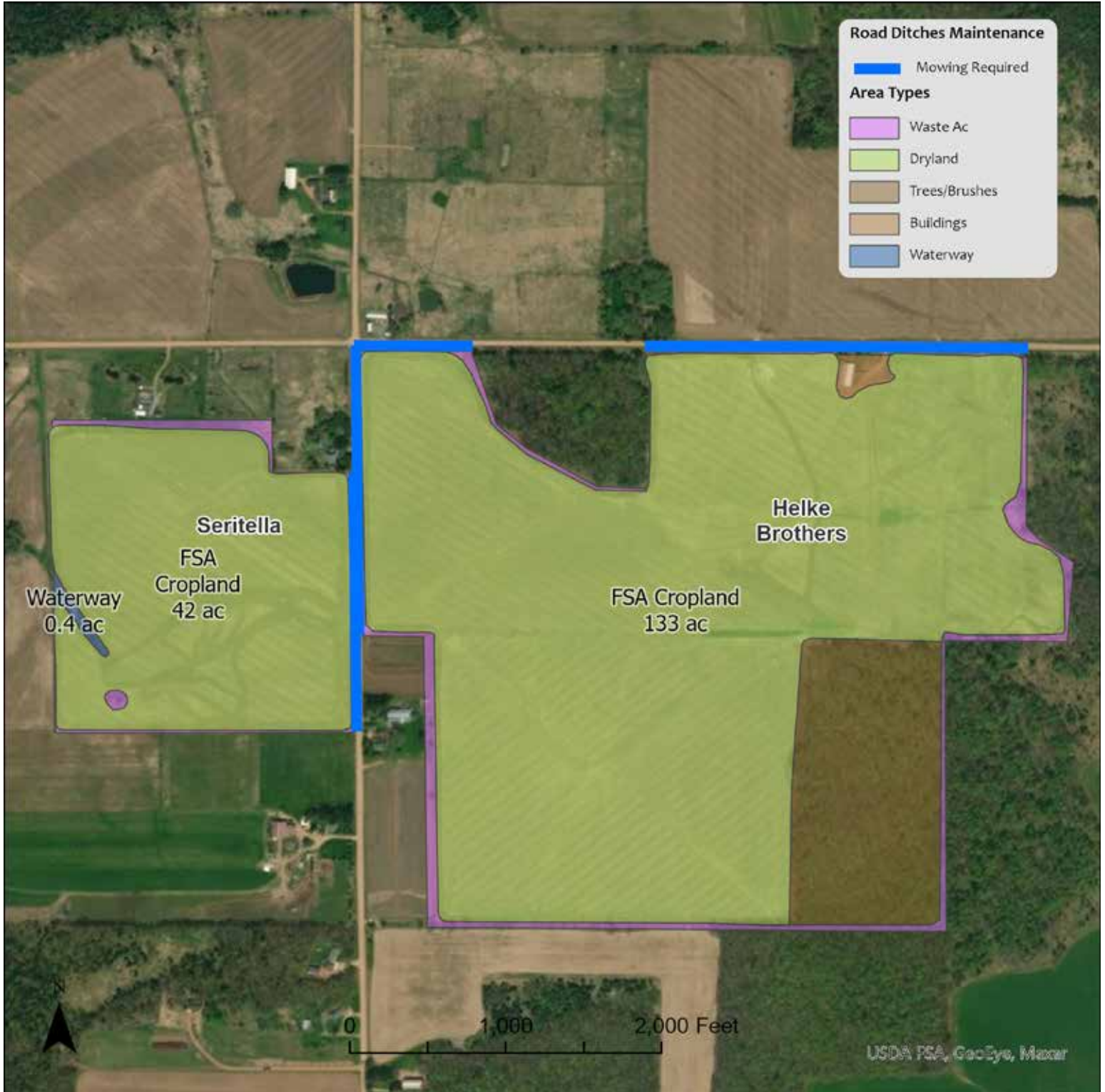
# FIELD SUMMARIES

## Tract 13



# FIELD SUMMARIES

## Tracts 14-17



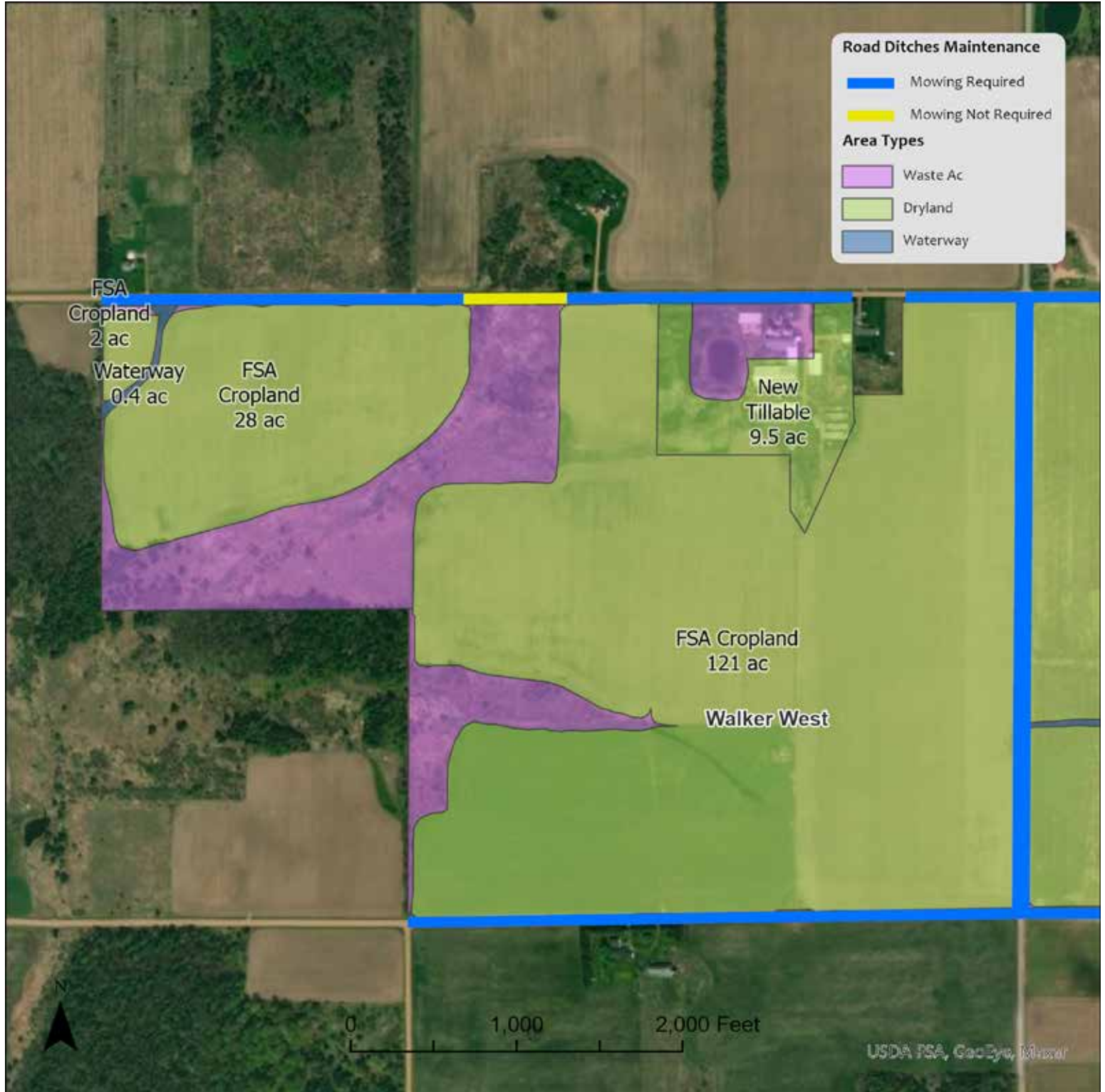
# FIELD SUMMARIES

## Tract 18



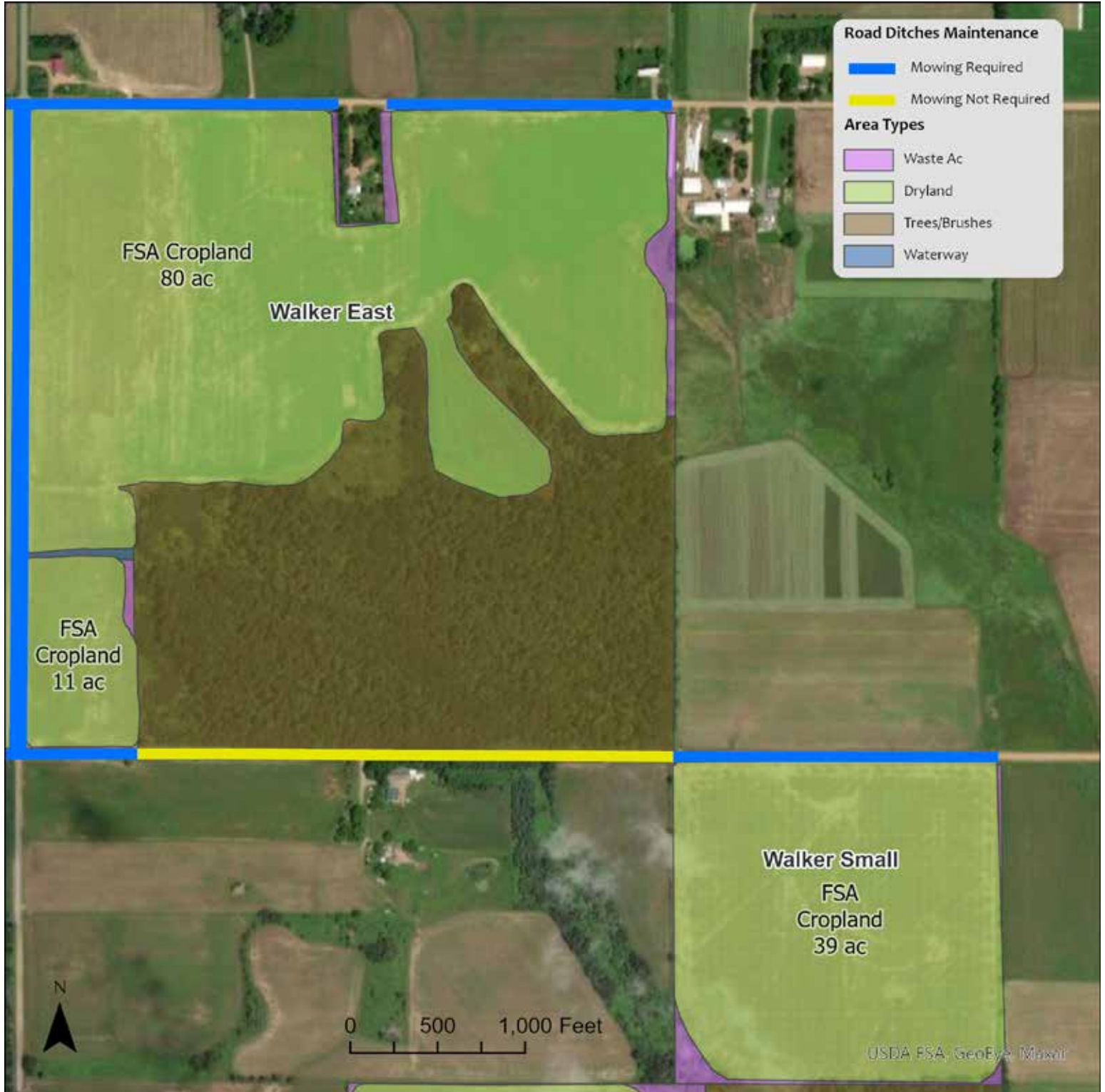
# FIELD SUMMARIES

## Tracts 19-21



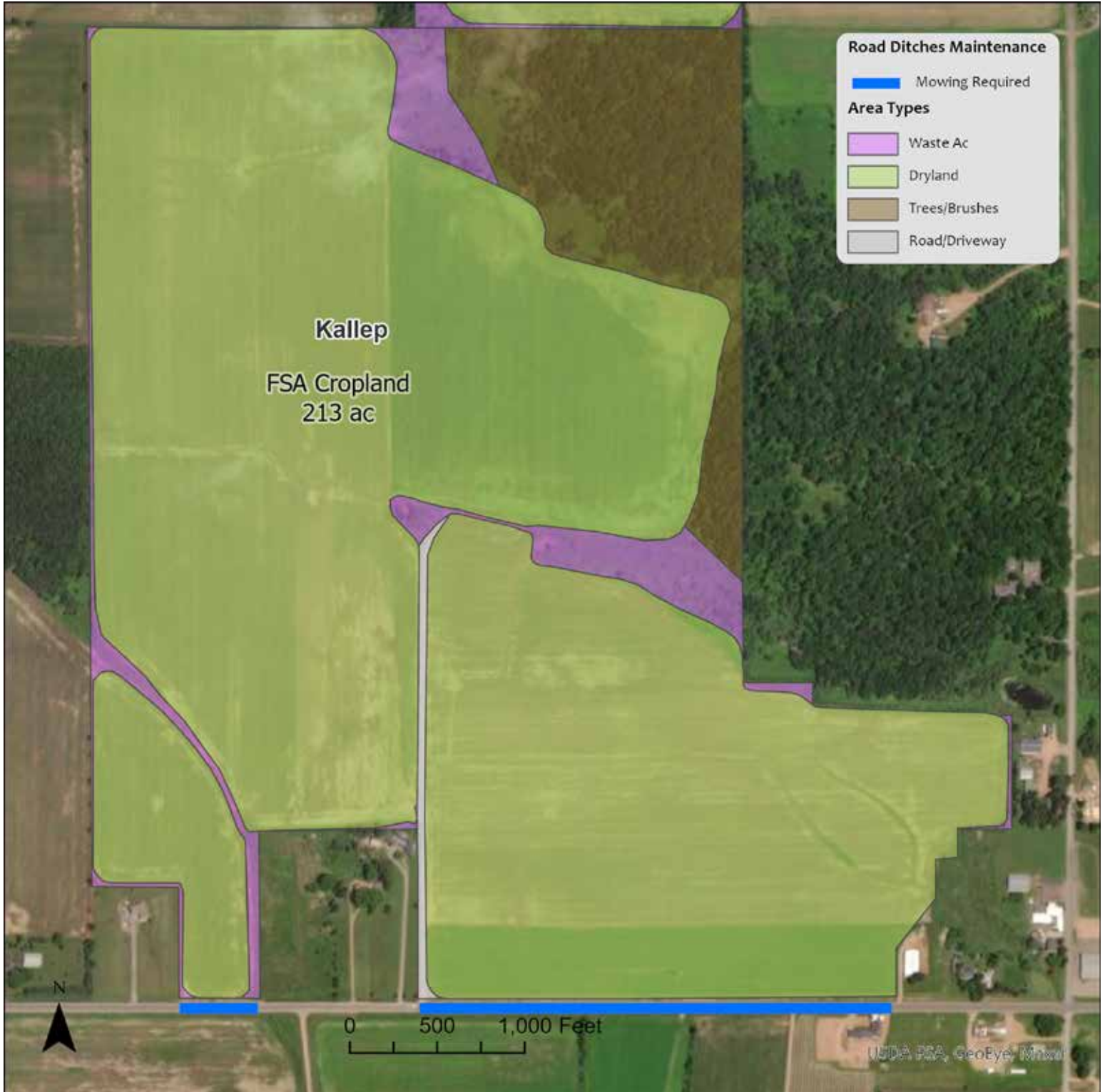
# FIELD SUMMARIES

## Tracts 22-24



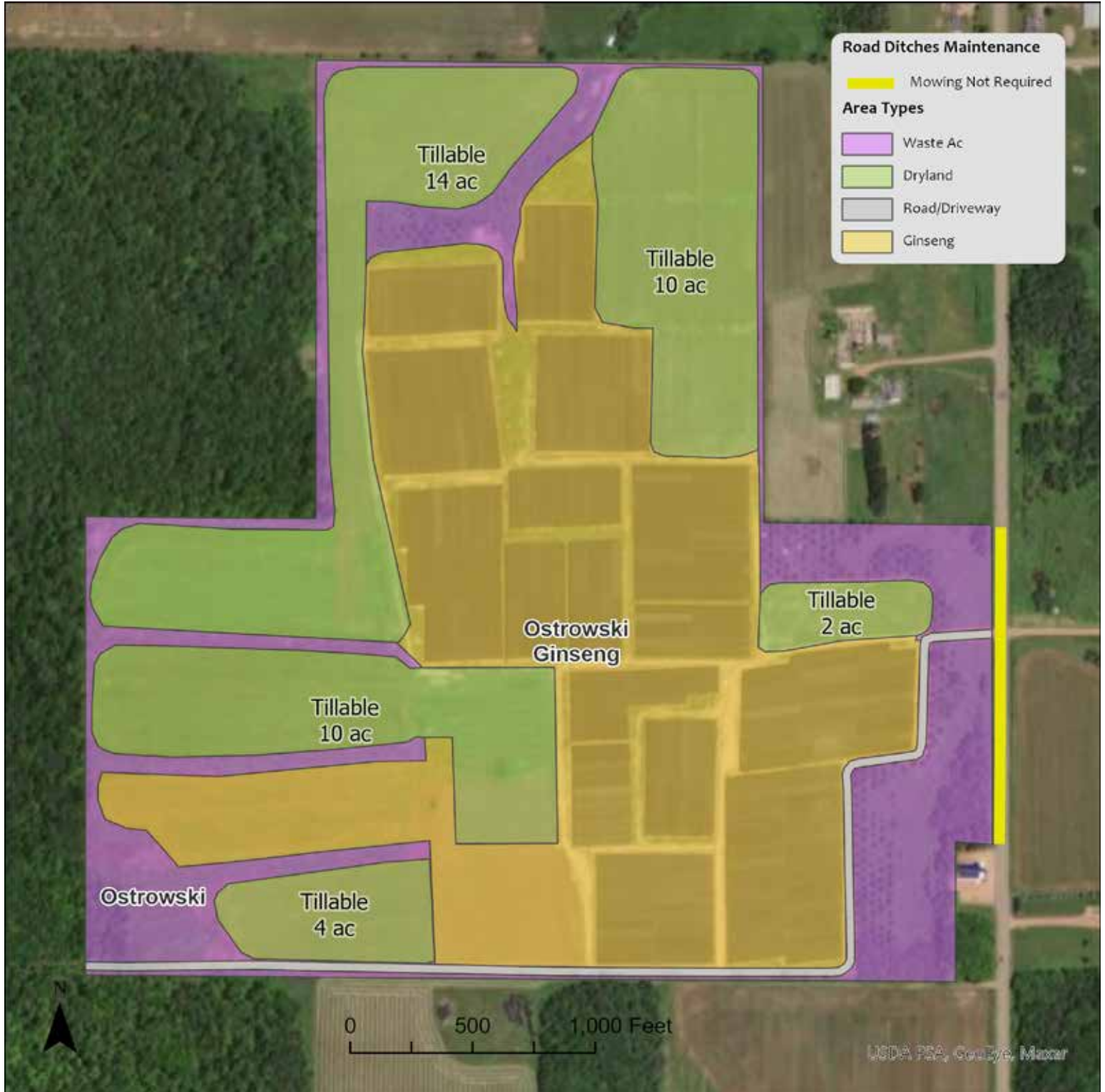
# FIELD SUMMARIES

## Tracts 24-27



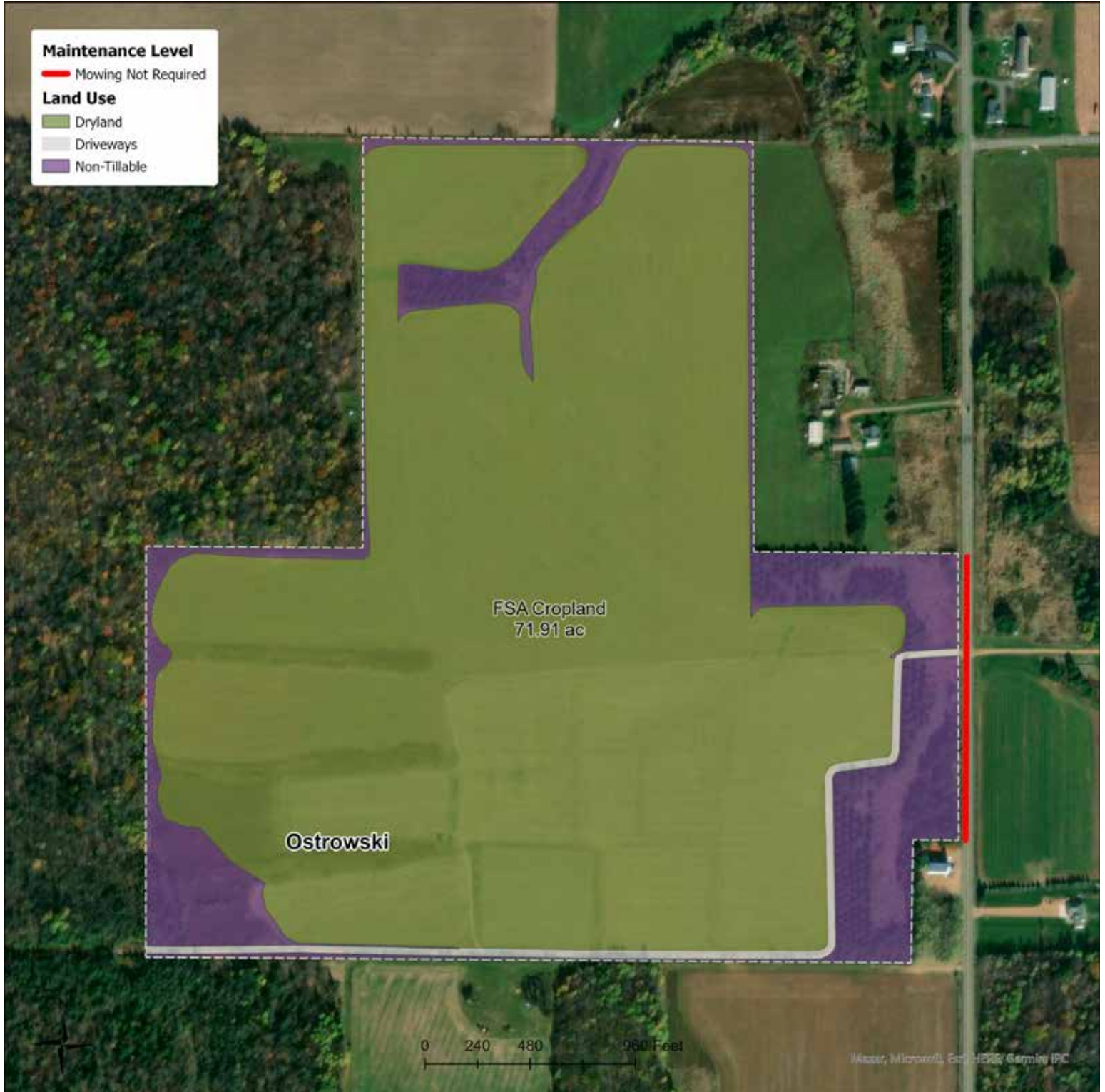
# FIELD SUMMARIES

## Tract 28



# FIELD SUMMARIES

## Tract 28





# FSA MAPS

# FSA MAPS

## Tracts 1 & 2

**Farm 11652**  
**Tract 14223**

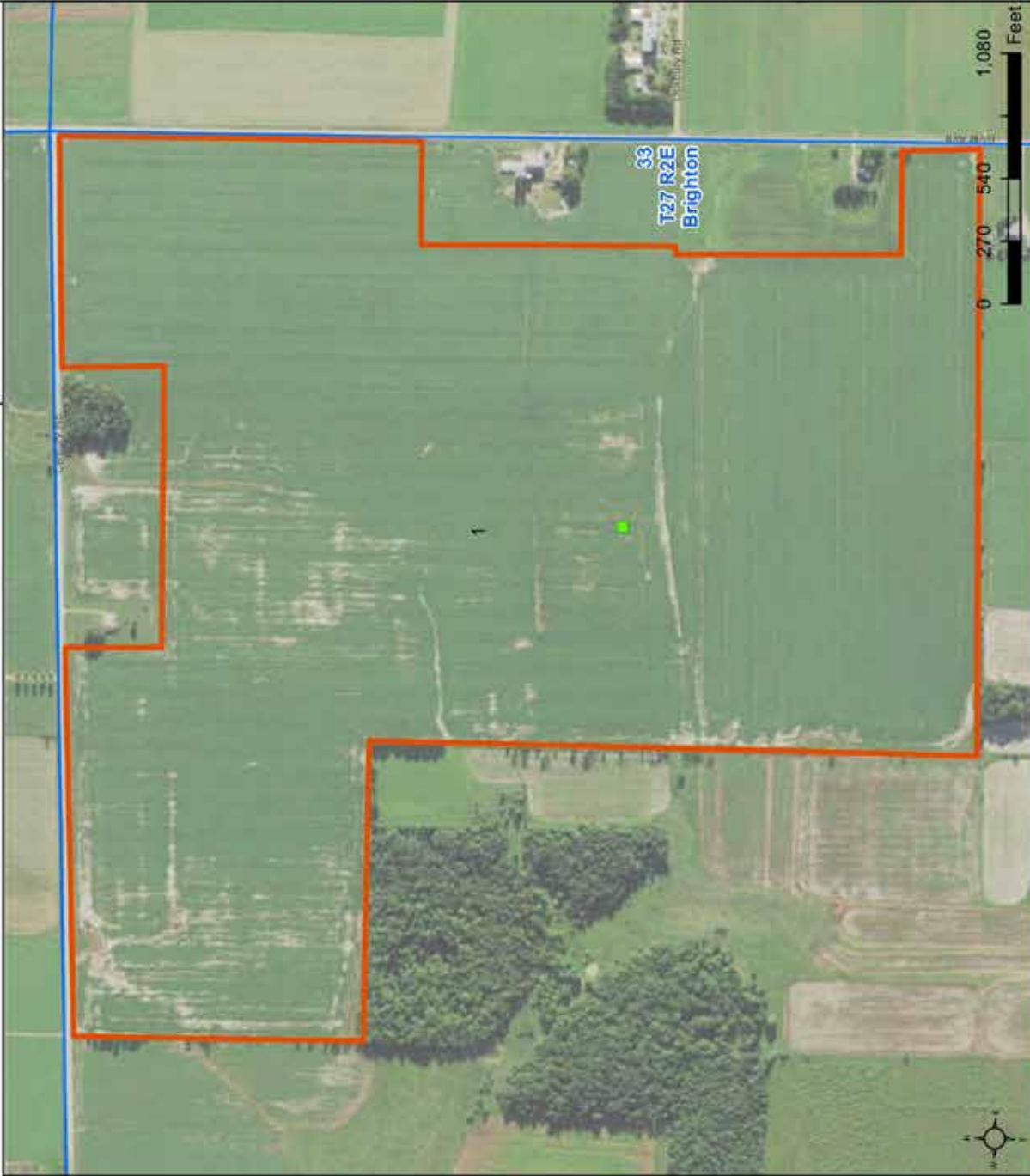
2016 Program Year

CLU	Acres	HEL	Crop
1	240.54	NHEL	

Page Cropland Total: 240.54 acres

Entire Tract: IR / NI GR / FG  
Shares: \_\_\_\_\_

ausda@wisconsin.gov  
Department of Agriculture  
Taylor County, Wisconsin



Map Created May 03, 2016

- Common Land Unit**
- Cropland
  - Tract Boundary
  - PLSS
- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions
- NAP Imagery 2015**

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

# FSA MAPS

## Tract 3

ausda.com/ask/auderauction.com 2023-06-01  
 Department of Agriculture  
**Wood County, Wisconsin**

Entire Tract: IR / NI GR / FG unless otherwise labeled  
 Shares:

**Farm 9928**

**Tract 11522**



**2017 Program Year**

Map Created November 04, 2016



**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**Roads**

PRIMARY\_SYS

Road

NAIP Imagery 2015

**Wetland Determination Identifiers**

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 72.69 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA/FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FSA MAPS

