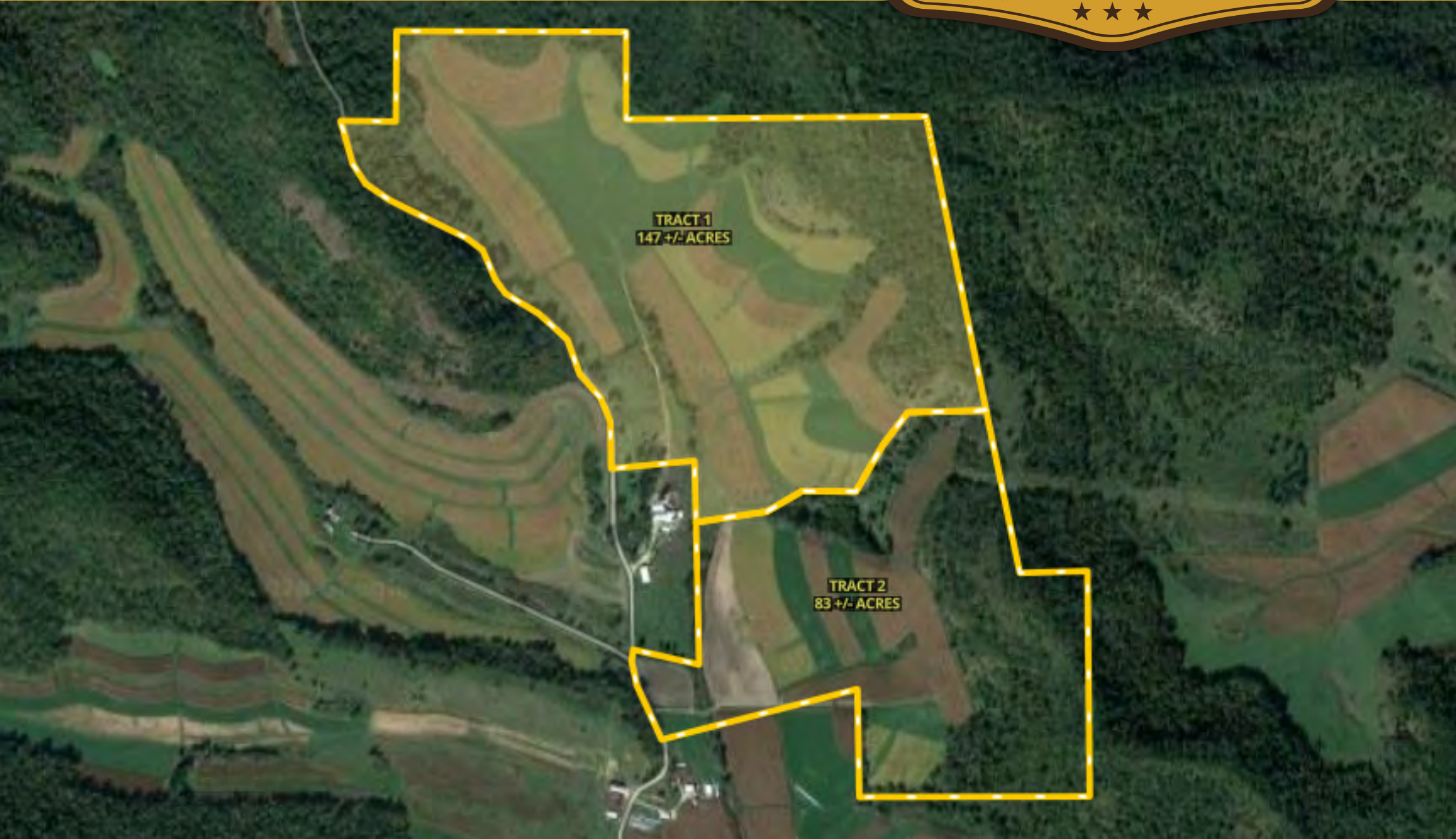


LAND AUCTION



230 AC± | 2 TRACTS | BUFFALO CO, WI

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/10/20 | **AUCTION TIME:** 6:30 PM

