

Pifer's

LAND AUCTIONS

- *Highly Productive Cropland*
- *Outstanding Deer and Turkey Hunting*
- *Small Streams and Mature Trees*
- *Online Bidding Available!*

LAND AUCTION

149.44 +/- Acres • Grant County, WI

Thursday, May 20, 2021 – 11:00 a.m.

***Grant County Youth & Ag Center Building: Grant County
Fairgrounds - 916 E. Elm St. • Lancaster, WI 53813***



**NO BUYER'S
PREMIUM!**

OWNERS: Gibson/Rice Families

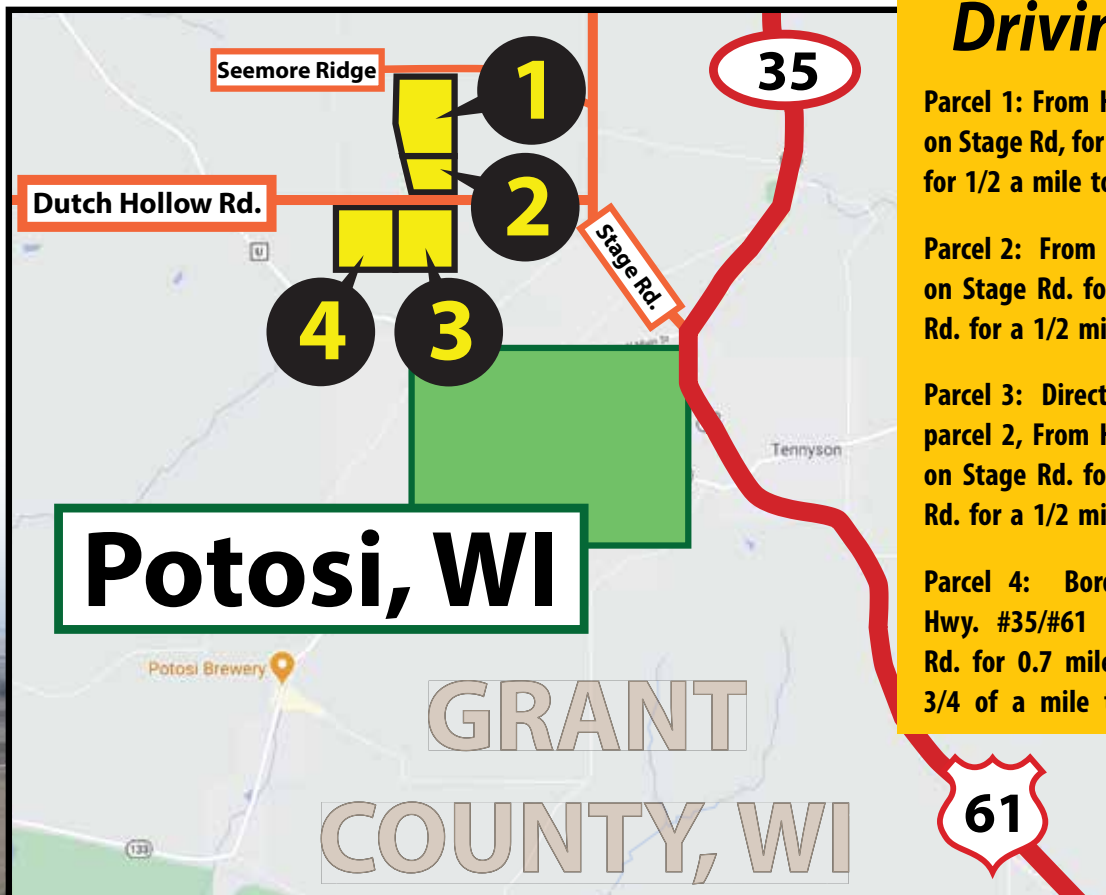
Pifer's Auction & Realty - Robert Scott Pifer, Broker (#56685-90)
1106 Mondovi Road #216 - Eau Claire, WI 54701
RE Entity License #937110-91, Auction Company License #429-53
Robert Scott Pifer Wisconsin Registered Auctioneer #2720-52

