

2,413-Acre Land Auction: Wallendal Farms

THURSDAY, MARCH 19, 2020 @ 11:00 AM



Auction Location

THE LODGE AT MAUSTON
104 Lodge Ln, Mauston, WI
Just east of I90/94 (exit 69),
off of State Road 82

Land Location

All lands located near Grand Marsh,
WI, Adams County. Townships of
Lincoln, Adams, and New Chester.

Inspection Info

TUESDAY, FEB 25, 10 AM - 2 PM
Grand Marsh Community Center
706 Mason St, Grand Marsh, WI
OR anytime by appointment
with Gavin Bros.



2,413
Acres Offered
in 16 Tracts

1,582
Acres
Irrigated

738
Organic,
Tillable Lands

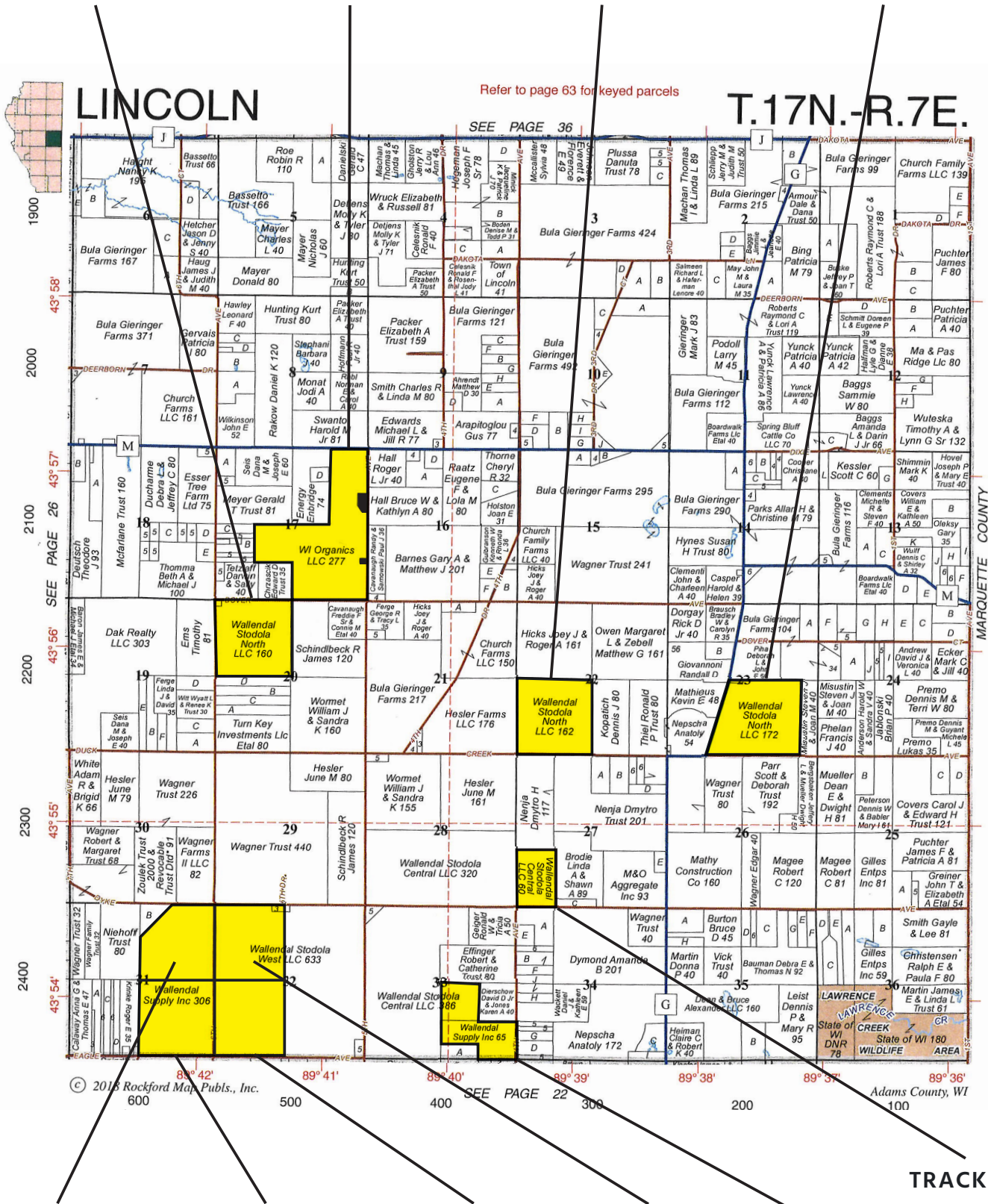
325 +
Acres of
Woods

TRACK #13
Krakora Farm

TRACK #9
WI Organics Farm

TRACK #1
Fredrick Farm

TRACK #2
Wayczi Farm



TRACK #12
Thorson Tillable

TRACK #16
Thorson Woods

TRACK #3
Silver Valley
Farm

TRACK #4
Cline Farm

TRACK #15
McMannWoods

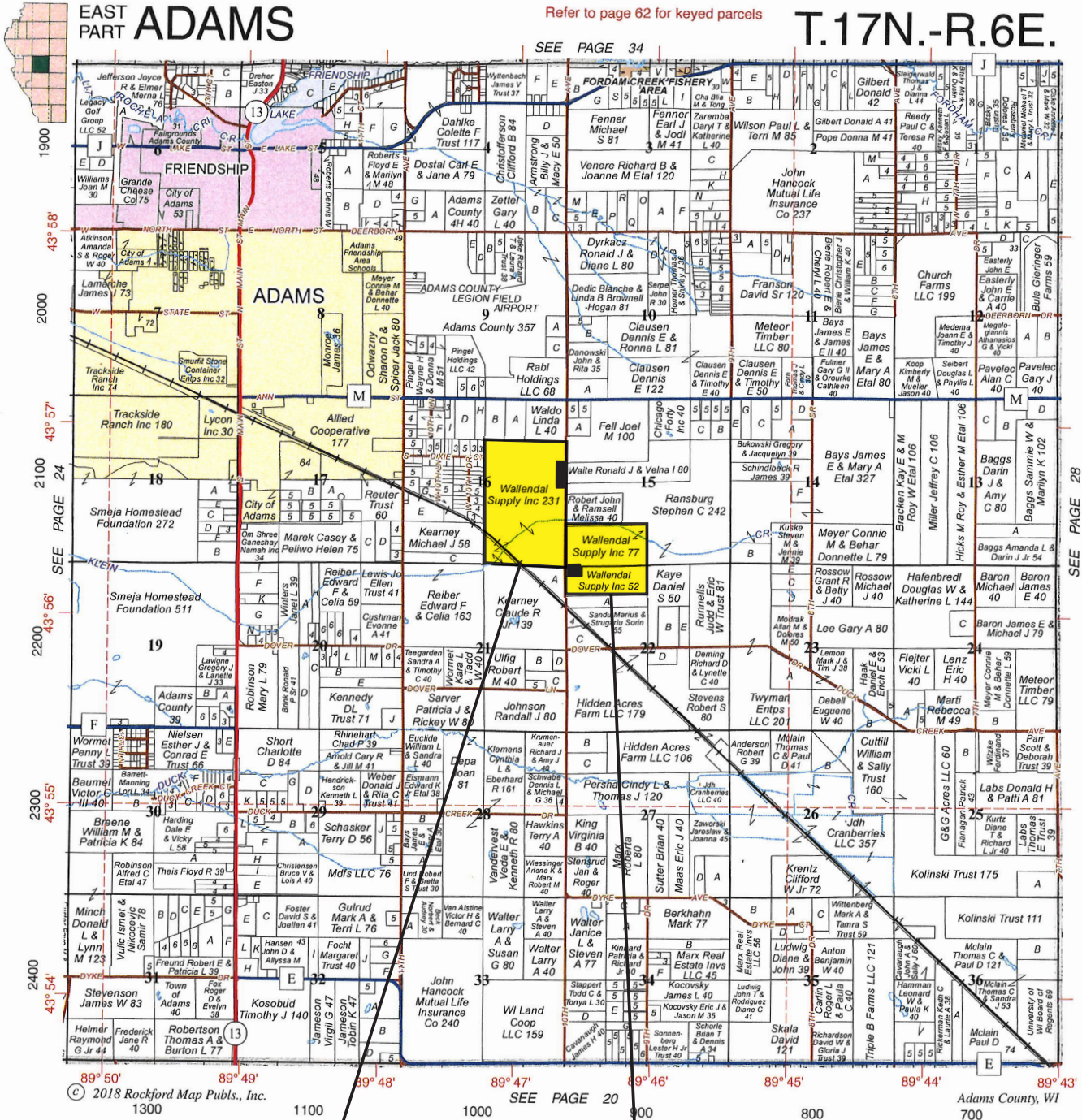
TRACK #14
Papp & DU Woods

EAST PART ADAMS

Refer to page 62 for keyed parcels

T.17N.-R.6E.

