



LAND AUCTION



**71 ACRES WITH IRRIGATION
HWY. 26 & COUNTY LINE ROAD
KOSHKONONG TOWNSHIP –
JEFFERSON COUNTY
SEC. 35 & 36**

FRIDAY, NOVEMBER 13TH - 10:00 AM

(Absolute Opening Bid of \$4,400.00 per acre)

DIRECTIONS: Hwy. 26 north of Milton or south of Fort Atkinson to County Line Road. (Watch for Badger State Auction Signs.)

Attention Farmers! Great opportunity here. This 71 acre parcel contains approximately 64 +/- tillable acres producing yields of 50+ bushels soybeans and 170-190 bushels of corn annually. Irrigation on a large portion of this parcel is ideal. Motivated seller. Mark your calendars.

TERMS: This property will be sold as is with no contingencies. 5% buyer's fee. Earnest money of \$10,000.00 required the day of the auction in the form of a cashiers check or certified check with proper ID. The balance will be due at the time of the closing, within 30 days of the auction. The Purchaser will be required to sign a standard offer to purchase agreement. Seller reserves the right to accept or reject any or all offers. Not responsible for listing errors if any. All announcements sale day will take precedence over any prior printed material/information provided/verbally stated.

BADGER STATE AUCTION & REAL ESTATE

BOB JOHNSON – AUCTIONEER

REGISTERED WISCONSIN AUCTIONEER #800

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www.badgerstateauction.com

Where our goal is your satisfaction!

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