

LAND

Marathon County
Wisconsin

Auction

22.344± acres

Offered in 1 Tract

- *Productive Tillable Farmland*
- *Strong Past Yields*
- *2 Miles North of Stratford, WI*



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

800.451.2709

SchraderAuction.com

Thursday

Starts at 6:00pm

Online Bidding Available

October 26

held at Cleveland Town Hall, Stratford, Wisconsin

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Wisconsin

Auction

AUCTION LOCATION: Cleveland Town Hall,
214261 County Rd M, Stratford, WI 54484
*From Stratford, head east on WI-153 E for 3.2 miles. Turn left onto
County Hwy M. In 0.9 miles, Cleveland Town Hall will be on your left.*

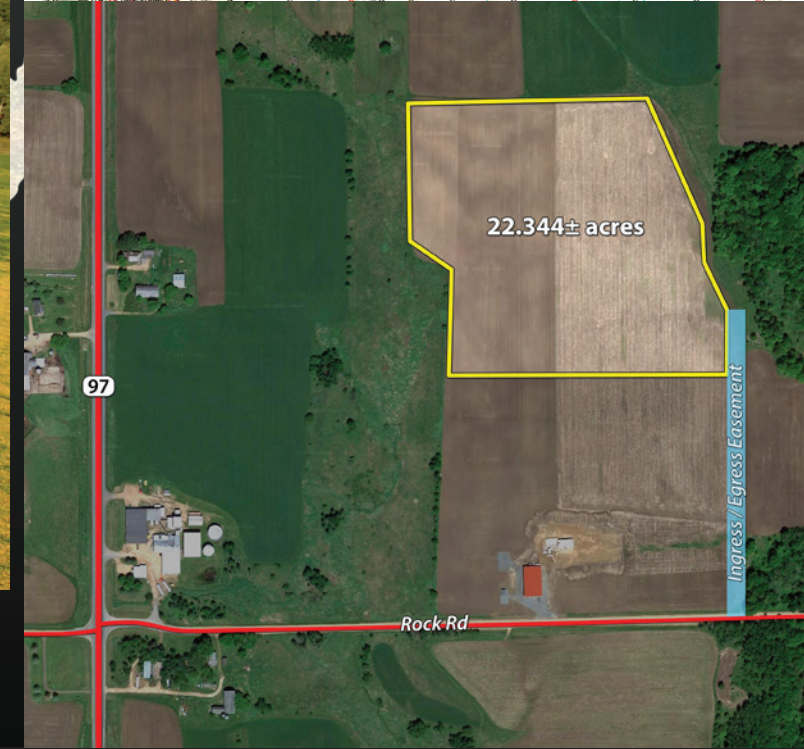
DIRECTIONS TO FARM: Near 119202 Rock Rd, Stratford, WI 54484
*From Stratford: Head north on Highway 97 for 2 miles. Turn right on
Rock Rd. Entrance to the farm is 0.4 miles on the left.*

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INSPECTION DATES:
Tuesday, October 3 from 3:00 - 6:00pm
Saturday, October 7 from 10:00am - 12:00pm
*Meet at: 119202 Rock Rd
Stratford, WI 54484*

Productive Tillable Farmland • Strong Past Yields • 2 Miles North of Stratford

This tract consists of a 66' wide easement leading back to a tillable field comprised of silt loam soil with the majority being Loyal Silt Loam. The farm has produced excellent yields in the past. With a natural crest topography, the farm has excellent surface drainage. A great farm to add onto an existing operation or to use recreationally!



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Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract, as a total 22.344± acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids may compete.

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.

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.

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.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is subject to removal of the 2023 crop.

REAL ESTATE TAXES: 2023 taxes due and payable in 2024 will be paid by the seller. All taxes thereafter will be the responsibility of the Buyer.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property.

Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and have been based on the current legal description and survey.

SURVEY: Any need for a new survey shall be determined solely by the Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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

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.

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

person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SELLER: DuWayne Strehlow

Auction Manager
CHRIS HOFFMAN
608.885.0005



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SchraderAuction.com

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Auction Manager

Christopher J. Hoffman
608.885.0005

Real Estate Broker #91134-94

Schrader Real Estate and Auction Company, Inc.
WI Brokerage #937019-91, WI Auction Company #116-053
Auctioneer: Luke N. Schrader, registered WI Auctioneer #3088-52
Auctioneer: Rex D. Schrader II, registered WI Auctioneer #2669-52
Terms: 10% Down payment due when bidding concludes,
balance due at real estate closing.



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 Company, 800.451.2709.

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