www.pifers.com
877.477.3105

General Information

Auction Note: Attention farmers, investors, and hunters. Pifer's is proud to present this 149.44 +/- acre land auction of excellent crop and hunting land. This land has been in the family for over 100 years. Located less than two miles north of Potosi, WI. Southwest Grant County is known for quality fertile soils with strong yields and deer/turkey hunting that is second to none. The land consists of 84.82 +/- crop acres and 18.44 +/- acres of wooded pasture with stream. 47 +/- acres of prime wooded recreational ground. Here is your chance to add to your farm operation or invest in sought after WI crop acreage. Are you looking for a spot to build your home out in the country? The wooded pasture piece would be a beautiful spot or let it go wild for great hunting. Of course the hunters are going to love the chance to finally get a 40 wooded piece that holds big bucks! This property lays out very nicely for access to any of the 4 parcels off of blacktop roads. 15 min to Lancaster, 20 min to Platteville, 25 min to Dubuque, 1hr 20 min to Madison. Bidders may bid in person, online or on the phone!

NOTE: **Please do not enter the property without prior permission.**



Driving Directions:

Parcel 1: From Hwy. #35/#61 in Potosi, WI, go north on Stage Rd, for 1 mile to west on Seemore Ridge Rd., for 1/2 a mile to property on south side of the road.

Parcel 2: From Hwy. #35/#61 in Potosi, WI, go north on Stage Rd. for 0.7 miles to west on Dutch Hollow Rd. for a 1/2 mile to property on north side of road.

Parcel 3: Directly across the road to the south from parcel 2, From Hwy. #35/#61 in Potosi, WI, go north on Stage Rd. for 0.7 miles to west on Dutch Hollow Rd. for a 1/2 mile to property on south side of road.

Parcel 4: Borders parcel 3 to the west. From Hwy. #35/#61 in Potosi, WI, go north on Stage Rd. for 0.7 miles to west on Dutch Hollow Rd. for 3/4 of a mile to property on south side of road.