## Tracts 4-7

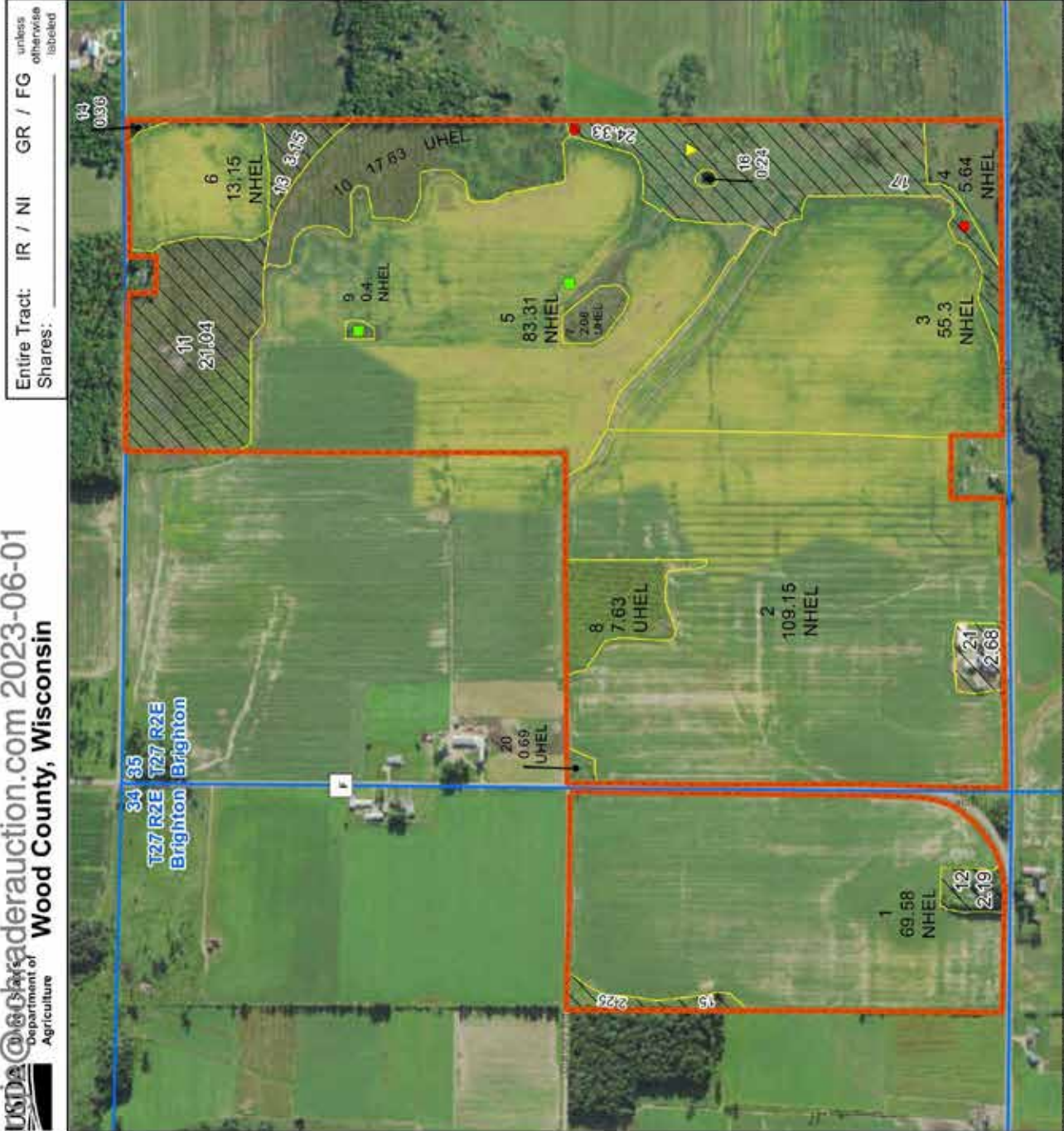
Farm 9928

Tract 11521



2017 Program Year

Map Created November 04, 2016



### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

### Roads

PRIMARY\_SYS  
Road

NAIP Imagery 2015

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 364.56 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA/FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FSA MAPS

## Tracts 8 & 9

**Farm 11462**  
**Tract 13895**

2022 Program Year

CLU	Acres	HEL	Crop
2	3.54	UHEL	
7	5.31	UHEL	
8	3.22	UHEL	
9	133.88	NHEL	
10	117.49	NHEL	
12	34.32	UHEL	
13	12.72	NHEL	

Page Cropland Total: 267.63 acres



Map Created July 20, 2022

### Common Land Unit cropland\_indicator\_3CM

- Cropland
  - Non-Cropland
  - Tract Boundary
  - PLS HYBRID A, WI
- ### Wetland Determination Identifiers
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

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# FSA MAPS

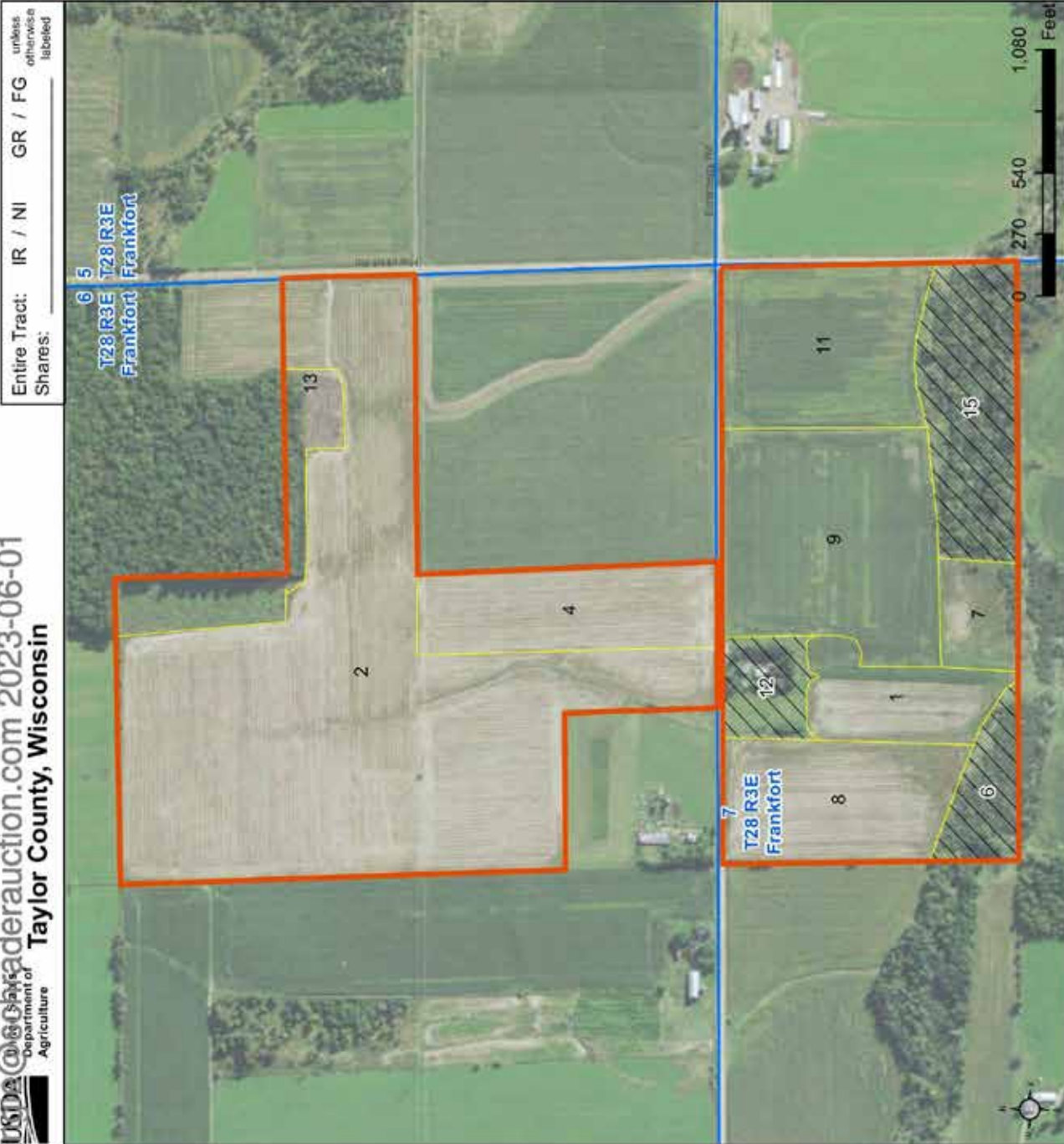
## Tract 10

**Farm 13444**  
**Tract 13519**

2017 Program Year

CLU	Acres	HEL	Crop
1	6.89	NHEL	
2	68.74	HEL	
4	10.92	NHEL	
6	4.22	UHEL	NC
7	3.75	UHEL	
8	12.24	NHEL	
9	20.79	NHEL	
11	14.43	NHEL	
12	3.9	UHEL	NC
13	7.33	UHEL	
15	11.85	UHEL	NC

Page Cropland Total: 145.09 acres



Map Created January 21, 2017

**Common Land Unit**

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS

**NAP Imagery 2015**

- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

# FSA MAPS

## Tract 11

**Farm 19605**  
**Tract 19666**

2017 Program Year

CLU	Acres	HEL	Crop
1	14.89	HEL	
2	21.37	HEL	
3	11.82	HEL	
4	11.03	HEL	
5	6.63	HEL	
6	2.95	HEL	
7	0.57	UHEL	NC
8	1.03	UHEL	NC

Page Cropland Total: 68.69 acres



ausda.com/wisconsin  
Department of  
Agriculture  
Marathon County, Wisconsin

Entire Tract: IR / NI GR / FG unless otherwise labeled  
Shares: \_\_\_\_\_

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# FSA MAPS

## Tract 12

**Farm 13444**  
**Tract 13525**

2017 Program Year

CLU	Acres	HEL	Crop
1	38.1	NHEL	

Page Cropland Total: 38.1 acres

Entire Tract: IR / NI GR / FG unless otherwise labeled  
Shares: \_\_\_\_\_

ausda@wisconsin.gov  
Department of Agriculture  
Taylor County, Wisconsin



Map Created January 21, 2017

- Common Land Unit**
- Cropland
  - Tract Boundary
  - PLSS
- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

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# FSA MAPS

## Tract 13

**Farm 344**  
**Tract 2207**

2018 Program Year

CLU Acres	HEL	Crop
13	0.36	UHEL NC
15	0.33	UHEL NC
16	84.42	UHEL NC
17	3.83	UHEL NC

Page Cropland Total: 84.42 acres



Map Created May 22, 2018

- Common Land Unit**
- Cropland
  - Non-Cropland
  - Tract Boundary
  - PLSS
- Wetland Determination Identifiers**
- NAIP Imagery 2017
  - Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

# FSA MAPS

## Tract 14

**Farm 15410**  
**Tract 16815**

2017 Program Year

CLU	Acres	HEL	Crop
1	41.75	HEL	
2	0.11	UHEL	NC

Page Cropland Total: 41.75 acres



Entire Tract: IR / NI GR / FG unless otherwise labeled  
Shares: \_\_\_\_\_

**Marathon County, Wisconsin**



Map Created January 03, 2017

- Common Land Unit
  - Cropland
  - Non-Cropland
- Tract Boundary
- PLSS
- NAIP Imagery 2015
- Wetland Determination Identifiers
  - Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

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# FSA MAPS

## Tract 15-17

**Farm 15412**  
**Tract 16817**

2017 Program Year

CLU	Acres	HEL	Crop
7	8.95	UHEL	NC
8	0.89	UHEL	NC
9	26.43	UHEL	NC
10	19.48	UHEL	NC
11	132.66	NHEL	

Page Cropland Total: 132.66 acres



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# FSA MAPS

## Tract 18

**Farm 18403**  
**Tract 2133**  
 2017 Program Year

CLU/Acres	HEL	Crop
3	48.77	HEL

Page Cropland Total: 48.77 acres

Entire Tract: IR / NI GR / FG  
 Shares: \_\_\_\_\_ unless otherwise labeled

**Marathon County, Wisconsin**



Map Created December 30, 2016

- Common Land Unit
  - Cropland
  - Tract Boundary
  - PLSS
- NAIP Imagery 2015
- Wetland Determination Identifiers
  - Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (GPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

