

Terms and Conditions

PROCEDURE: Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold 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 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion

of closing as indicated on the signed purchase agreement.

DEED: Seller will provide a Trustees deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing on the Home after harvest of the 2020 crops on Tracts 2 & 3 the buyer or buyers will receive a credit at closing for the cash rent of \$214 per tillable acre on Tracts 2 & 3 = \$15,000.00 total.

REAL ESTATE TAXES: The Seller shall pay the 2019 real estate taxes, due in 2020.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: Tract 1 shall be surveyed if purchased separate from Tract 2. There shall be no new survey, for Tracts 2 & 3 or if the entire farm is purchased by one buyer. Buyer and Seller to share survey costs of Tract 1, 50:50.

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.** 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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, its agents or Sellers. 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.



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real estate
75[±] acres in 3 Tracts

MARCH 2020						
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	31				



Dane County, Wisconsin



75[±] acres in 3 Tracts

Dane County, Wisconsin
Cottage Grove Township

East of Madison
West of Deerfield
• *Country Home with small storage building on 3.25[±] Acres*
• *70[±] Acres Tillable Land*

ONLINE BIDDING AVAILABLE

MONDAY, MARCH 23 AT 6 PM

real estate
75[±] acres
real estate auction

real estate auction

Dane County, Wisconsin • Cottage Grove Township

MONDAY, MARCH 23 AT 6 PM

Property Location: 1668 US 12, Deerfield Wisconsin. From the east side of Madison at I-90 turn east on US 12/18, 7 miles to the farm or from Highway 73 at Deerfield travel 3 miles west.

Auction Location: At the Deerfield Community Center, 10 Liberty Street, Suite 130 Deerfield, Wisconsin.

**75[±] in 3 Tracts
acres**

Tract Information

TRACT #1: 3.25[±] ACRES. Historic turn of the century 2 story Country home, with 3 bedrooms and 1½ baths beautiful woodwork and hardwood floors, newer siding and replacement windows with stone Basement. Kitchen, living and family rooms. Gas forced air heat, and gas hot water, 100 amp electric service. Carport, storage building for workshop, or 4-H projects. Great home for families, small livestock project and horses.

TRACT #2: 35.15[±] ACRES. Mostly tillable productive land, small wooded area on US 12/18.

TRACT #3: 36.63[±] ACRES. Nearly all tillable productive land on the south side of US 12/18.

Note: Tillable land rented for 2020 crop year, credit for Cash Rent to Buyer(s) of Tracts 2 & 3. Total = \$15,000

Inspections/Open House Dates:

Sunday, February 23 • 2-4pm

Saturday, March 7 • 2-4pm | Sunday, March 8 • 10am-12 Noon

Sunday, March 22 • 3-5pm

Call the Sale Manager for Private Inspections.



Tract 1

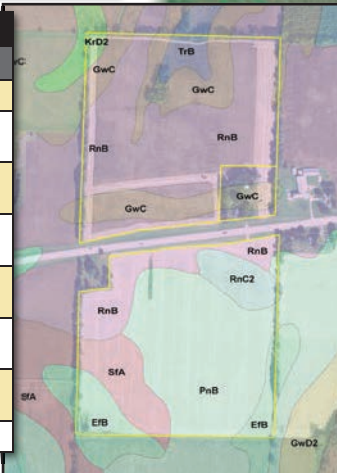


Dining/Living Room



Bedroom

SOILS	
Code	Soil Description
RnB	Ringwood silt, 2-6% slopes
PnB	Plano silt loam, till substratum, 2-6% slopes
GwC	Griswold loam, 6-12% slopes
SfA	Salter silt loam, 0-2% slopes
ElfB	Elburn silt loam, 0-3% slopes
RnC2	Ringwood silt loam, 6-12% slopes
TrB	Troxel silt loam, 0-3% slopes
KrD2	Kidder soils, 10-20% slopes



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.



Owner: The Elaine Caves Trust

Sale Manager: Gary Bailey, 260-417-4838

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