

L-2500359-01

TRACT 5

TRACT 10

TRACT 6

TRACT 7

TRACT 8

TRACT 9

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

317.95± Assessed Acres, St. Croix County, Wisconsin

Wednesday, September 24, 2025 | 1:00 PM

Rooster's Roadhouse | 1767 County Road T, New Richmond, Wisconsin

Highlights:

- High percentage tillable crop acres
- Offered in six tracts by Buyer's Choice
- Close to the Twin Cities, great investment potential
- County road access to the property



William Baker, Broker
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For additional information, please contact:



Mark Moelter, Agent
(715) 821-1975
MMoelter@FarmersNational.com

Bidding starts | Wednesday, September 17, 2025 at 1:00 PM
Bidding closes | Wednesday, September 24, 2025 at close of live event.

To register and bid go to: www.fncbid.com

Property Information

Directions to Property:

From New Richmond Wisconsin, go east on County Road K about two miles, you will see FNC signs and tract numbers. Some of the land is along the west side of County Road T north of County Road K.

Legal Description:

St Croix County, Town of Stanton section 34 & 35 - T.31N-17W.

Property Description:

317.95 +/- acres will be offered in six tracts. Has been in corn and soybeans, a great presence of silt loam and good drainage. Located in sought - after agriculture region with tremendous future potential. This is a great opportunity to add to an existing land base, or to start a new farmland investment portfolio.

2024 Taxes:

- Tract 5: \$144.74
- Tract 6: \$117.17
- Tract 7: \$277.40
- Tract 8: \$130.95
- Tract 9: \$303.26
- Tract 10: \$229.17

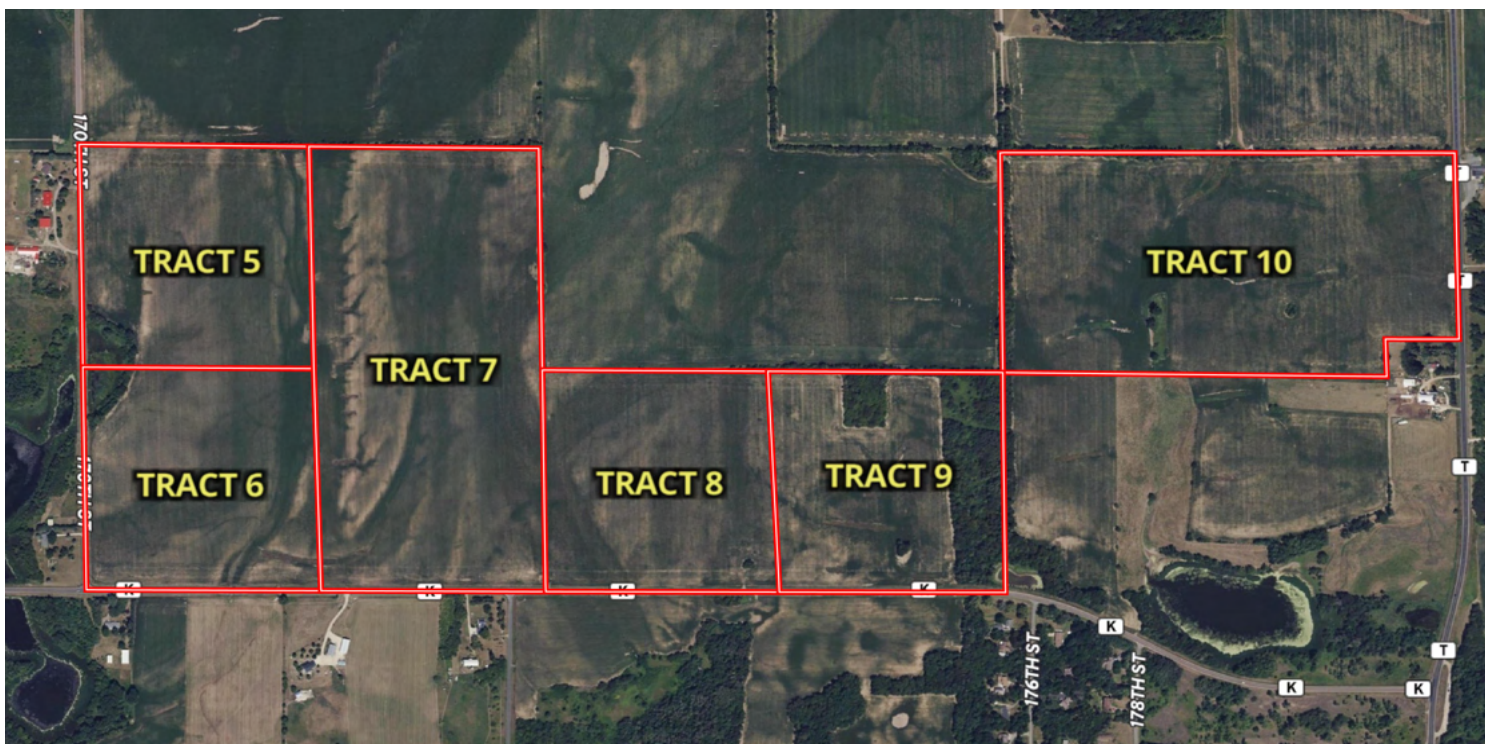
Farm Data:

Tract 5:	
Cropland	38.00 acres±
Non-crop	<u>2.00 acres±</u>
Total	40.00 acres±
Tract 6:	
Cropland	38.00 acres±
Non-crop	<u>2.00 acres±</u>
Total	40.00 acres±
Tract 7:	
Cropland	80.00 acres±
Total	80.00 acres±
Tract 8:	
Cropland	38.29 acres±
Non-crop	<u>1.71 acres±</u>
Total	40.00 acres±
Tract 9:	
Cropland	26.00 acres±
Non-crop	<u>14.00 acres±</u>
Total	40.00 acres±
Tract 10:	
Cropland	75.42 acres±
Non-crop	<u>1.17 acres±</u>
Total	76.59 acres±

Property Location Map



Aerial Map



Tract 9 South Boundary Looking North



Tract 10 East Boundary Looking Northwest



Tract 10 Northeast Corner Looking Southwest



Looking Northwest Across Tracts 5, 6, 7 and 8

Tract 5



Tract 5 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
JsB	Jewett silt loam, sandy substratum, 2 to 6 percent slopes	12.42	31.1	0	66	2e
SIB	Sattre silt loam, 2 to 6 percent slopes	11.45	28.68	0	62	2e
SIA	Sattre silt loam, 0 to 2 percent slopes	9.46	23.69	0	63	2s
Se	Sapristis and aquents	1.59	3.98	0	-	6w
Fe	Fluvaquents	1.56	3.91	0	-	3w
CoC2	Chetek-Onamia complex, 6 to 12 percent slopes, eroded	1.52	3.81	0	47	4e
JeB	Jewett silt loam, 2 to 6 percent slopes	1.25	3.13	0	68	2e
W	Water	0.68	1.7	0	-	-
TOTALS		39.93(*)	100%	-	57.15	2.28

