

194.36 +/- Acres • Wood County, WI

LAND AUCTION



Wednesday, August 3, 2022 – 10:00 a.m.

LOCATION: American Legion Post 54: 2100 S Maple Ave. • Marshfield, WI



OWNER: Wilbur Dickson Estate

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

General Information

AUCTION NOTE: Attention farmers, investors, and hunters. Pifer's is proud to present this 194.36 +/- acre land auction of crop and hunting land. This land has been in the family for over 100 years. Located less than 10 miles west of Pittsville, WI. Western Wood County is known for sprawling fields and deer/turkey hunting that is second to none. The southern edge of the land borders the East Fork of the Black River with breathtaking views. Large oak trees throughout wooded land provide fall acorns, deer love, as well as areas for food plots. The land consists of 107.33 +/- crop acres, 85.03 +/- acres of prime wooded recreational ground, and 2 acres house lot. Here is your chance to add to your farm operation or invest in sought after WI hunting land. Are you looking for a home out in the country? Of course the hunters are going to love the chance to finally get a wooded piece that holds big bucks! This property lays out very nicely for access to any of the 3 parcels off of blacktop roads. Bidders may bid in person, online or on the phone! NOTE: **Please do not enter the property without prior permission.**



Driving Directions

From Hwy. #80 by the Provision Gas Station north of in Pittsville, WI, turn left onto State Hwy. #13 N/ WI-13 Trunk N/WI-73 N/WI-80 and go 8.5 miles with parcel on the south side of the road.



Ben Tilberg
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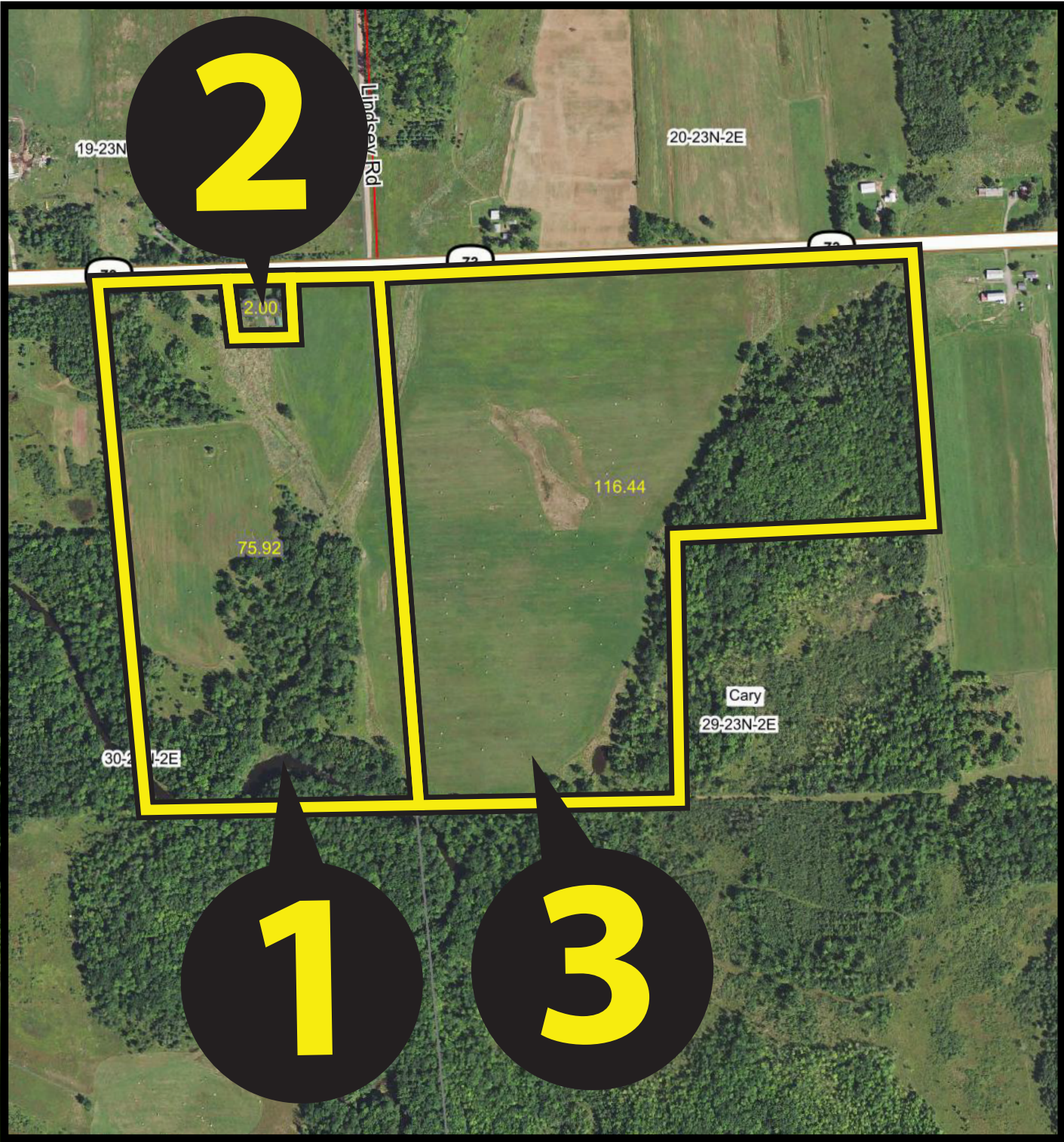