# FSA MAPS

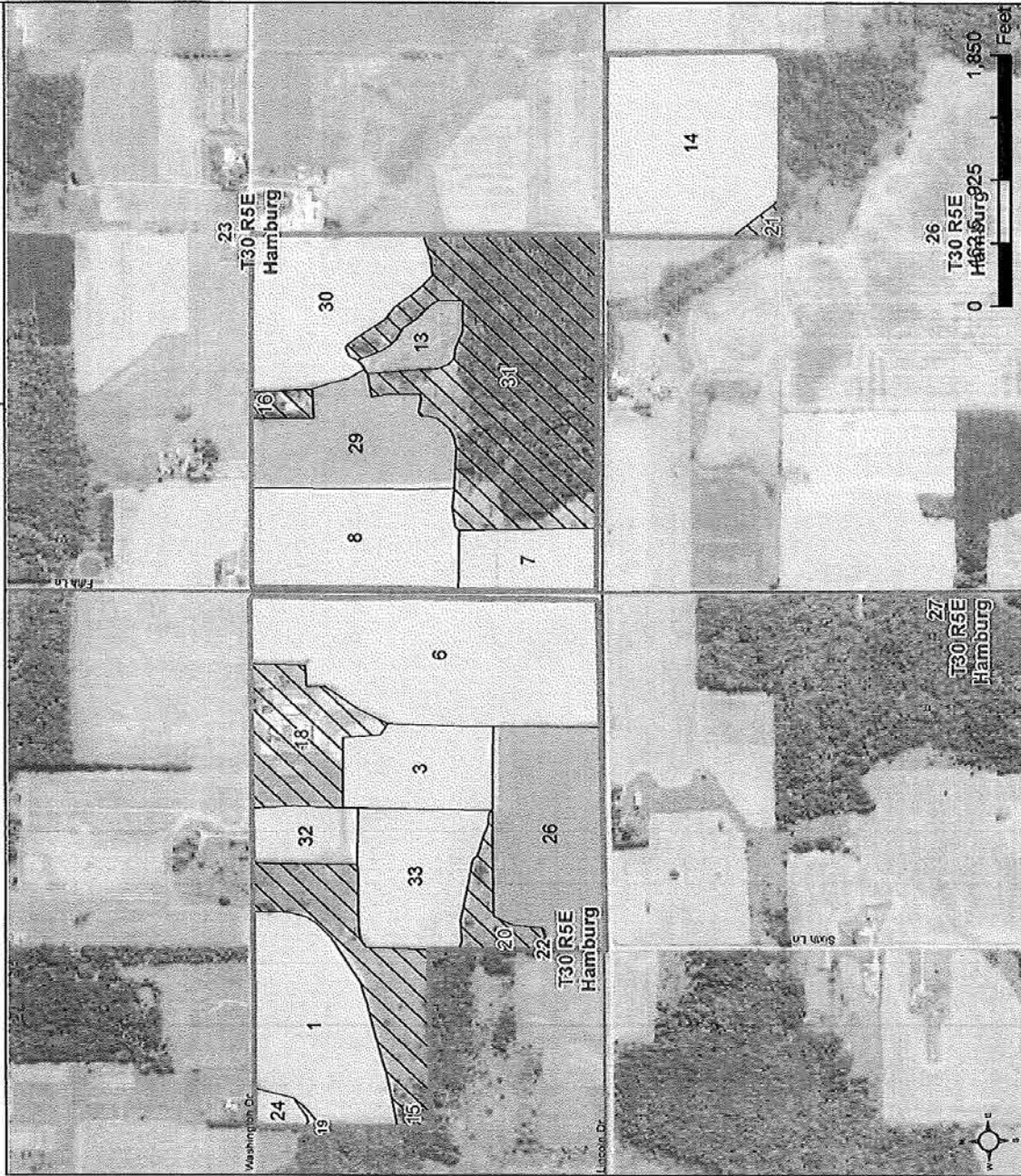
## Tracts 19-24

**Farm 18943**  
**Tract 2163**

2016 Program Year

Entire Tract: IR / NI GR / FG  
Shares: \_\_\_\_\_

United States Department of Agriculture  
**Marathon County, Wisconsin**



CLU#	Acres	HEL	Crop
1	27.95	NHEL	
3	15.23	NHEL	
6	49.12	NHEL	
7	10.68	NHEL	
8	25.78	NHEL	
13	5.41	NHEL	
14	39.2	NHEL	
15	20.67	UHEL	NC
16	2.14	UHEL	NC
18	16.5	UHEL	NC
19	10.23	UHEL	NC
20	5.46	UHEL	NC
21	1.09	UHEL	NC
24	1.98	UHEL	NC
26	29.11	NHEL	
29	22.0	NHEL	
30	26.81	NHEL	
31	60.79	UHEL	NC
32	7.47	NHEL	
33	19.9	NHEL	

Page Cropland Total: 280.64 acres

Map Created May 05, 2016

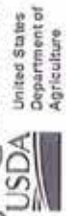
- Common Land Unit**
- Cropland
  - Non-Cropland
  - Tract Boundary
  - PLSS
- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

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# FSA MAPS

## Tracts 25-27

angie@schraderauction.com 2023-06-01



Marathon County, Wisconsin

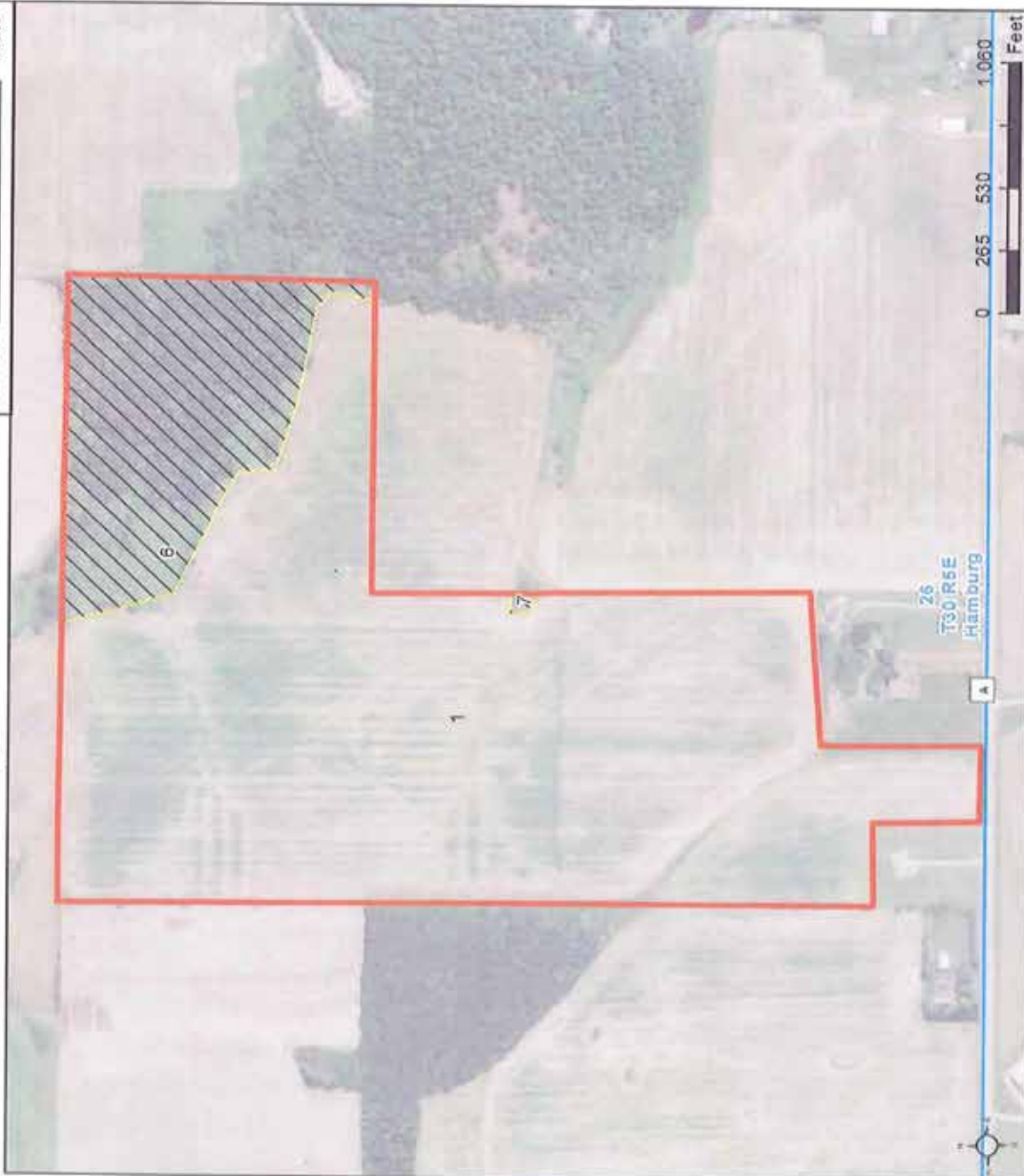
Entire Tract: IR / NI GR / FG unless otherwise labeled  
Shares: \_\_\_\_\_

**Farm 18797**  
**Tract 16976**

2017 Program Year

CLU	Acres	HEL	Crop
1	118.05	HEL	
6	27.29	UHEL	NC
7	0.19	UHEL	NC

Page Cropland Total: 118.05 acres



Map Created January 03, 2017

- Common Land Unit**
- Cropland
  - Non-Cropland
  - Tract Boundary
  - PLSS
- NADP Imagery 2015**
- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

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# FSA MAPS

## Tract 28

**Farm 14810**  
**Tract 16232**

2017 Program Year

CLU	Acres	HEL	Crop
1	34.83	NHEL	
2	4.62	NHEL	
4	79.32	NHEL	NC
7	8.86	UHHEL	NC
8	30.52	NHEL	
10	1.94	NHEL	

Page Cropland Total: 71.91 acres



usda.com/askadvertiser  
 Department of Agriculture  
 2023-06-01  
 Marathon County, Wisconsin

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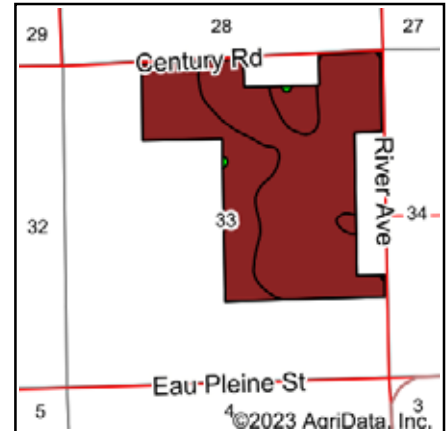
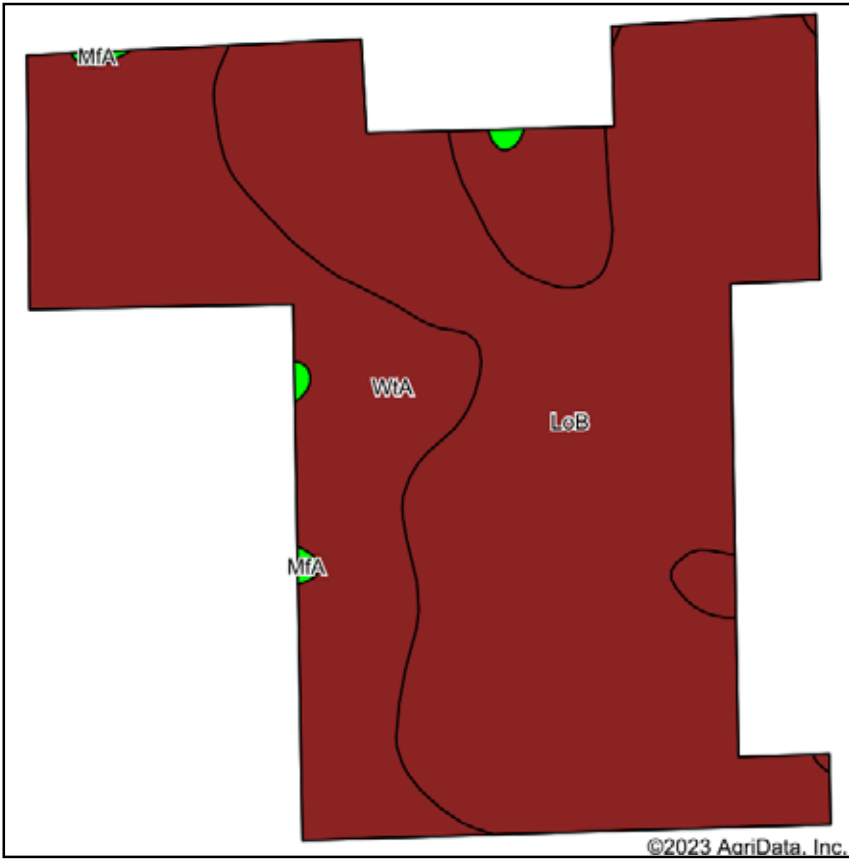




# SOIL MAPS

# SOIL MAPS

## Tracts 1 & 2



State: **Wisconsin**  
 County: **Marathon**  
 Location: **33-27N-2E**  
 Township: **Brighton**  
 Acres: **235.73**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	
LoB	Loyal silt loam, 1 to 6 percent slopes	151.62	64.3%		Ile	107	37	61	
WtA	Withee silt loam, 0 to 3 percent slopes	82.93	35.2%		Ilw	94	32	66	
MfA	Marshfield silt loam, 0 to 2 percent slopes	1.18	0.5%		Vlw	11	4	57	
<b>Weighted Average</b>						<b>2.02</b>	<b>101.9</b>	<b>35.1</b>	<b>*n 62.7</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tract 3



State: **Wisconsin**  
 County: **Marathon**  
 Location: **3-26N-2E**  
 Township: **Spencer**  
 Acres: **74.49**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	
WtA	Withee silt loam, 0 to 3 percent slopes	41.42	55.6%		llw	94	32	66	
MfA	Marshfield silt loam, 0 to 2 percent slopes	17.74	23.8%		Vlw	11	4	57	
LoB	Loyal silt loam, 1 to 6 percent slopes	15.26	20.5%		lle	107	37	61	
Fh	Fordum silt loam, 0 to 1 percent slopes	0.07	0.1%		Vlw			55	
<b>Weighted Average</b>						<b>2.96</b>	<b>76.8</b>	<b>26.3</b>	<b>*n 62.8</b>

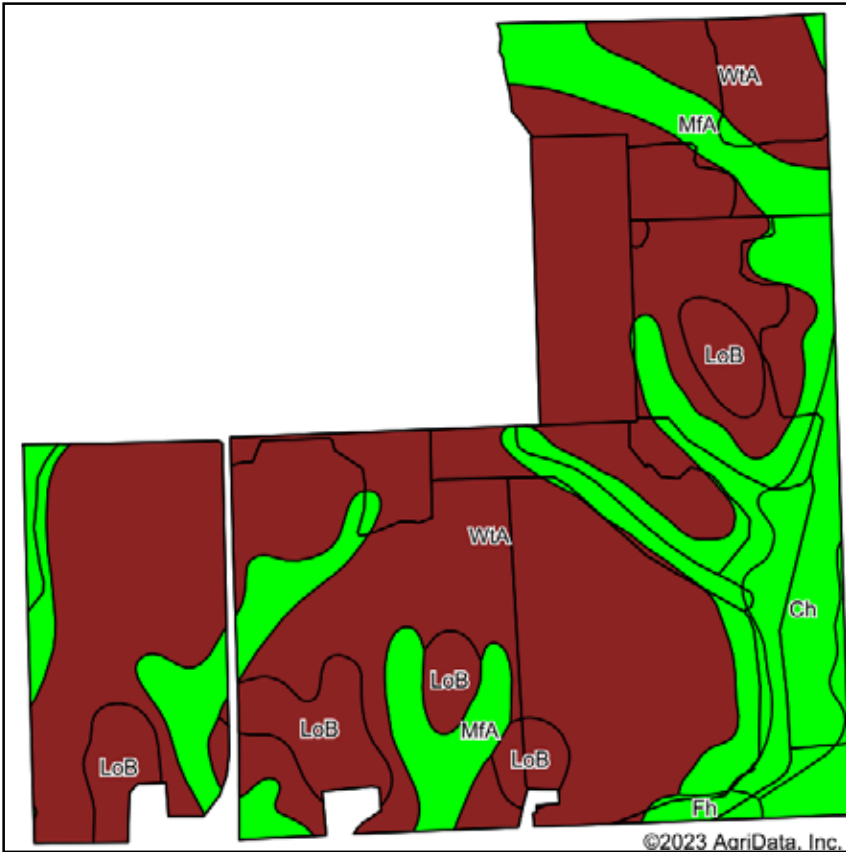
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

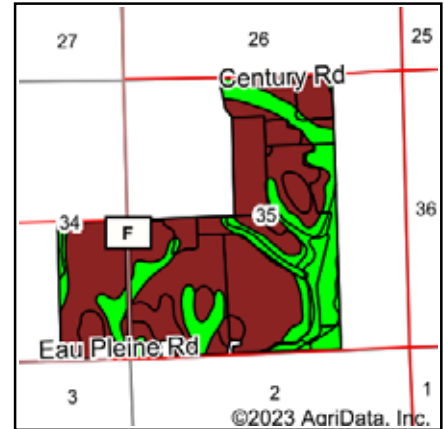
Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tracts 4-7



Soils data provided by USDA and NRCS.



