

830.31 +/- Acres • Grant County, WI

LAND AUCTION

Thursday, January 14, 2021 – 2:30 p.m.

Auction Location: Bloomington Livestock Exchange: 9663 County Hwy. A • Bloomington, WI

OPEN HOUSE
January 10, 2021
9:00 a.m. - 3:00 p.m.

Excellent Cropland with Hunting Opportunities!

**OWNERS: Kevin and Corey Kirschbaum and
Kirschbaum Land & Cattle Company LLC**



Pifer's
AUCTION & REALTY

Pifer's Auction & Realty - Robert Scott Pifer, Broker (#56685-90)
1106 Mondovi Road #216 - Eau Claire, WI 54701
RE Entity License #937110-91, Auction Company License #429-53
Robert Scott Pifer Wisconsin Registered Auctioneer #2720-52



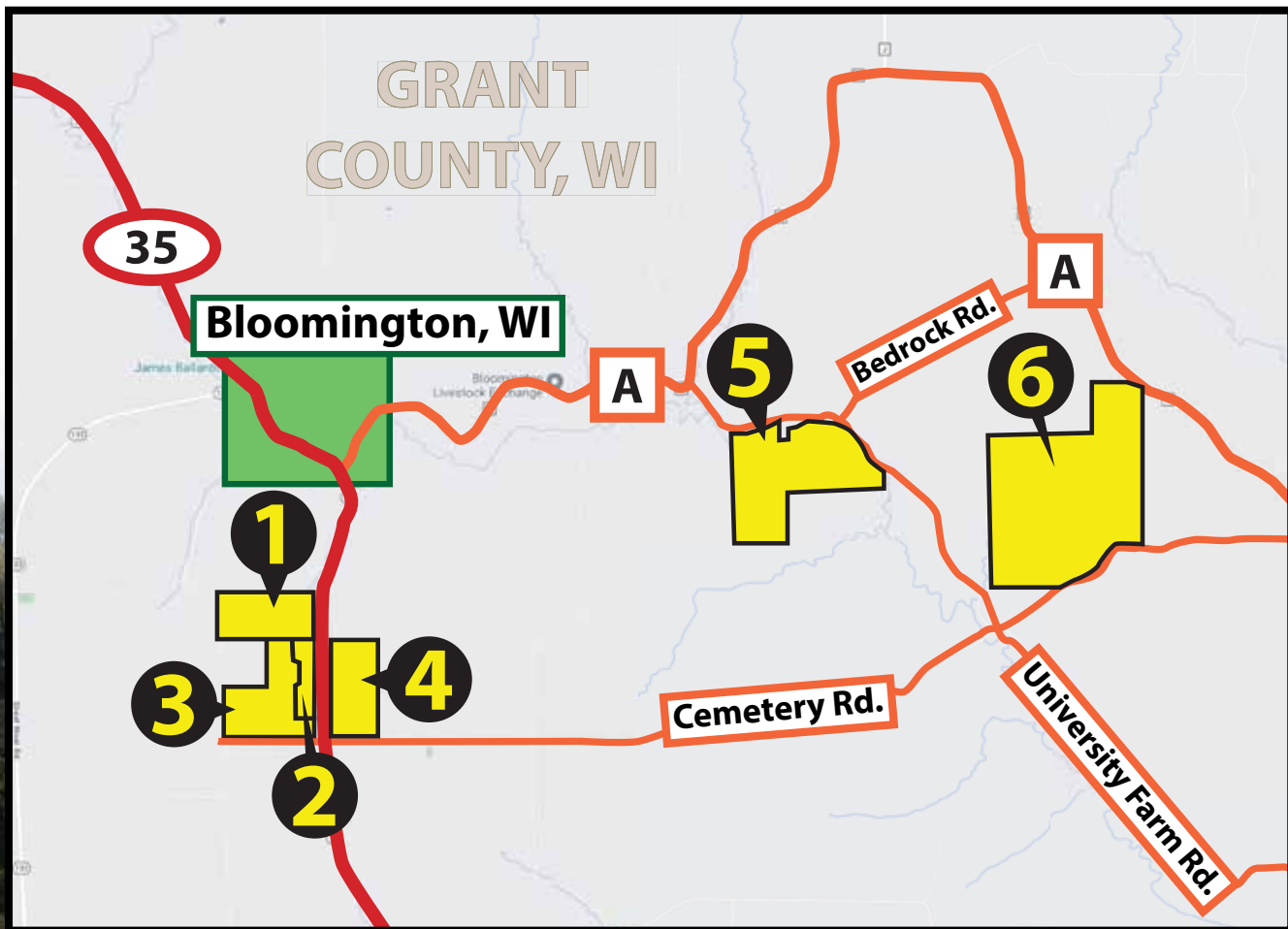
www.pifers.com
877.477.3105

General Information

Auction Note: The Kevin and Corey Kirschbaum and Kirschbaum Land & Cattle Company LLC will be auctioning off some of the most highly productive cropland in Grant County to be on the market in 2021! What's more, this land has exceptional woods and ravines that provides excellent habitat for deer and turkeys.

These are remarkable parcels with notable productivity and a strong cropping history. This farm also has a beautiful farmstead with a modern home, outbuildings, and grain storage. You will not want to miss the opportunity to purchase part or all of this farm highlighted with an overall soil NCCPI Index of 70.1. Most of the cropland is planted to corn and soybeans in 2020 and will be available to the buyer(s) in 2021.

NOTE: These parcels will be sold with a manure easement. Manure easement will be attached to the Kirschbaum livestock auction barns.