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1280 W Clairemont Ave. #6 • Eau Claire, WI 54701

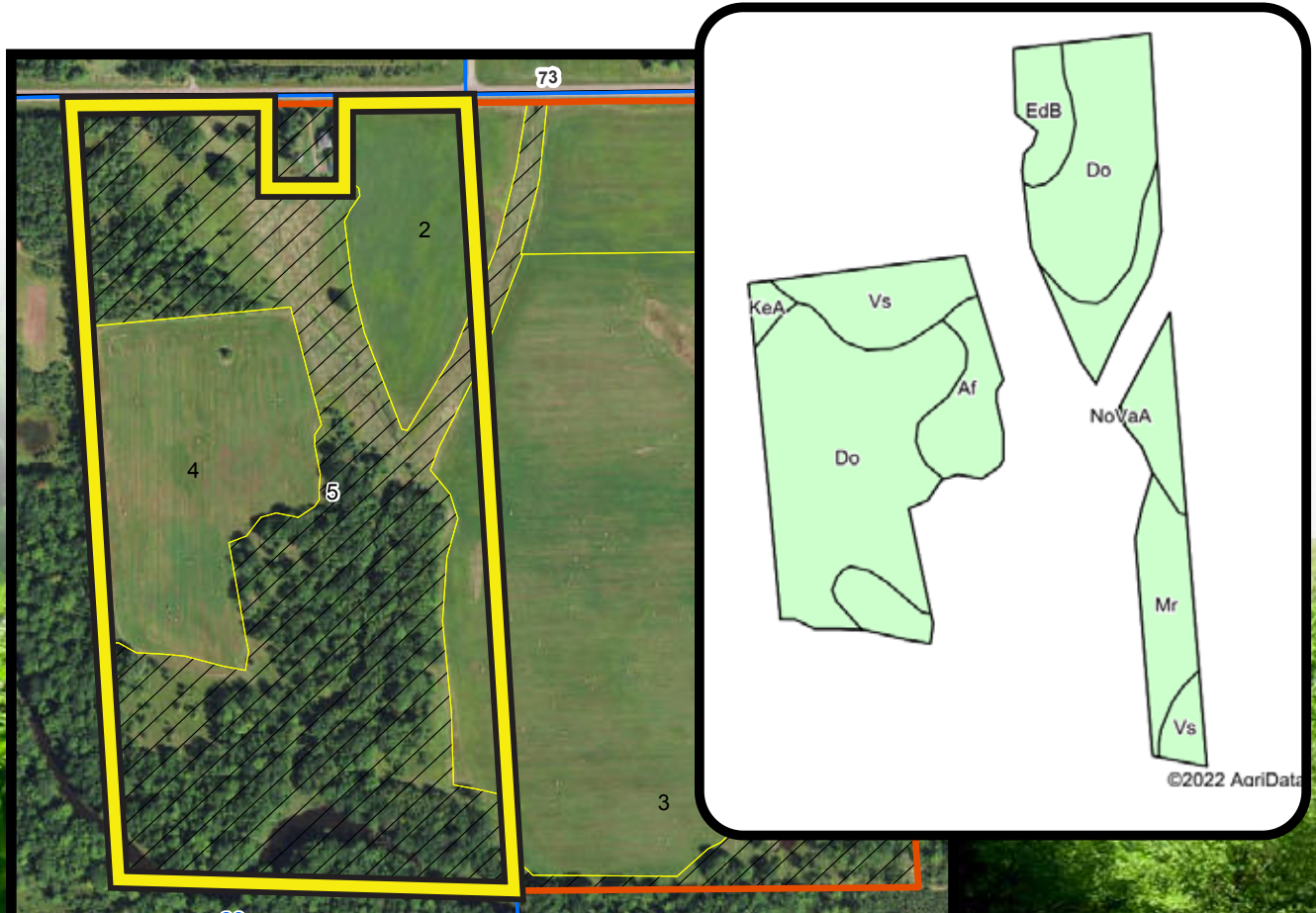
Overall Property



Parcel 1

Acres: 75.92 +/-
Legal: NE¼NE¼ & SE¼SE¼ EXC HWY 2AC LOT 30-23-02
Crop Acres: 27.73 +/-
Hunting/Wooded Acres: 48.19 +/-
Taxes (2021): \$987.11 (Estimated due to 2 acre lot tax parcel exclusion)

This parcel is mostly hunting land with three grass hay fields in Dolph Silt Loam and Vesper Silt Loam soils. Current access is thru homestead. Field road leaves homestead and ends at the East Fork of the Black River. The crop acres are not subject to a 2022 lease. **If the homestead is purchased by different buyers, a survey will be completed for the 2 acres before closing.**



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Overall
Do	Dolph silt loam	15.07	53.5%	IIw	74
Vs	Vesper silt loam, 0 to 2 percent slopes	5.96	21.1%	VIw	48
Af	Altdorf silt loam	3.01	10.7%	IIIw	70
Mr	Milladore silt loam	2.39	8.5%	IIw	83
EdB	Eaupleine silt loam, clayey subsoil variant, 2 to 6 percent slopes	1.39	4.9%	Ile	56
KeA	Kert silt loam, 0 to 3 percent slopes	0.37	1.3%	IIw	58
Weighted Average					*n 67.7

Parcel 2 • Homestead

Acres: 2 +/-
Address: 11745 State Hwy. #73 - Pittsville, WI
Size: 1,950 sq. ft.
Type: Two-Story
Bathrooms: 4
Bathrooms: 2.5
Garage: 3-Stall Garage
Taxes (2021): \$1,988.57 (Estimated)

