

LAND AUCTION 1,153± ACRES

Highly Productive Soils
755± Acres Tillable
80± Acres Pasture
67± Acres CRP
Incredible Hunting

Offered in 15 Tracts

ONLINE BIDDING AVAILABLE

GRANT COUNTY, WISCONSIN
6 Farms Near Lancaster, WI



Come prepared to bid your price on any tract, combination of tracts, or the entire property!

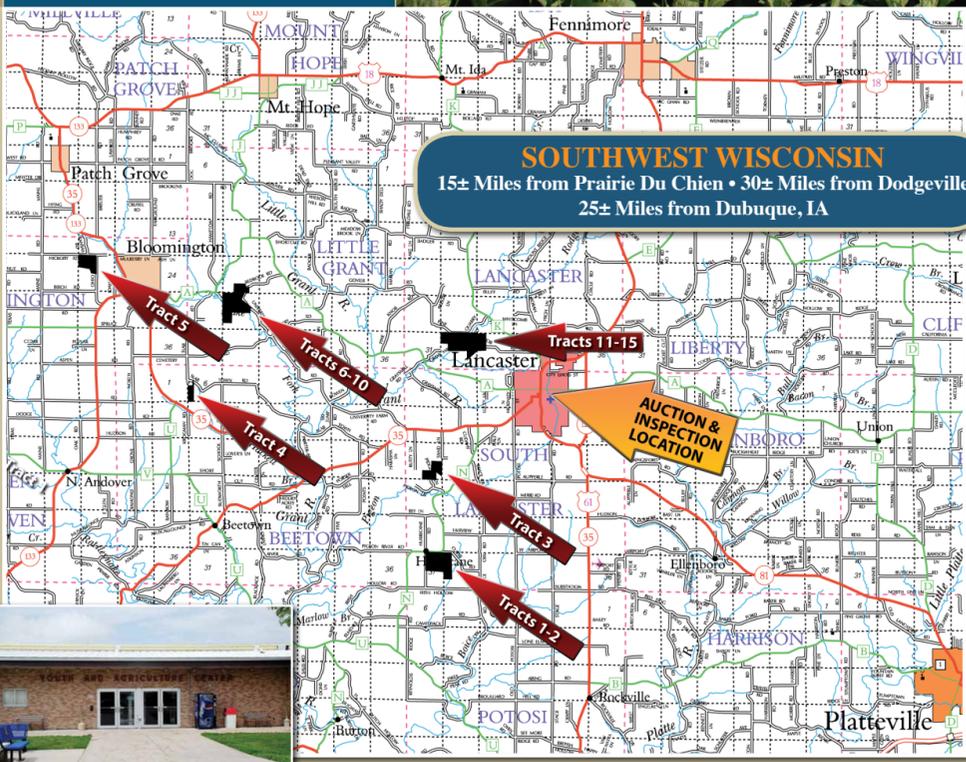
Available for 2014 Crop Year!

755± Acres Tillable

- 4 Bedroom Home & Storage Buildings
- 2013 Hunting Rights Available

SCHRADER
Real Estate & Auction Co., Inc.
800-451-2709
SchraderAuction.com

Thursday, November 21 • 6pm
At the Grant County Youth & Ag Building



SOUTHWEST WISCONSIN
15± Miles from Prairie Du Chien • 30± Miles from Dodgeville
25± Miles from Dubuque, IA

AUCTION TERMS & CONDITIONS

PROCEDURE: The farms will be offered in individual tracts, in any combination of tracts or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to the Seller's acceptance or rejection.

DOWN PAYMENT: 10% of the accepted bid price as down payment on the day of auction with the balance in cash at closing. If the bidder pre-registers with the Auction Company on or before Friday, November 14, then cash or a personal check will be accepted for the down payment (contact Auction Company for a pre-registration form or visit www.schraderauction.com.) If the bidder does not pre-register, a bank letter of credit or guarantee will be required with a personal check, OR bidder must present a \$5000 cashier's check with a personal check for the balance of the down payment on auction day. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

BUYERS PREMIUM: A 2% Buyer's Premium will be added to the final bid price to determine the contract purchase price.

DEED: Seller will provide Warranty Deed(s).

EVIDENCE OF TITLE: The Seller agrees to furnish an Owner's Policy of Title Insurance in the amount of the purchase price issued through Midwest Title Co., Lancaster.

CLOSING: The closing shall take place within 30 days after the auction day. Seller and Buyer shall share 50:50 the cost of closing.

