

• ONLINE ONLY LAND AUCTION •

The property will be sold in two tracts on a price-per-acre basis. Bidding is currently live and will conclude on Wednesday, July 30, 2025, at 3:00 PM CST.



LISTING #18406

ADAM CRIST | 608.482.1229

ADAM.CRIST@PEOPLES COMPANY.COM | WI LIC 89336-94

PC PEOPLES[™]
COMPANY
INTEGRATED LAND SOLUTIONS



Grant County, Wisconsin Land Auction. Bidding is now open and will close on Wednesday, July 30, 2025, at 3:00 p.m. CST.

Peoples Company is honored to represent the Timmerman Family in the sale of 85.67 surveyed acres of premium southwest Wisconsin farmland. Ideally located just outside of Kieler, Wisconsin, this exceptional property offers convenience and opportunity, situated within 15 minutes of Dubuque, Iowa, and Platteville, Wisconsin, and within easy reach of regional grain markets and agricultural services.

The farm is comprised of 76.53 FSA cropland acres, boasting a strong average NCCPI rating of 84.5, with Fayette and Tama silt loam as the predominant soil

types, recognized for their excellent fertility and long-term productivity. In addition to the tillable acres, the property features highly desirable pastureland and a versatile outbuilding, well-suited for cattle, hay storage, or equipment, offering flexibility for both livestock and crop operations.

High-quality farmland in this part of southwest Wisconsin is seldom brought to market, as it is often held within families for generations. This auction presents a rare opportunity to acquire a highly productive farm in a tightly held area—ideal for those seeking to expand their existing farming operation, diversify their investment portfolio, or secure a long-term agricultural asset.

Tract 1: 52.02 Surveyed Acres with an estimated 50.02 FSA cropland acres and a Productivity Index of 84.7.

Tract 2: 33.65 Surveyed Acres with 26.51 FSA cropland acres and a Productivity Index of 84.4.

The property will be sold in two tracts on a price-per-acre basis, with bidding conducted through the Peoples Company Bid Wrangler platform. Bidding is currently live and will conclude on Wednesday, July 30, 2025, at 3:00 PM CST.



DIRECTIONS

From Kieler, Wisconsin: Travel east on County Road HHH out of Kieler and continue on Old Highway Road. The two tracts will be marked with Peoples Company signs on both sides of the road.

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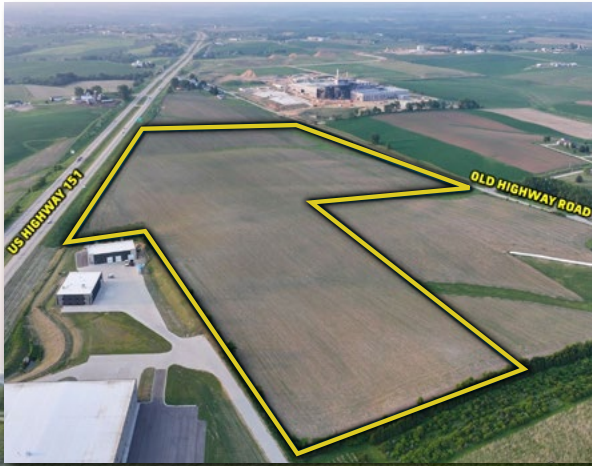
LISTING #18406



TRACT 1 | 52.02 SURVEYED ACRES

Tract One features 52.02 surveyed acres of high-quality, nearly 100% tillable farmland with a strong Productivity Index of 84.7. The tract includes long, straight rows and excellent road access, ideal for efficient row crop operations. Primary soil types include Fayette and Tama silt loam, known for their fertility and productivity. The land is leased for the 2025 season, with full possession available in 2026, offering immediate income and long-term flexibility.

