

**QUALITY
TILLABLE**

Land Auction

7,428[±]
acres



Barron, Dunn, Polk & Chippewa Counties, WI

5,113[±]
acres

Offered in 75 Tracts



Held at Barron Area Community Center - Barron, WI

Wednesday, August 23 • 10am

HUNTING & RECREATIONAL OPPORTUNITIES



Marathon & Clark Counties, WI

2,315[±]
acres

Offered in 28 Tracts



Held at Holiday Inn Conference Center - Marshfield, WI

Thursday, August 24 • 1pm

 Online Bidding Available

800.451.2709
www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

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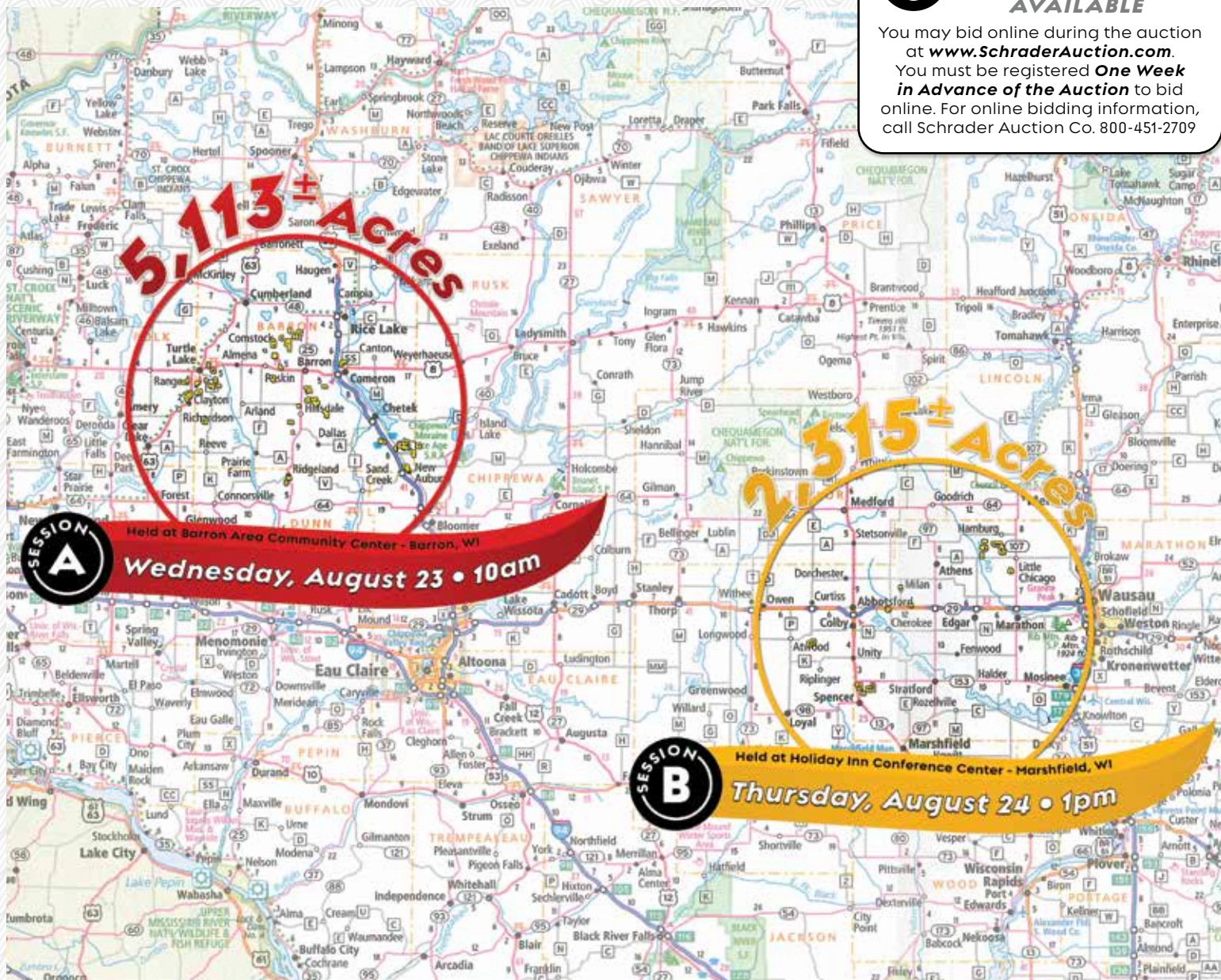
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Barron, Dunn, Polk, Marathon, Clark & Chippewa Counties, WI



