

UPCOMING AUCTION

Green County WISCONSIN

201.66
ACRES M/L

WEDNESDAY,
JUNE 25, 2025
10:00 AM (CST)

OFFERED AS FIVE TRACTS

AUCTION LOCATION
Browntown Civic Center
107 S Mill Street
Browntown, Wisconsin 53522

ADAM CRIST
608.482.1229 | WI LIC 89336-94
Adam.Crist@PeoplesCompany.com



PeoplesCompany.com | Listing #18343



Tract 1: 40 acres m/l with 38.40 FSA cropland acres and a Productivity Index of 68.2.

Tract 2: 40.10 acres m/l with 35.81 FSA cropland acres and a Productivity Index of 49.9.

Tract 3: 40.53 acres m/l with 31.73 FSA cropland acres and a Productivity Index of 48.0.

Tract 4: 40.75 acres m/l with 38.57 FSA cropland acres and a Productivity Index of 59.6.

Tract 5: 40.28 acres m/l with 41.57 FSA cropland acres and a Productivity Index of 78.1.

AUCTION WEDNESDAY, JUNE 25, 2025 AT 10:00 AM (CST)

Green County, Wisconsin Farmland Auction – Mark your calendar for Wednesday, June 25, 2025! Peoples Company is pleased to present 201.66 acres m/l, with 186.08 FSA cropland acres. This farmland is located in southwestern Green County, just south of Browntown, Wisconsin.

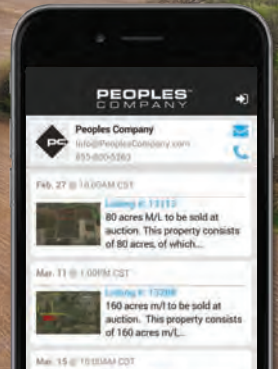
The primary soil types on the farm are Ossian silt loam, Downs silt loam, and Thackery silt loam. The farm has an average Productivity Index of 61.8. These high-quality tracts would make excellent additions to an existing farming operation or a wise investment for a buyer looking to diversify their portfolio or hedge against inflation. Additionally, the farm's proximity to multiple local grain elevators and Badger State Ethanol enhances grain marketing opportunities.

The tracts are leased for the 2025 season. A lease termination notice has been given to the tenant. The current lease expires on March 1, 2026. The farm is available for the 2026 growing season. The buyer(s) will receive the second half of the rent payment on December 1, 2025.



ONLINE BIDDING AVAILABLE

Not able to make it to the live auction, but still want to bid from your computer or smartphone? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your phone.



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Tract 1

40 ACRES M/L

Davis Road, Browntown, WI 53522

ABOUT

Tract One consists of 40 acres m/l with 38.40 FSA cropland acres and a Productivity Index of 68.2. The primary soil types on this tract are Rockton silt loam and Richwood silt loam. This nearly 100% tillable tract features long, straight rows and excellent road access. It represents a high-quality opportunity for an existing farming operation, serves as an investment-grade quality land purchase, or can be a long-term investment for the buyer looking to diversify their portfolio. The farmland is leased for the 2025 cropping season, with a lease termination notice already given to the tenant. The current lease expires on March 1, 2026. The farm is available for the 2026 growing season. The new buyer will receive \$4,992 on December 1, 2025, representing the second half of the 2025 rent payment.

Code	Soil Description	Acres	% of Field	NCCPI
RnB2	Rockton silt loam	14.49	37.23%	62
305B	Richwood silt loam	10.02	25.75%	89
RnC2	Rockton silt loam	8.41	21.62%	61
Ot	Ossian silt loam	3.20	8.22%	43
WnC2	Winnebago silt loam	2.26	5.80%	73
328A	Rowley silt loam	0.41	1.05%	89
HvB	Huntsville silt loam	0.13	0.33%	83
Weighted Average				68.2

DIRECTIONS From Browntown, Wisconsin: Travel south on County Highway M for one mile. Tract One will be on the right (West) side of the road. Look for the Peoples Company sign.