State: **Wisconsin**  
 County: **Marathon**  
 Location: **35-27N-2E**  
 Township: **Brighton**  
 Acres: **418.39**  
 Date: **4/27/2023**



Area Symbol: WI073, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
WtA	Withee silt loam, 0 to 3 percent slopes	258.51	61.8%		IIw	66
MfA	Marshfield silt loam, 0 to 2 percent slopes	98.14	23.5%		Vlw	57
LoB	Loyal silt loam, 1 to 6 percent slopes	34.30	8.2%		Ile	61
Ch	Cathro muck, 0 to 1 percent slopes	24.70	5.9%		Vlw	56
Fh	Fordum silt loam, 0 to 1 percent slopes	2.74	0.7%		Vlw	55
<b>Weighted Average</b>					<b>3.20</b>	<b>*n 62.8</b>

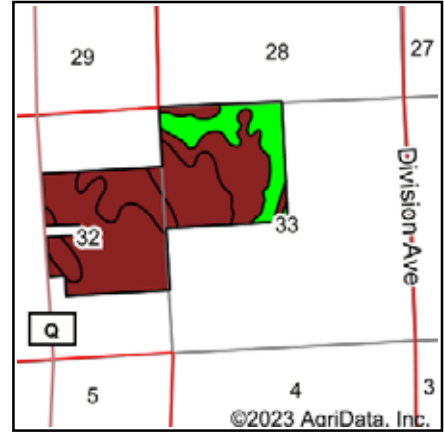
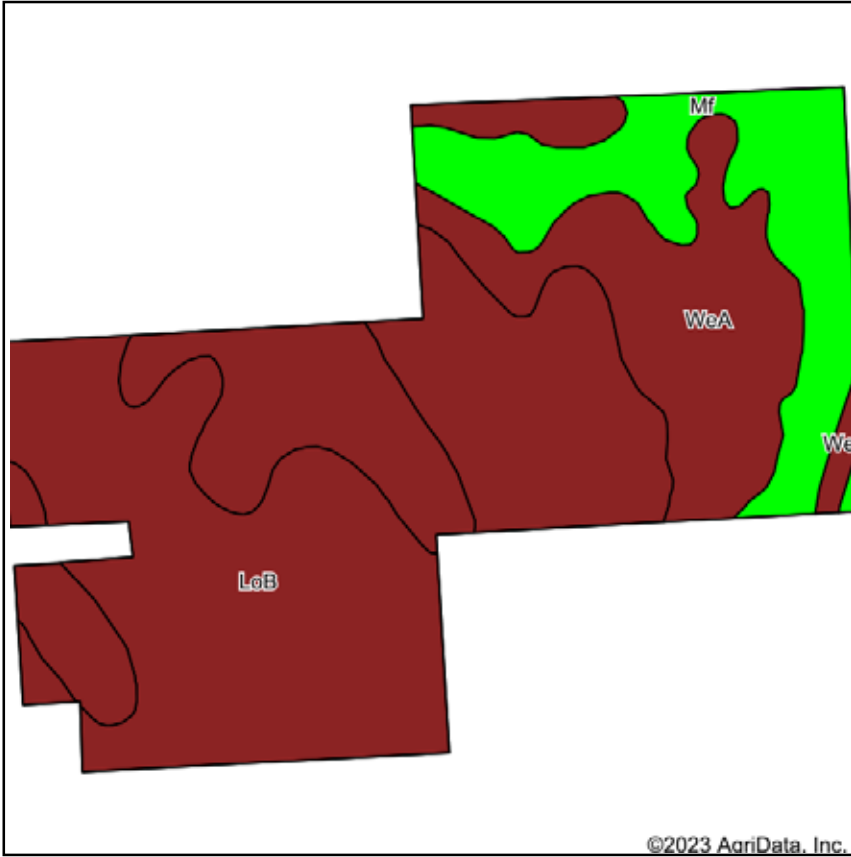
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tracts 8 & 9



State: **Wisconsin**  
 County: **Clark**  
 Location: **32-28N-1E**  
 Township: **Colby**  
 Acres: **308.08**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI019, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	
LoB	Loyal silt loam, 1 to 6 percent slopes	151.55	49.2%		lle	107	37	61	
WeA	Withee silt loam, 0 to 3 percent slopes	105.84	34.4%		llw	94	32	66	
Mf	Marshfield silt loam, 0 to 2 percent slopes	50.69	16.5%		Vlw	11	4	57	
<b>Weighted Average</b>						<b>2.66</b>	<b>86.7</b>	<b>29.9</b>	<b>*n 62.1</b>

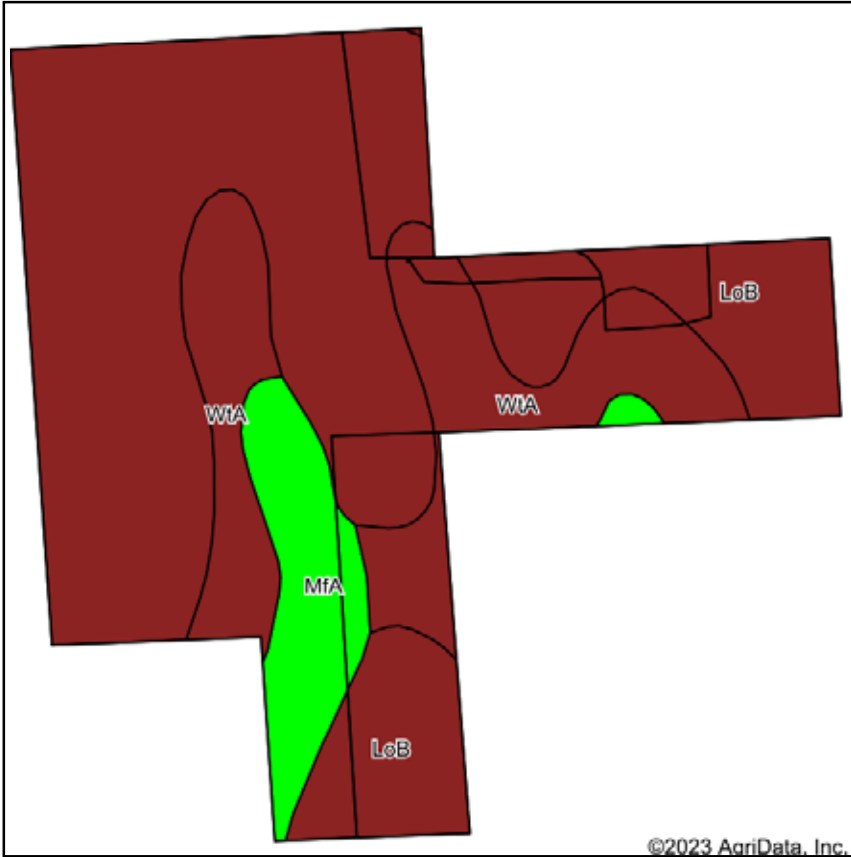
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tract 10



Soils data provided by USDA and NRCS.



State: **Wisconsin**  
 County: **Marathon**  
 Location: **6-28N-3E**  
 Township: **Frankfort**  
 Acres: **87.04**  
 Date: **4/27/2023**



Area Symbol: WI073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
LoB	Loyal silt loam, 1 to 6 percent slopes	60.56	69.6%		Ile	107	37	61
WtA	Withee silt loam, 0 to 3 percent slopes	18.22	20.9%		Ilw	94	32	66
MfA	Marshfield silt loam, 0 to 2 percent slopes	8.26	9.5%		Vlw	11	4	57
<b>Weighted Average</b>					<b>2.38</b>	<b>95.2</b>	<b>32.8</b>	<b>*n 61.7</b>

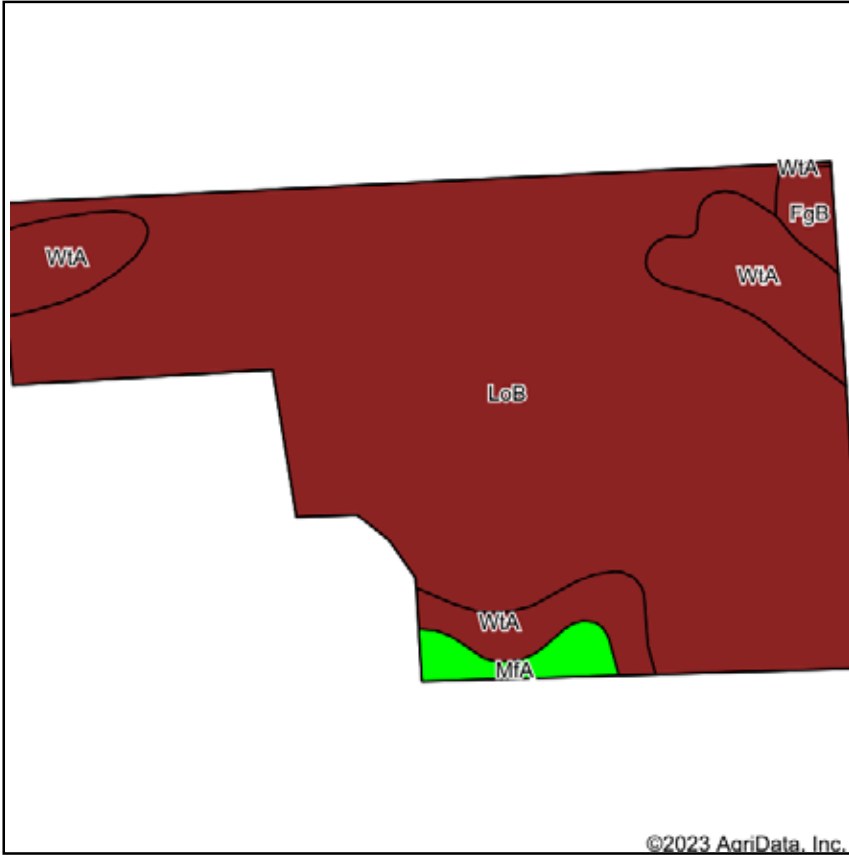
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tract 11



State: **Wisconsin**  
 County: **Marathon**  
 Location: **3-28N-3E**  
 Township: **Frankfort**  
 Acres: **70.07**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI073, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
LoB	Loyal silt loam, 1 to 6 percent slopes	58.28	83.2%		Ile			61
WtA	Withee silt loam, 0 to 3 percent slopes	9.19	13.1%		Ilw			66
MfA	Marshfield silt loam, 0 to 2 percent slopes	1.60	2.3%		Vlw			57
FgB	Fenwood-Rozellville silt loams, 2 to 6 percent slopes	1.00	1.4%		Ile	100	33	56
<b>Weighted Average</b>					<b>2.09</b>	<b>1.4</b>	<b>0.5</b>	<b>*n 61.5</b>

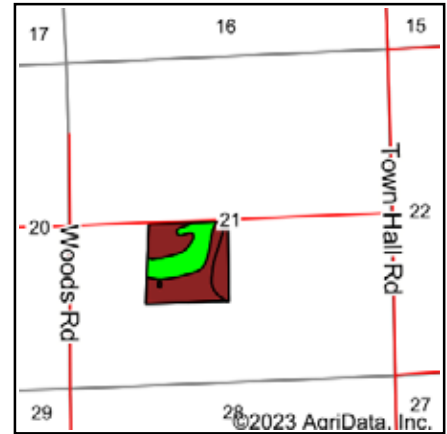
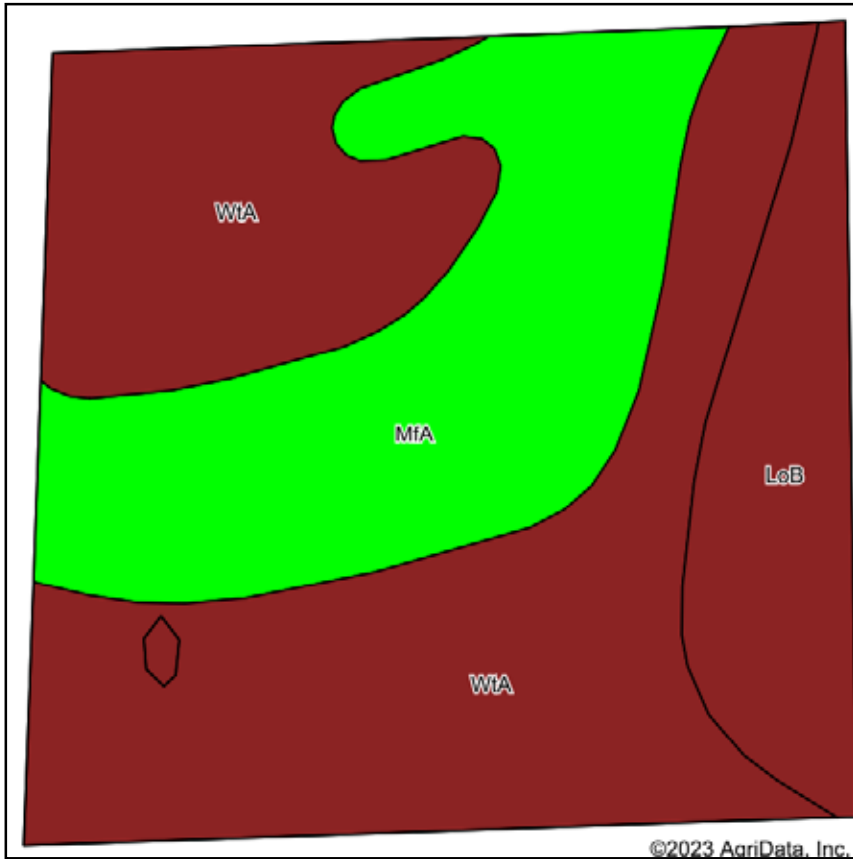
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tract 12



