

FARM FOR SALE BY SEALED BID

HEIRS OF E. ELIZABETH HEIMKE AND KARL HEIMKE

The Northeast Quarter (N.E.1/4) of Section Twenty-two (22), the Southeast Quarter(S.E.1/4) of the Southwest Quarter (S.W.1/4) of Section (15), and the West Sixty acres of the Southeast Quarter (S.E.1/4) of Section (15), all in Township Three (3) North of Range Three (3) West of the 4th P.M., in Grant County, Wisconsin; EXCEPTING therefrom a one-half acre parcel described in that document recorded in Volume 212, Page 553 of Records in the office of the Register of Deeds for Grant County, Wisconsin.

Total acreage in two non-conjoining farms is 259.5 +/- acres. Farm A has approximately 99.5 acres +/- while Farm B has approximately 160 acres +/- . The seller will accept bids on each farm separately as well as both farms together.

Seller reserves the right to reject any and all bids.

SEALED BIDS must be hand-delivered or mailed to the Auction Administrator, Russell Law Offices, SC, 223 S. Main Street Cuba City, WI 53807 before 4:00 p.m. on August 26, 2021. Bids received after the above-stated deadline will not be opened and will be returned to the bidder. Minimum bid increase will be \$100.00 per acre.

The property will be sold "as-is" for cash. Each bid must include an earnest money cashier's check in the sum of \$5,000.00 made payable to Russell Law Offices SC Iolta Trust Account. No offer will be accepted without a bid deposit. The earnest money checks will be promptly returned to all unsuccessful bidders. The successful bidder will sign a contract for the sale, with closing to before December 1, 2021. Buyer will be provided a title insurance commitment in the amount of the purchase price prior to closing.

The farmland is subject to a lease for the 2021 crop year. The 2021 rent will be retained by the seller, with possession to buyer following the harvest of the 2021 crop.

For more information or to obtain a bidder packet, contact: Attorney Nathan Russell, Russell Law Offices, Cuba City, WI

608-448-3680, ext 4 or 608-206-9797