Brett Gill
608.346.8263
brettgill@pifers.com



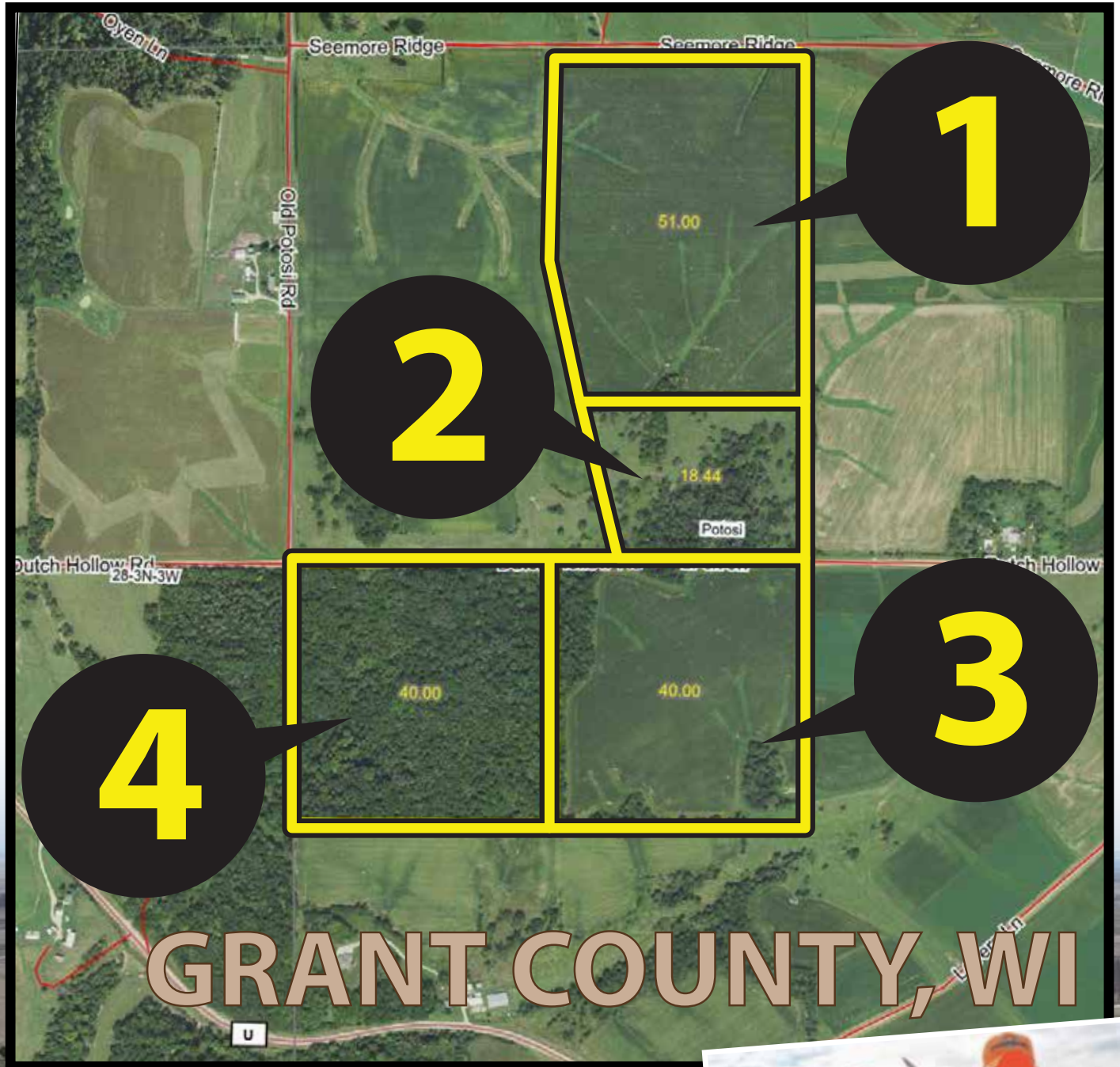
Bob Pifer
715.491.6484
bob@pifers.com

Property Location



Close to Iowa & Illinois Borders!