State: **Wisconsin**  
 County: **Marathon**  
 Location: **21-29N-3E**  
 Township: **Johnson**  
 Acres: **38.62**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI073, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall		
WtA	Withee silt loam, 0 to 3 percent slopes	21.32	55.2%		llw	94	32	66		
MfA	Marshfield silt loam, 0 to 2 percent slopes	11.91	30.8%		Vlw	11	4	57		
LoB	Loyal silt loam, 1 to 6 percent slopes	5.39	14.0%		lle	107	37	61		
<b>Weighted Average</b>						<b>3.23</b>	<b>70.2</b>	<b>24.1</b>	<b>*n 62.5</b>	

\*n: The aggregation method is "Weighted Average using all components"

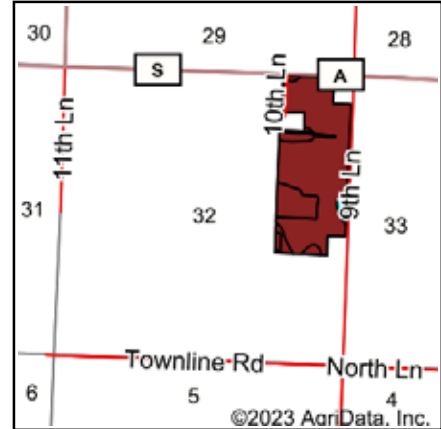
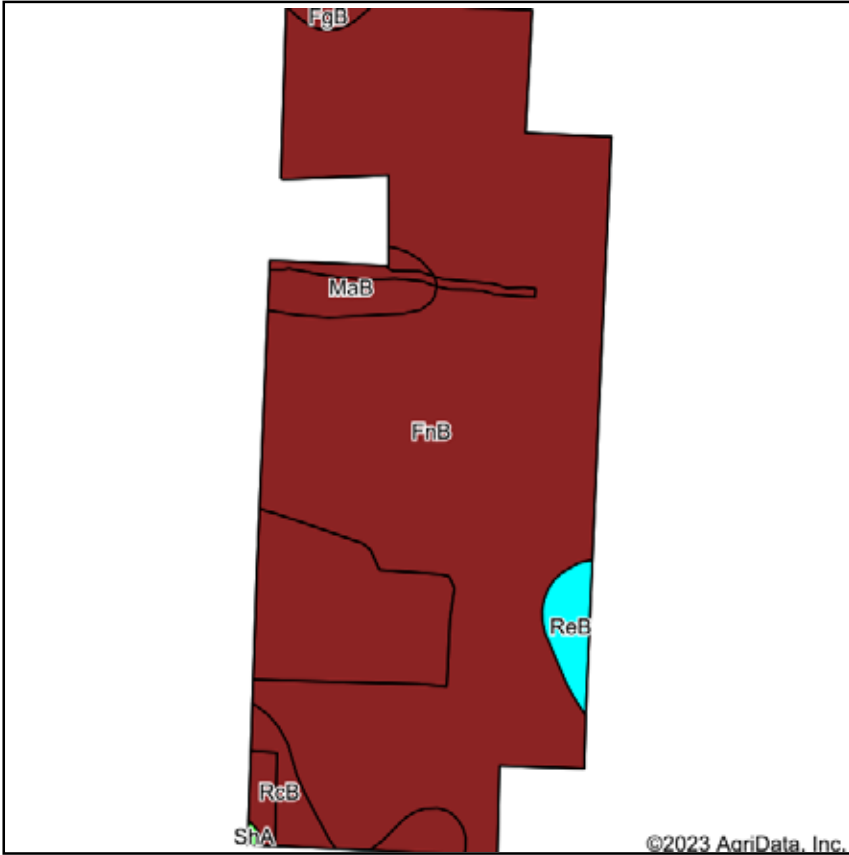
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# SOIL MAPS

## Tract 13



State: **Wisconsin**  
 County: **Marathon**  
 Location: **32-30N-5E**  
 Township: **Hamburg**  
 Acres: **85.58**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI073, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	
FnB	Freeon silt loam, 2 to 6 percent slopes	77.08	90.1%		Ile			62	
RcB	Rietbrock silt loam, 1 to 8 percent slopes	3.26	3.8%		Ile	85	28	70	
MaB	Magnor silt loam, 0 to 4 percent slopes	2.96	3.5%		IIw			64	
ReB	Rietbrock silt loam, 1 to 8 percent slopes, stony	1.64	1.9%		IIIsl			67	
FgB	Fenwood-Rozellville silt loams, 2 to 6 percent slopes	0.56	0.7%		Ile	100	33	56	
ShA	Sherry silt loam, 0 to 3 percent slopes	0.08	0.1%		VIw			52	
<b>Weighted Average</b>						<b>2.02</b>	<b>3.9</b>	<b>1.3</b>	<b>*n 62.4</b>

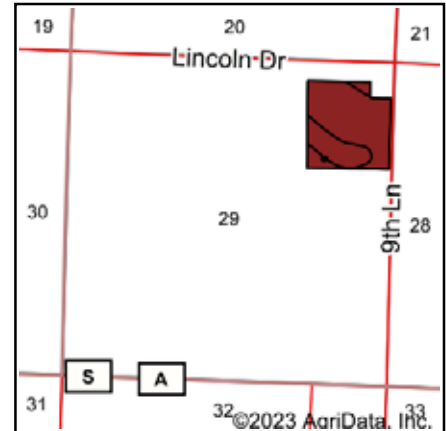
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tract 14



State: **Wisconsin**  
 County: **Marathon**  
 Location: **29-30N-5E**  
 Township: **Hamburg**  
 Acres: **41.86**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: W1073, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
FnB	Freeon silt loam, 2 to 6 percent slopes	31.01	74.1%		lle			62
MaB	Magnor silt loam, 0 to 4 percent slopes	10.85	25.9%		llw	97	33	64
<b>Weighted Average</b>					<b>2.00</b>	<b>25.1</b>	<b>8.6</b>	<b>*n 62.5</b>

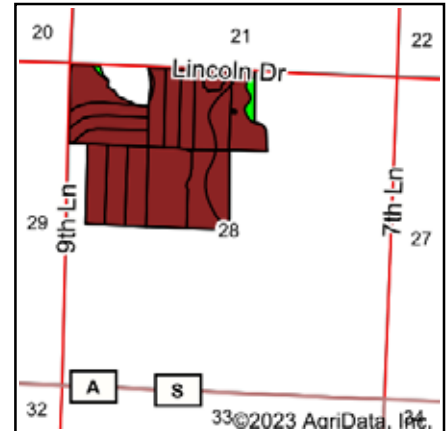
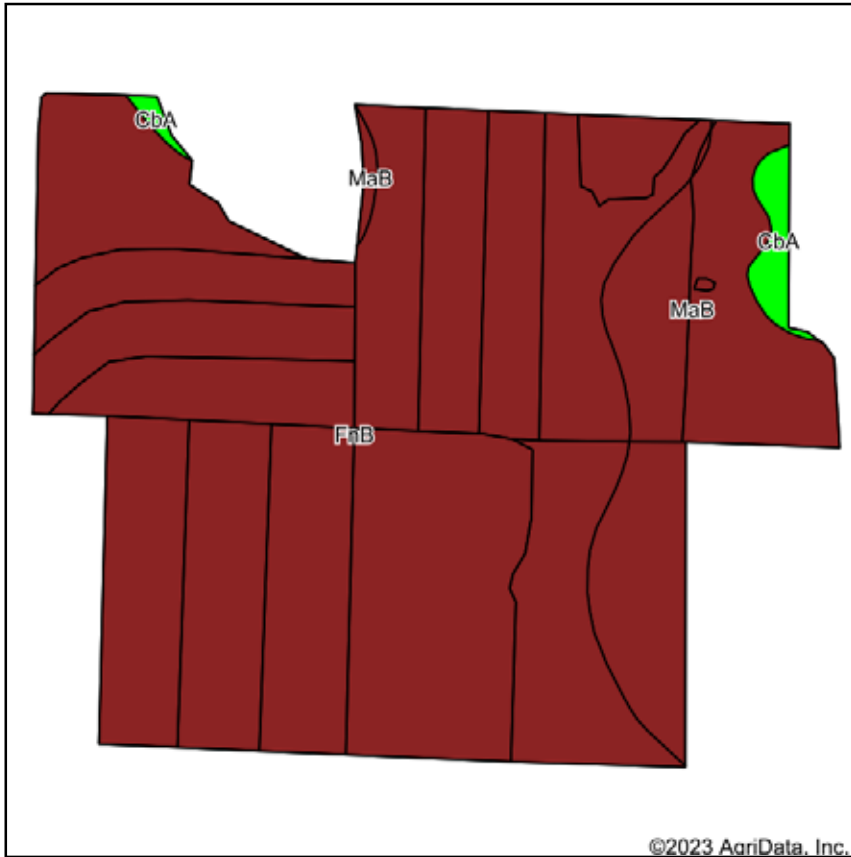
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tracts 15-17



State: **Wisconsin**  
 County: **Marathon**  
 Location: **28-30N-5E**  
 Township: **Hamburg**  
 Acres: **153.04**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
FnB	Freeon silt loam, 2 to 6 percent slopes	123.90	81.0%		Ile			62
MaB	Magnor silt loam, 0 to 4 percent slopes	26.73	17.5%		Ilw	97	33	64
CbA	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	2.41	1.6%		Vlw	37	12	44
<b>Weighted Average</b>					<b>2.06</b>	<b>17.5</b>	<b>6</b>	<b>*n 62.1</b>

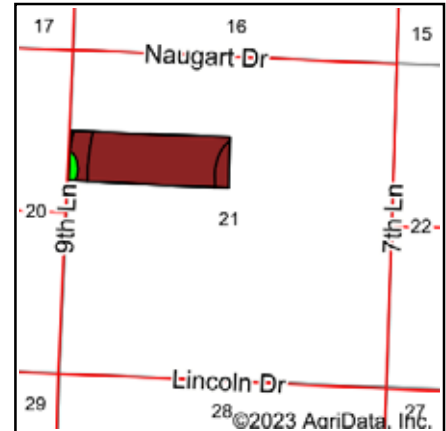
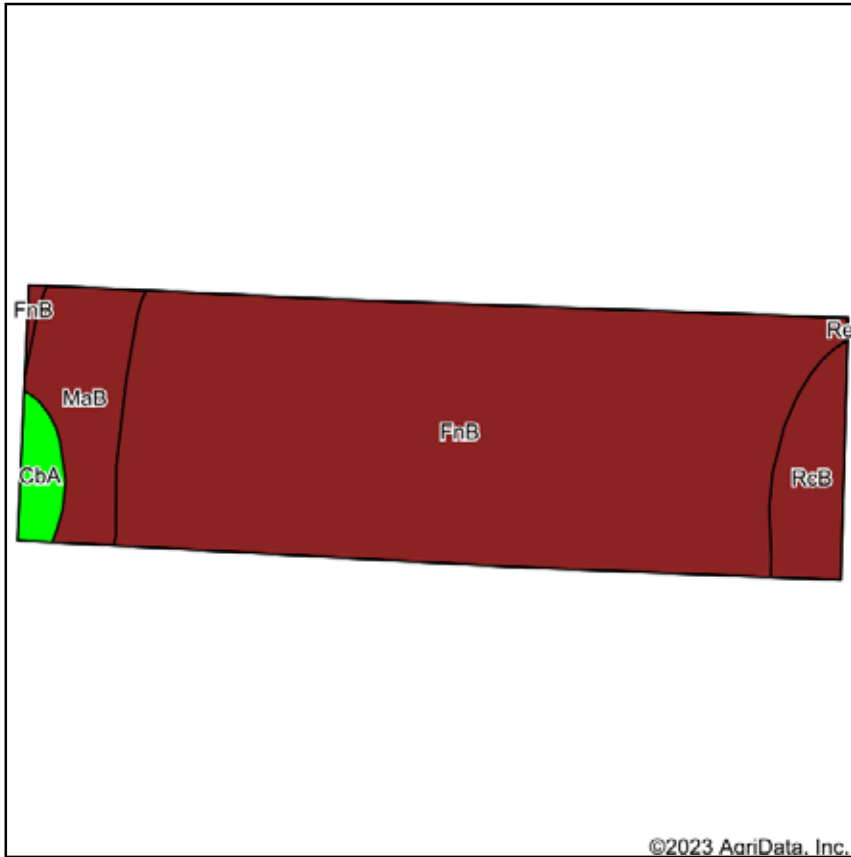
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tract 18



State: **Wisconsin**  
 County: **Marathon**  
 Location: **21-30N-5E**  
 Township: **Hamburg**  
 Acres: **49.08**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI073, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
FnB	Freeon silt loam, 2 to 6 percent slopes	40.04	81.6%		Ile			62
MaB	Magnor silt loam, 0 to 4 percent slopes	4.57	9.3%		Ilw			64
RcB	Rietbrock silt loam, 1 to 8 percent slopes	3.22	6.6%		Ile	85	28	70
CbA	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	1.25	2.5%		Vlw			44
<b>Weighted Average</b>					<b>2.10</b>	<b>5.6</b>	<b>1.8</b>	<b>*n 62.3</b>