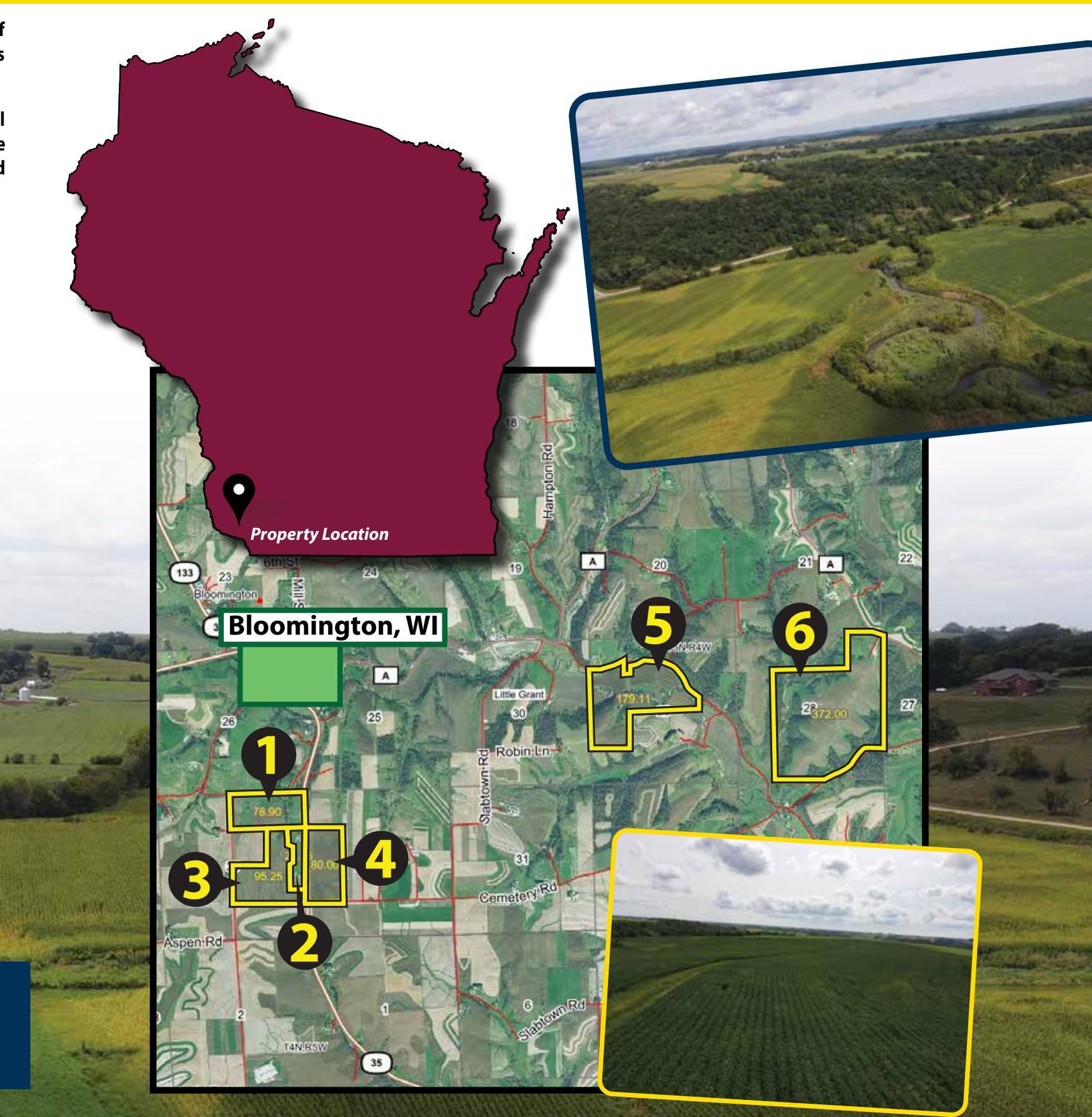


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