SEE PAGE 34



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1300

SEE PAGE 20

Adams County, WI
700

TRACK #10
10th Ave Farm

TRACK #11
Fell Farm

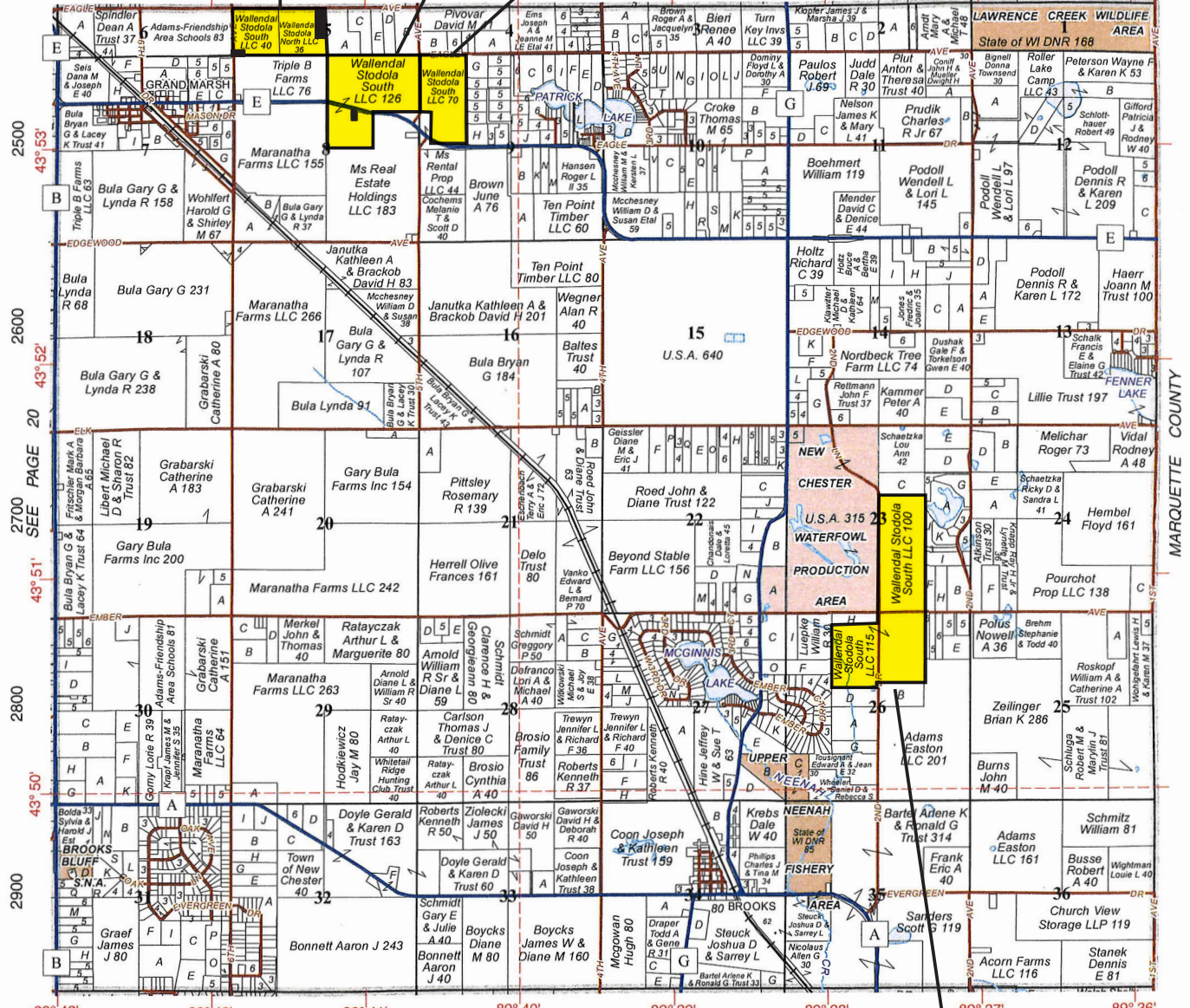
TRACK #5 Goodman Farm TRACK #6 Werner Farm TRACK #7 Patrick Farm

NEW CHESTER

T.16N.-R.7E.