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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!

Seller: FLF Forward LLC, FLF Herrman LLC, & FLF Rib Falls LLC

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)

MAJOR TILLABLE *Land Auction*

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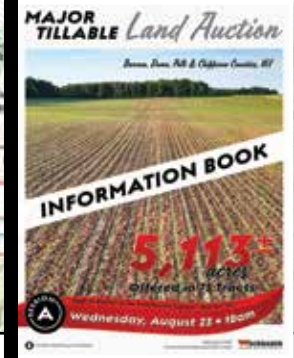
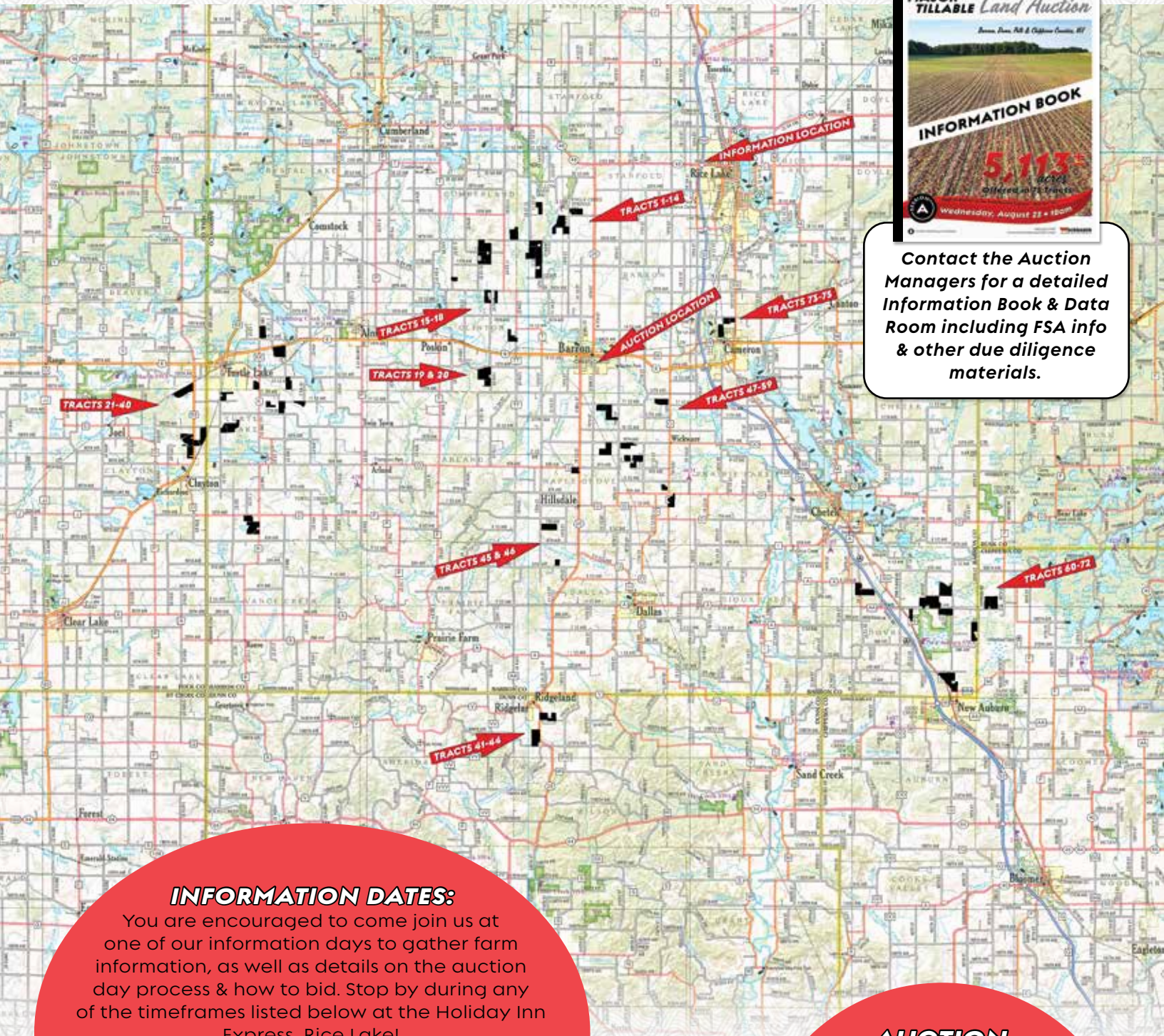
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Barron, Dunn, Polk & Chippewa Counties, WI