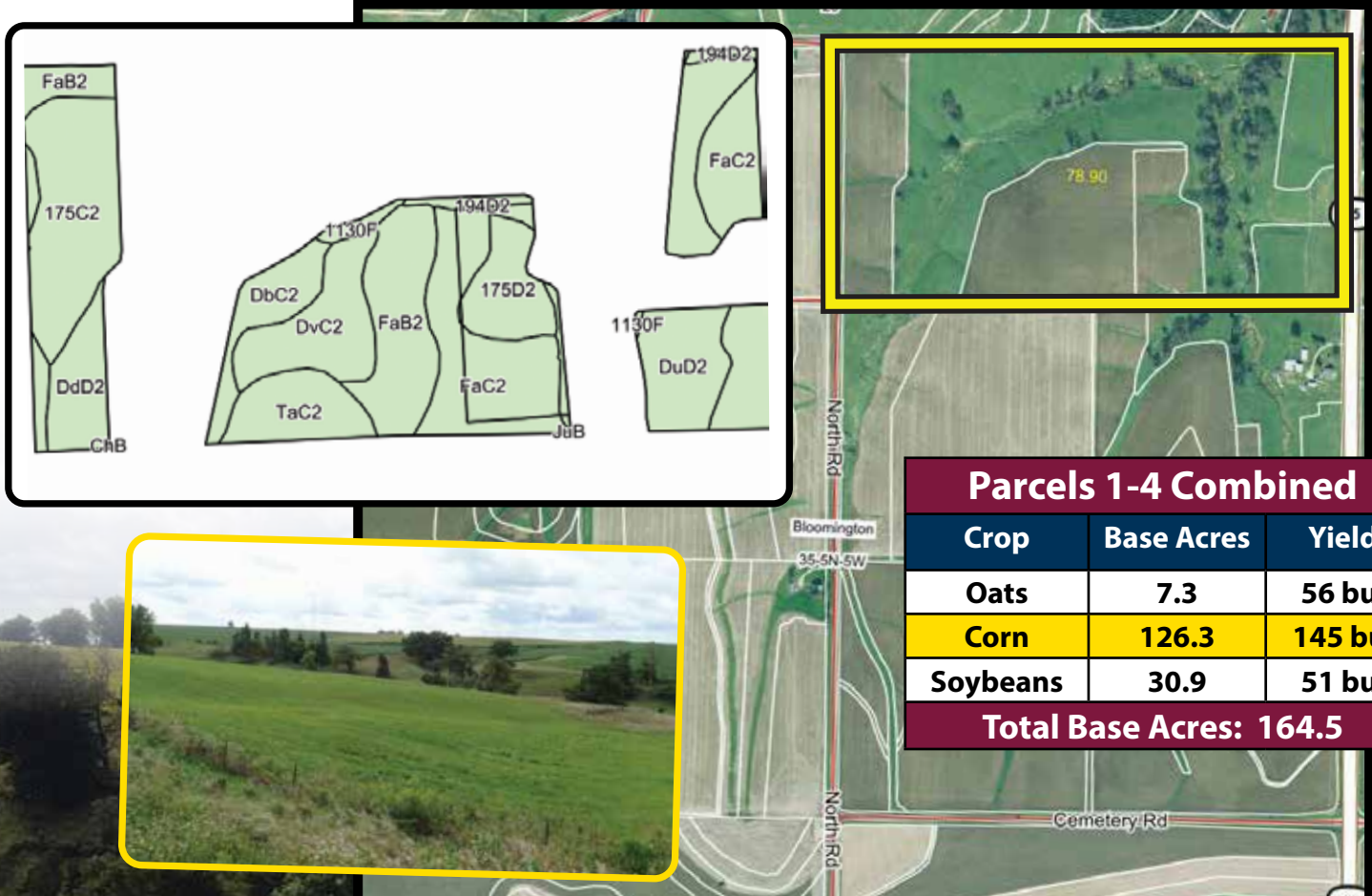
Overall Property



