

SPRINGER AUCTION & REALTY LLC

FARM LAND REAL ESTATE AUCTION

On-Site Only Auction. No Buyer's Fee.

73.25 Acres + or - of Vacant Land in Iowa County, WI

NAME: The James Kieffer Farm Land Real Estate Auction

SALE LOCATION: 2959 County Road E, Mineral Point, WI 53565

DIRECTIONS: West of Mineral Point on State Hwy 39, turn west on Cty Rd E, one mile to the farm.

AUCTION DATE: Friday, August 7, 2026 TIME: 1 PM

OPEN HOUSE: Thursday, July 30, 2-5 PM & Wednesday, August 5, 2-5 PM

LEGAL DESCRIPTION: Parcel 1. Section 27, the town of Linden, Iowa County, WI. As per legal description of Plat of Survey. 73.25 Acres + or -
Zoned AR1. Parcel subject to public right of way easement to County Rd E. Aviation easement any other easements of record and/or usage.

SOIL TYPES: Newglarus, Palsgrove, Dodgeville, Chaseburg, Norwalk Silt Loam.

TERMS OF SALE: At the conclusion of the sale, the highest acceptable bidder will be required to pay \$75,000.00 down as earnest money and sign a Wisconsin Standard Offer to Purchase, and balance in cash at closing. Buyer must have their financing in order before bidding/buying. A letter confirming approval of financing required to bid/buy. Seller will have the right, until August 14, 2026, to accept, reject, or counter any offers to purchase. If accepted, closing will be on or before Sept 18, 2026. The seller will provide their choice of abstract or title insurance. Buyer's Agencies are not allowed. Tenant renting pasture for the 2026 crop season. Termination of Lease is November 1, 2026. No proration of 2026 rent. Survey provided, see attached. Selling as per legal description of the Plat of Survey.

ADDITIONAL INFORMATION: Springer Auction & Realty LLC has been contracted to offer this property for sale at public auction. Plan now to make arrangements to bid on this property. All information about this sale is subject to verification, and no liability for errors or omissions is assumed by Springer Auction & Realty LLC or any of the sales staff. Prorated on previous years tax bill. Accessors can provide tax information. All information has been gained from only sources believed to be reliable; however, all bidders are advised to make their own inspection. Do not disturb the tenant. Plan to attend the Open House or schedule a private appointment with Larry F. Springer. All sales are made on the due diligence of each individual buyer. Any statements made on the day of sale take precedence over any advertising. No contingencies of any kind in the sale of this property. Property selling in "As is, where is" condition, with no warranties, guarantees, or representations, with all faults and defects. Buyer will waive the Real Estate Condition Report, under Chapter 709. Any debris, rubbish, trash, or personal property left on the property will be the responsibility of the buyer.

Auctioneer: Larry F. Springer, 608-623-2245 or 608-574-0906, Reg WI Auction Company #1027-53, www.LarryFSpringer.com

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