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Schrader Real Estate & Auction Co Inc 116-053.

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Lone Rock, Wisconsin • Richland County

Real Estate AUCTION

Lone Rock, Wisconsin • Richland County

296.88± Acres

In 8 Tracts

Real Estate AUCTION



ANTLERS TAKEN FROM HUNTS
ON THIS PROPERTY

- Tillable Land • Country Home
- Potential Building Sites • Woods • Wildlife
- Great Hunting & Recreation
- *Tracts from 7.9± Acres to 56.74± Acres*



ONLINE BIDDING
AVAILABLE



800.659.9759 • SchraderAuction.com

Saturday, December 17 • 10 am

At the Wisconsin Riverside Resort

Lone Rock, Wisconsin Richland County

- Buena Vista Township
- West of Madison
- North of Lone Rock
- Southeast of Richland Center

m³ In the Schrader
Method of Auction,
you can bid on a tract or
combination in the manner
that fits your needs.



TRACT 1



ONLINE BIDDING
AVAILABLE

Real Estate AUCTION 296.88± Acres

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Great Hunting & Recreation

Tracts from 7.9± Acres to 56.74± Acres

SCHRADER 800.659.9759 • SchraderAuction.com

Saturday, December 17 • 10 am

At the Wisconsin Riverside Resort, 13220 Shifflet Rd., Spring Green, WI



Saturday, December 17 • 10 am

West of Madison • North of Lone Rock
Southeast of Richland Center

PROPERTY LOCATION: 32375 Highway 130, Lone Rock, WI, 53556. 38 Miles west of Madison, or (7 miles west of Spring Green) on US 14 to Lone Rock turn North 3 Miles on Highway 130.

AUCTION LOCATION: At the Wisconsin Riverside Resort, 13220 Shifflet Road, Spring Green, WI, 53588. On US 14 in Spring Green, Turn south on G Highway (Wood Street) 1 mile to Kennedy Road, turn west ¼ mile to Shifflet Road then turn south ¾ mile. In the Banquet Hall.

Tillable Land • Country Home • Potential Building Sites • Woods • Wildlife, Hunting and Recreation

TRACT DESCRIPTIONS:

TRACT #1: 7.90± ACRES, Beautifully remodeled 2 story country home with over 2900 square feet, 3 Car attached garage and 6 multi-use metal sided out buildings. 4 Bedrooms and 2 and a half baths, gorgeous kitchen with tile floors, cherry cabinetry, granite counter tops, dishwasher, range, microwave and refrigerator. Master bedroom with gas fire place and bath with whirlpool tub. Great 3 seasons room, wood ceilings and walls and gas fireplace. Living room with gas fireplace, hickory floors in the living and family rooms. Roomy dining room with tile floors. Built-in gun case and knick-knack shelves. Large laundry room with 12' of counter top off the garage. Rear deck and front porch with composite deck boards. Many more amenities that are a must see. All utilities, septic and electrical were updated in the remodel. Ideal mini farm for horses, livestock or 4-H; plenty of pasture or small crop area. For more tillable land, pasture or woods combine this tract with Tracts 2 and/or 6.

TRACT #2: 40.29 ACRES, Mostly tillable, productive land or potential building site. With road frontage on Highway 130.

TRACT #3: 35.02 ACRES, cropland with a recreational portion (10± acres) or an excellent potential building site. Access off of Highway 130 on 66' right of way.

TRACT # 4: 36.20 ACRES, Approximately 11 wooded acres for wildlife and hunting, with the balance in cropland and 66' of access from Highway 130. The neighbor to the east has access across this tract.