POSSESSION: Possession at closing subject to farm tenant's rights to the property. Immediate possession for hunting purposes available with an additional 10% down payment.

REAL ESTATE TAXES: The Seller shall be responsible for the taxes due for the calendar year 2013 and the Buyer shall be responsible for the taxes due for 2014 calendar year and thereafter.

SURVEY: Seller & Buyer shall each pay half (50:50) of the cost of a new survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

MINERALS: 100% of the mineral rights owned by Seller shall be included with the sale of the real estate.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal description and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate & Auction Company, Inc., and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

STOCK PHOTOGRAPHY: Some wildlife photos are for illustrative purposes only and are not of the auction property. Some photos of the property were taken in 2010.

SELLER: BRW Ventures, LLC

AUCTION LOCATION:

At the Grant County Youth & Ag Building, 916 E. Elm Street, located at the Grant County Fairground. From the intersection of Hwy 61 & Co. Hwy A/Elm Street just north of the courthouse downtown Lancaster, travel east on Co. Hwy A/Elm Street ½ mile to the fairgrounds.

TRACT DIRECTIONS:

TRACTS 1 - 2: From the intersection of St. Rd. 35 & Co. Rd. N, travel south on Co. Rd. N 3 ½ miles to the intersection of Hurricane and go south. Property on left side of road.

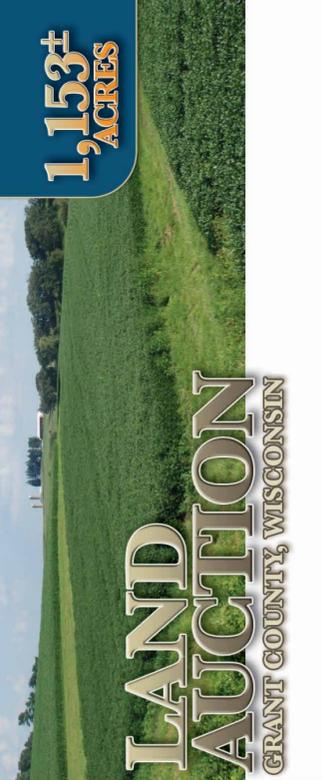
TRACT 3: From the intersection of St. Rd 35 & Co. Rd. N, go south 2 miles to intersection of Pigeon Lane, go west ½ mile to property.

TRACT 4: From the intersection of St. Rd. 35 & Slabtown Road, go west on Slabtown Road 5 miles to the property on left or south side of road.

TRACT 5: From the intersection of St. Rd. 35 & Hickory Road, go west ½ mile to property on left or south side of road.

TRACTS 6 - 10: From Bloomington at the intersection of St. Rd. 35 & Co. Rd. A, go ½ mile east on Co. Rd. A to the intersection of University Farm Road, go ½ mile and property on both sides of road.

TRACTS 11 - 15: From intersection of St. Rd. 61 & Co. Rd. K, go northwest on Co. Rd. K ½ mile to Knob Road, go west on Knob Road 1 ¾ miles to the property.



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GRANT COUNTY, WISCONSIN
6 Farms Near Lancaster, WI
Offered in 15 Tracts

755± Acres Tillable

- Income Producing Land
- 4 Bedroom Home & Storage Buildings
- Available for 2014 Crop Year!

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SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
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NOVEMBER 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Rex D. Schrader Registered Wisconsin Auctioneer 834-052
Schrader Real Estate & Auction Co Inc 116-053.

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LAND AUCTION 1,153±

Thursday, November 21 • 6pm
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Excellent Investment Opportunity!
ACRES
in 15 Tracts

This Grant County Wisconsin land provides a valuable opportunity for the farmer, investor, hunter or the individual just looking for a great setting and location. The area provides great demand for crops and feed stuffs that these farms raise.

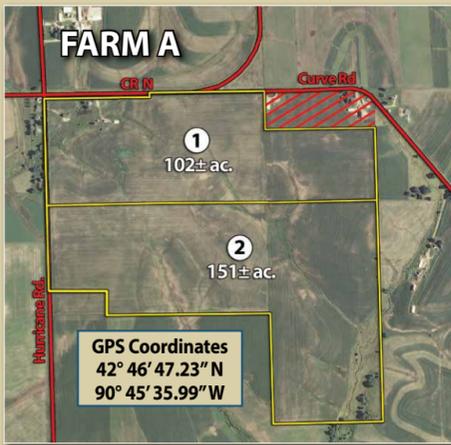
In the Schrader method of auction, you may put the tracts together in the manner that fits your needs. You can purchase the property you want just outside of Bloomington and Lancaster.

