

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

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr.,  
Columbia City, IN 46725

**AUCTION MANAGER:  
CHRIS HOFFMAN,  
608-885-0005**

Christopher J. Hoffman, 91134-94  
Schrader Real Estate & Auction Co Inc  
WI Auction Company 116-053  
WI Brokerage 937019-91  
Auctioneer: Rex D. Schrader II, a registered Wisconsin  
auctioneer (#2669-52)  
Terms: 10% down payment due when bidding concludes;  
balance due at real estate closing.  
3% Buyer's Premium



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**800.451.2709**  
**SchraderAuction.com**

*Grant County, WI*

- 160± PRODUCTIVE TILLABLE LAND
- EXCELLENT WHITETAIL HUNTING!!!
- CLOSE TO CLASS 1 TROUT STREAMS

*Wisconsin Real Estate*  
**AUCTION**

**Thursday, October 12 • 6:00 pm CT**



**800.451.2709**  
**SchraderAuction.com**

**220±**  
OFFERED IN 1 TRACT  
*Acres*  
*Grant County, WI*

**OCTOBER 2023**

SUN	MON	TUE	WED	THU	FRI	SAT
1	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				

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**AUCTION**

**Thursday, October 12 • 6:00 pm CT**

Held at The AmericInn and  
Banquet Facility, 1700 Elm St.  
Boscobel, WI 53805

Call 800.451.2709 or Visit [SchraderAuction.com](http://SchraderAuction.com) For More Information





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Wisconsin Real Estate  
**AUCTION**

Thursday, October 12 • 6:00 pm CT

**AUCTION LOCATION:** The AmericInn and Banquet Facility, 1700 Elm St., Boscobel, WI 53805



**PROPERTY LOCATION:**  
7815 Rosendale Rd., Woodman, WI 53827  
7819 Rosendale Rd., Woodman, WI 53827

**DIRECTIONS:** From Fennimore: Head west on Rt 18. Turn right onto Hunter's Hollow Rd. Then turn right onto County Rd K. In 6.6 miles, turn right on Rosendale Rd. In one mile, the driveway is on the right.  
From Prairie du Chien: Head south on WI-35S. Turn left onto County Rd C, heading east for 13 miles. Turn left onto WI-133 North. In one mile, turn right onto County Rd K. Take the next left onto Rosendale Rd and the driveway is in one mile on the right.

**GENERAL DESCRIPTION:**

Located in the heart of Wisconsin's driftless region, this 220± acre farm with 160± tillable acres provides not only one of the most scenic views you will find in this area but some of the finest Whitetail hunting on the farm itself along with Class 1 trout streams close enough to be reached by UTV. This farm and area have produced some of the most impressive bucks in the state topping scores of 200". One of the two houses located on this farm has incredible potential for the perfect hunting and fishing getaway. The crop ground has been well managed making for a great farm to operate or rent as investment.

Tract is subject to a **FIRST RIGHT OF REFUSAL**. The high bidder on Tract (other than the beneficiary of the first right of refusal) will be compensated in accordance with the terms of the purchase documents if the high bid is accepted by the Seller but Tract is then acquired by the beneficiary pursuant to the First Right of Refusal. Contact the Auction Company for more information.



**INSPECTION DATES:**  
Saturday, September 16 • 10am-1pm  
Tuesday, September 26 • 3-6pm  
Meet a Schrader Representative at the Farm



**TERMS AND CONDITIONS:**  
**BIDDING PROCEDURE:** The property will be offered as a total 220± acre unit. There will be open bidding during the auction as determined by the Auctioneer.  
**PURCHASE CONTRACT:** Immediately after the close of bidding, any high bidder will sign a purchase contract in the form provided in the bidder packets. All information in this brochure and/or other marketing materials is subject to the terms and 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.  
**LETTER OF CREDIT:** In accordance with the Right of First Refusal, the high bidder must provide 1) a written loan commitment from a bank agreeing to lend the money to make the purchase without conditions for the loan other than the prospective Grantee granting the bank a first mortgage upon the subject property, OR 2) an unconditional letter of credit from a bank agreeing to extend the credit to pay the purchase price for the property  
**BUYERS PREMIUM:** A 3% Buyers Premium will be added to the bid amount to arrive at the purchase price.  
**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 and buildings upon closing. Pre-closing access available for hunting purposes.  
**REAL ESTATE TAXES:** Seller to pay 2023 taxes due in 2024. Buyer responsible for taxes thereafter.  
**DELIVERY OF TITLE:** The property will be conveyed by 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 and 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 to record the conveyance or if otherwise deemed appropriate in Seller's sole discretion. Any such survey will otherwise be determined solely by Seller. Unless otherwise provided, the purchase price will be adjusted at closing to reflect any difference between advertised surveyed acres.  
**TRACT MAPS/ACRES:** Advertised map 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 and Auction Company disclaim any responsibility for the safety of prospective bidders and other persons during any on-site inspection. No person shall be deemed an invitee solely by virtue of the property 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. Auction Company assumes no liability for any inaccuracies, errors or omissions.  
**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are agents of the Seller only.  
**CONDUCT OF AUCTION:** The conduct of the auction; increments of bidding will be at the direction and discretion of the auctioneer. All decisions of the auctioneer at the auction are final. Seller and 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.  
**STOCK PHOTOGRAPHY:** Some animal photos are for illustrative purposes only and are not of the auction property.



Call 800.451.2709 or Visit [SchraderAuction.com](http://SchraderAuction.com) For More Information

**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://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.

**OWNERS:** Clifford and Trudy Wachter  
**AUCTION MANAGER:** Chris Hoffman, 608-885-0005

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