

# One-Chance Sealed Bid Auction

**ACREAGE:**

**74.56 Acres, m/l**  
Grant County, WI

**DATE:**

Bid Deadline:  
**December 14, 2023**  
**1:00 P.M., CST**

**RETURN BIDS TO:**

**Hertz Real Estate Services**  
Mt. Vernon, IA



## Property Key Features

- High-Quality Grant County Farm Partially Within the City of Boscobel, WI
- Soil Rating of 63.80 NCCPI on 61.18 Est. FSA/Eff. Crop Acres
- Includes 1.60-Acre Lot Just South of Boscobel, Located Along Hwy 61

**Douglas L. Hensley**

Licensed Managing Broker in IL  
Licensed Broker in IA, MN, NE, ND & WI

**309-338-7174**

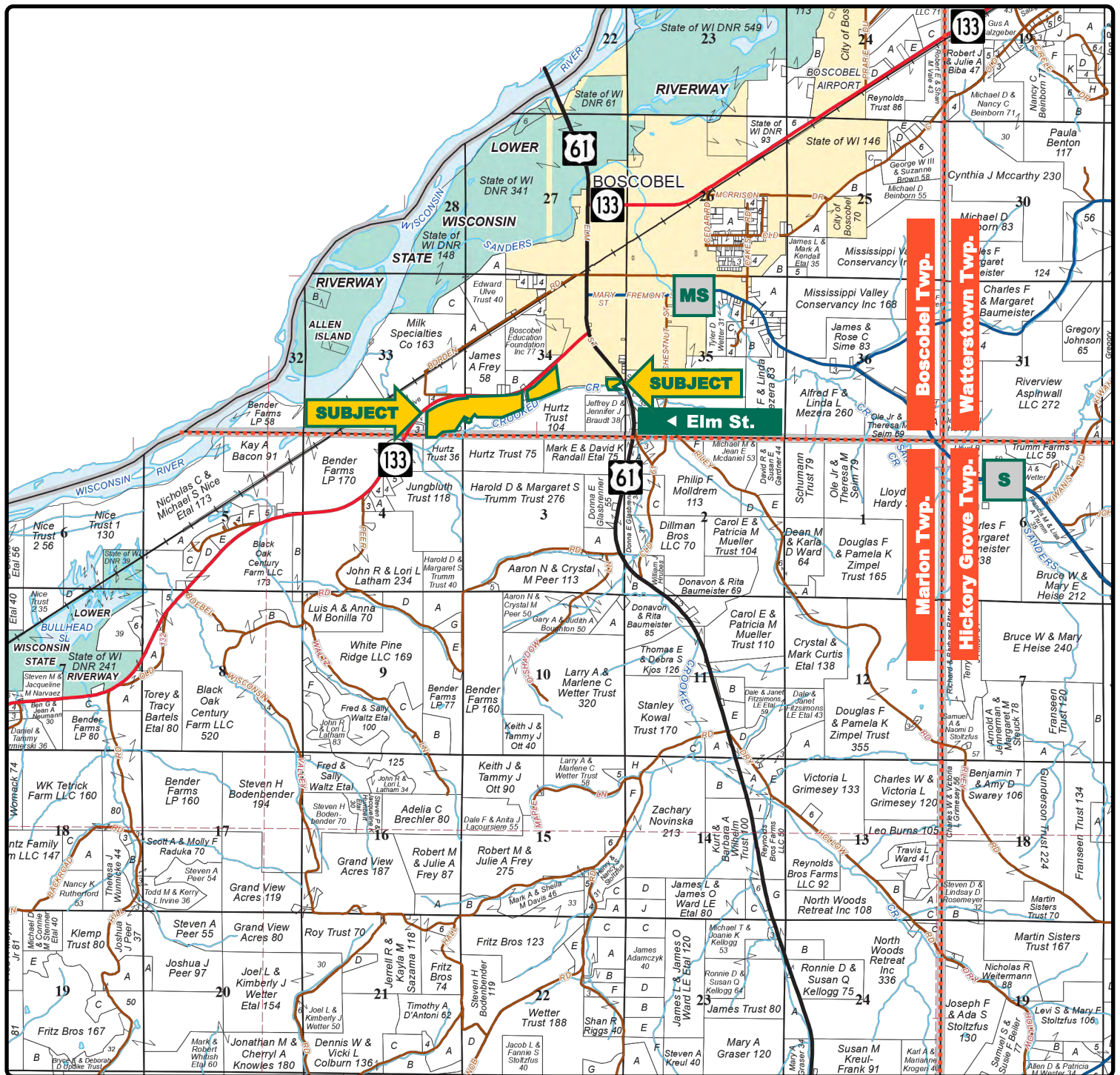
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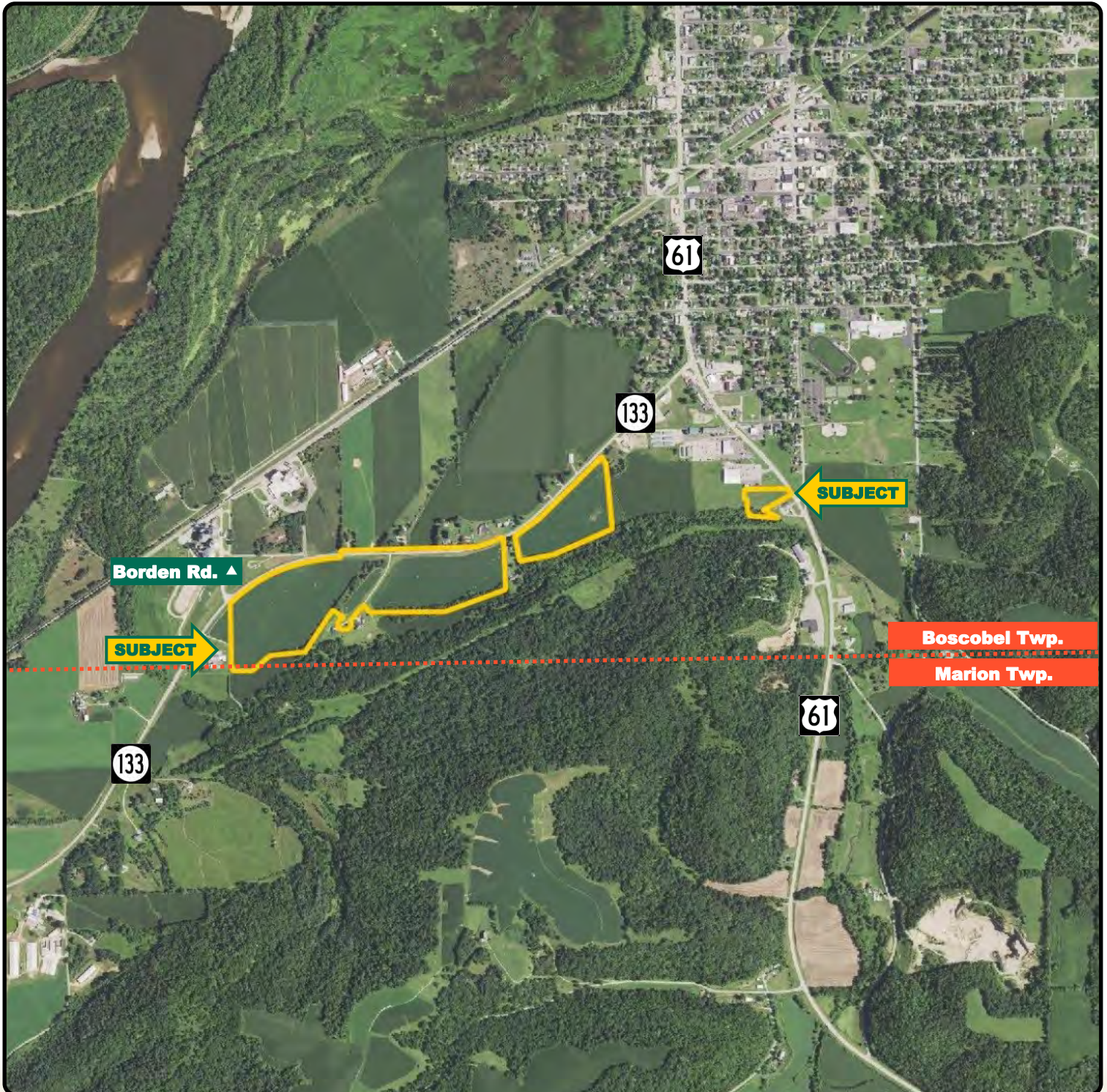
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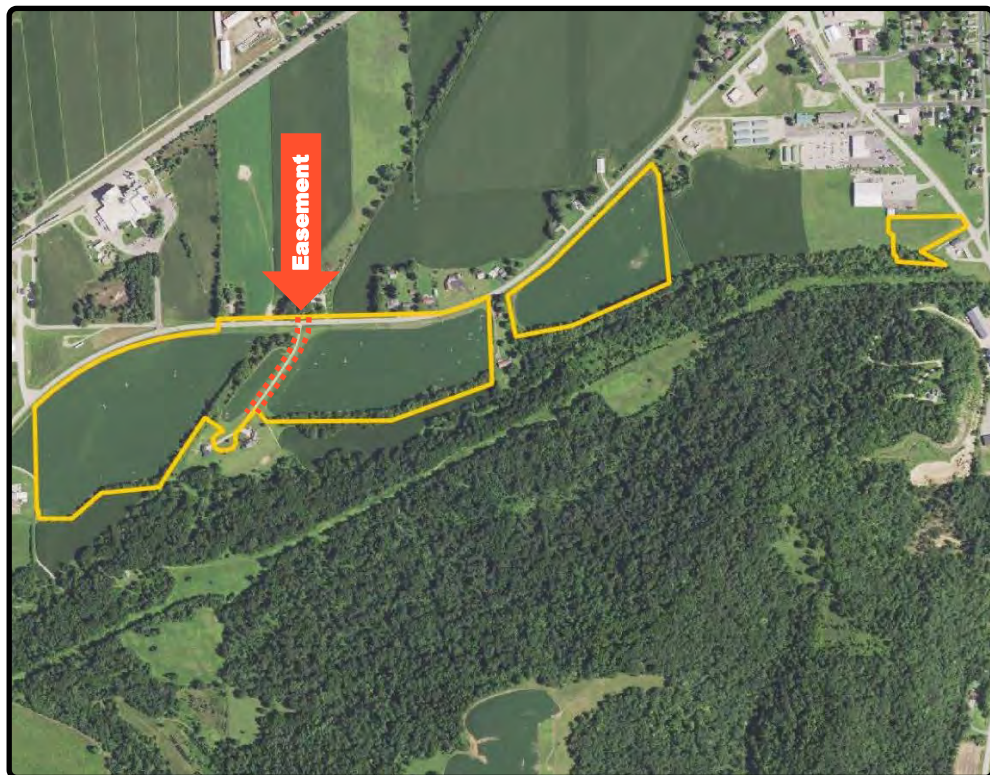
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**FSA/Eff. Crop Acres:** 61.18\*  
**Corn Base Acres:** 38.87\*  
**Bean Base Acres:** 22.19\*  
**Soil Productivity:** 63.80 NCCPI