Parcel 1

Acres: 78.9 +/-
Legal: NE¼NE¼ & NW¼NE¼ 35-5N-5W
Crop Acres: 37.66 +/-
Taxes (2019): \$473.01

This parcel features 37.66 +/- crop acres with an overall NCCPI of 69.9. The balance of the acres are pasture.



Parcels 1-4 Combined

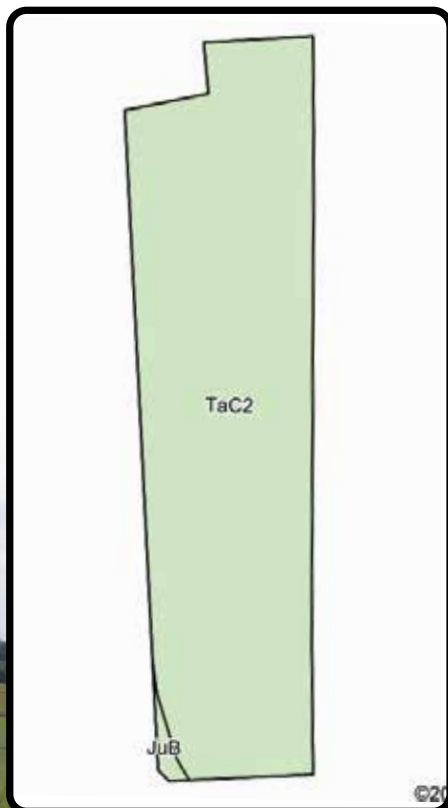
Crop	Base Acres	Yield
Oats	7.3	56 bu.
Corn	126.3	145 bu.
Soybeans	30.9	51 bu.
Total Base Acres: 164.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	NCCPI Overall
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	8.78	23.3%	IIIe	83
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	5.40	14.3%	IIIe	74
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	5.12	13.6%	Ile	86
DuD2	Newglarus complex, 12 to 20 percent slopes, moderately eroded	4.92	13.1%	IVe	50
DvC2	Dubuque soils, deep, 6 to 10 percent slopes, moderately eroded	3.24	8.6%	IIIe	55
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	2.74	7.3%	IIIe	87
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	2.19	5.8%	IVe	68
DdD2	Dodgeville soils, 10 to 15 percent slopes, moderately eroded	2.05	5.4%	IVe	47
DbC2	Dodgeville silt loam, 6 to 10 percent slopes, moderately eroded	1.89	5.0%	IIIe	60
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.72	1.9%	IVe	51
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	0.61	1.6%	VIIIs	12
Weighted Average					69.9

