

WISCONSIN SEALED BID AUCTION

Dane County



**BID DEADLINE AND TIME:
TUESDAY, NOVEMBER 17
2026 BY 10:00 AM CST**

**167.27 ±
Acres**

Adam Crist

608.482.1229 | WI LIC 89336-94
ADAM.CRIST@PEOPLES COMPANY.COM

LISTING #19774



Dane County

Dane County, Wisconsin Sealed Bid Auction – Peoples Company is pleased to present the sale of 167.27± acres of highly productive farmland located just west of Verona, Wisconsin. This exceptional farm features long, efficient rows, quality soils, and excellent hard-surfaced road frontage, making it well suited for modern farming operations. The property includes 135.82 FSA cropland acres with an NCCPI rating of 61.5. The predominant soil types are Basco, Port Byron, and Troxel silt loams. Held by the same family for more than 126 years, this marks the first opportunity in generations to acquire this quality asset.

Ideally situated less than one mile from U.S. Highways 18/151, the farm offers convenient access to Verona, Madison, and the surrounding region. Verona High School is located just four minutes away, while downtown Madison can be reached in approximately 20 minutes. The property also lies just minutes from Epic Systems' corporate campus, one of Wisconsin's largest private employers.

Beyond its strong agricultural attributes, the property benefits from a highly desirable location in one of Dane County's most dynamic growth corridors. Residential development has expanded steadily in the surrounding area, including the neighboring Twin Rock Subdivision, where recent lot sales have demonstrated strong demand. As a result, the farm offers buyers the opportunity to own a productive agricultural investment with long-term land-use flexibility and potential for future appreciation.

The property is currently designated as Farmland Preservation on the Town of Verona Future Land Use Map. However, future land use amendments may allow consideration for Rural Residential development consisting of 2- to 4-acre lots, subject to local approvals and regulatory requirements. Each tract will be conveyed with two Residential Density Units (RDUs), providing additional value and flexibility for future ownership.

- Tract 1: 75.23± acres with est. 72.80 FSA cropland acres carrying an NCCPI rating of 60.2.
- Tract 2: 92.04± acres with est. 63 FSA cropland acres carrying an NCCPI rating of 62.7.

The two tracts will be offered on a whole-dollar basis via Sealed Bid Auction, with bids due on Tuesday, November 17, 2026, at or before 10:00 AM. Bids must be submitted to Adam.Crist@PeoplesCompany.com.



WISCONSIN SEALED BID AUCTION



Tract One

Tract One consists of 75.23± taxable acres, including an estimated 72.80 FSA cropland acres with an NCCPI rating of 60.2. The predominant soil types are New Glarus, Basco, and Troxel silt loams, offering a productive mix well suited to a variety of agricultural operations. The farmland is available for the 2027 growing season, providing an immediate opportunity for owner-operators or investors.

The property benefits from approximately 1,100 feet of frontage along Spring Rose Road and is strategically located just 0.2 miles from U.S. Highway 18/151, allowing convenient access to Verona, Madison, and the surrounding region. Situated adjacent to the recently developed Twin Rock Subdivision, the tract is located within an area that has experienced continued residential growth and strong demand.

The property is currently designated as Farmland Preservation on the Town of Verona Future Land Use Map. Future land use amendments could allow consideration for Rural Residential development consisting of 2- to 4-acre lots, subject to local approvals and regulatory requirements. Additionally, this tract will be conveyed with two Residential Density Units (RDUs), providing added flexibility for future ownership.

Whether to consider an addition to an existing farming operation, a long-term land investment, or a strategic acquisition in one of Dane County's most desirable growth corridors, Tract One offers a rare opportunity to acquire high-quality farmland with strong fundamentals and future potential.



