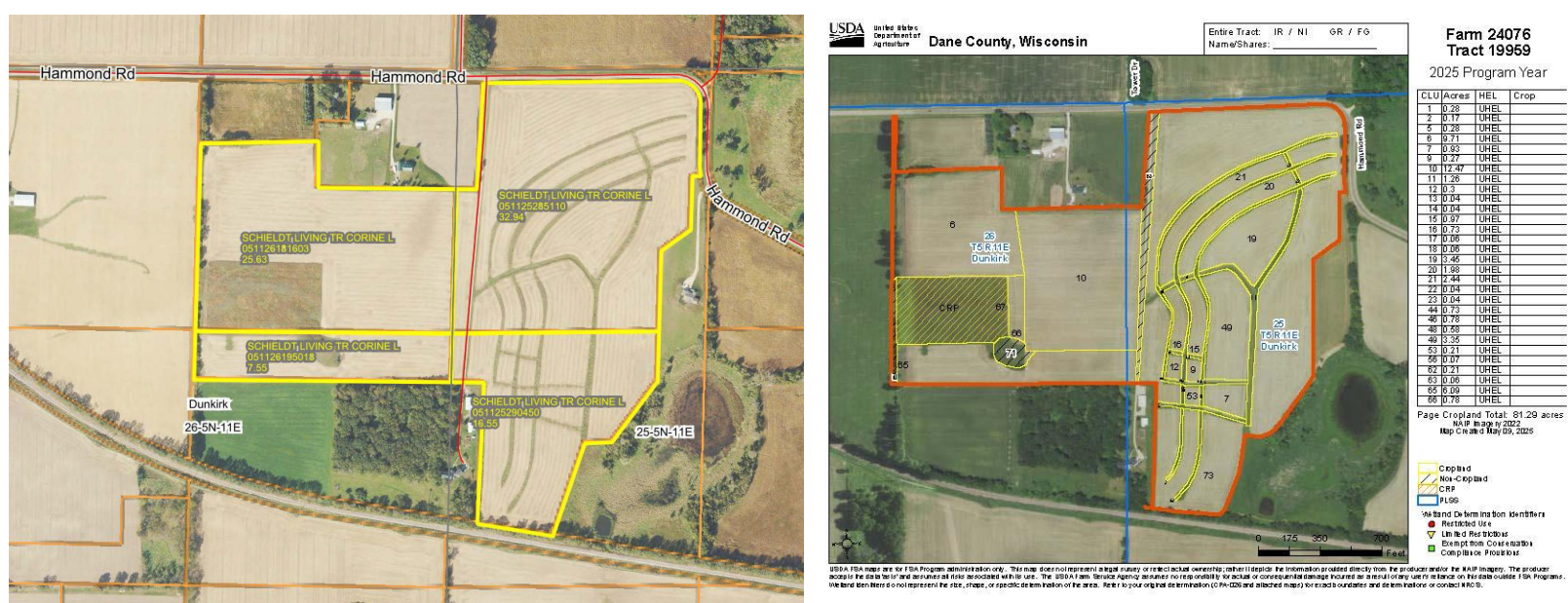


George Auction Service & Real Estate, LLC

Land Auction

82 M/L Acres with One Building Split
75.75 M/L FSA Tillable Acres
Dunkirk Township, Section 25 & 26
Dane County, WI
Thursday, September 10th, 1:00pm



Directions to Property: 2 miles south of Stoughton, WI on County Road N to Hammond Road, east 3 miles to property on south side of Hammond Road or 2 miles west of Edgerton, WI on Highway 59 to Washington Road, north 2 ½ miles to Hammond Road, west to property on south side of Hammond Road. Watch for George Auction Service Signs.

Auction Location: Creekside Place – 102 Maple Street, Evansville, WI 53536. Directions to Creekside Place: ¼ mile west of The Night Owl on Main Street to Maple Street, south. Luncheon & refreshments will be complementary, beginning with registration at 12:00 Noon.

~ Land Information ~

82.069 Taxable Acres (Four Tax Parcels)

Dane County Tax Parcel ID's: 0511-252-8511-0, 0511-252-9045-0, 0511-261-8160-3, & 0511-261-9501-8).

75.75 M/L Tillable acres currently in row crop production, per FSA maps.

5.54 acres currently enrolled in CRP until 2033, with annual payment of \$1,227.

Majority soil types: St. Charles Silt Loam (39.0%), McHenry Silt Loam (19.3%), Batavia Silt Loam (15.4%), & Dresden Silt Loam (14.9%).

Overall NCCPI Weighted Average is 77.8.

Dane County Planning & Development Density Study on the property shows one remaining land split to transfer with this property. There is one access easement on the property providing access to the home at 1835 Hammond Road. The easement places the obligation for maintenance on the owners of 1835 Hammond Road.

Note: Maps & information from FSA & Surety Maps, as well as an aerial tour will be available on our website. Land information is per AgriData Inc. Surety Maps & Dane County FSA. Property will be sold as one tract, based on the total taxable acres, on a price per acre basis. Buyer will receive clear marketable title at closing, to be held at a local title company. The land is currently leased for the 2026 crop year, and buyer will receive prorated rent amount at closing for the remainder of 2026. There is no lease in place for the 2027 crop year.

Terms: 5% buyer's fee. \$25,000.00 Earnest Money cash or personal check due day of auction, balance due at closing in 60 days or less. Successful bidder required to sign a standard offer to purchase with no contingencies. All announcements made day of sale take precedence over printed material. Seller may accept or reject any and all bids.

Reg. WI Auctioneers: Dean George #486 (cell 608-751-5703), Kale George #2811 (office 608-882-6123)

Reg. IL Auctioneer: Kale George #441002280 – 11211 North Union Road, Evansville, WI 53536

For Complete listing and photos log onto www.georgeauction.com