Property Layout



**FANTASTIC
HUNTING!**



Pifer's
LAND AUCTIONS

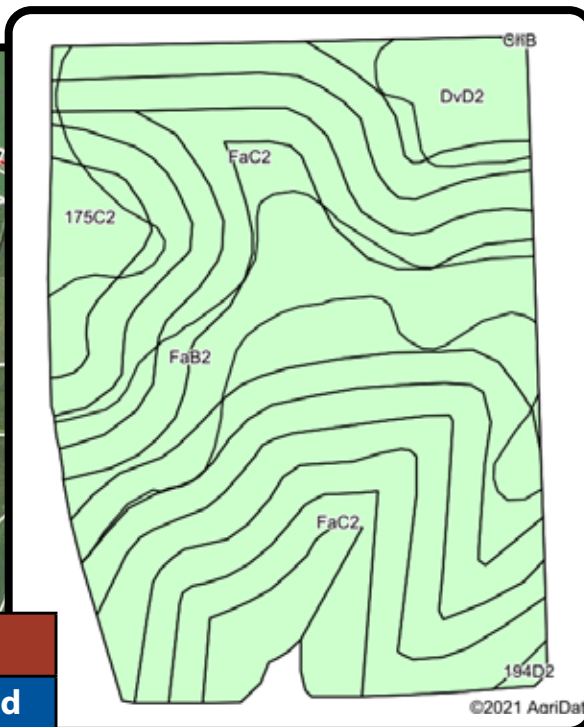
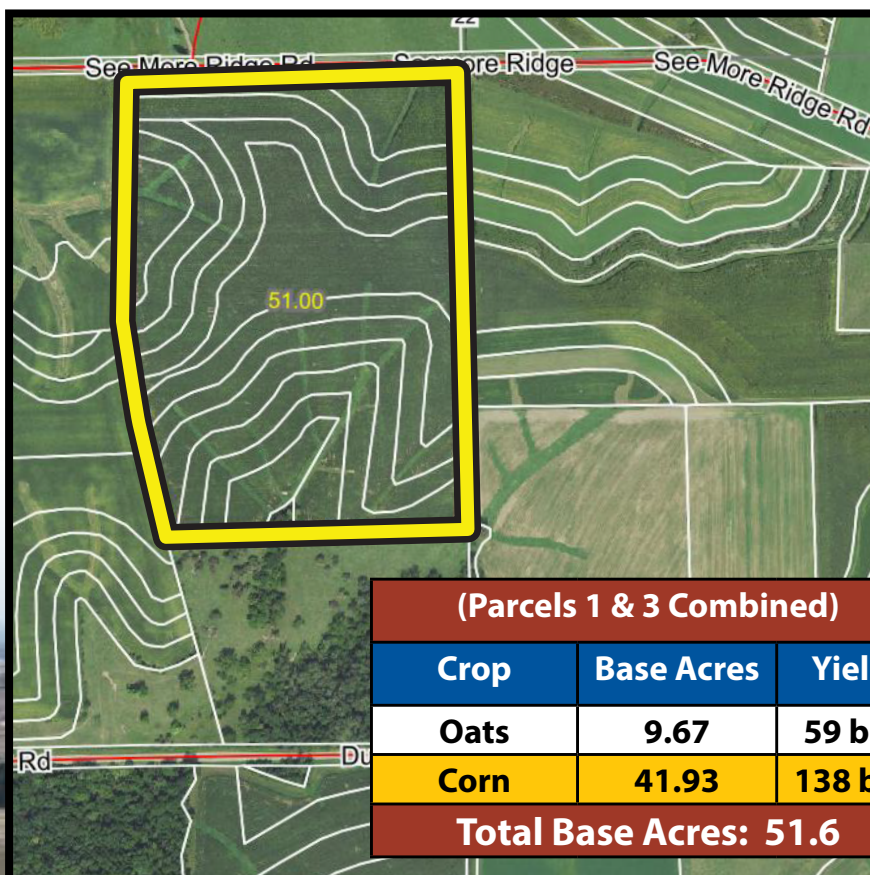
1106 Mondovi Rd. #216 • Eau Claire, WI 54701

