

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, as a total 26.5± acre units. There will be open bidding during the auction as determined by the Auctioneer. Bids may compete.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

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.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Sellers' acceptance or rejection.

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 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 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 45 days after the auction.

POSSESSION: Possession is at Closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

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 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 the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. In the event that the entire property sells to one buyer there shall be no survey.

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.**

STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.

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
WI Brokerage 937019-91
Schrader Real Estate & Auction Co Inc, 116-053
Auctioneer: Rex D. Schrader II, a registered
Wisconsin auctioneer (#2669-52)
3% Buyer's Premium

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SchraderAuction.com**

AUGUST 2024

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
			7	8	9	10
4	5	6	13	14	15	16
11	12	19	20	21	22	23
18	19	20	27	28	29	30
25	26	27				31

Potosi, WI
Grant County
land AUCTION 26.5±
offered in 2 Tracts



Potosi, WI
Grant County
land AUCTION

- Heated Shop
- Excellent Deer and Turkey Hunting
- Harvestable Timber



26.5±
acres

offered in 2 Tracts

Thursday
August 22nd • 6pm

Auction held at RockCut Events (The Barn)
350 South Main St., Dickeyville, WI 53808



3% Buyer's Premium

800-451-2709 • SchraderAuction.com

land AUCTION

Potosi, WI • Grant County

26.5[±] acres

offered in 2 Tracts

Thursday August 22nd • 6pm



AUCTION LOCATION: RockCut Events (The Barn) 350 South Main St., Dickeyville, WI 53808

AUCTION LOCATION DIRECTIONS:

From Potosi: Go to US-61 and head South for 7.5 miles. The auction site will be on your left.
From Dubuque: Head north on US-61 for 9 miles. Take exit 8 for US 61/WI-35/Cty Rd HH toward Dickeyville. Turn left onto US-61 N/WI-35 S/ Great River Rd. Destination will be on your right.

ADDRESS TO PROPERTY: 6956 Dutch Hollow Rd., Potosi, WI 53820

DIRECTIONS TO PROPERTY:

From Potosi, head north on County Rd U. In 1.6 miles, turn left on Dutch Hollow Rd. Property will be on your right in 2 miles.



TRACT DESCRIPTIONS:

TRACT 1: 5.5± ACRE building site located on Dutch Hollow Road in the Potosi School District. The property consists of a house with 3 bedroom/2 bathrooms. A very nice 24x32' heated shop sits just off a gravel lot. Three driveways serve this tract allowing easy access for both small and large equipment.

TRACT 2: 21± ACRES consists of mostly wooded land. There is excellent hunting spanning from bottom to top with very excellent hilltop locations for blinds, stands and food plots. Multiple UTV trails span the property making access easier than expected. Along Dutch Hollow Road, you will find flatter ground eliminating the need to go up or down any steep hills creating another huntable area. Harvestable timber stands on much of this tract.



INSPECTION DATES:

Saturday, July 20th • 9am-12pm
Thursday, August 8th • 4-6pm

Location: 6956 Dutch Hollow Rd Potosi, WI 53820



SELLER: Todd and Julie Udelhoven
AUCTION MANAGER: Chris Hoffman, 608-885-0005
800-451-2709 • SchraderAuction.com

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.