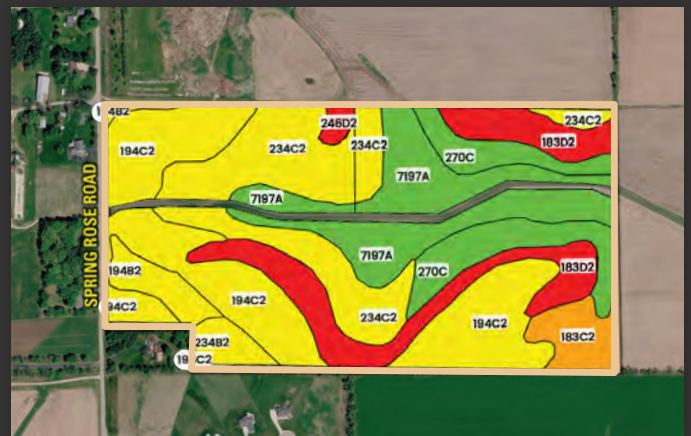
Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
194C2	Newglarus silt loam	19.63	26.96%	Yellow	57
234C2	Basco silt loam	14.86	20.41%	Light Green	51
7197A	Troxel silt loam	12.68	17.42%	Dark Green	90
183D2	Edmund silt loam	10.46	14.37%	Red	37
270C	Port Byron silt loam	7.44	10.22%	Light Green	82
183C2	Edmund silt loam	2.77	3.80%	Orange	40
194B2	Newglarus silt loam	2.75	3.77%	Yellow	58
234B2	Basco silt loam	1.62	2.23%	Yellow	51
246D2	Elk mound sandy loam	.060	0.82%	Red	26

Weighted Average: 60.2

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Tract Two

Tract Two consists of 92.04± taxable acres and offers an attractive combination of productive farmland, pasture, and rural improvements in a highly sought-after area of Dane County. The property is situated on both sides of County Road G and features more than 1,700 feet of road frontage, providing excellent access and visibility. Located just 0.2 miles from U.S. Highway 18/151, the tract offers convenient access to Verona, Madison, Epic Systems, and Verona Area High School. The surrounding area has experienced considerable residential growth in recent years, with several new subdivisions, further underscoring the property's desirable location.

The land is currently designated as Farmland Preservation on the Town of Verona Future Land Use Map. Future land use amendments could allow consideration for Rural Residential development consisting of 2- to 4-acre lots, subject to local approvals and regulatory requirements. This tract will be conveyed with two Residential Density Units (RDUs), providing additional flexibility for future ownership.

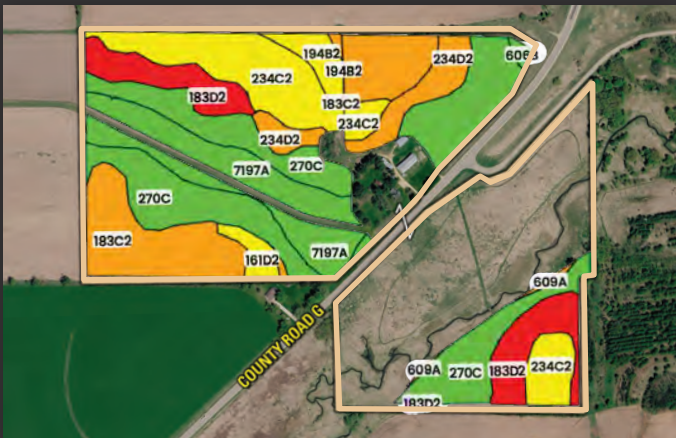
The western portion of the property includes an estimated 52.79 FSA cropland acres with an NCCPI rating of 60.6. The predominant soil types are Port Byron, Otter, and Troxel silt loams. This portion of the tract is improved with a well-maintained two-story farmhouse offering approximately 2,096 square feet of living area, four bedrooms, and one bathroom. Additional improvements include an 18' x 18' detached garage, a 40' x 60' Quonset-style hoop building, a 35' x 103' barn, and a 75' x 20' barn, providing ample storage and utility for agricultural, livestock, or hobby farm uses. The eastern portion of the tract features approximately 24.13 acres of pastureland and an additional 10.20 FSA cropland acres, offering a versatile mix of agricultural uses. All cropland and pasture acres will be available for the 2027 growing and grazing seasons.