*\*Acres are estimated.*

## Property Information

**74.56 Acres, m/l**

### Location

**From Boscobel—Intersection of Hwy 61 & Hwy 133:** ¼ mile southwest on Hwy 133. The property is located on the south side of the road.

### Legal Description

That part of NE¼ NE¼ in Section 4 in Township 7 North; Range 3 West of the 4th P.M., Grant County, Wisconsin. That part of the SE¼ SE¼ of Section 33, Township 8 North, Range 3 West of the 4th P.M, Grant County, Wisconsin. That part of the S½ SW¼; that part of the NW¼ SE¼ and that part of the NE¼ SE¼ of Section 34 in Township 8 North, Range 3 West of the 4th P.M, Grant County, Wisconsin. Updated abstract to govern.

### Real Estate Tax

Taxes Payable 2023-2024: \$311.97  
 Gross Acres: 74.56  
 Exempt Road ROW Acres: 3.03  
 Net Taxable Acres: 72.16  
 Tax per Net Taxable Acre: \$4.32  
 Tax Parcel ID #s: 034000680000, 006002660000, 006003040000, 006003030000, 006002870000, 206013360010, 206013360020, 206013360040 & 006003110000

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

**Farm 10190, Tracts 12570 & 12571**

FSA/Eff. Crop Acres: 60.48\*  
 Corn Base Acres: 38.52\*  
 Corn PLC Yield: 119 Bu.  
 Bean Base Acres: 21.97\*  
 Bean PLC Yield: 44 Bu.