FOR THE FARMER: This property offers approx. 755 tillable acres of highly productive soils.

FOR THE HUNTER/RECREATIONAL ENTHUSIAST: Incredible deer and turkey hunting.

FOR THE RURAL HOME BUYER: Lovely country home and outbuilding. Great location between Bloomington and Lancaster.

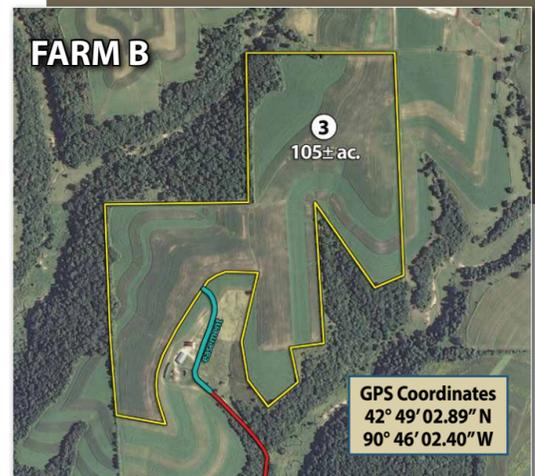
FOR THE CATTLEMAN: Approximately 80 acres of pasture on this property.



FARM A - 253± Total Acres

Tract 1: 102± Acres mostly tillable with frontage on Co. Rd. N and Hurricane Road. Approximately 90 acres tillable. Mostly Downs Silt loam soil. There are two barns on the property. Consider the possibilities.

Tract 2: 151± Acres mostly tillable with frontage on Hurricane Road. Approx. 144 acres tillable with mostly Downs & Fayette soils.



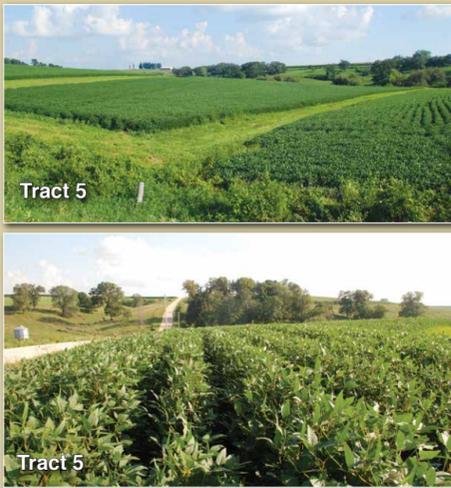
FARM B

Tract 3: 105± Acres mostly tillable. Access via easement per tract map. Approximately 101 acres tillable with Fayette & some Dubuque soils.



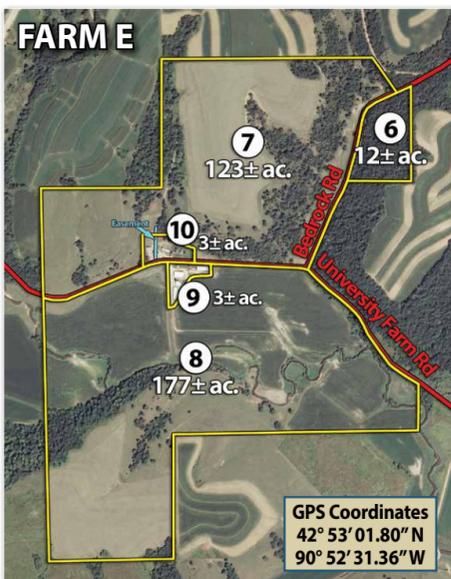
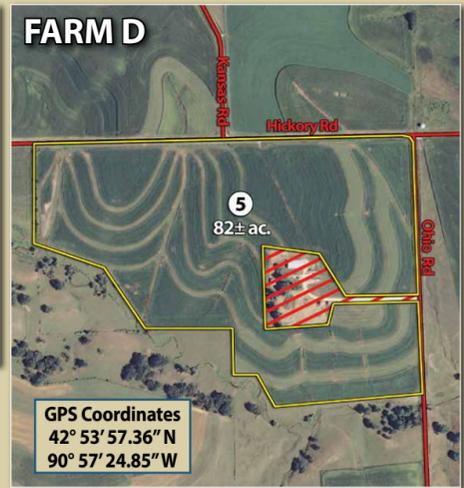
FARM C

Tract 4: 55± Acres mostly tillable with frontage on Slabtown Road. Approximately 51 acres tillable with Fayette, Tama and Dubuque soils.