Refer to page 60 for keyed parcels

SEE PAGE 28



© 2018 Rockford Map Pubs., Inc. SEE PAGE 16 Adams County, WI

TRACK #8 McGowen Farm

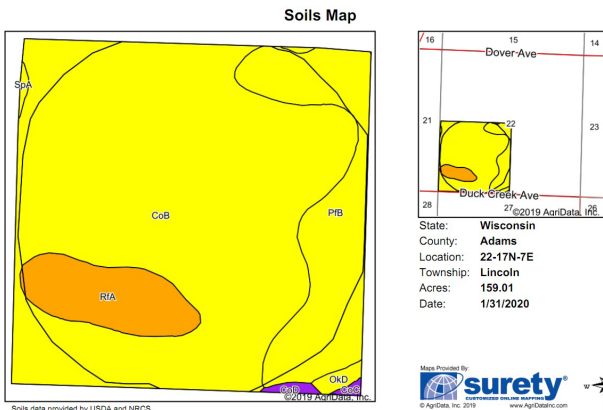
TRACT #1 160 Acres w/ 152 Acres Irrigated

Fredrick Farm

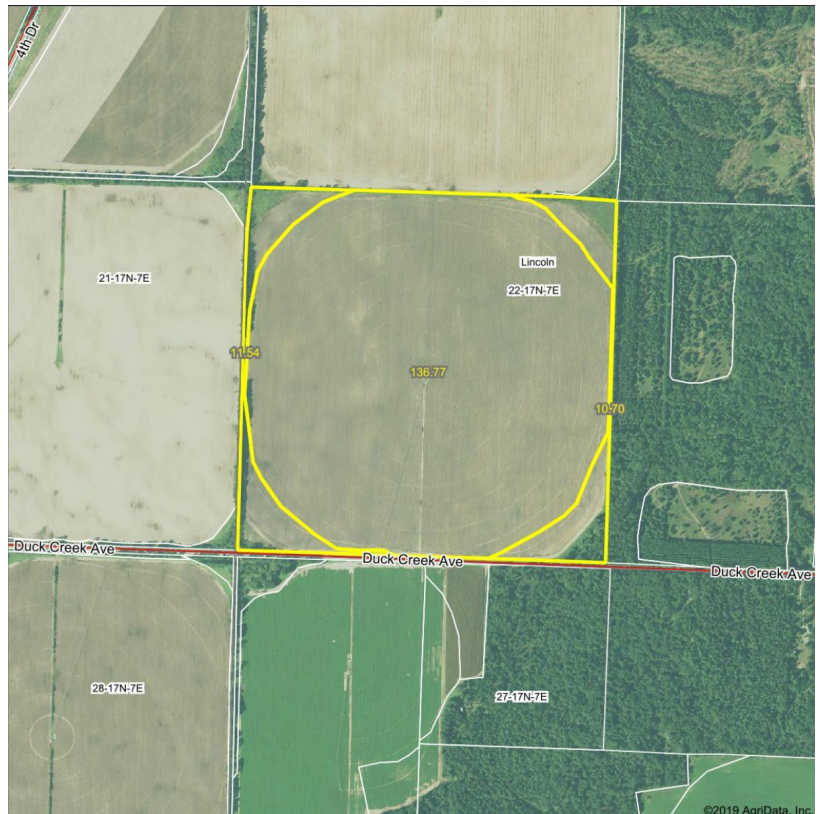
DUCK CREEK AVE, SECTION 22
LINCOLN TOWNSHIP, ADAMS CO.

FEATURES

- 160 Acres total
- 152 +/- Acres irrigated
- High Cap Well (1,200 GPM, 171' deep, 1986)
- 9 Span Valley System w/ corner & pump



Area Code	Soil Description	Acres	Percent of field	Non-irrig Class Legend	Non-irrig Class °C	Irr Class	Alfalfa hay	Corn silage	Grass clover	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	Winter wheat	% NCCPI Soybeans	
CoB	Coloma sand, 2 to 6 percent slopes	115.45	72.6%	IVs	IIIc	2.8	60	10	4.1	1.9	45		20	23	22	
PIB	Plainfield sand, 2 to 6 percent slopes	27.92	17.6%	IVs	IIIc										19	
RIA	Richford loamy sand, 0 to 2 percent slopes	13.13	8.3%	IIIc	IIIc	3	59	10	4	2	53		20	31	29	
OKD	Okeo loamy sand, 12 to 25 percent slopes	1.12	0.7%	IVc	IVc	2.5	55	9	4.7		40	2.6	18	22	35	
CoD	Coloma sand, 12 to 25 percent slopes	0.65	0.4%	VIs			2.2		3.5			1.3			18	
SpA	Sparta loamy sand, 0 to 3 percent slopes	0.38	0.2%	IVs	IIIc	3	65	10	4.6	2.2	55		21	28	28	
CoC	Coloma sand, 6 to 12 percent slopes	0.36	0.2%	VIs		2.6	55	9	3.9	1.7	40		18	21	22	
Weighted Average							2.3	49.1	8.2	3.4	1.6	37.6	-	16.4	19.5	% 22.1