Tract 2

40.10 ACRES M/L

County Highway M, Browntown, WI 53522

ABOUT

Tract Two consists of 40.10 acres m/l, featuring 35.81 estimated tillable acres, with a Productivity Index of 49.9. The predominant soil types of this nearly 100% tillable tract consist of Newglarus-Dunbarton silt loams and Winnebago silt loam. This tract offers an outstanding opportunity to expand an existing farming operation or serve as a potential building site for a country home. The farmland is leased for the 2025 cropping season, with a lease termination notice already given to the tenant. The current lease expires on March 1, 2026. The farm is available for the 2026 growing season. The new buyer will receive \$4,665 on December 1, 2025, representing the second half of the 2025 rent payment.

Code	Soil Description	Acres	% of Field	NCCPI
1180D2	Newglarus-Dunbarton silt loams	8.32	23.24%	44
WnC2	Winnebago silt loam	8.26	23.07%	73
1180C2	Newglarus-Dunbarton silt loams	4.54	12.68%	48
SoE2	Sogn silt loam	4.05	11.31%	34
HvB	Huntsville silt loam	3.14	8.77%	83
Ot	Ossian silt loam	2.52	7.04%	43
Hu	Houghton mucky peat	2.23	6.23%	10
SoC2	Sogn silt loam	1.86	5.20%	26
Ou	Otter silt loam	0.56	1.56%	35
1130F	Lacrescent-Dunbarton complex	0.32	0.89%	12
Weighted Average				49.9

DIRECTIONS From Browntown, Wisconsin: Travel south on County Highway M for one mile. Tract Two will be on the left (East) side of the road. Look for the Peoples Company sign.



Tract 3

40.53 ACRES M/L

County Highway M, Browntown, WI 53522

ABOUT

Tract Three offers 40.53 acres m/l of prime farmland with 31.73 estimated tillable acres and boasts a Productivity Index of 48.0. This tract predominantly features Ossian silt loam and offers excellent road access. Whether you want to expand an existing farming operation or diversify your portfolio with quality land, this tract is ideally positioned to help you achieve your goals. The farmland is leased for the 2025 cropping season, with a lease termination notice already given to the tenant. The current lease expires on March 1, 2026. The farm is available for the 2026 growing season. The new buyer will receive \$4,125 on December 1, 2025, representing the second half of the 2025 rent payment.

Code	Soil Description	Acres	% of Field	NCCPI
Ot	Ossian silt loam	24.36	76.80%	43
ThA	Thackery silt loam	3.17	9.99%	67
DwC2	Durand silt loam	2.93	9.23%	75
1130F	Lacrescent-Dunbarton complex	0.68	2.14%	12
Dc	Del Rey silt loam	0.58	1.83%	61
Weighted Average				48.0

DIRECTIONS From Browntown, Wisconsin: Travel south on County Highway M for one mile. Tract Three will be on the left (East) side of the road. Look for the Peoples Company sign.



Tract 4

40.75 ACRES M/L

County Highway B, Browntown, WI 53522

ABOUT

Tract Four offers 40.75 acres m/l of prime farmland with 38.57 FSA cropland acres and boasts a Productivity Index of 59.6. The land features Thackery silt loam and Ossian silt loam and is nearly 100% farmable, complete with long, straight rows and easy road access. The tract is ideal for expanding an existing farming operation, investing in a high-quality property, or diversifying a portfolio with a high-quality land asset. The farmland is leased for the 2025 cropping season, with a lease termination notice already given to the tenant. The current lease expires on March 1, 2026. The farm is available for the 2026 growing season. The new buyer will receive \$5,014 on December 1, 2025, representing the second half of the 2025 rent payment.

Code	Soil Description	Acres	% of Field	NCCPI
ThA	Thackery silt loam	13.93	35.84%	67
Ot	Ossian silt loam	12.29	31.62%	43
Dc	Del Rey silt loam	5.04	12.98%	61
DwC2	Durand silt loam	3.66	9.42%	75
HvA	Huntsville silt loam	2.90	7.47%	84
1130F	Lacrescent-Dunbarton complex	0.46	1.18%	12
SoE2	Sogn silt loam	0.44	1.13%	34
1180D2	Newglarus-Dunbarton silt loams	0.10	0.26%	44
LaB	Lamartine silt loam	0.04	0.10%	70
Weighted Average				59.6

DIRECTIONS From Browntown, Wisconsin: Travel south on County Highway M for one and a half miles. Turn left onto County Highway B. Tract Four will be on the left (North) side of the road. Look for the Peoples Company sign.