Parcel 1

Acres: 51 +/-
Legal: Sec 27-3-3 PRT NE¼NW¼, Sec 27-3-3 PRT E½NW¼, Part of Sec 27-3-3 PRT SE¼NW¼
Crop Acres: 50.66 +/-
Taxes (2020): \$270.00 (Estimated due to tax parcel split)

This parcel is nearly all cropland with excellent Fayette Silt Loam soils producing high yields year after year. Good access off Seemore Ridge Rd. Lays out very nice for large equipment. The tillable acreage is leased for the 2021 season. Sellers will be transferring all lease payments received to new owners at closing.

NOTE: FSA Maps show 52.64 +/- crop acres on this parcel. Will be selling based on 51 +/- acres per Grant County Tax rolls. Final acreage and price to be determined by survey if parcel 1 & parcel 2 are bought by different buyers due to new tax parcels needing to be made. Survey paid for by sellers.



(Parcels 1 & 3 Combined)		
Crop	Base Acres	Yield
Oats	9.67	59 bu.
Corn	41.93	138 bu.
Total Base Acres: 51.6		

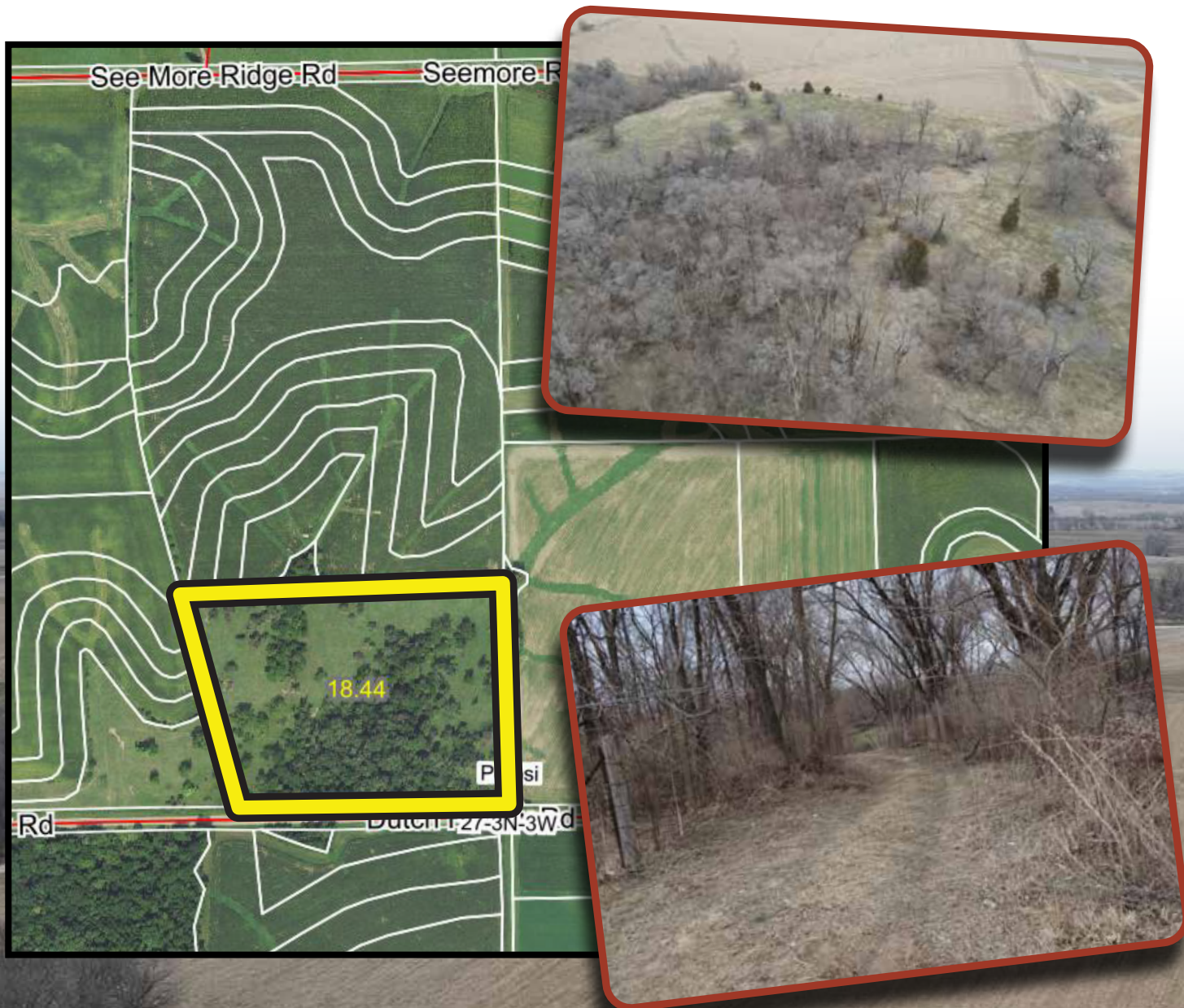
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Overall
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	39.50	74.9%	IIIe	83
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	8.42	16.0%	IIe	86
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	2.76	5.2%	IVe	52
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	1.88	3.6%	IIIe	74
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.18	0.3%	IVe	51
Weighted Average					*n 81.4

Parcel 2

Acres: 18.44 +/-
Legal: Part of Sec 27-3-3 PRT SE¼NW¼
Pasture/Hunting Acres: 18.44 +/-
Taxes (2020): \$125.00 (Estimated due to tax parcel split)

This parcel is currently used as a pasture. Small stream on property. Good driveway access off of Dutch Hollow Rd. This parcel would make a nice home site with plenty of spots to build or bring that camper for relaxing weekends away from it all. This parcel holds deer and turkey as well. This parcel also could be a dynamite little honey hole for your hunting needs if you let the pasture go wild or plant some native grasses/switchgrass to enhance the bedding cover. Plenty of spots for foodplots as well!

NOTE: Final acreage and price to be determined by survey if parcel 1 & parcel 2 are bought by different buyers due to new tax parcels needing to be made. Survey paid for by Sellers.