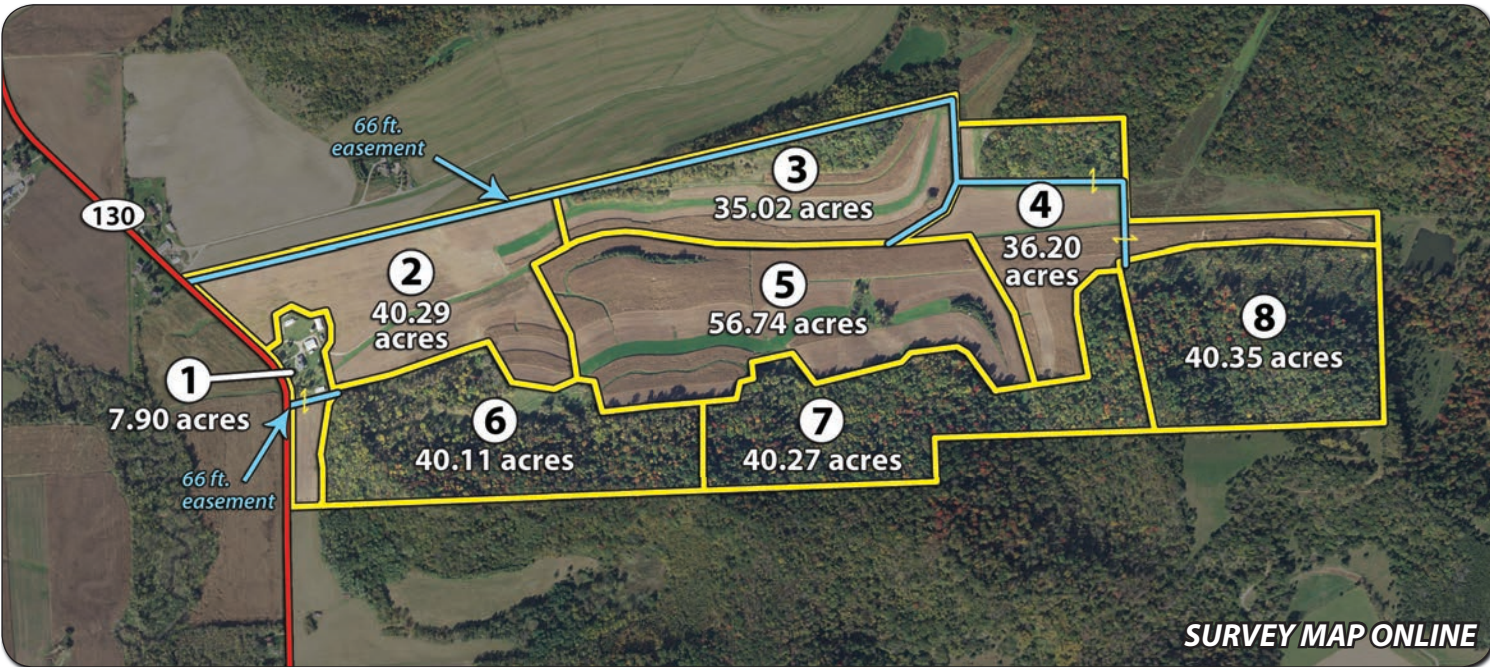
TRACT #5: 56.74 ACRES, mainly cropland, with a few non-tillable areas and grass water ways. Private, potential building site. Access from Highway 130.

TRACT #6: 40.11 ACRES, Nearly all wooded land with 66' access off of Highway 130. Perfect for the wildlife enthusiast or nature lover, and potential secluded building site.

TRACT #7: 40.27 ACRES, Hunters and wildlife enthusiast don't miss this opportunity to own your private hunting and recreation retreat. Access from Highway 130 on 66' of right of way.

TRACT #8: 40.35 ACRES, another all wooded parcel, Hunters realize your dreams and buy this secluded tract at the back of the farm. Access on 66' from Highway 130.

NOTE: Combine Tracts 2, 3, 4 & 5 for 168.25 acres of contiguous land, this combination includes all of the cropland and access from Highway 130. For 120.73 wooded acres, combine Tracts 6-8 These parcels offer privacy and seclusion for wildlife enthusiasts, hunters, 4-wheeling or as a great secluded building site with road frontage on Highway 130 and rear access from the 66' right of way off of Highway 130.



SURVEY MAP ONLINE

OWNER: Rick Schoenemann • **SALE MANAGER:** Gary Bailey
800-659-9759 or 574-858-2859. Email: gary@garybaileyauctions.com

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AUCTION TERMS & CONDITIONS

BUYERS PREMIUM: A buyer's premium of 3% will be added to the final bid price to determine the contract purchase price.

PROCEDURE: Tracts 1-8 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations of tracts during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction or 5% down with any tract or tract combination that includes the home on Tract #1, with balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. **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. All final bid prices are subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a Warranty deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 30 days after proof of merchantable title.

Bid Your Price On Your Choice of Tracts or The Entire Property!

POSSESSION: At closing.

REAL ESTATE TAXES: Seller pays taxes assessed in the 2016 calendar year. Buyer shall pay all taxes thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing. If any.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos and a June 17, 2016 survey.

SURVEY: There will be no new survey, as there are existing surveys for each parcel. Buyer will receive a copy of the survey at closing. Current surveys are sufficient for providing title insurance. Closing prices shall not be adjusted. Survey date: June 17, 2016.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis,

and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

INSPECTION DATES:

Meet a Schrader Representative at Tract 1.

Saturday & Sunday

October 22 & 23 • 1-3pm

Saturday, November 5 • 9am-1pm

Sunday, November 6 • 1-3pm

Thursday, November 17 • 4-6pm

Friday, November 18 • 10am-1pm

Call the sale manager for private inspections.



More Photos Online!



ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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