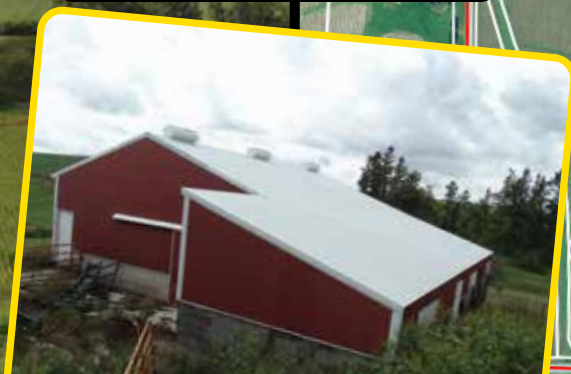
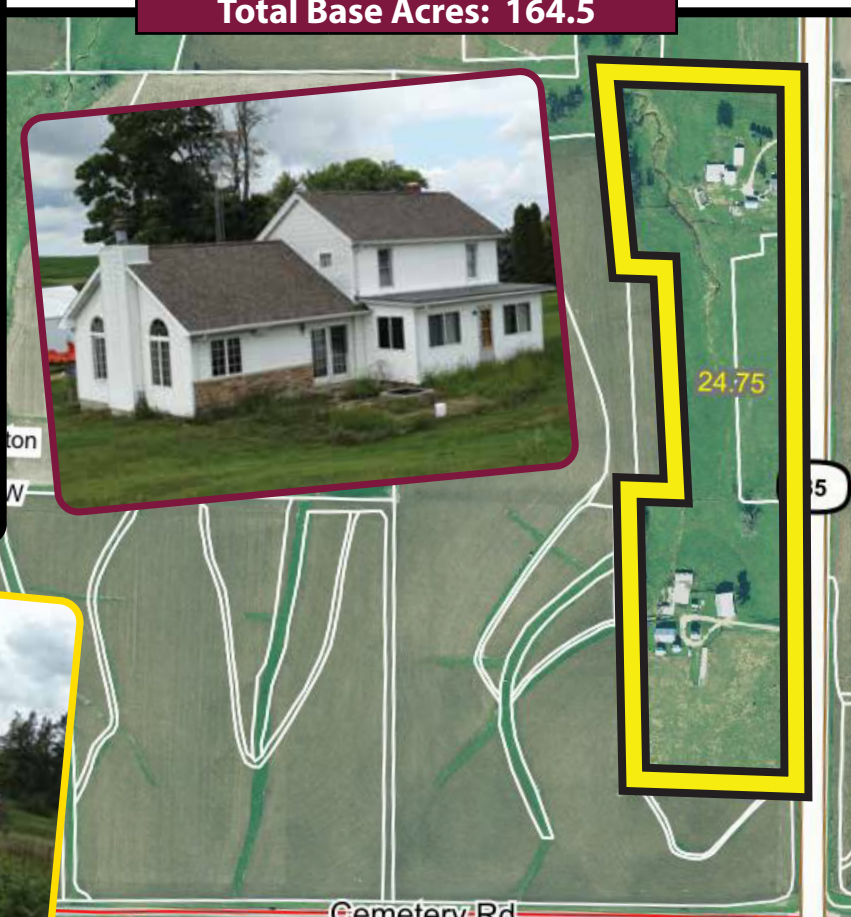
Parcel 2

Acres: 24.75 +/-
Legal: Part of E½SE¼NE¼, E½NE¼SE¼ 35-5N-5W
Crop Acres: 3.68 +/-
Taxes (2019): \$4,322.42 (Taxes will be separated between Parcels 1-3)

This parcel features 24.75 +/- acres including 20 +/- acres of excellent pastureland with great access from both the north and south farmstead. Farmsteads include modern three bed, one-bathroom home with dual heat and central air. Farmsteads include garden shed, two car garage, wood grainery, hog barn, grain bins with air, 60' x 70' and 40' x 60' pole barns with corals.



Parcels 1-4 Combined		
Crop	Base Acres	Yield
Oats	7.3	56 bu.
Corn	126.3	145 bu.
Soybeans	30.9	51 bu.
Total Base Acres: 164.5		