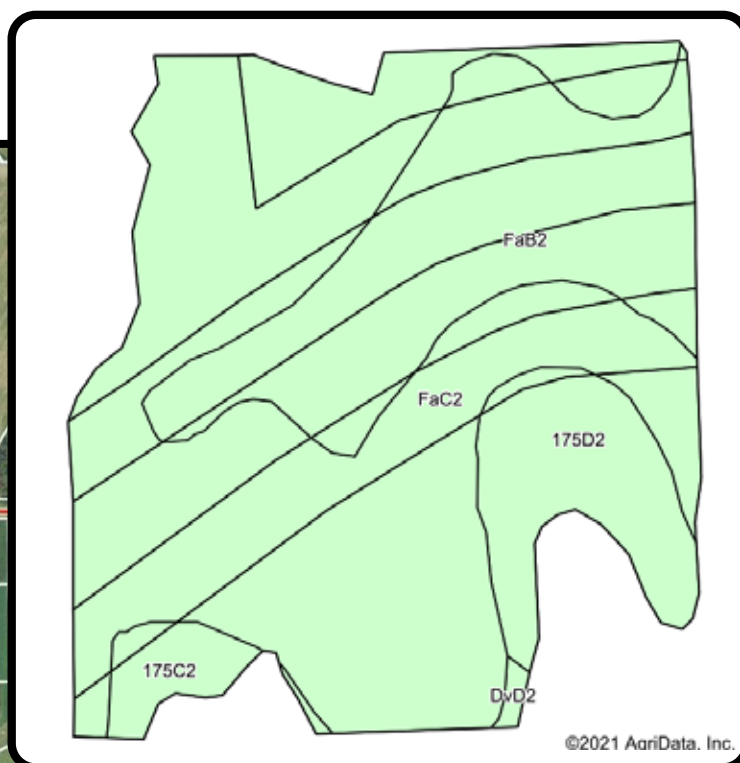
Parcel 3

Acres: 40 +/-
Legal: Sec 27-3-3 NE¼SW¼
Crop Acres: 32.18 +/-
Taxes (2020): \$218.61

This parcel is mostly cropland with excellent Fayette Silt Loam soils producing high yields year after year. Access is off of Dutch Hollow Rd. Cropground lays out nice for large equipment. About 7 +/- acres of wooded hunting land on this parcel that makes it easy to catch the deer/turkey coming out to feed in the field. Add this to parcel 4 to the west and this would make a great combined 80 +/- acres of awesome hunting with income to help pay for it!

NOTE: The tillable acreage is leased for the 2021 season. Sellers will be transferring all lease payments received to new owners at closing.

(Parcels 1 & 3 Combined)		
Crop	Base Acres	Yield
Oats	9.67	59 bu.
Corn	41.93	138 bu.
Total Base Acres: 51.6		