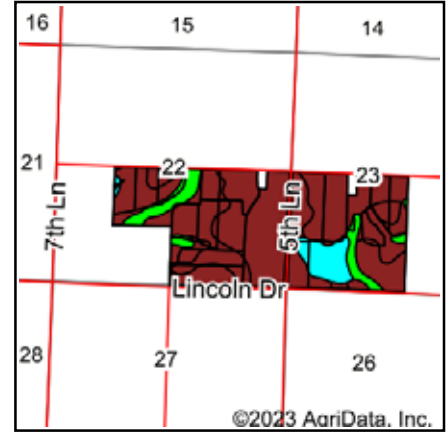
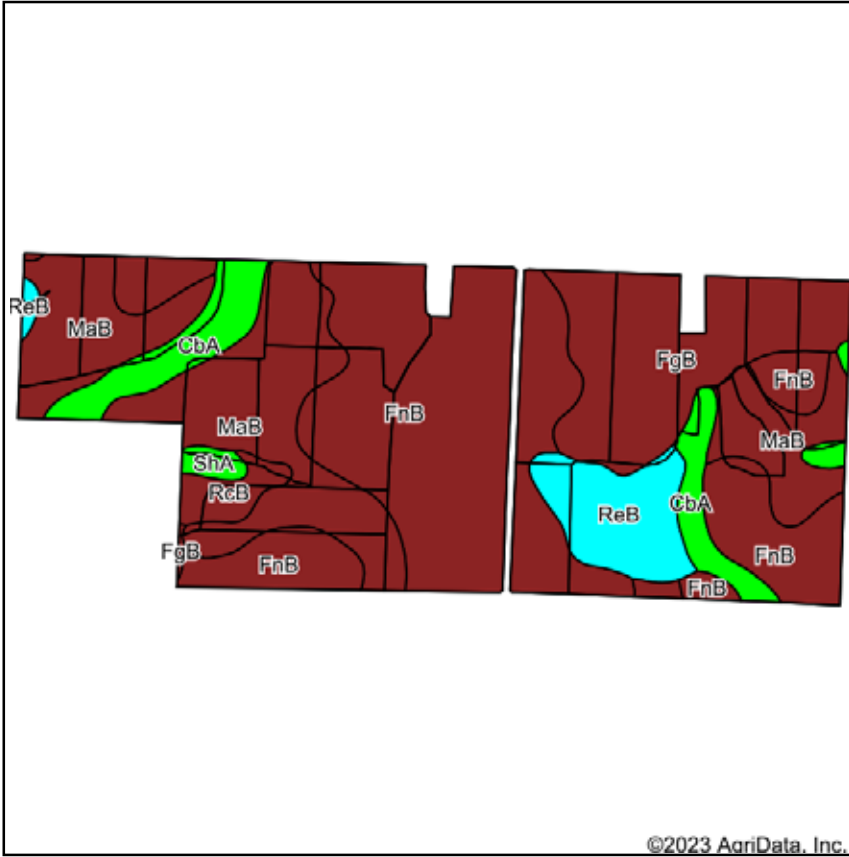
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tracts 19-23



State: **Wisconsin**  
 County: **Marathon**  
 Location: **22-30N-5E**  
 Township: **Hamburg**  
 Acres: **343.12**  
 Date: **4/27/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Area Symbol: WI073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
FnB	Freeon silt loam, 2 to 6 percent slopes	143.21	41.7%		Ile			62
MaB	Magnor silt loam, 0 to 4 percent slopes	91.90	26.8%		Ilw			64
FgB	Fenwood-Rozellville silt loams, 2 to 6 percent slopes	51.31	15.0%		Ile	100	33	56
CbA	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	25.27	7.4%		Vlw			44
ReB	Rietbrock silt loam, 1 to 8 percent slopes, stony	22.33	6.5%		Ills			67
RcB	Rietbrock silt loam, 1 to 8 percent slopes	6.48	1.9%		Ile	85	28	70
ShA	Sherry silt loam, 0 to 3 percent slopes	2.62	0.8%		Vlw			52
<b>Weighted Average</b>					<b>2.39</b>	<b>16.6</b>	<b>5.5</b>	<b>*n 60.7</b>

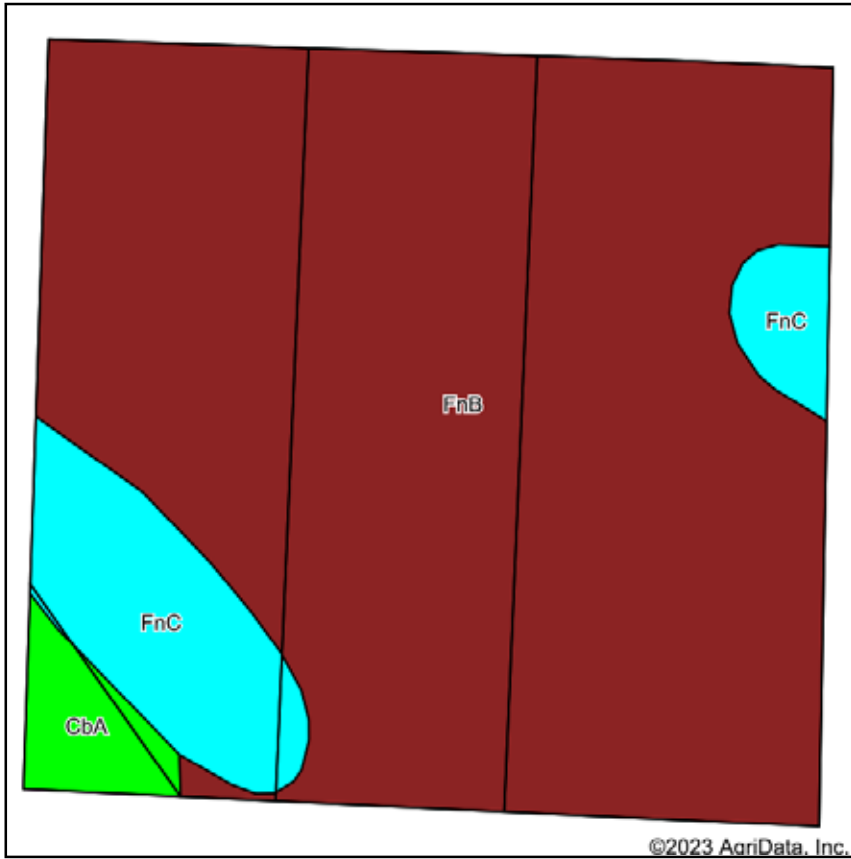
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

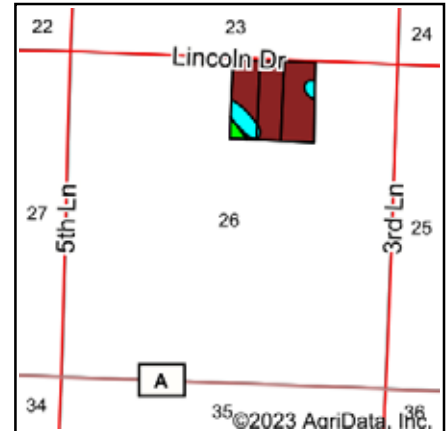
Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tract 24



Soils data provided by USDA and NRCS.



State: **Wisconsin**  
 County: **Marathon**  
 Location: **26-30N-5E**  
 Township: **Hamburg**  
 Acres: **40.3**  
 Date: **4/27/2023**



Area Symbol: WI073, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	
FnB	Freeon silt loam, 2 to 6 percent slopes	34.62	85.9%		Ile			62	
FnC	Freeon silt loam, 6 to 12 percent slopes	4.46	11.1%		IIle	102	35	60	
CbA	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	1.22	3.0%		VIW	37	12	44	
<b>Weighted Average</b>						<b>2.23</b>	<b>12.4</b>	<b>4.2</b>	<b>*n 61.2</b>

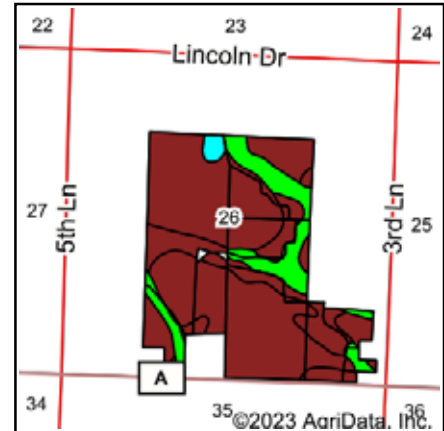
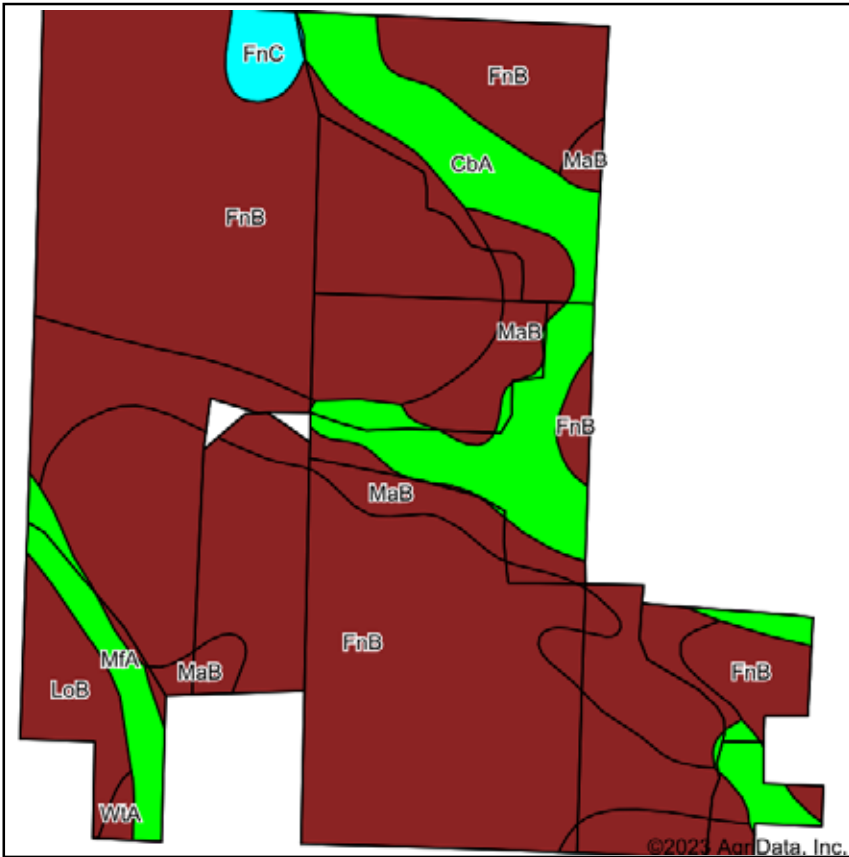
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tracts 25-27



State: **Wisconsin**  
 County: **Marathon**  
 Location: **26-30N-5E**  
 Township: **Hamburg**  
 Acres: **250.06**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI073, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
FnB	Freeon silt loam, 2 to 6 percent slopes	163.05	65.2%		Ile			62
MaB	Magnor silt loam, 0 to 4 percent slopes	36.79	14.7%		Ilw			64
CbA	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	28.90	11.6%		Vlw			44
LoB	Loyal silt loam, 1 to 6 percent slopes	7.42	3.0%		Ile			61
MfA	Marshfield silt loam, 0 to 2 percent slopes	6.08	2.4%		Vlw			57
FgB	Fenwood-Rozellville silt loams, 2 to 6 percent slopes	3.86	1.5%		Ile	100	33	56
FnC	Freeon silt loam, 6 to 12 percent slopes	3.19	1.3%		Ille			60
WtA	Withee silt loam, 0 to 3 percent slopes	0.77	0.3%		Ilw			66
<b>Weighted Average</b>					<b>2.57</b>	<b>1.5</b>	<b>0.5</b>	<b>*n 60</b>

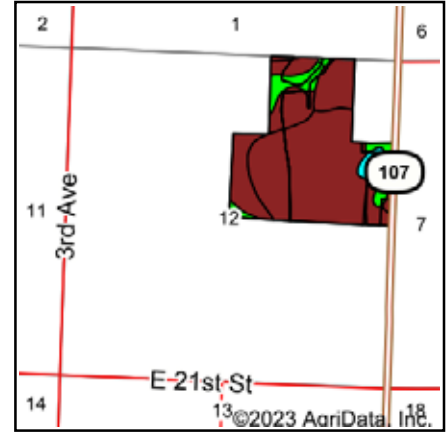
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOIL MAPS

## Tract 28



State: **Wisconsin**  
 County: **Marathon**  
 Location: **12-29N-5E**  
 Township: **Rib Falls**  
 Acres: **120.61**  
 Date: **4/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	
FnB	Freeon silt loam, 2 to 6 percent slopes	65.67	54.4%		Ile			62	
MaB	Magnor silt loam, 0 to 4 percent slopes	23.76	19.7%		Ilw			64	
FgB	Fenwood-Rozellville silt loams, 2 to 6 percent slopes	10.69	8.9%		Ile	100	33	56	
CbA	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	5.70	4.7%		Vlw			44	
ShA	Sherry silt loam, 0 to 3 percent slopes	5.05	4.2%		Vlw			52	
WtA	Withee silt loam, 0 to 3 percent slopes	4.24	3.5%		Ilw			66	
AmC	Amery silt loam, 5 to 15 percent slopes	4.21	3.5%		Ille	80	26	53	
MfA	Marshfield silt loam, 0 to 2 percent slopes	1.29	1.1%		Vlw			57	
<b>Weighted Average</b>						<b>2.43</b>	<b>11.7</b>	<b>3.8</b>	<b>*n 60.4</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# SOIL TESTS

# SOIL TESTS

## Tracts 13-22, 24 & 26-28

### FM6: Soil Test Report

Reported For	Albrecht Family Farms Ltd
Printed	2023-03-17
Plan Completion/Update Date	2023-02-07
SnapPlus Version	20.4 built on 2021-06-03
C:\Users\Aden\OneDrive - Crop IMS\Crop IMS\Clients\Agronomy Clients\Double P Dairy LLC\2023 WPDES NMP\Albrecht Family Farms 2022.snapDb	

Prepared for:  
 Albrecht Family Farms Ltd  
 attn:Willie Albrecht  
 R381 E. Townline Rd.  
 Athens, 54411

Prepared by: Crop IMS  
 5944 Maplewood Rd  
 Vesper, 54489  
 715-572-3625, psturgis@cropims.com

### WPDES Permitted Farm

	Field Name	Subfarm	Acres	Predominant		Soil Test Date	Soil Test Lab	Lab Number	Samples		in ppm					
				Soil Map Symbol	Soil Name				Rec. #	Actual #	pH	OM%	P	K	S	CEC
Tract 27 →	101	Kallep	132.2	FnB	FREEON	2020-07-02	AgSource	752774	26	7	6.9	3.0	46	229	0	0
Tract 26 →	106	Kallep	73.6	FnB	FREEON	2019-07-25	AgSource	732662	15	15	6.7	3.1	26	91	4	9
Tract 13 →	151	Baalsch	126.9	FnB	FREEON	2021-07-19	AgSource	775300	25	26	6.7	3.2	29	113	9.3	11