*\*Acres are estimated pending reconstitution of farm by the Grant County FSA office.*

**Farm 11486, Tract 14010**

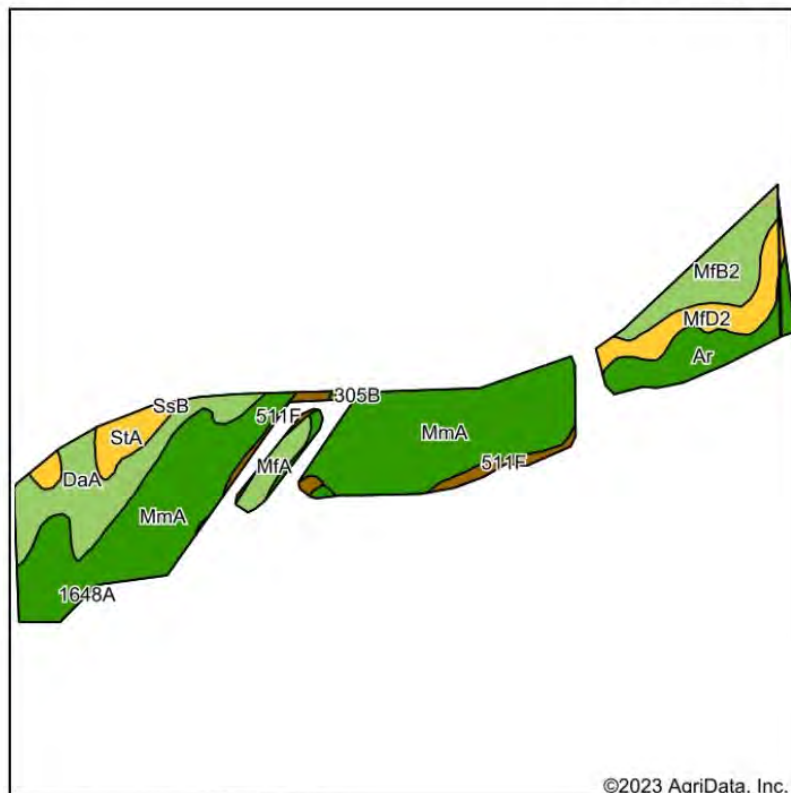
FSA/Eff. Crop Acres: 0.70  
 Corn Base Acres: 0.35  
 Corn PLC Yield: 119 Bu.  
 Bean Base Acres: 0.22  
 Bean PLC Yield: 44 Bu.

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Soils data provided by USDA and NRCS.



State: **Wisconsin**  
County: **Grant**  
Location: **34-8N-3W**  
Township: **Boscobel**  
Acres: **61.18**  
Date: **10/10/2023**



Maps Provided By:



Area Symbol: WI043, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
MmA	Meridian loam, 0 to 2 percent slopes	31.97	52.3%			IIIs	65
DaA	Dakota fine sandy loam, 0 to 2 percent slopes	8.05	13.2%			IIIs	64
MfB2	Meridian fine sandy loam, 2 to 6 percent slopes, moderately eroded	5.37	8.8%			IIIs	64
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	5.03	8.2%			IIw	88
MfD2	Meridian fine sandy loam, 10 to 15 percent slopes, moderately eroded	4.38	7.2%			IVe	60
StA	Sparta loamy fine sand and Blown-out land, 0 to 2 percent slopes	2.63	4.3%			IVs	Ile
511F	Plainfield sand, river valley, 15 to 60 percent slopes	1.97	3.2%			VIIIs	5
MfA	Meridian fine sandy loam, 0 to 2 percent slopes	1.61	2.6%			IIIs	65
SsB	Sparta loamy fine sand, 2 to 6 percent slopes	0.10	0.2%			IVs	32
305B	Richwood silt loam, 1 to 6 percent slopes	0.07	0.1%			Ile	90
Weighted Average					2.64	*-	*n 63.8