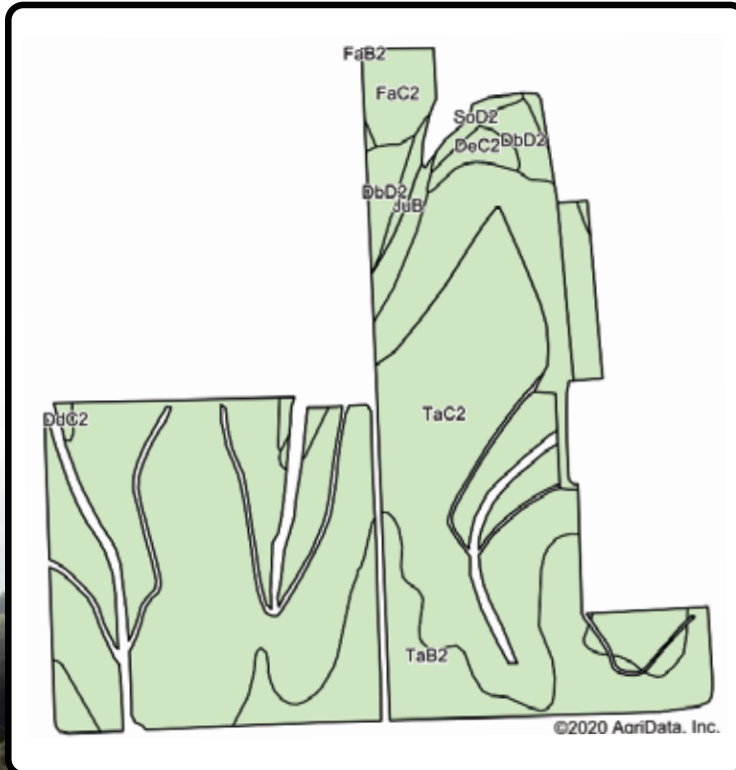


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	NCCPI Overall
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	3.68	100.0%	IIIe	87
Weighted Average					87

Parcel 3

Acres: 95.25 +/-
Legal: Part of SE¼NE¼, NE¼SE¼ & all of NW¼SE¼ 35-5N-5W
Crop Acres: 82.88 +/-
Taxes (2019): \$4,322.42 (Taxes will be separated between Parcels 1-3)

This parcel features 82.88 +/- acres of excellent cropland with an overall NCCPI of 85.7. 90% of this parcel consists of Tama silt loam soils making it a premier parcel for raising corn and soybeans. Exceptional drainage with well maintained waterways.



Parcels 1-4 Combined		
Crop	Base Acres	Yield
Oats	7.3	56 bu.
Corn	126.3	145 bu.
Soybeans	30.9	51 bu.
Total Base Acres: 164.5		



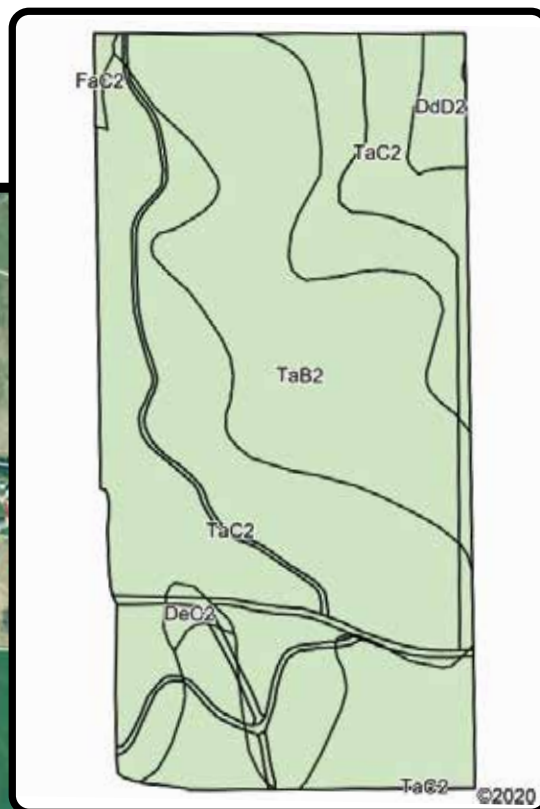
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	NCCPI Overall
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	60.31	74.6%	IIIe	87
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	12.60	15.6%	Ile	89
DbD2	Dodgeville silt loam, 10 to 15 percent slopes, moderately eroded	2.31	2.9%	IVe	58
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	2.14	2.6%	IIIe	83
JuB	Judson silt loam, 3 to 10 percent slopes	2.02	2.5%	IIIe	86
DeC2	Dodgeville soils, deep, 6 to 10 percent slopes, moderately eroded	0.81	1.0%	IIIe	64
SoD2	Sogn silt loam, 10 to 15 percent slopes, moderately eroded	0.52	0.6%	VIIs	41
DdC2	Dodgeville soils, 6 to 10 percent slopes, moderately eroded	0.18	0.2%	IIIe	52
Weighted Average					85.7

Parcel 4

Acres: 80 +/-
 Legal: SW $\frac{1}{4}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ SW $\frac{1}{4}$ 36-5N-5W
 Crop Acres: 75.64 +/-
 Taxes (2019): TBD

This parcel features 75.64 +/- acres of excellent, well drained cropland with an overall NCCPI of 86.6. 73% of this parcel's soils consists of Tama silt loam making this another premier parcel for corn and soybeans.

