

LAND AUCTION



197.5 AC± | 2 TRACTS | LANGLADE CO, WI

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 5/19/22 | AUCTION TIME: 5:30 PM

**AUCTION LOCATION: NORTH STAR LANES
400 PROSSER PL | ANTIGO, WI 54409**

Situated in the fertile “Antigo Flats” you’ll find this beautiful farm with a combination of productive tillable ground and timber. This farm has been in the family for decades, and now it is being offered in two tracts making this your chance to call it your own. The tillable ground consists primarily of Ossmer, Billyboy, and Antigo Silt Loam soils. The wooded portion features a mix of hardwood timber and thick aspen cover with an abundance of wildlife. A 45 x 120 machine shed provides ample space to store equipment out of the elements. Adjoining the northwestern parcel is WI DNR land that has the East Branch Eau Claire River running through it, a class II trout stream. Whether you are looking to add tillable ground to your farming operation or add income-producing farmland with hunting and recreation opportunities to your investment portfolio, you are going to want to check out this property!



TRACT 1: 77.5 +/- ACRES

Mostly tillable ground which consists primarily of Ossmer, Billyboy, and Antigo Silt Loam soils. A 45 x 120 machine shed provides ample space to store equipment out of the elements. The land has paved road frontage on County I with power available.

Deeded acres: 77.5+/-

FSA Farmland Acres: 68.8+/- Estimated

DCP Cropland Acres: ***119.41+/- acres

Soil Types: Ossmer Silt Loam, 0-3% slopes, Billyboy Silt Loam, 0-3% slopes, Antigo Silt Loam, 0-2% slopes, Minocqua Cable and Sherry Mucks

Soil PI/NCCPI/CSR2: Average NCCPI 56.2

Base acres and Yield: ***Oats 23.4 acres/PLC yield 94, Corn 45.3/PLC yield 87

CRP Acres/payment: No CRP

Taxes: \$577.47 (2021)

Lease Status: Current tenant for 2022, buyer to receive the 2022 rent

Possession: Immediate possession subject to current tenant's rights for 2022

Survey needed?: No survey needed

Brief Legal: NW-SE, SW-SE Except Surveyed Lot TBD Sec36-T.32N.-R.10E.

PIDs: 0200573, 0200574.002 Except dairy barn

Lat/Lon: 45.205246, -89.186947

***DCP acres, Base Acres and PLC yield are for all tracts and will need to be recalculated at closing.



TRACT 2: 120 +/- ACRES

Combination of productive tillable ground and timber, perfect for farming and hunting. The farmland consists primarily of Ossmer and Billyboy Silt Loam Soils. The wooded portion features a mix of hardwood timber and thick aspen cover where you’ll find an abundance of wildlife including deer, turkey, grouse, and bear. The secluded 7+/- acre field tucked back in the timber would make a dynamite food plot. Nestled amongst the hardwoods is a small metal shed that was once used for maple syrup production. Just to the north of this tract is WI DNR land that has the East Branch Eau Claire River running through it, a class II trout stream. The land has paved road frontage on County I.

Deeded acres: 120+/-

FSA Farmland Acres: 53+/- Estimated

DCP Cropland Acres: ***119.41+/- acres

Soil Types: Ossmer Silt Loam, 0-3% slopes, Billyboy Silt Loam, 0-3% slopes, Minocqua Cable and Sherry Mucks

Soil PI/NCCPI/CSR2: Average NCCPI 56.01

Base acres and Yield: ***Oats 23.4 acres/PLC yield 94, Corn 45.3/PLC yield 87

CRP Acres/payment: No CRP

Taxes: \$865.08 (2021)

Lease Status: Current tenant for 2022, buyer to receive the 2022 rent

Possession: Immediate possession subject to current tenant's rights for 2022

Survey needed?: No survey needed

Brief Legal: SE-NW, NE-SW, SE-SW Sec36-T.32N.-R.10E.

PIDs: 0200567, 0200568, 0200571

Lat/Lon: 45.205201, -89.191777

***DCP acres, Base Acres and PLC yield are for all tracts and will need to be recalculated at closing.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
LUKE GLINIECKI, AGENT: 715.393.5225 | luke.gliniecki@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | Jeff Evans, WI Broker for Whitetail Properties Real Estate, LLC, WI Lic 57567-90 | Joe Gizard, Director, Ranch & Farm Auctions, 217.299.0332
Luke Gliniecki, WI Land Specialist for Whitetail Properties Real Estate, LLC 715.393.5225 | Cody Lowderman, WI Auctioneer License: 2632-52