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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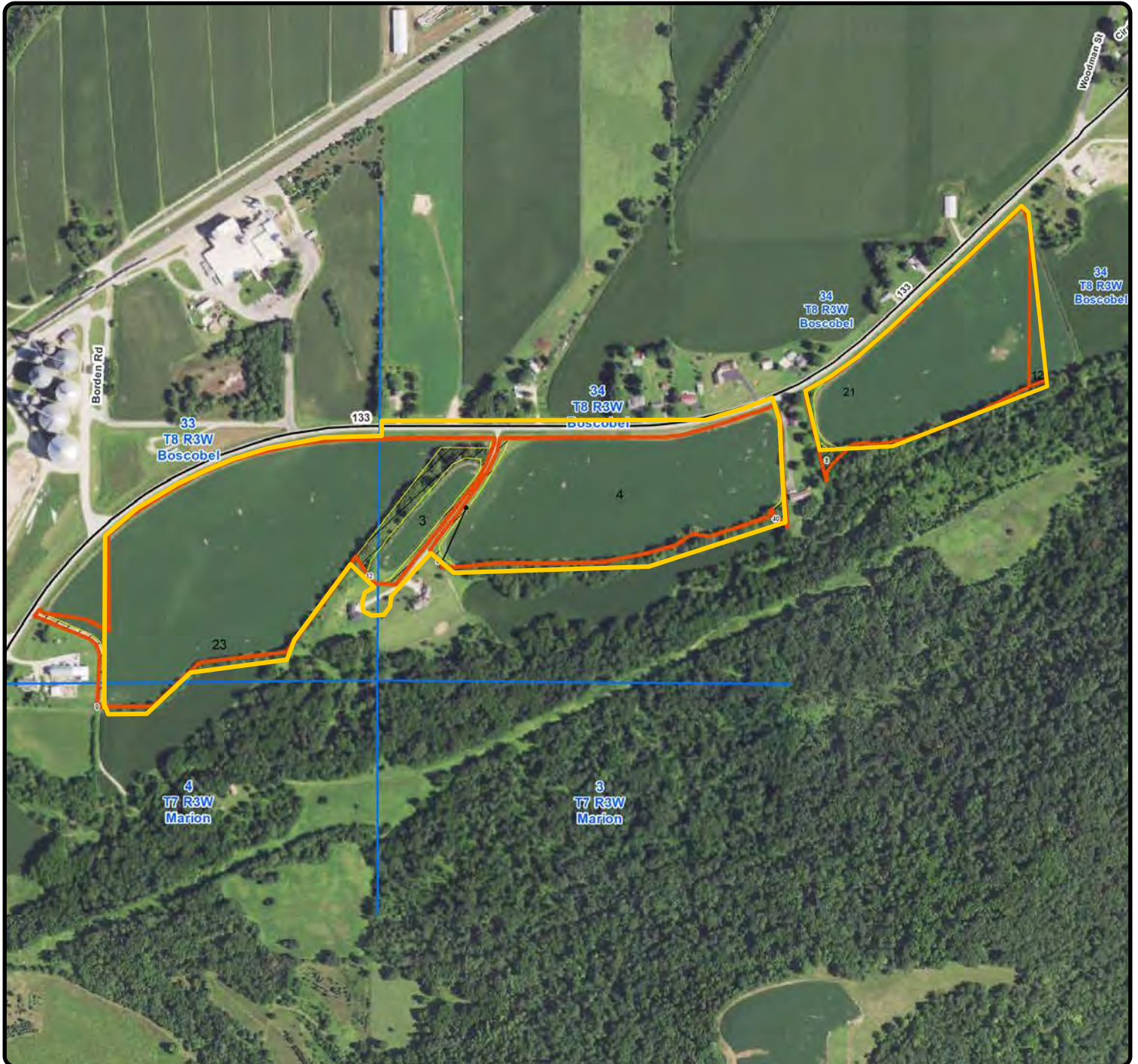