Location Overview



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

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

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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5,113[±] acres

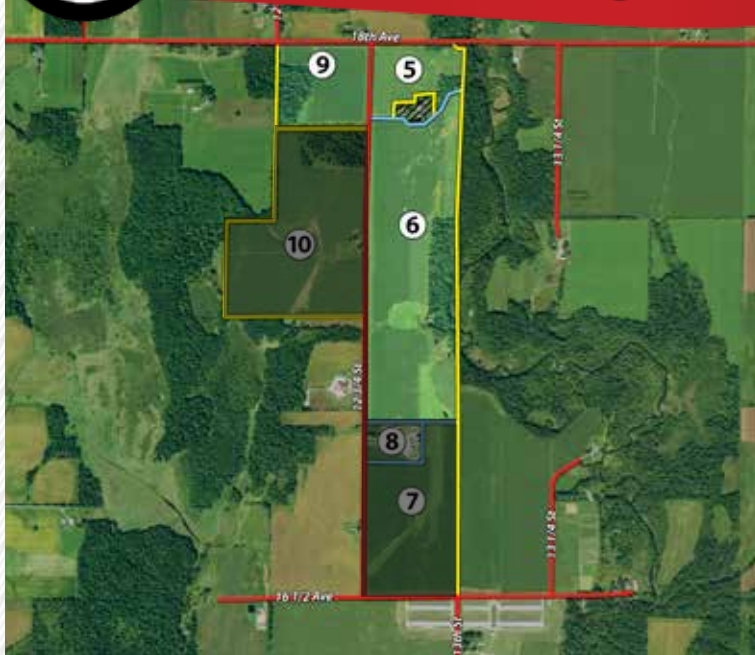
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Opportunities*