2,413 ACRES/1,582 IRRIGATED ACRES AUCTION: MARCH 19, 2020, 11 AM

TRACT #2 173.57 Acres (152 Acres Irrigated)

Wayczi Farm

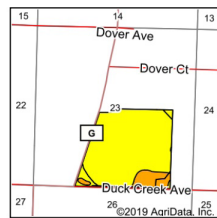
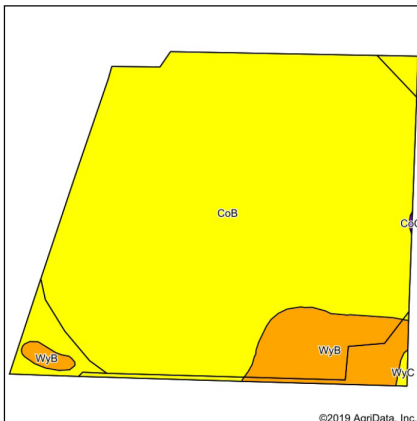
CO RD G. & DUCK CREEK AVE
SECTION 23, TOWN OF LINCOLN



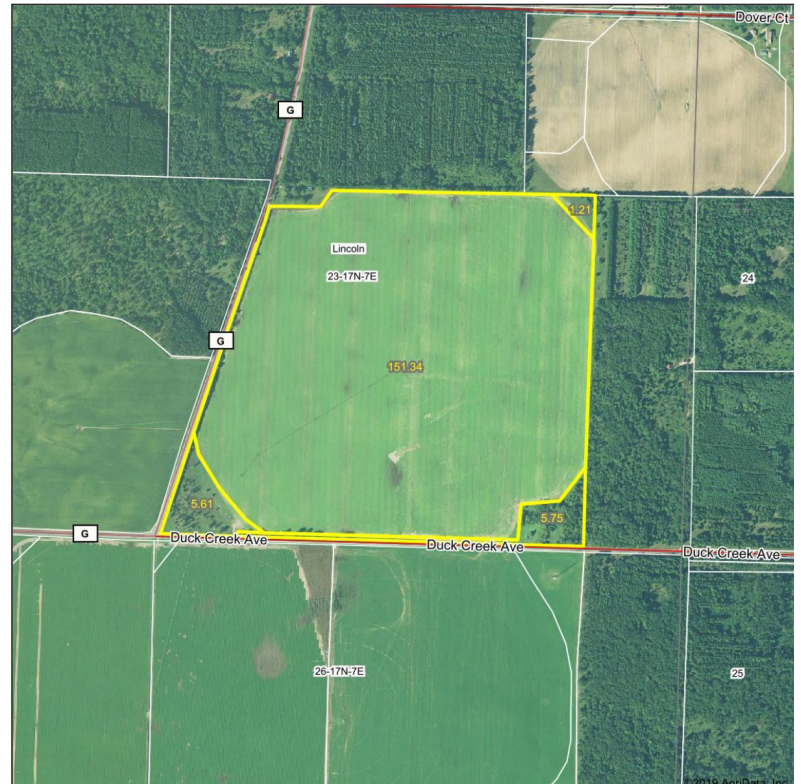
FEATURES

- 173.57 Acres total
- 152 +/- Acres irrigated
- 9 Span Valley System w/ VFD, corner & pump
- High Cap Well (1,000 GPM, 142' deep)
- Wind breaks along Co. Rd G.

Soils Map



State: Wisconsin
County: Adams
Location: 23-17N-7E
Township: Lincoln
Acres: 163.91
Date: 1/31/2020



Soils data provided by USDA and NRCS.