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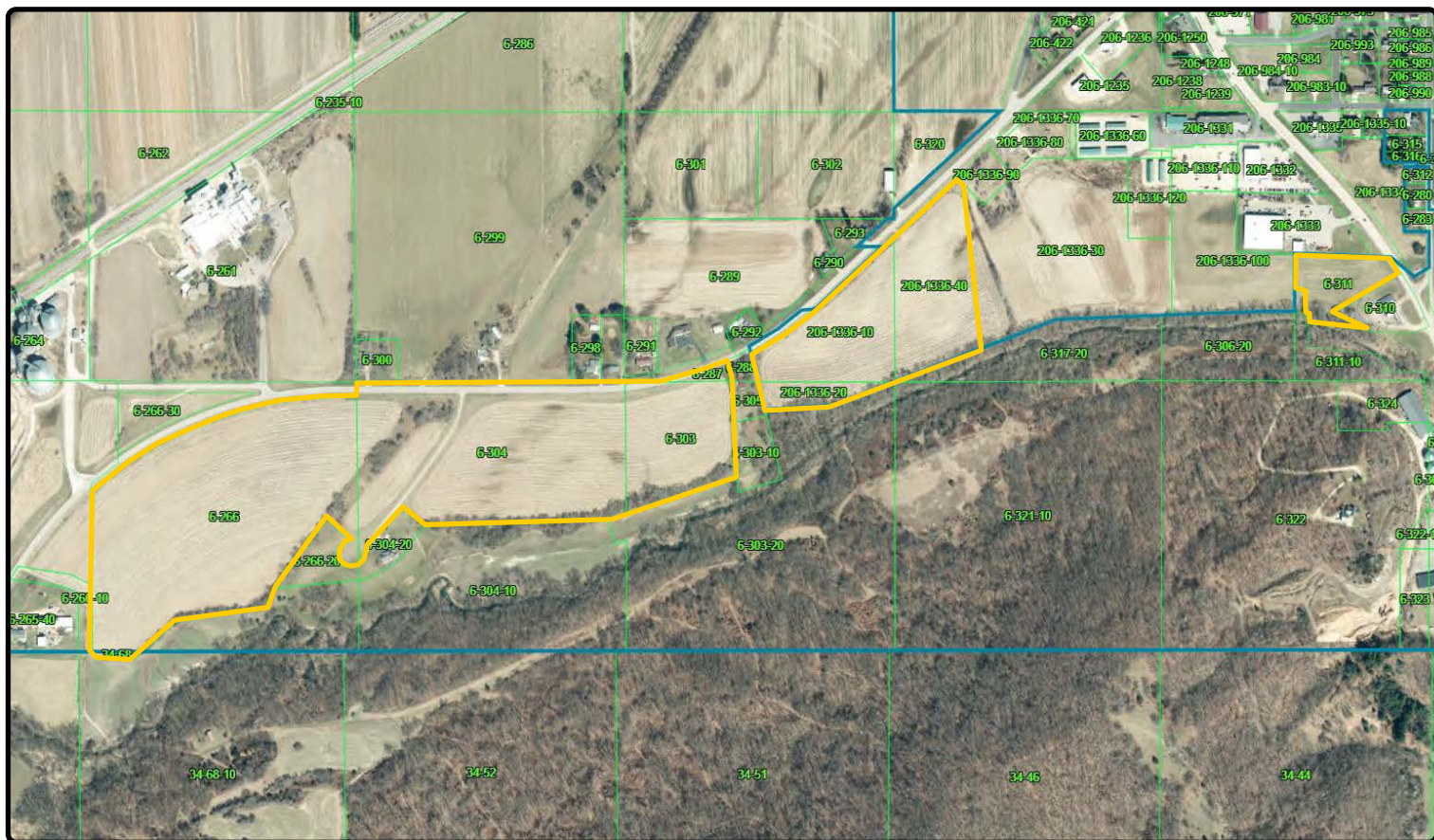
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## Soil Types/Productivity