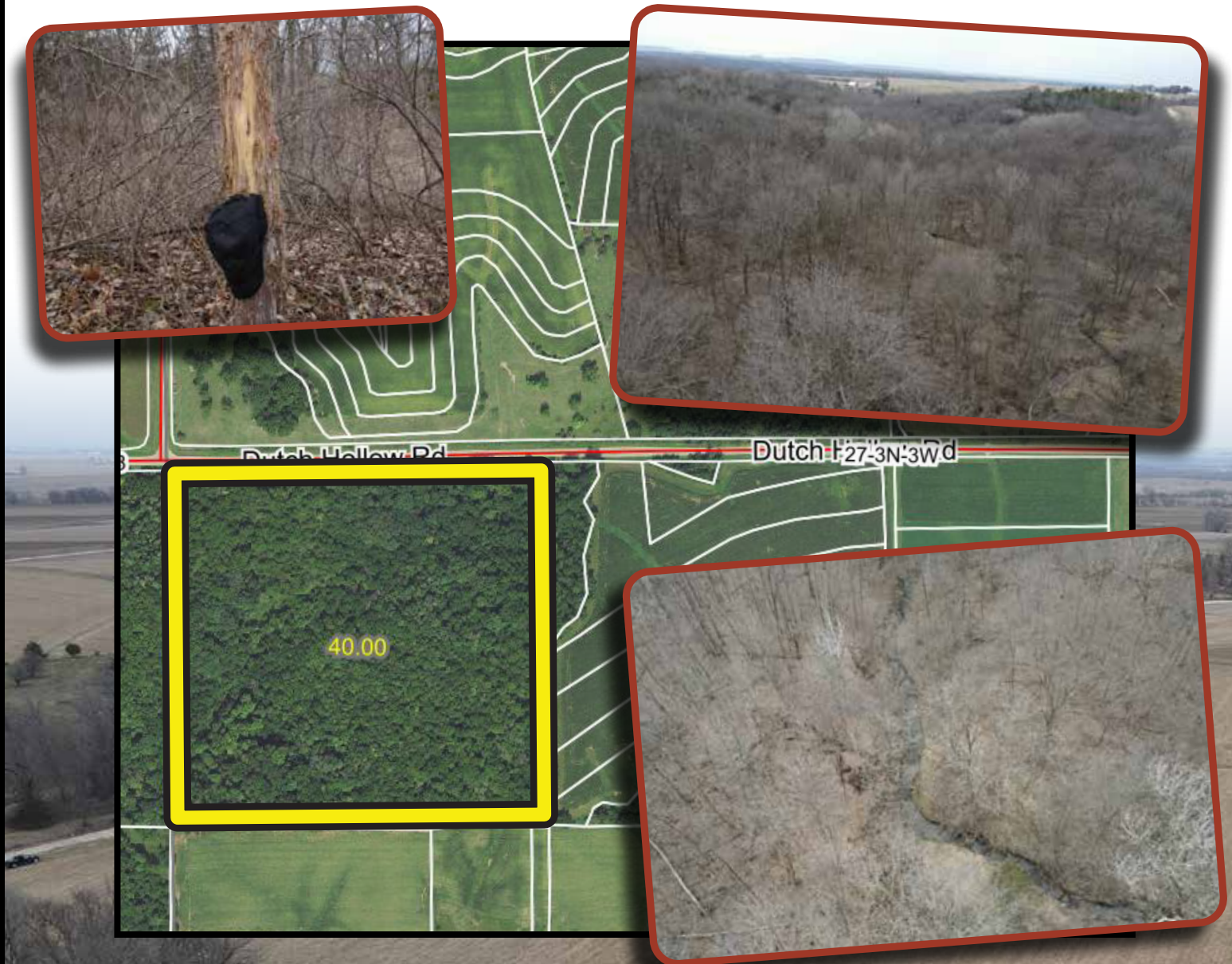


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Overall
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	19.11	60.1%	IIIe	83
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	8.28	26.0%	Ile	86
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	3.30	10.4%	IVe	68
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	1.01	3.2%	IIIe	74
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	0.12	0.4%	IVe	52
Weighted Average					*n 81.8

Parcel 4

Acres: 40 +/-
Legal: Sec 27-3-3 NW¼SW¼
Pasture/Hunting Acres: 40 +/-
Taxes (2020): \$1,975.51

Grant County is a proven big buck hunting area and you can see why when you walk this 40 acre parcel. Thick underbrush for great bedding cover throughout the towering oaks and walnuts that dominate the rolling topography. Strong stream runs the length of the parcel from the NE corner to the SW corner. Great ATV/UTV access trails are already cleared to allow for quiet entrance to your stands off Dutch Hollow Rd. The deer sign is amazing. Rubs, scrapes, beaten down trails crisscrossing throughout the property. It's easy to see where to set up on them as they head to the east and feed in parcel 3 in the evenings or catch them coming back to bed in the mornings. You should have a bow stand in the creek bottom for the rut as the big bucks cruise through checking the thick doe bedding areas. Combine this with parcel 3 for an awesome 80 +/- acre hunting property with income to help pay for it! There was a select timber harvest in 2011. Plenty of walnut/oak and other hardwoods to do another select cut if wanted. Not in any MFL programs but could be enrolled to lower taxes.



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 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 7/5/2021. 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 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 July 5, 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. Any fees and closing cost regarding determination of title 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, Kevin D. Pifer and/or Bob Pifer of Pifer's Auction Company, 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.

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.

Online Bidding Instructions

Pifer's

March 30, 2021

info@pifers.com

Toll Free: 1-877-700-4099

[Auctions](#) [Real Estate](#) [Land Management](#) [Equipment Auctions](#) [Services](#) [Contact](#) [Dashboard](#)

COVID-19 INFORMATION

ONLINE BIDDING is recommended for all Pifer's Land and Equipment Auctions. Social distancing guidelines will be followed and space could be limited. [Learn More](#)