Whether pursued as a productive farming operation, rural homesite, or long-term land investment, Tract Two presents a rare opportunity to acquire a diverse and well-located property in one of Dane County's strongest agricultural and growth markets.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
270C	Port Byron silt loam	19.72	31.30%	Green	82
183C2	Edmund silt loam	10.70	16.98%	Orange	40
234C2	Basco silt loam	10.28	16.31%	Yellow	51
7197A	Troxel silt loam	8.53	13.54%	Light Green	90
138D2	Edmund silt loam	6.81	10.80%	Red	37
234D2	Basco silt loam	3.69	5.85%	Dark Orange	47
194B2	Newglarus silt loam	1.56	2.48%	Light Yellow	58
161D2	Fivepoints silt loam	1.06	1.69%	Yellow	50
606B	Huntsville silt loam	0.27	0.43%	Light Green	82
609A	Otter silt loam	0.26	0.41%	Orange	46
7898A	Elburn silt loam	0.13	0.21%	Green	78
Weighted Average:					62.7



Auction Terms & Conditions

BID DEADLINE AND TIME:
TUESDAY, NOVEMBER 17, 2026, BY 10:00 AM CST

BID SUBMITTAL PROCESS AND DEADLINE: To request a sealed bid packet, please email Adam Crist at Adam.Crist@PeoplesCompany.com or contact him by phone at (608) 482.1229. Bids should be for the whole-dollar amount per tract, and combination offers will require purchase-price allocations for each tract. Peoples Company will notify the successful high bidder on or before 3:00 pm CST on Wednesday, November 18th, 2026, of the Seller's acceptance of a bid. The Seller reserves the right to accept or reject any bids at their sole discretion. Upon confirmation of an acceptable bid, the Bidder will execute a Real Estate Sale Contract that will be signed and accepted by the Sellers.

DELIVER, MAIL, OR EMAIL BIDS TO:
Peoples Company
Attn: Adam Crist
207 High Street
Mineral Point, WI 53565
Adam.Crist@PeoplesCompany.com

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

AGENCY: Peoples Company and its representative are Agents of the Seller.

METHOD OF SALE: The property will be sold as two individual tracts or in combination through a One-Chance Sealed Bid Auction. The format encourages bidders to submit their highest and best offer in writing for an individual tract or a combination of the two tracts, as there will be no live bidding or additional rounds of bidding for the property. In the unlikely event that two or more bids are for the same amount, each party would be asked whether they wish to raise their bid until the bidding concludes.

CONTRACT & TITLE: The successful buyer will enter into a real estate sales contract and deposit the required earnest money payment with First American Title. The Seller will provide a current title commitment at their expense. The sale is not contingent upon Buyer financing.

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 represents that he/she has the present ability to perform at the bid price and will fulfill all obligations under the Real Estate Sale and Purchase Agreement.

EARNEST MONEY PAYMENT: An earnest money payment of 10% of the purchase price will be due upon acceptance and notification of a successful offer. The earnest money payment may be made by check or wire transfer. All funds will be held in the First American Title trust account.

SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.

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

CLOSING: Closing will occur on or before Thursday, December 31, 2026. The balance of the purchase price will be payable at closing via wire transfer.

POSSESSION: Possession of the land will be given at Closing.

FARM LEASE: The farm is available for the 2027 cropping season.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Dane 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 Dane County FSA and NRCS offices.

DENSITY STUDY: Please note that this density analysis and the transfer of a Rural density unit does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. The Town of Verona Plan Commission and Board of Supervisors review all development proposals and apply the goals, objectives, and policies of the town's comprehensive plan to guide their decisions. The plan includes standards and criteria for new development, which include consideration of site characteristics such as history of agricultural use, soil type, environmental features, proposed length/location of driveways and utility extensions, compatibility with neighboring uses, and proposed lot size and location.

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 Peoples Company or Seller. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in the completion of the auction sale transaction.

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 the figures stated in the marketing material. The buyer should conduct their own 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.

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