FARM D

Tract 5: 82± Acres with frontage on both Hickory & Ohio Roads. Approximately 80 acres tillable with Tama, Fayette and Dubuque soils.



FARM E - 318± Total Acres

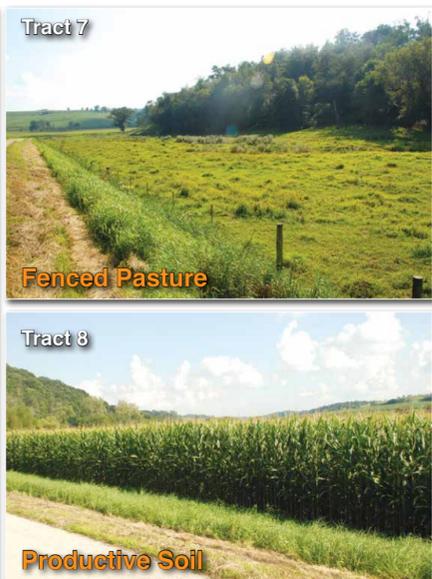
Tract 6: 12± Acres all woods with excellent deer and turkey. Hunting potential with frontage on Bedrock Road.

Tract 7: 123± Acres rolling land with approximately 5 acres of fenced pasture and woodland with approx. 54 acres tillable. Great potential cattle, row crop, hunting and recreational land with road frontage on University Farm and Bedrock Roads.

Tract 8: 177± Acres rolling land with approximately 10 acres of excellent pasture and woodland with great water sources and good fence. Balance of 118± acres of highly productive row crop land with Fayette & Dubuque soils and frontage on University Farm Road.

Tract 9: 3± Acre tract including two machine sheds (32'x48' & 50'x96') and a 40'x128' open front shed.

Tract 10: 3± Acre tract including 4 bedroom home, garage and several buildings.



INSPECTIONS & INFORMATION:

Auction Representatives will be available at the Grant Co. Youth & Ag Bldg. 916 E. Elm St., at the Grant Co. Fairgrounds. (see directions by map):
Wednesday, October 30th 10AM - 12Noon
Thursday, November 21st • 11AM - 1PM

FARM F - 340± Total Acres

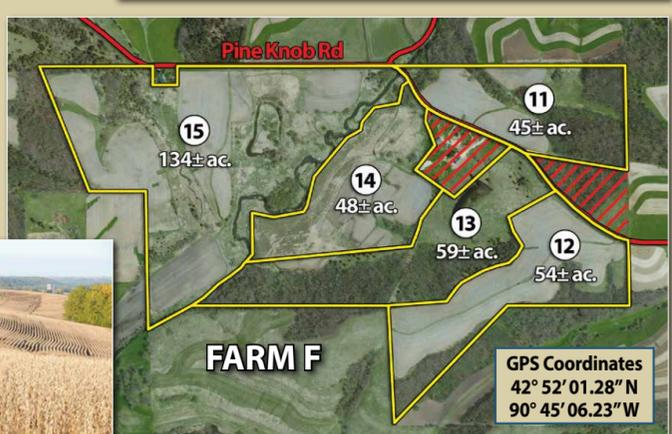
Tract 11: 45± Acres of a nice mix of woods, recreational land and building site potential with 25± acres tillable. Frontage on Pine Knob Road. 0.3 acres in CRP paying \$158.16/ac annually through 9-30-2016.

Tract 12: 54± Acres of a mix of tillable and woods with 45± acres tillable and frontage on Pine Knob Road.

Tract 13: 59± Acres of recreational land, pasture and woodland with excellent hunting potential. Frontage on Pine Knob Road.

Tract 14: 48± Acres with 18± acres tillable ground with Arenzville soils. Frontage on Pine Knob Road. 21± acres in CRP paying \$158.16/ac annually through 9-30-2016.

Tract 15: 134± Acres wooded and recreational land with balance being tillable, Dubuque & Fayette soils. 40.5 Acres in CRP paying \$96.10/ac annually and 5 acres paying \$158.16/ac annually, both through 9-30-2016.



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Contact Auction Company for a detailed information packet including FSA Information, Tax Summaries, Soil Summaries and Preliminary Title Policies.

ONLINE BIDDING

You may bid online during this auction at live.schraderauction.com. You must register by **November 14th** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.