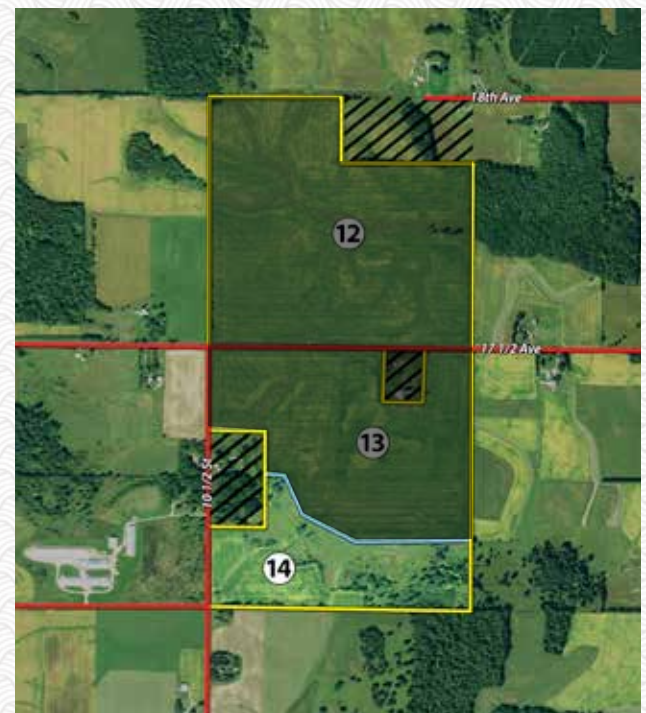


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TRACT	ACRES	TILLABLE ACRES	NOTES
5	26±	20±	Mixture of tillable & recreational land, great hunting potential. See Lithos Carbon Agreement on leading edge field carbon sequestration treatment
6	131±	99±	Soils consist of Anigon Silt Loam & Spencer Silt Loam. Mixture of tillable & wooded recreational land
9	37±	25±	Great opportunity for tillable farmland & recreation. See Information Book & Data Room for Drainage tile maps



TRACT	ACRES	TILLABLE ACRES	NOTES
14	49±	16±	Great hunting & recreational tract w/ income potential

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**SESSION
A**

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TRACTS 31 & 32



TRACT 35

TRACT	ACRES	TILLABLE ACRES	NOTES
31	33±	16±	Great potential hunting & recreational property!
35	100±	30±	Prime hunting property with lake & active wildlife

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TRACT	ACRES	TILLABLE ACRES	NOTES
40	26±	10±	Great hunting & recreational opportunities!
44	38±	0±	Excellent hunting & recreational property

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5,113± acres

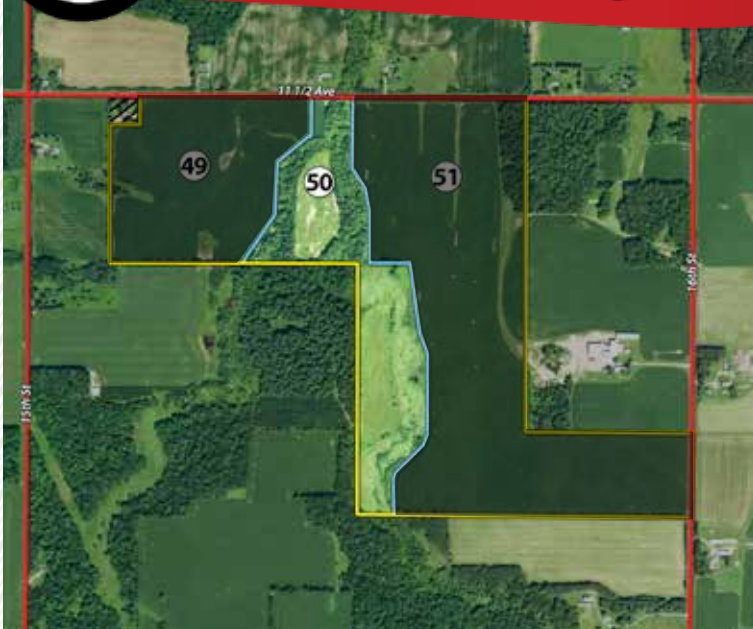
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TRACT	ACRES	TILLABLE ACRES	NOTES
50	40±	11±	Great hunting & recreational property. Many signs of wildlife
52	86±	62±	Mixture of quality tillable & recreational land!