Primary soils are Meridian and Dakota. NCCPI on the estimated FSA/Eff. crop acres is 63.80. See soil map for detail.

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Topography is level to gently rolling.

## Drainage

Drainage is natural.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Access Easement

There is a 20'-wide easement through this farm for access to properties to the south. Contact agent for a copy of the Easement Agreement.

## Land Access

Included in this sale is a 1.60-acre piece of land (tax parcel #00600311000) located  $\frac{1}{4}$  mile southeast of the intersection of Hwy 61 and Hwy 133, on the west side of Hwy 61. According to the Wisconsin Department of Transportation (WisDOT), these 1.60 acres do not have legal access off Hwy 61. We are currently working with WisDOT to determine the status of the legal access to this part of the farm. We are selling this parcel As-Is, Where-Is.

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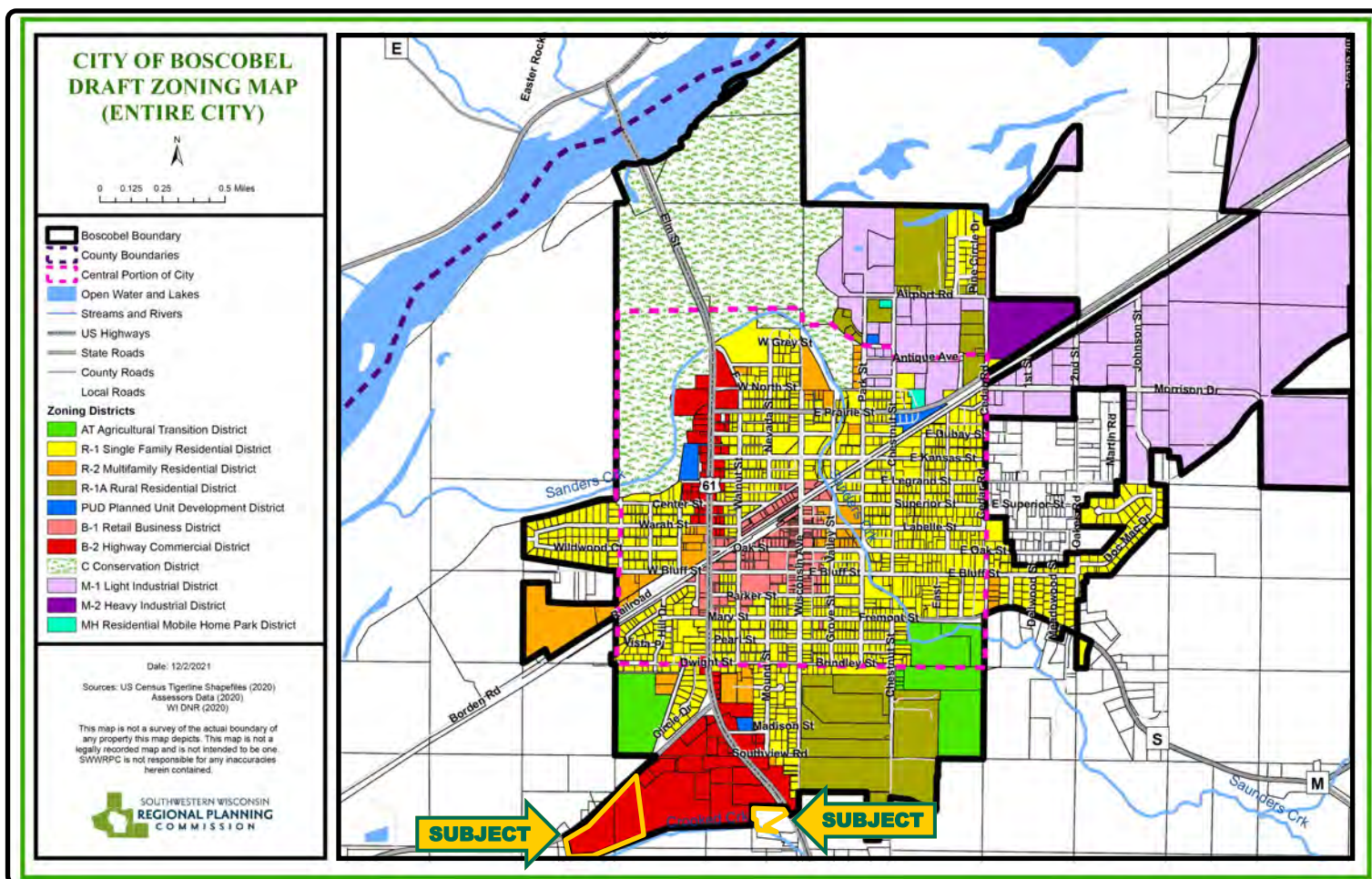
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## Zoning

The 15.04 acres comprising the mid section of this parcel are located within the city limits of Boscobel. The current zoning of this land permits "B-2 Highway Commercial" development. Permitted uses include highway oriented retail sales and service businesses. Contact the City of Boscobel for more information. The balance of the land is currently zoned for A-2 Agricultural use under the jurisdiction of Grant County Zoning. Development may be allowed based on a review of the specific development proposal. Please contact Grant County for more information.

## Survey

This property will be surveyed prior to closing. Final purchase price to be adjusted up or down based on gross surveyed acres.