Parcels 1-4 Combined		
Crop	Base Acres	Yield
Oats	7.3	56 bu.
Corn	126.3	145 bu.
Soybeans	30.9	51 bu.
Total Base Acres: 164.5		



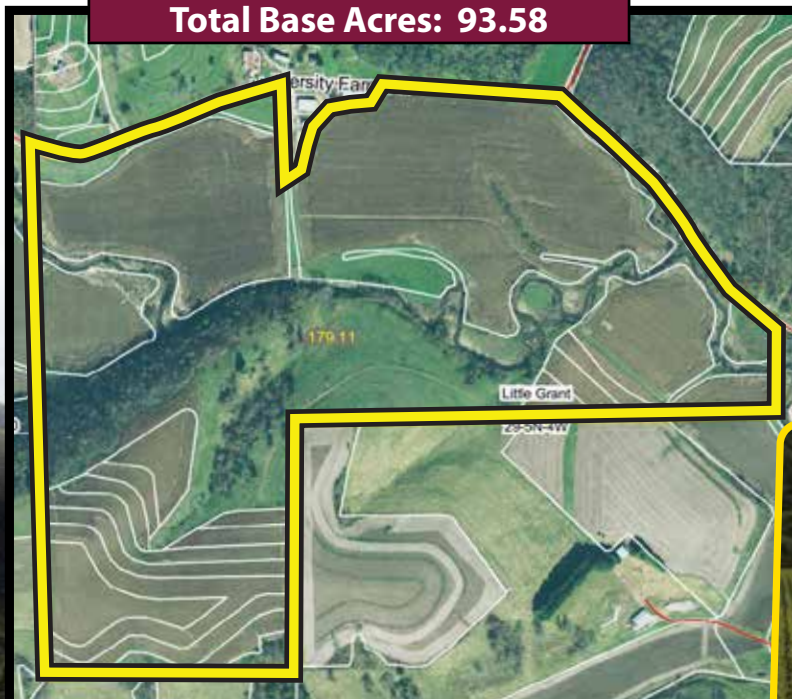
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	NCCPI Overall
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	42.08	55.6%	IIle	87
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	30.79	40.7%	Ile	89
DdD2	Dodgeville soils, 10 to 15 percent slopes, moderately eroded	1.82	2.4%	IVe	47
DeC2	Dodgeville soils, deep, 6 to 10 percent slopes, moderately eroded	0.64	0.8%	IIle	64
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	0.33	0.4%	IIle	83
Weighted Average					86.6

Parcel 5

Acres: 179.11 +/-
Legal: Part of NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, Parts of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ 29-5N-4W
Crop Acres: 117.72 +/-
Taxes (2019): \$667.04

This parcel features 117.72 +/- acres of cropland with an overall NCCPI of 83.4. This parcel was planted to soybeans and corn in 2019. This parcel also has excellent habitat for deer and turkeys, a hunter's paradise with ravines, fresh creek water and plenty of areas for bedding cover.

Crop	Base Acres	Yield
Corn	80.4	138 bu.
Soybeans	13.18	55 bu.
Total Base Acres: 93.58		