Area Symbol: W1001_Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Irr Class %	Alfalfa hay	Corn silage	Grass clover	Kentucky bluegrass	Oats	Soybeans	Winter wheat	Non-COPI Soybeans
CoB	Coloma sand, 2 to 6 percent slopes	147.28	89.9%		I/Is	Ille	2.8	60	10	4.1	1.9	45	20	23
WyB	Wycocena loamy sand, 2 to 6 percent slopes	16.17	9.9%		I/Is	Ille	3.2	75	12	5.1	2.6	55	25	28
WyC	Wycocena loamy sand, 6 to 12 percent slopes	0.40	0.2%		I/Is	Ille	3	70	11	4.9	2.4	50	23	26
CoC	Coloma sand, 6 to 12 percent slopes	0.06	0.0%		I/Is	Ille	2.6	55	9	3.9	1.7	40	16	21
Weighted Average							2.8	61.5	10.2	4.2	2	46	20.5	23.5

AUCTION LOCATION: The Lodge at Mauston, 104 Lodge Ln, Mauston, WI

TRACT #3 160 Acres ORGANIC, 153 Acres Irrigated

Silver Valley Farm

EAGLE AVE / 6TH AVE

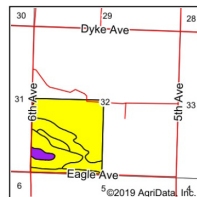
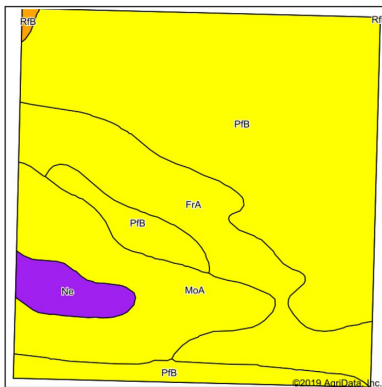
SECTION 32, TOWN OF LINCOLN



FEATURES

- 160 Acres total
- 153 +/- Acres irrigated
- ORGANIC
- 10 Span Valley System w/ corner & pump
- Hi Cap Well (1,200 GPM, 85' deep, 1977)
- Manure pipeline on property

Soils Map



State: Wisconsin
 County: Adams
 Location: 32-17N-7E
 Township: Lincoln
 Acres: 160
 Date: 1/31/2020



Area Symbol	Soil Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Irr Class %	Alfalfa hay	Bluegrass white clover	Com	Corn silage	Grass clover	Kentucky bluegrass	Oats	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Winn whet
PB	Plainfield sand, 2 to 6 percent slopes	93.61	58.5%	IVa	IIIa												
FA	Friendship loamy sand, 0 to 3 percent slopes	31.71	19.8%	IVa													
MoA	Meehan loamy sand, 0 to 3 percent slopes	28.27	17.7%	IVa													
Ne	Newson mucky loamy sand, 0 to 1 percent slopes	5.97	3.7%	VIIa													
RB	Richford loamy sand, 2 to 6 percent slopes	0.44	0.3%	IIIa	IIIa	3	1	50	10	4	2	53	2	1	20		
Weighted Average								0.2				0.1			0.1		



2,413 ACRE LAND AUCTION: MARCH 19, 2020, 11 AM

TRACT #4 156.5 Acres (130 Acres Irrigated)

Cline Farm

6TH AVE / DYKE AVE

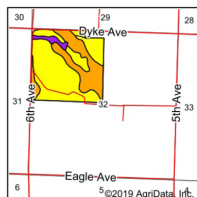
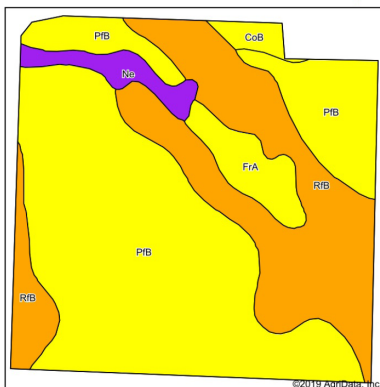
SECTION 32, TOWN OF LINCOLN



FEATURES

- 156.5 Acres total
- 132.21 +/- Acres tillable
- 130 +/- Acres irrigated
- 7 Span Valley System w/ corner & pump
- Hi Cap Well (1,100 GPM, 92' deep, 1966)
- Manure pipeline on property

Soils Map



State: Wisconsin
 County: Adams
 Location: 32-17N-7E
 Township: Lincoln
 Acres: 151.5
 Date: 1/31/2020



Soils data provided by USDA and NRCS. ©2019 AgriData, Inc.