## Comments

This is a productive Grant County farm located along a hard-surfaced road, partially within the city limits of Boscobel.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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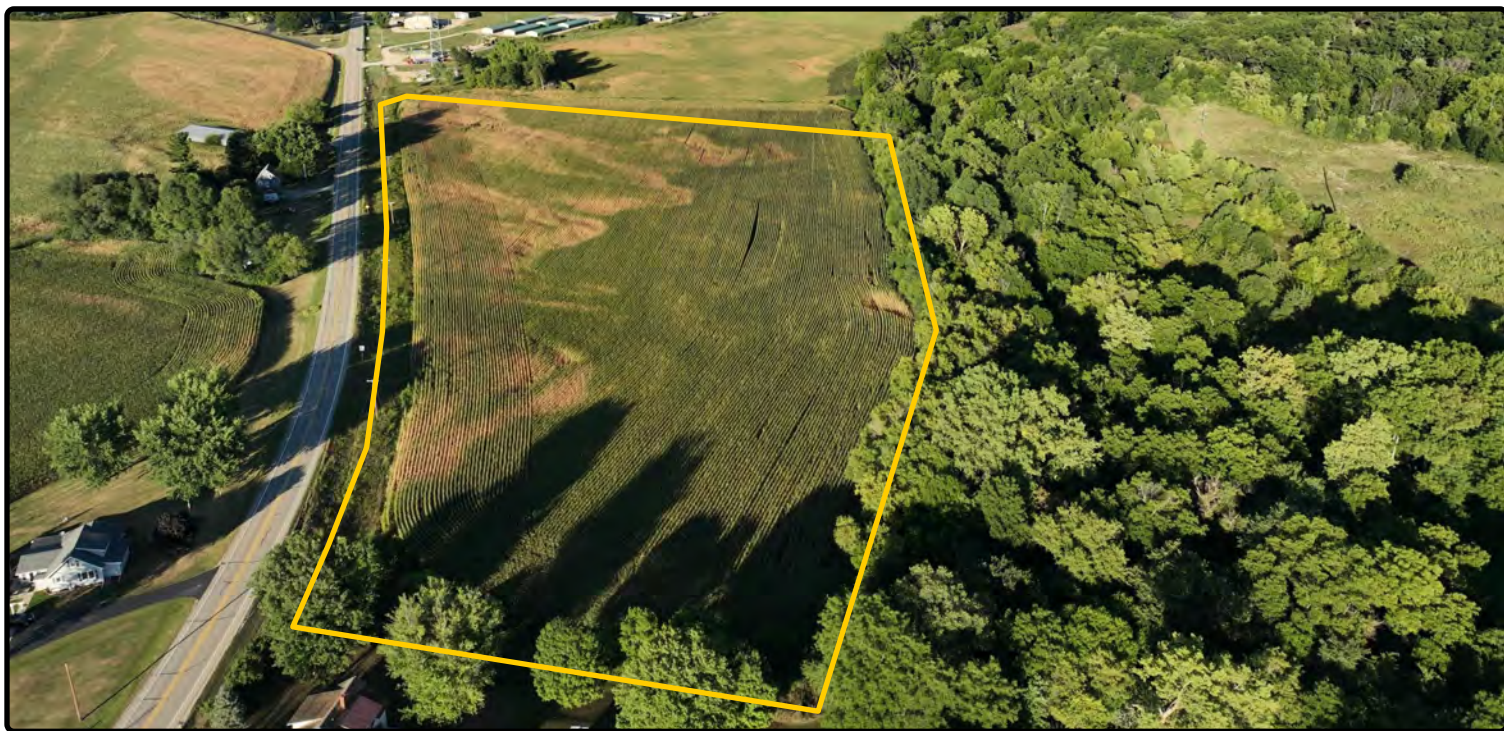
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**Time: 1:00 P.M., CST**

**Mail To:**

**Hertz Real Estate Services  
PO Box 50  
Mt. Vernon, IA 52314**

### **Seller**

Joseph C. Kintzle Revocable Trust

### **Agency**

Hertz Real Estate Services and their representatives are Agents of the Seller.

### **Method of Sale**

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### **Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

### **Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Doug Hensley at 309-338-7174.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Mt. Vernon, IA Hertz office, on or before Thursday, December 14, 2023, by 1:00 P.M. CST. The Seller will accept or reject all bids by 4:00 P.M. CST on December 15, 2023, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

The winning bidder will be required to submit a 10% down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 12, 2024, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires March 1, 2024. Taxes will be prorated to date of closing.

### **Contract & Title**

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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