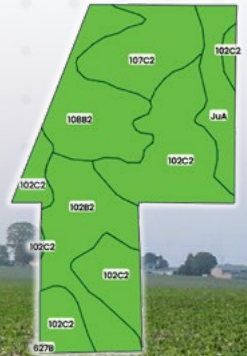
Located near Highway 151 and just a short drive from Dubuque, Iowa, this property presents a strategic opportunity for both local producers and regional investors. Whether you're looking to expand your farming footprint or invest in income-producing land with lasting value, Tract One combines prime location, strong soil quality, and proven performance.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	ACRES	OVERALL NCCPI
102C2	Fayette silt loam	20.09	37.80%	84
102B2	Fayette silt loam	10.74	20.21%	85
108B2	Tama silt loam	9.62	18.10%	86
107C2	Down silt loam	7.72	14.52%	84
JuA	Judson silt loam	4.88	9.18%	85
627B	Chaseburg silt loam	0.10	0.19%	82

AVERAGE: 84.7



TRACT 2 | 33.65 SURVEYED ACRES

Tract Two consists of 33.65 surveyed acres, with 26.51 FSA cropland acres and a Productivity Index of 84.4. The predominant soil types on this tract are Fayette and Judson. This tract offers a great mix of cropland and pasture ground, making it a great fit for row crop operations and livestock producers. It's also an excellent option for beginner farmers looking to start their operation.

The land is leased for the 2025 crop year, with full possession available. Located near Highway 151 and just a short drive from Dubuque, Iowa, it's well-positioned for both ag use and long-term investment. Whether you're expanding your operation or making a first-time land investment, Tract Two offers flexible, productive ground in a great location.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	ACRES	OVERALL NCCPI
102C2	Fayette silt loam	22.40	84.72%	84
JuA	Judson silt loam	1.70	6.43%	85
626A	Arenzville loam	1.36	5.14%	88
108B2	Tama silt loam	0.64	2.42%	86
107B2	Down silt loam	0.34	1.29%	86

AVERAGE: 84.3





207 High Street
Mineral Point, WI 53565

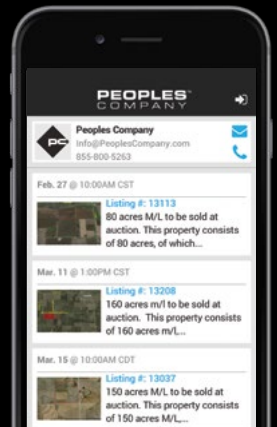


PeoplesCompany.com
Listing #18406



SCAN TO VIEW THIS
LISTING ONLINE!

Ready to bid? 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 smartphone.



AUCTION DETAILS & TERMS

Grant County, Wisconsin Online Only Land Auction
85.67 Surveyed Acres

Offered in Two Tracts

Bidding is Live

Bidding Ends: July 30th, 2025

3:00 P.M. CST. Bid Deadline

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

How to Bid?

Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once your bidder account is created, you can actively bid on the property.

Auctioneer & License Number: Jesse Meyer - No. 2652-52

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

Auction Method: The property will be offered as two tracts. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date prior to 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/>

Earnest Money Payment: An earnest money payment of 10% of the purchase price will be due within 24 hours of the conclusion of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held at Tri-County Title Services, LLC.

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.

Closing: Closing will occur on or before August 29, 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 at closing, subject to the tenant's rights. Full possession of the land and outbuildings will take effect on October 30, 2025.

Farm Lease: The farm is leased for the 2025 cropping season and will be available for the 2026 cropping season. There will not be a rental proration for the tillable acres or outbuildings.

Well Agreement: A shared well agreement will be recorded on Tract Two before closing.

Farm Program Information: Farm Program Information is provided by the Grant County Farm Service Agencies. 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 Grant County FSA and NRCS offices.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment with the respective title company. 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, they will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Survey: Survey work has been completed by Austin Surveying, LLC. to establish acre amounts on Tracts One and Two. 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 whole-dollar basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges 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 investigation of the property before 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 the title commitment.