AUCTION LOCATION: ARCADIA COUNTRY CLUB,
265 GOLF LANE, ARCADIA, WI 54612

OPEN INSPECTION: 8/29/20 1-4 PM

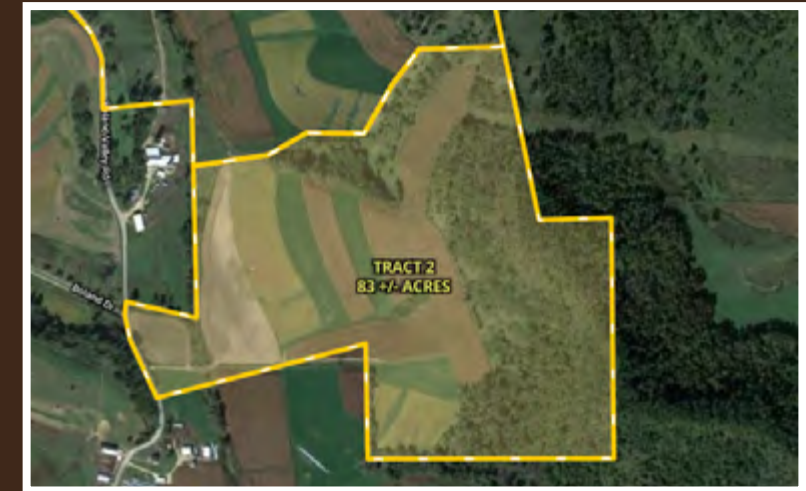
AUCTION OF TWO TRACTS. Tract 1 is 147 ac +/- with 81 +/- acres of agricultural ground with some wooded acreage. Tract 2 is 83 ac +/- with 42 +/- acres of agricultural land. Balance is in great recreational timber and brush. There is a slow flowing seasonal creek that runs through the valley and a well-maintained accesses for farm machinery.

RANCH & FARM AUCTIONS, LLC

NEIL HAUGER, AGENT: 612.619.7062 | neil.hauger@whitetailproperties.com

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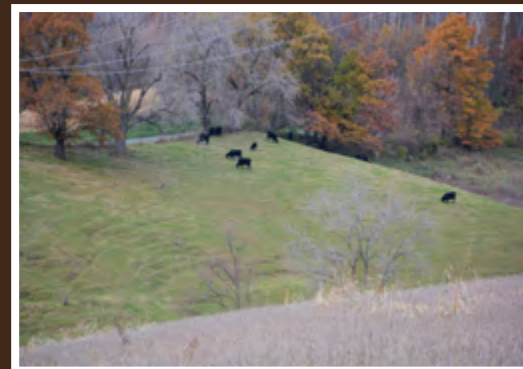
LAND AUCTION | 9/10/20 | 6:30 PM



TRACT 1: 147 +/- ACRES. Located in the northern end of Boland Valley and can be seen by driving the west side of the property on Boland Valley Road. This parcel is comprised of 81 +/- acres productive tillable ground. The balance of the parcel is thick timbered side ridges on the east side that is sure to hold some of those trophy bucks Buffalo County is known for. Access is from the west end of the farm thru a deeded 33 foot easement. There is a small amount of pasture land for cattle on the west side. Farm tenancy is open after harvest of the 2020 crops.

TRACT 2. 83 +/- ACRES. This is a beautiful family farm in famed Buffalo County Wi that runs about 3/4 mile up and down Boland Valley. The entire farm is viewable from Boland Valley Road which runs the entire west edge of the property, so I encourage you to take a look. There is some timber available for hunting and this valley has historically produced bucks up to 170" class. There is 42 +/- ac of tillable land with the remaining balance in thick buck holding timber and brushy hillside. Farm tenancy is open after harvest of the 2020 crops. Great road access.

- Productive tillable farm with recreational possibilities
- Well maintained accesses
- Tract 1-147 +/- ac with 81 +/- tillable
- Tract 2-83 +/- acres with 42 +/- tillable
- Fresh water creek runs thru the property
- Only Minutes to Arcadia



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The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at ranchandfarmauctions.com

- Bidders may participate in the auction on site or online at Proxibid.com
- Onsite bidders should bring government issued ID
- 10% down payment immediately after auction - cash, personal or business checks accepted
- If winning bid is online, you will be immediately contacted to make arrangements for the 10% down payment and a purchase contract will be sent via DocuSign
- High bidder has 30 days to close
- Announcements on auction day will take precedence over any prior announcements
- This is a no contingency sale and is not subject to financing or additional inspections
- Possession at closing, subject to tenant's rights, if any
- If a survey is needed it will be done following the auction and total purchase price will be adjusted to the surveyed acres

FOR MORE PHOTOS, VIDEOS, MAPS AND DOCUMENTS AT: RANCHANDFARMAUCTIONS.COM