Enter the terms you wish to search for

Search



AMERICA'S LAND AUCTIONEER RADIO SHOW [CLICK HERE TO LISTEN!](#)  **7 A.M. SATURDAYS**

KFYR • BISMARCK, ND WDAY & THE FLAG • FARGO, ND THE FLAG WEST • TIOGA, ND

Land Auctions 	Real Estate 	Land Management 	Equipment Auctions 	Meet Our Team 
--	--	--	--	--

Pifer's Equipment Auctions & Online Bidding! *Powered by NextLot*



Pifer's Land Auctions & Online Bidding! *Powered by NextLot*



CLICK HERE

FEATURED AUCTION

ONLINE ONLY: 156.68 +/- Acres -
Premier Ranch & Indoor Arena -



[Read More](#)

FEATURED LISTING

160 +/- Acre Horse Property -
Aitkin County, MN



HORSE PROPERTY FOR SALE

[Read More](#)

INTERACTIVE MAP

View Auctions and Listings on
an Interactive Map!



See auction and listing details on a map.

[Read More](#)

Pifer's
LAND AUCTIONS

1106 Mondovi Rd. #216 • Eau Claire, WI 54701

Online Bidding Instructions

Pifer's
AUCTIONEERS

Q Search

English

?

SIGN UP

LOG IN



149.44 +/- Acres - Grant County, WI

149.44 +/- Acres - Grant County, WI
Attention farmers, investors, and hunters. Pifer's is proud to present this 149.44 +/- acre land auction of excellent crop and hunting land. This land has been in the family for over 100 years. Located less than two miles north of Potosi, WI.

REQUEST TO BID

VIEW LOTS

Click the "Request to Bid" link

Login to Your Account

Email

Password

Forgot password?

Don't have an account? Sign up

LOGIN

Powered by NextLot

Click "Don't have an account? Sign up"

Person's* (minimum 8 characters)

Person's Confirmation*

Company

Company Website

Country*

Select a Country

Address (Line 1)*

Address (Line 2)

City*

Postal Code*

Phone*

Mobile

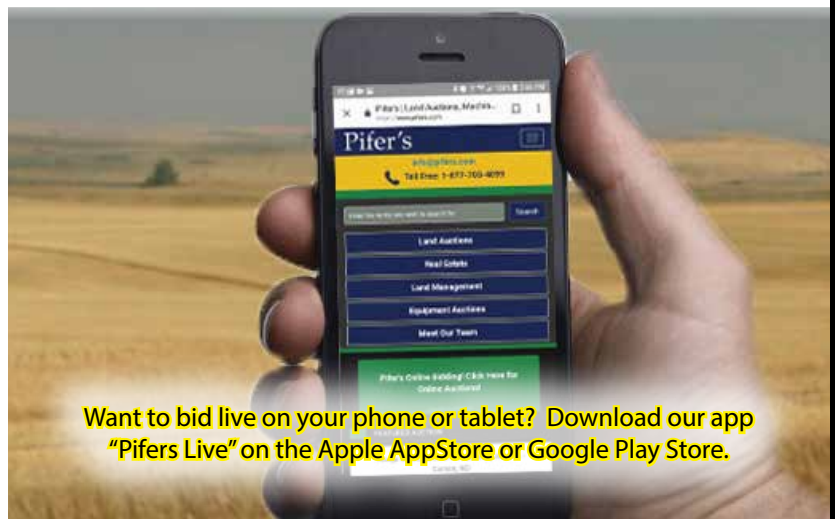
Fax

Enter all your information and accept the Terms & Conditions!

**CALL
877.700.4099 FOR
ANY QUESTIONS!**

ONLINE BIDDING INSTRUCTIONS

1. Type in www.pifers.com.
2. Click on green box - "Pifer's Online Land Auctions!"
3. Click on the "Request to Bid" link below
4. Click "Don't have an account. Sign up."
5. Enter all your information, make sure to save your information some where you will remember.
6. Read & Accept the Online Bidding - Terms & Conditions.
7. You are now registered to bid for any upcoming land or commercial auctions.



Want to bid live on your phone or tablet? Download our app "Pifers Live" on the Apple AppStore or Google Play Store.

www.pifers.com

877.477.3105

brettgill@pifers.com



Parcel 1

Pifer's



Parcel 3



Pifer's
LAND AUCTIONS

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

877.477.3105
www.pifers.com