Area Symbol: W001	Soil Area Version: 19	Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Irr Class °C	Altella hay	Bluegrass white clover	Corn silage	Corn silage	Grass clover	Kentucky bluegrass	Oats	Orchardgrass alkali	Orchardgrass red clover	Soybeans	Winds wheat
PB	Plainfield sand, 2 to 6 percent slopes	90.83	59.8%	IVs	IIIs													
RIB	Richford loamy sand, 2 to 6 percent slopes	46.12	30.4%	IIIs	3	1	59	10	4	2	53				2		1	20
FrA	Friendship loamy sand, 0 to 3 percent slopes	7.39	4.9%	IVs														
Ne	Newson sticky loamy sand, 0 to 1 percent slopes	5.00	3.3%	Vts														
CoB	Coloma sand, 2 to 6 percent slopes	2.36	1.6%	IVs	IIIe	2.8		60	10	4.1	1.9	45						20
Weighted Average							1	0.3	18.8	3.2	1.3	0.6	16.8		0.6		0.3	6.4

*n: The aggregation method is "Weighted Average using major components"

AUCTION LOCATION: The Lodge at Mauston, 104 Lodge Ln, Mauston, WI

TRACT #5 78.19 Acres ORGANIC, 48 +/- Acres Irrigated

Goodman Farm

6TH AVE / EAGLE AVE

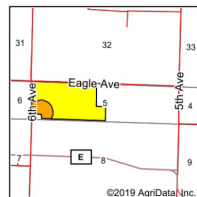
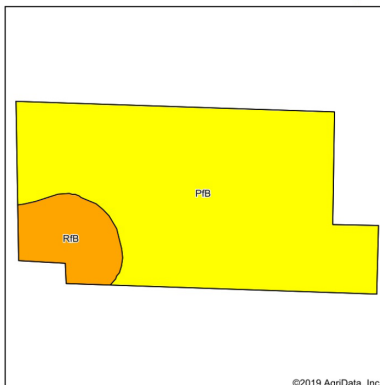
SECTION 5, TOWN OF NEW CHESTER



FEATURES

- 78.19 Acres total
- 48 +/- Acres irrigated
- ORGANIC
- 7 Span Valley System w/ pump & drop nozzles
- Hi Cap Well (1,000 GPM, 62' deep, 1977)
- Well located on Silver Valley Farm. Easement will be given if not purchased by same buyer.

Soils Map



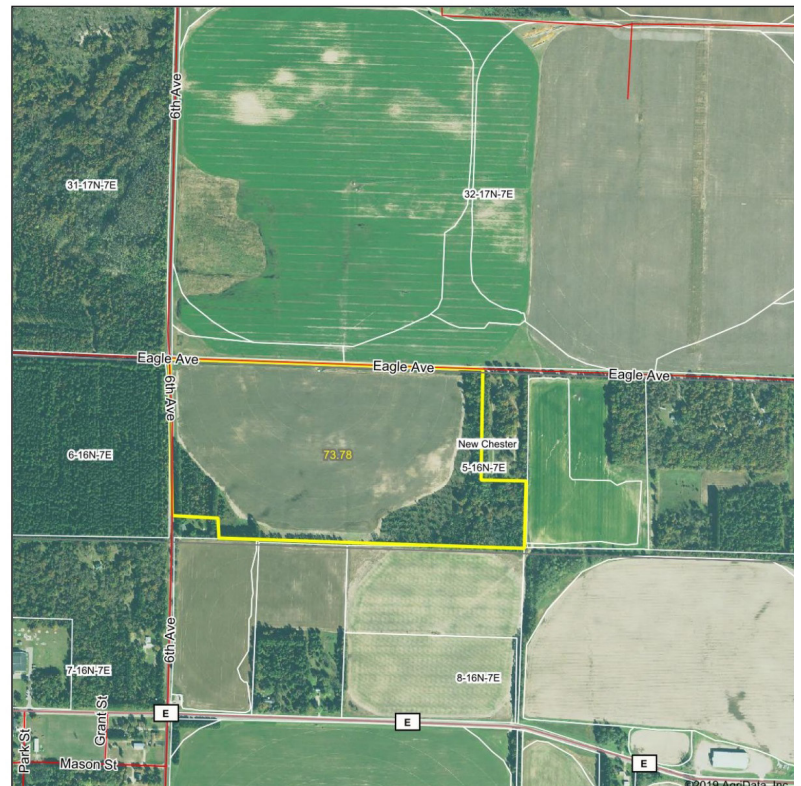
State: Wisconsin
 County: Adams
 Location: 5-16N-7E
 Township: New Chester
 Acres: 73.78
 Date: 1/31/2020



Soils data provided by USDA and NRCS.