# SOIL TESTS

## Tracts 13-22, 24 & 26-28

AlbrechtFamilyFarmsLtd

SnapPlus Soil Test Report

03/17/2023

	Field Name	Subfarm	Acres	Predominant		Soil Test Date	Soil Test Lab	Lab Number	Samples		in ppm					
				Soil Map Symbol	Soil Name				Rec. #	Actual #	pH	OM%	P	K	S	CEC
Tract 28 →	350	Ostrowski	94.6	FnB	FREEON	2014-02-27	default		19	1	6.5	3.0	101	100	0	0
Tract 20 →	430	Walker	82.7	MaB	MAGNOR	2022-07-01	AgSource	793865	7	17	6.3	4.2	79	215	10	11
Tract 22 →	431	Walker	63.2	FgB	FENWOOD	2022-07-01	AgSource	793865	6	13	6.3	3.8	59	158	7.1	10
Tract 22 →	432	Walker	25.4	FgB	FENWOOD	2022-07-01	AgSource	793865	5	5	6.1	3.6	35	81	6.5	10
Tract 19 →	433	Walker	29	MaB	MAGNOR	2022-07-01	AgSource	793865	6	6	6.3	3.6	48	123	6.6	10
Tract 24 →	436	Walker	37.6	FnB	FREEON	2022-07-01	AgSource	793865	4	8	6.3	3.6	47	181	10.3	11
Tract 21 →	437	Walker	53.5	FnB	FREEON	2018-07-17	AgSource	712769	11	11	6.5	3.5	39	116	0	0

# SOIL TESTS

## Tract 28

angie@schraderauction.com 2023-06-09



**DAIRYLAND**  
Laboratories, Inc.

Fall Line Capital  
119 South B St  
San Mateo, CA 94401  
Telephone: 715-933-1052

Lab No. 8S6816  
State: WI  
County: 3  
Account: 80005  
Date Received: 12/5/2019  
Date Processed: 12/5/2019

**Submitted By:**

Fall Line Farms  
SOIL ACCOUNT/Jennie-O  
Rice Lake, WI 54868

**Grower:**

FLF Forward  
, WI

**Field:**

Ostrowski

**Acres:**

3

**Slope:**

Freeon

**Soil Name**

6.0

**Plow Depth:**

N

**Irrigated:**

N

**Tiled:**

N

### Laboratory Analysis

Sample No.	Text Code	Est CEC	Soil pH	O.M. %	P ppm	K ppm	Ca ppm	Mg ppm	B ppm	Mn ppm	Zn ppm	SO4-S ppm	Density	Buffer pH	60-69 Lime
2	2	6	5.8	3.3	16	139	770	160	0.4	87	1.0	9.5	1.01	6.6	2.0
3	2	7	5.7	3.5	17	146	850	180	0.4	136	1.5	6.5	0.99	6.5	3.0
4	2	8	5.8	3.6	19	90	1070	190	0.4	133	1.6	7.7	0.95	6.6	2.0
5	2	8	6.0	3.5	24	86	1210	150	0.3	77	1.9	10.1	1.00	6.6	2.0
8	2	8	5.7	3.6	29	156	1110	150	0.3	78	2.1	8.2	0.97	6.7	2.0
10	2	10	6.2	4.0	22	124	1260	240	0.4	132	1.9	6.6	0.92	6.7	0.0
11	2	8	5.7	3.7	22	91	1070	120	0.4	100	1.4	8.7	0.95	6.6	2.0
13	2	8	5.5	3.2	18	65	1020	220	0.4	117	1.3	11.9	0.98	6.6	2.4
15	2	4	4.9	3.8	11	87	540	100	0.3	143	2.1	13.0	0.96	6.0	11.8
16	2	6	5.1	4.0	10	101	690	110	0.4	163	2.5	10.9	0.92	6.2	8.7
20	2	5	5.0	3.8	7	71	600	90	0.3	104	2.0	11.7	0.93	6.1	10.2
21	2	5	5.1	3.3	12	70	710	100	0.4	94	2.7	8.1	0.95	6.3	7.4
<b>Adj. Avg:</b>		7	5.5	3.6	15	92	908	151	0.4	114	1.8	9.4			

### Interpretation

	Very Low	Low	Medium	Optimum	High	Very High	Excessive
Phosphorus		Low					
Potassium		Low					
Soil pH		Low					
Calcium				Optimum			
Magnesium				Optimum			
Boron		Low					
Manganese					High		
Zinc		Low					
Sulfur			Medium				

\* A lime recommendation is calculated only when soil pH is more than 0.2 units below the optimum pH.

\* Starter fertilizer (e.g. 10+20+20 lbs. N+P2O5+K2O/a) is advisable for row crops on soils slow to warm in the spring.

\* A soil nitrate test may better estimate actual corn N needs.

\* If alfalfa will be maintained for more than three years, increase recommended K2O by 20% each year.

# SOIL TESTS

## Tract 28

angie@schraderauction.com 2023-06-09



**DAIRYLAND**  
Laboratories, Inc.

**Fall Line Capital**  
119 South B St  
San Mateo, CA 94401  
**Telephone:** 715-933-1052

**Lab No.:** 8S6816  
**State:** WI  
**County:** 3  
**Account:** 80005  
**Date Received:** 12/5/2019  
**Date Processed:** 12/5/2019

**Submitted By:**

Fall Line Farms  
SOIL ACCOUNT/Jennie-O  
Rice Lake, WI 54868

**Grower:**

FLF Forward  
, WI

**Field:**

Ostrowski

**Acres:**

**Slope:**

**Soil Name**

**Plow Depth:**

**Irrigated:**

**Tiled:**

Freeon

6.0

N

N

### Wisconsin Nutrient Recommendations

Cropping Sequence	Yield Goal	Nutrient Needs			Fertilizer Credits				Nutrients to Apply		
		N	P2O5	K2O	Leg. N	Man. N	P2O5	K2O	N	P2O5	K2O
		lbs/A			lbs/A				lbs/A		
Ginseng	1000-3000 lb	40	70	130					40	70	130
Corn, grain	171-190 bu	165	100	80					165	100	80
Soybean, grain	46-55 bu		70	100						70	100
Corn, grain	171-190 bu	120	100	80					120	100	80

Lime required for this rotation to reach pH 6.3 is 5.0 T/A of 60-69 lime or 4.0 T/A 80-89 lime.

\* A lime recommendation is calculated only when soil pH is more than 0.2 units below the optimum pH.

\* Starter fertilizer (e.g. 10+20+20 lbs. N+P2O5+K2O/a) is advisable for row crops on soils slow to warm in the spring.

\* A soil nitrate test may better estimate actual corn N needs.

\* If alfalfa will be maintained for more than three years, increase recommended K2O by 20% each year.

# SOIL TESTS

## Tract 28

angie@schraderauction.com 2023-06-09



**DAIRYLAND**  
Laboratories, Inc.

**Fall Line Capital**  
119 South B St  
San Mateo, CA 94401  
**Telephone:** 715-933-1052

**Lab No.** 8S6816  
**State:** WI  
**County:** 3  
**Account:** 80005  
**Date Received:** 12/5/2019  
**Date Processed:** 12/5/2019

**Submitted By:**

Fall Line Farms  
SOIL ACCOUNT/Jennie-O  
Rice Lake, WI 54868

**Grower:**

FLF Forward  
, WI

**Field:**

Ostrowski  
**Acres:**  
**Slope:**  
**Soil Name** Freeon  
**Plow Depth:** 6.0  
**Irrigated:** N  
**Tiled:** N

### Additional Information

% BASE SATURATION (AVG):		CA: 66.7	MG: 18.5	K: 3.5	%ACID SATURATION: 11.3
Estimated Nitrogen Release: 72 lbs N/APL					
SAMPLE: 2	% BASE SATURATION:	CA: 62.7	MG: 21.7	K: 5.8	%ACID SATURATION: 9.8
SAMPLE: 3	% BASE SATURATION:	CA: 62.1	MG: 21.9	K: 5.5	%ACID SATURATION: 10.5
SAMPLE: 4	% BASE SATURATION:	CA: 68.9	MG: 20.4	K: 3.0	%ACID SATURATION: 7.7
SAMPLE: 5	% BASE SATURATION:	CA: 74.5	MG: 15.4	K: 2.7	%ACID SATURATION: 7.4
SAMPLE: 8	% BASE SATURATION:	CA: 72.3	MG: 16.3	K: 5.2	%ACID SATURATION: 6.2
SAMPLE: 10	% BASE SATURATION:	CA: 69.2	MG: 22.0	K: 3.5	%ACID SATURATION: 5.3
SAMPLE: 11	% BASE SATURATION:	CA: 74.5	MG: 13.9	K: 3.2	%ACID SATURATION: 8.4
SAMPLE: 13	% BASE SATURATION:	CA: 66.2	MG: 23.8	K: 2.2	%ACID SATURATION: 7.8
SAMPLE: 15	% BASE SATURATION:	CA: 53.2	MG: 16.4	K: 4.4	%ACID SATURATION: 26.0
SAMPLE: 16	% BASE SATURATION:	CA: 60.5	MG: 16.1	K: 4.5	%ACID SATURATION: 18.9
SAMPLE: 20	% BASE SATURATION:	CA: 58.5	MG: 14.6	K: 3.5	%ACID SATURATION: 23.4
SAMPLE: 21	% BASE SATURATION:	CA: 64.3	MG: 15.1	K: 3.2	%ACID SATURATION: 17.4

----- CORN NITROGEN RECOMMENDATIONS -----

- Your Nitrogen Recommendation was determined using a N:Corn price ratio of 0.10. Please consider using the attached guidelines to choose application rates from a range or to use a different price ratio.
- For determining Nitrogen Application Rate, your yield potential code is High.
- If there is > 50% residue cover at planting, use the upper end of the range from Table 2 of the worksheet.
- When small grains are the previous crop on medium and fine textured soils, use the mid to low end of the range from Table 2 of the worksheet.
- If 100% of the N will come from organic sources, use the top end of the range from Table 2 of the worksheet. In addition, up to 20 lb N/a in starter fertilizer may be applied in this situation.
- For medium and fine textured soils, use the low end of the range from Table 2 of the worksheet when O.M. is 10% or more or use the high end of the range when O.M. is < 2%.
- If there is a likelihood of residual N, then use the low end of the range from Table 2 of the worksheet or use the high end of the range and subtract preplant nitrate test (PPNT) credits.

Freeon - loamy soil/high yield potential

Yr 2,4: If corn is harvested for silage instead of grain add extra 30 lbs P2O5 per acre and 90 lbs K2O per acre to next crop.

Starter fertilizer (e.g. 10+20+20 lbs N+P2O5+K2O/a) is advisable for row crops on soils slow to warm in the spring.

Some parts of this field are more acid and may require additional lime.

If lime has been applied in the last two years, more lime may not be needed due to incomplete reaction.

Retest fields used for these high value crops every 2 years.

Parts of this field may not benefit from liming. Please see the unadjusted lime requirements in the Laboratory Analysis section.

Recommended rates are the total amount of nutrients to apply (N-P-K), including starter fertilizer.

\* Note additional tests, as requested.

Response to added Ca is unlikely.

Soil Mg is optimum. Maintain level with dolomitic lime.

See Chapter 8, page 63 of publication A2809 for information on the sulfur application guidelines for Wisconsin.

Yr 2,3,4: Confirm the need for B by plant analysis.

Yr 1: Response to B is unlikely.

\* A lime recommendation is calculated only when soil pH is more than 0.2 units below the optimum pH.

\* Starter fertilizer (e.g. 10+20+20 lbs. N+P2O5+K2O/a) is advisable for row crops on soils slow to warm in the spring.

\* A soil nitrate test may better estimate actual corn N needs.

\* If alfalfa will be maintained for more than three years, increase recommended K2O by 20% each year.



# SOIL TESTS

## Tract 28

angie@schraderauction.com 2023-06-09



**DAIRYLAND**  
Laboratories, Inc.

**Fall Line Capital**  
119 South B St  
San Mateo, CA 94401  
**Telephone:** 715-933-1052

**Lab No.** 8S6816  
**State:** WI  
**County:** 3  
**Account:** 80005  
**Date Received:** 12/5/2019  
**Date Processed:** 12/5/2019

**Submitted By:**

Fall Line Farms  
SOIL ACCOUNT/Jennie-O  
Rice Lake, WI 54868

**Grower:**

FLF Forward  
, WI

**Field:**

Ostrowski

**Acres:**

**Slope:**

**Soil Name** Freeon

**Plow Depth:** 6.0

**Irrigated:** N

**Tiled:** N

### Additional Information

Yr 1,2,3,4: Response to Mn is unlikely.  
Yr 2,3,4: Confirm the need for Zn by plant analysis.  
Yr 1: Response to Zn is unlikely.

\* A lime recommendation is calculated only when soil pH is more than 0.2 units below the optimum pH.

\* Starter fertilizer (e.g. 10+20+20 lbs. N+P2O5+K2O/a) is advisable for row crops on soils slow to warm in the spring.

\* A soil nitrate test may better estimate actual corn N needs.

\* If alfalfa will be maintained for more than three years, increase recommended K2O by 20% each year.



# PHOTOS

# PHOTOS

*TRACTS 1 & 2*



*TRACT 3*



# PHOTOS

*TRACT 3*



*TRACT 4*



# PHOTOS

*TRACT 5*



*TRACTS 6 & 7*



# PHOTOS

*TRACT 8*



*TRACT 9*



# PHOTOS

*TRACT 10*



*TRACT 11*





# PHOTOS

*TRACT 12*



*TRACT 13*



# PHOTOS

*TRACT 14*



*TRACT 15*



# PHOTOS

*TRACTS 16 & 17*



*TRACT 18*



# PHOTOS

*TRACT 19*



*TRACTS 20 & 21*



# PHOTOS

*TRACTS 22 & 23*



*TRACT 24*



# PHOTOS

*TRACT 25*



*TRACT 26*



# PHOTOS

*TRACT 27*



*TRACT 28*





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