TRACT	ACRES	TILLABLE ACRES	NOTES
61	76±	58±	Tillable farmland with 15± acres of recreational land
68	74.5±	2±	Great recreational property with access from 285th Ave
69	97±	69±	Contains productive farmland & recreational land



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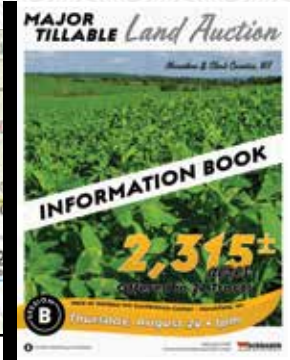
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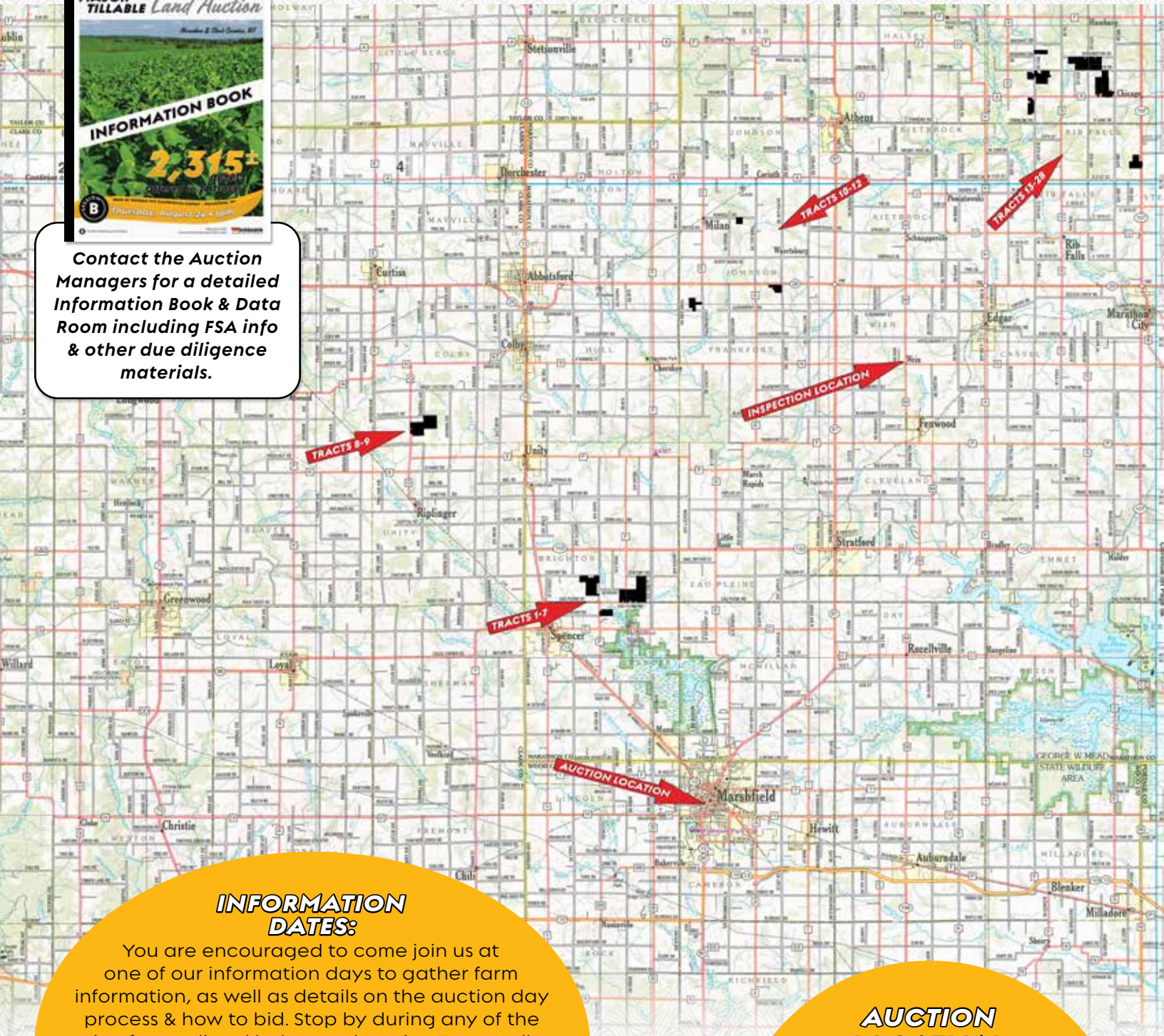
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AUCTION LOCATION:

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

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Land Auction

Marathon & Clark Counties, WI

2,315[±] acres

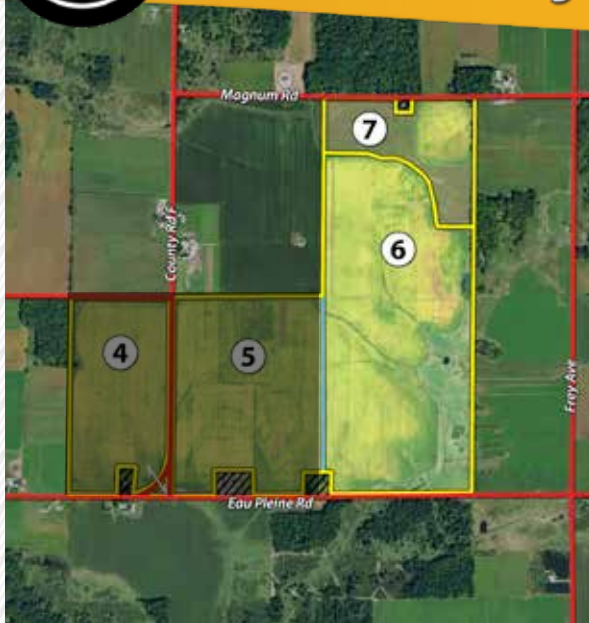
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TRACTS 5-7

TRACT	ACRES	TILLABLE ACRES	NOTES
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



TRACTS 16 & 17



TRACT	ACRES	TILLABLE ACRES	NOTES
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

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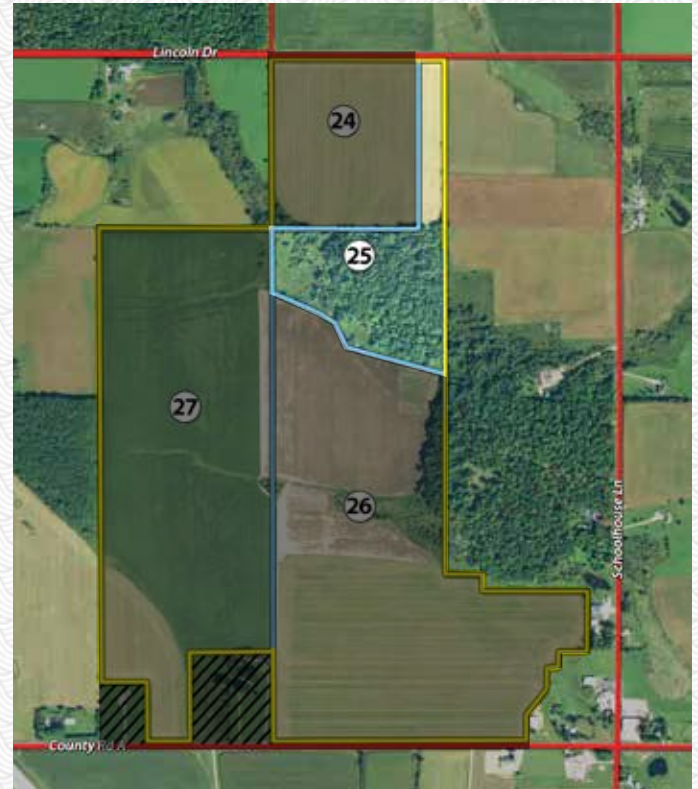
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TRACT	ACRES	TILLABLE ACRES	NOTES
19	50±	30±	Good mix of tillable & recreational land
23	57±	0.5±	Hunters! This is one of the few predominantly wooded offerings in the sale. Be sure to inspect this tract yourself for boundless recreational opportunities
25	32±	5.5±	Another solid hunting property with a mix of trees & open grassland, creating solid shooting lanes

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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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