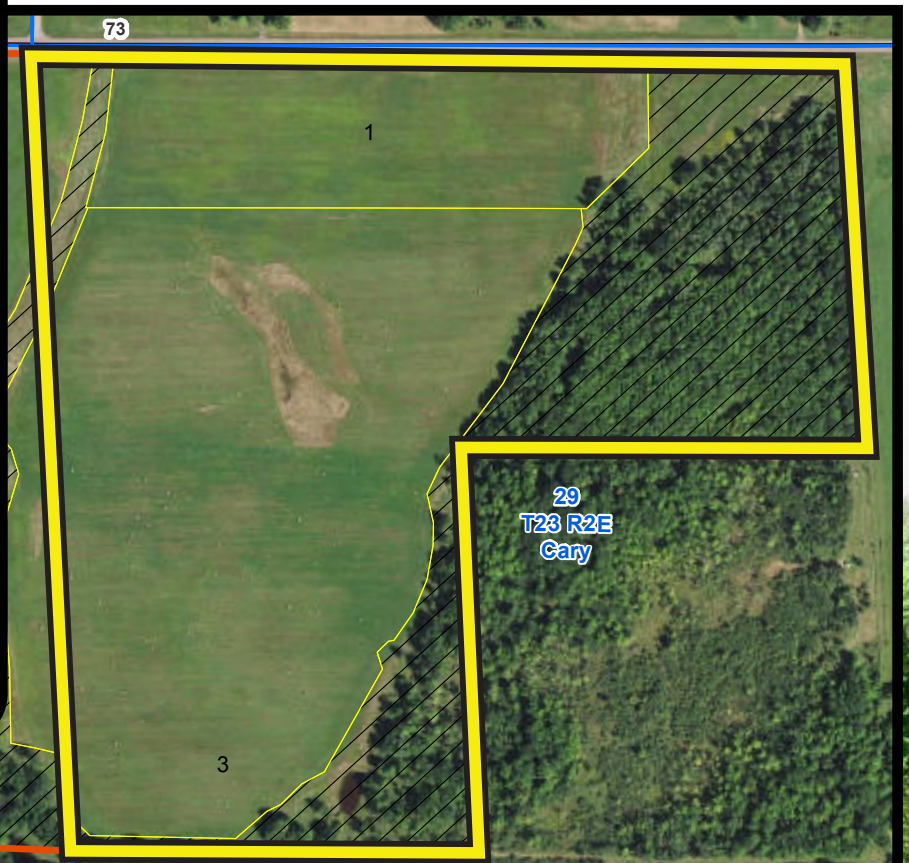
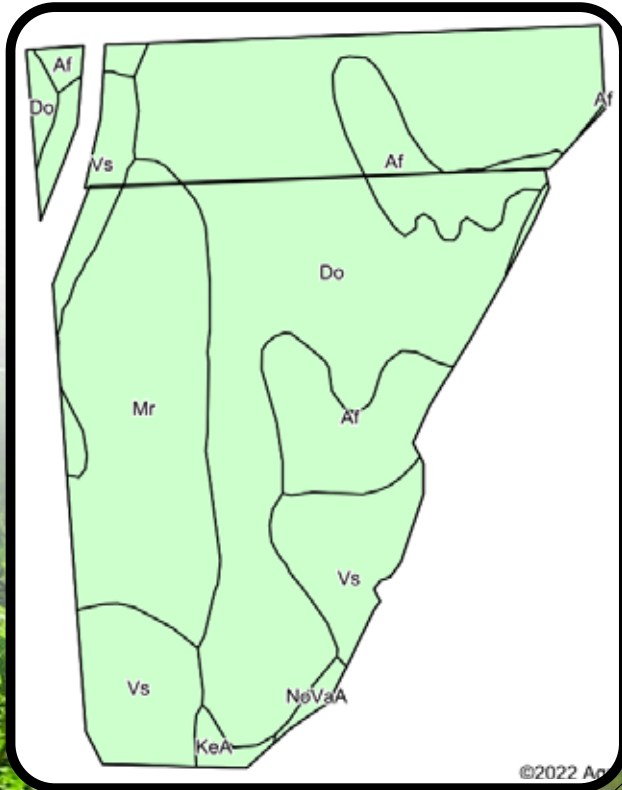
This two-story home's foundation is full block-wall unfinished basement and has 200-amp electrical service. The house includes an outdoor deck and, a small shed built in the late 60s or early 70s. The roof on the house was replaced about 10 years ago. **The homestead is being sold "as is."**



Parcel 3

Acres: 116.44 +/-
Legal: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$ EXC HWY ON N SIDE 29-23-02
Crop Acres: 79.6 +/-
Hunting/Wooded Acres: 36.84 +/-
Taxes (2021): \$981.81 (Estimated)

This parcel highlights 79.6 +/- crop acres consisting of Dolph, Milladore, and Vesper Silt Loam soils. This parcel also features 36.84 +/- acres of prime hunting land. Current access is field road on the north side of the property. The crop acres are not currently leased for the 2022 season.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Overall
Do	Dolph silt loam	38.56	48.9%	IIw	74
Mr	Milladore silt loam	16.27	20.6%	IIw	83
Vs	Vesper silt loam, 0 to 2 percent slopes	12.56	15.9%	VIw	48
Af	Altdorf silt loam	10.36	13.1%	IIIw	70
KeA	Kert silt loam, 0 to 3 percent slopes	0.65	0.8%	IIw	58
NoVaA	Northbend-Vancecreek, shallow, silt loams, 0 to 3 percent slopes, frequently flooded	0.41	0.5%	IVw	43
Weighted Average					*n 70.9