Auction Term & Conditions

TITLE COMPANY:

Green County Title & Abstract, Inc.
1720 10th Street, Suite #1
Monroe, WI 53566

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

AUCTIONEER & LICENSE NUMBER: Jesse Meyer - No. 2652-52

AGENCY: Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

AUCTION METHOD: All five tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method," whereas the winning bidder may elect to take, in any order, one, two, three, four, or five tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all five tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

REAL ESTATE TAXES: The real estate taxes will be prorated between the Seller and Buyer(s) to the date prior to closing. Taxes are approximated to the best of our knowledge in the marketing material, and the title company shall confirm the final tax amount before closing.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Visit <http://peoplescompany.bidwrangler.com/>

FINANCING: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required within 24 hours of the conclusion of the auction. The earnest money payment may be paid in the form of a wire transfer or check. All funds will be held in the Green County Title & Abstract, Inc. Trust account.

CLOSING: Closing will occur on or before Friday, August 8th, 2025. The balance of the purchase price will be payable at closing in the form of a wire transfer.

POSSESSION: Possession of the land will be given to the Buyer(s) at closing, subject to the tenant's rights.

Tract 5

40.28 ACRES M/L

County Road B, Browntown, WI 53522

ABOUT

Tract Five offers 40.28 acres m/l of prime farmland featuring 41.57 FSA cropland acres and an impressive Productivity Index of 78.1. The land features Downs silt loam and Cadiz silt loam. It is nearly 100% farmable, boasting long, straight rows and good road access. This tract is ideal for expanding an existing farming operation, securing an investment-grade property, or diversifying a portfolio with a high-quality land asset. The farmland is leased for the 2025 cropping season, with a lease termination notice already given to the tenant. The current lease expires on March 1, 2026. The farm is available for the 2026 growing season. The new buyer will receive \$5,404 on December 1, 2025, representing the second half of the 2025 rent payment.

Code	Soil Description	Acres	% of Field	NCCPI
DsB2	Downs silt loam	24.28	58.66%	83
CdC2	Cadiz silt loam	8.59	20.74%	71
DsC2	Downs silt loam	4.35	10.50%	81
Dc	Del Rey silt loam	3.45	8.33%	61
DsB	Downs silt loam	0.40	0.97%	83
Ot	Ossian silt loam	0.33	0.80%	43
Weighted Average				78.1

DIRECTIONS From Browntown, Wisconsin: Travel south on County Highway M for one and a half miles. Turn left onto County Highway B. Tract 5 will be on the right (South) side of the road. Look for the Peoples Company sign.



FARM LEASE: A lease termination notice has been given to the tenant. The current lease expires on March 1st, 2026. The farm is available for the 2026 growing season.

RENT PRORATION: The new Buyer(s) will receive the second half of the rent payment on December 1, 2025, in the amounts shown below.

- Tract One: \$4,992
- Tract Two: \$4,665
- Tract Three: \$4,125
- Tract Four: \$5,014
- Tract Five: \$5,404

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Green County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Green County FSA and NRCS offices.

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit the required earnest money into the Green County Title & Abstract, Inc. Trust account. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, discussions, representations, or information regarding the sale, including this brochure. The Seller will furnish, at Seller's expense, a current Title Commitment for an Owner's Policy in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. The Seller agrees to convey marketable title to the property. This sale is not contingent on financing.

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

SURVEY: Survey work will be completed by Talarczyk Land Surveys LLC to establish acre amounts on Tracts Two, Three, and Four. It will be the responsibility of each buyer to pay for any and all fees to monument boundaries of purchased tracts if they choose to do so. The sellers will pay for no additional staking.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a price-per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. This auction is with reserve.

DISCLAIMER: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc., may vary from figures stated within the marketing material. The Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Title Commitment.



207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #18343



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



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