Tract 6

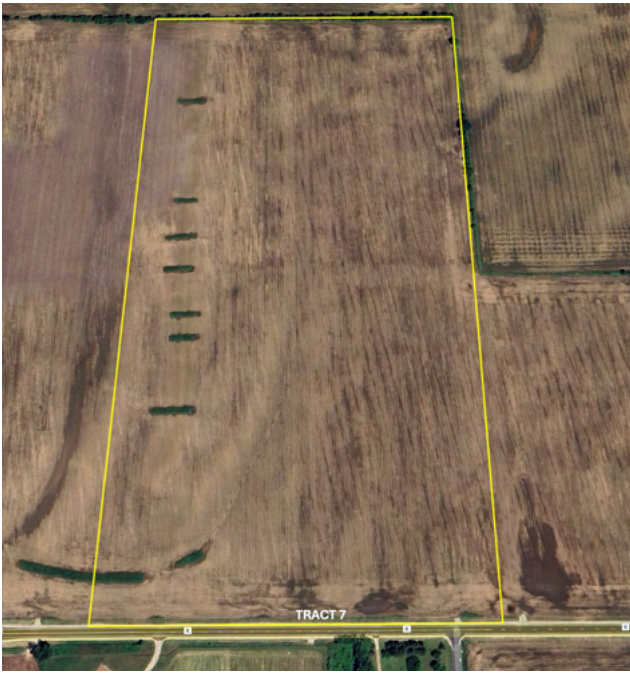


Tract 6 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SIB	Sattre silt loam, 2 to 6 percent slopes	19.77	48.97	0	62	2e
SIA	Sattre silt loam, 0 to 2 percent slopes	9.59	23.76	0	63	2s
Fe	Fluvaquents	4.94	12.24	0	-	3w
BxC2	Burkhardt-Sattre complex, 6 to 12 percent slopes, eroded	3.78	9.36	0	49	4e
W	Water	1.1	2.72	0	-	-
Se	Sapristis and aquents	0.66	1.63	0	-	6w
CoC2	Chetek-Onamia complex, 6 to 12 percent slopes, eroded	0.53	1.31	0	47	4e
TOTALS		40.37(*)	100%	-	50.53	2.41

Tract 7



Tract 7 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SIA	Sattre silt loam, 0 to 2 percent slopes	40.12	50.91	0	63	2s
SIB	Sattre silt loam, 2 to 6 percent slopes	20.39	25.88	0	62	2e
BrC2	Burkhardt sandy loam, 6 to 12 percent slopes, eroded	10.58	13.43	0	44	4e
BxC2	Burkhardt-Sattre complex, 6 to 12 percent slopes, eroded	7.68	9.75	0	49	4e
ShC2	Sattre loam, 6 to 12 percent slopes, eroded	0.05	0.06	0	57	3e
TOTALS		78.82(*)	100%	-	58.84	2.46

Tract 8



Tract 8 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SIA	Sattre silt loam, 0 to 2 percent slopes	29.43	74.3	0	63	2s
JsB	Jewett silt loam, sandy substratum, 2 to 6 percent slopes	7.79	19.67	0	66	2e
SIB	Sattre silt loam, 2 to 6 percent slopes	2.39	6.03	0	62	2e
TOTALS		39.61(*)	100%	-	63.53	2.0

Tract 9



Tract 9 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
JsB	Jewett silt loam, sandy substratum, 2 to 6 percent slopes	20.2	51.06	0	66	2e
SIB	Sattre silt loam, 2 to 6 percent slopes	5.51	13.93	0	62	2e
AnC2	Haugen-Rosholt complex, 6 to 12 percent slopes, very stony	4.27	10.79	0	42	6s
ShC2	Sattre loam, 6 to 12 percent slopes, eroded	4.13	10.44	0	57	3e
ScC2	Santiago-Antigo complex, 6 to 12 percent slopes, eroded	3.67	9.28	0	65	3e
SIA	Sattre silt loam, 0 to 2 percent slopes	1.8	4.55	0	63	2s
TOTALS		39.58(*)	100%	-	61.72	2.63

Tract 10



Tract 10 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaB	Santiago silt loam, 2 to 6 percent slopes	33.05	43.03	0	75	2e
JsB	Jewett silt loam, sandy substratum, 2 to 6 percent slopes	17.87	23.27	0	66	2e
MaB	Magnor silt loam, 0 to 4 percent slopes	13.2	17.19	0	65	2w
SaC2	Santiago silt loam, 6 to 12 percent slopes, eroded	8.69	11.32	0	69	3e
JeB	Jewett silt loam, 2 to 6 percent slopes	3.33	4.34	0	68	2e
ScC2	Santiago-Antigo complex, 6 to 12 percent slopes, eroded	0.68	0.89	0	65	3e
TOTALS		76.82(*)	100%	-	70.14	2.12

Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on October 24, 2025, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by the title company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the title company the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on October 24, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of the title company.

Sale Method: The real estate will be offered in six individual tracts via the Buyer's Choice method. This method of sale allows the highest bidder to choose any or all tracts. After the highest bidder has made their selection, a new round of bidding will begin. The highest bidder of that round will make their selection. This process continues until all tracts are sold. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Traiser Farms LLP

Auctioneer: Tim Schindler, License Number 191

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, September 17, 2025, at 1:00 PM. Bidding will be simultaneous with the live auction at 1:00 PM on Wednesday, September 24, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.com

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



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