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 9/19/2022. 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 September 19, 2022, 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 & Realty 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

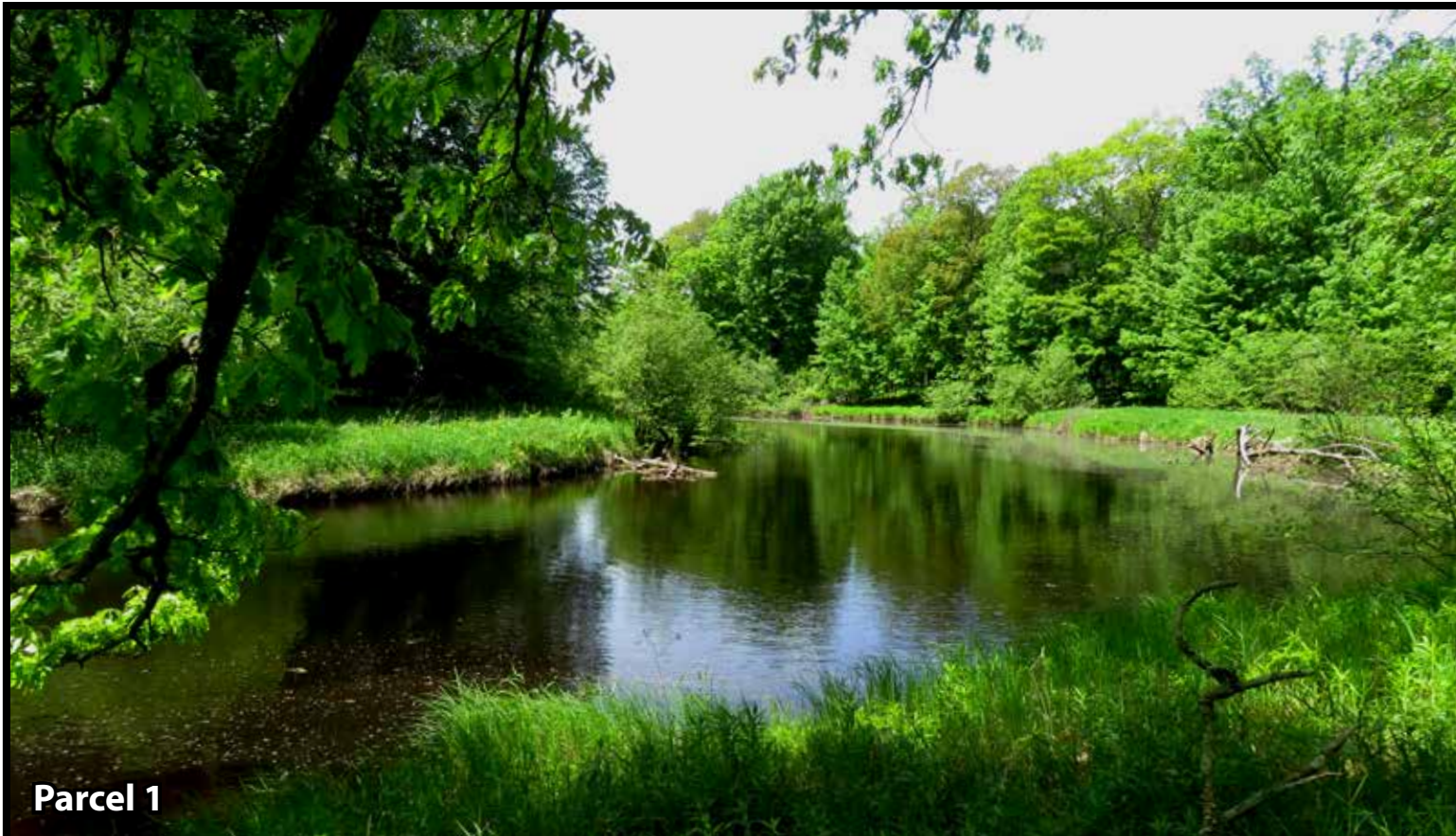
Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer 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.