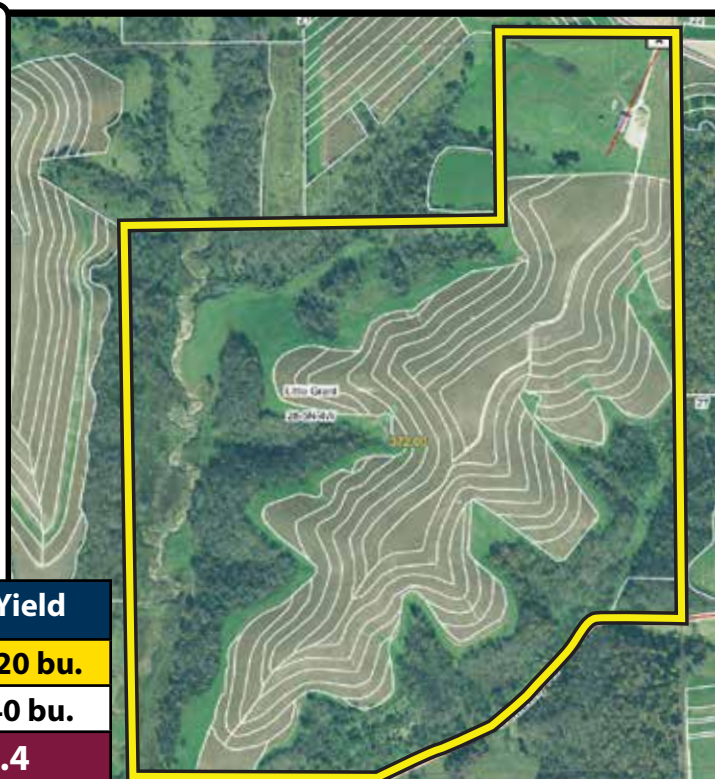


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	NCCPI Overall
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	53.30	46.3%	IIw	88
Or	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	23.21	20.2%	IIw	90
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	18.57	16.1%	IIIe	83
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	5.79	5.0%	IVe	68
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	4.22	3.7%	IIIe	74
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	4.01	3.5%	IVe	52
DvC2	Dubuque soils, deep, 6 to 10 percent slopes, moderately eroded	3.34	2.9%	IIIe	55
ChB	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	1.52	1.3%	IIw	85
601C	Beavercreek cobbly fine sandy loam, 3 to 12 percent slopes, occasionally flooded	0.54	0.5%	VIIs	55
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.54	0.5%	IVe	51
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	0.09	0.1%	VIe	14
Weighted Average					83.4

Parcel 6

Acres: 372 +/-
Legal: NE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ 28-5N-4W
Crop Acres: 153.56 +/-
Taxes (2019): \$2,473.75

This parcel features 153.56 +/- acres of cropland with an overall NCCPI of 71.7. This is the crown jewel of this auction. This parcel consists of diversified cropland and woods. Excellent corn and soybean land with good drainage along with 218 +/- acres of woods that surrounds the cropland, providing excellent deer and turkey hunting for the avid hunters. Plenty of hardwood trees for deer stands and blinds. This parcel also includes a 60' x 120' x 14' shop with cement flooring and lined walls for grain storage. Clear span rafters with 32" x 14" sliding door and walk in service door with full electricity.



Crop	Base Acres	Yield
Corn	127.69	120 bu.
Soybeans	12.71	40 bu.
Total Base Acres: 140.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	NCCPI Overall
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	63.82	42.2%	IIIe	83
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	18.46	12.2%	IIIe	74
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	15.54	10.3%	IVe	52
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	15.28	10.1%	Ile	86
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	13.24	8.8%	IVe	51
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	9.98	6.6%	IVe	68
DvC2	Dubuque soils, deep, 6 to 10 percent slopes, moderately eroded	6.72	4.4%	IIIe	55
DuD2	Newglarus complex, 12 to 20 percent slopes, moderately eroded	3.38	2.2%	IVe	50
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	2.37	1.6%	Vle	14
DuC2	Newglarus complex, 6 to 12 percent slopes, moderately eroded	2.04	1.4%	IIIe	55
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	0.26	0.2%	VIIIs	12
Weighted Average					71.7

Property Photos



Terms & Conditions

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Wisconsin Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 3/1/21. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Wisconsin Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before March 1, 2021, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction Company and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Title insurance will not be furnished and any fees and closing cost regarding determination of title or title insurance purchase will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Robert Scott Pifer, of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction Company.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids. Seller is owner/agent.

No buyer's premium.

This auction is managed by Pifer's Auction & Realty, Robert Scott Pifer, Registered Wisconsin Auctioneer #2720-52. 1106 Mondovi Rd #118, Eau Claire, WI 54701. Robert Pifer – Real Estate Broker #56685-90, WI Real Estate Company License #937110-91, WI Auction Company License #429-53.



Parcel 4

Pifer's



Parcel 6

Pifer's
AUCTION & REALTY

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