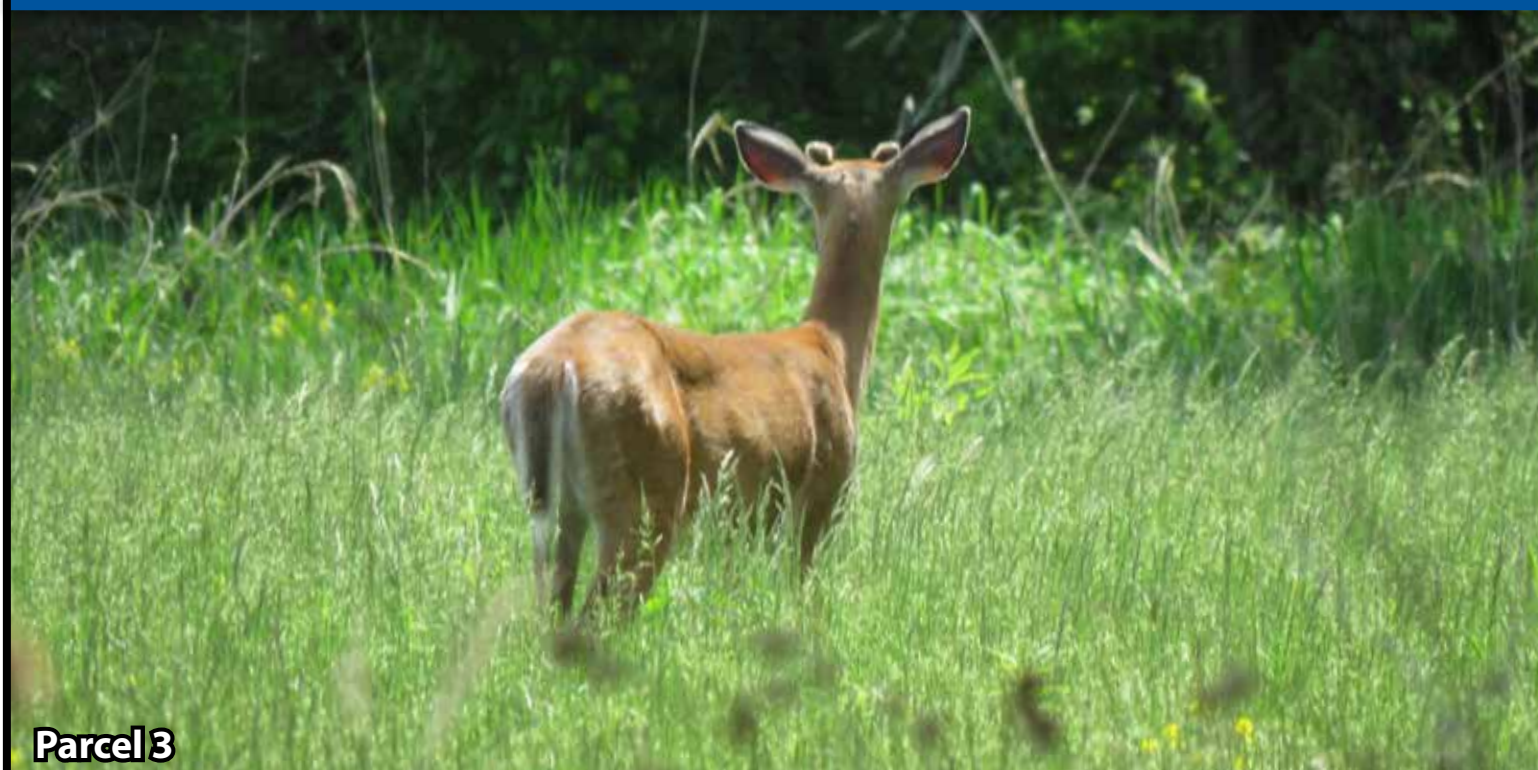
We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

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 1

Pifer's



Parcel 3

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