Area Symbol: W001, Soil Area Version: 19	Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Irr Class %	Alfalfa hay	Bluegrass white clover	Corn silage	Corn	Grass clover	Kentucky bluegrass	Oats	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Wheat
PIB	Plainfield sand, 2 to 6 percent slopes	64.78	87.8%	IIIa	IIIa													
RIB	Richford loamy sand, 2 to 6 percent slopes	9.00	12.2%	IIIa	IIIa	3	1	59	10	4	2	53		2		1	20	
Weighted Average			6.4	0.1	7.2	1.2	0.5	0.2	6.5	0.2	0.1	2.4	3					

*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



2,413 ACRES/1,582 IRRIGATED ACRES AUCTION: MARCH 19, 2020, 11 AM

TRACT #6 120.85 Acres ORGANIC, 99.26 Acres Irrigated

Werner Farm

CO RD E / 5TH AVE

SECTION 5 & 8

TOWN OF NEW CHESTER

- Since 1942 -

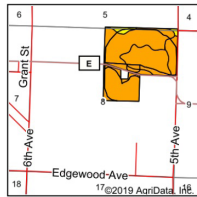
GAVIN BROS

AUCTIONEERS | REAL ESTATE

FEATURES

- 120.85 Acres total
- 106 +/- Acres tillable
- 99.26 +/- Acres irrigated
- ORGANIC
- 8 Span Valley System w/ pump, new sprinkler package in 2017
- 3 Span Valley System w/ pump & corner
- Hi Cap Well (1,000 GPM, 123' Deep, 1984)
- Manure pipeline on property
- Potato warehouse not included

Soils Map

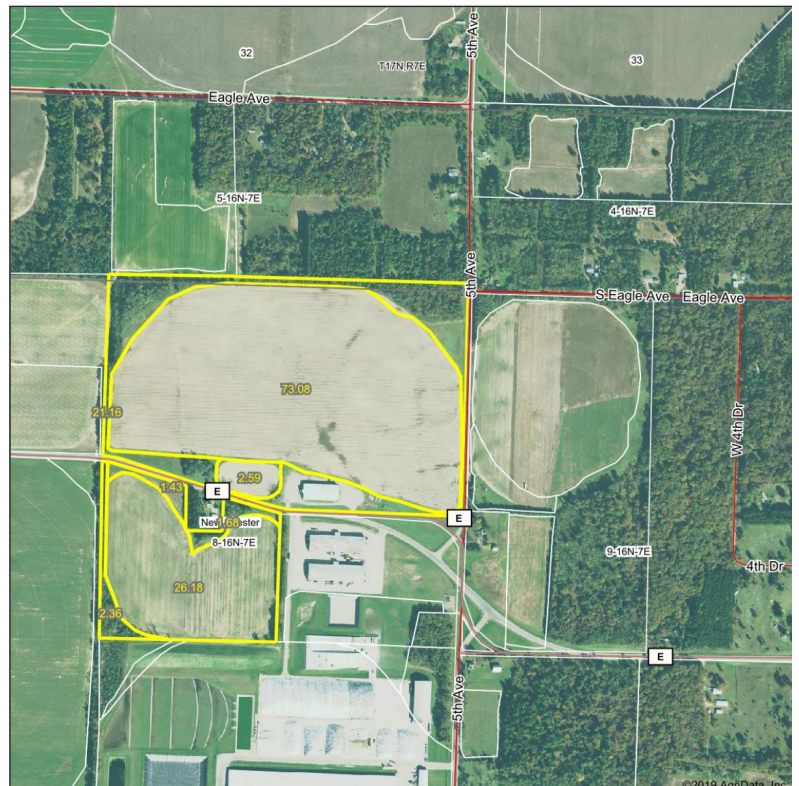


State: Wisconsin
 County: Adams
 Location: 8-16N-7E
 Township: New Chester
 Acres: 128.48
 Date: 2/1/2020



Soils data provided by USDA and NRCS.

Area Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	Alfalfa hay	Bluegrass white clover	Corn silage	Gross clover	Kentucky bluegrass	Oats	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Wheat
RIA	Richford loamy sand, 0 to 2 percent slopes	82.15	63.9%		ills	ills	3		59	10	4	2	53			20
BIA	Billet sandy loam, 0 to 3 percent slopes	30.95	24.1%		ills		3.5		90	15	5.6	2.9	60			30
RIB	Richford loamy sand, 2 to 6 percent slopes	10.95	8.5%		ills		3	1	59	10	4	2	53	2	1	20
PIB	Prairiefield sand, 2 to 6 percent slopes	4.43	3.4%		IVs	ills										
Weighted Average							3	0.1	64.4	10.9	4.2	2.1	52.9	0.2	0.1	21.7



AUCTION LOCATION: The Lodge at Mauston, 104 Lodge Ln, Mauston, WI

TRACT #7 69.41 Acres ORGANIC, 43 Acres Tillable

Patrick Farm

CO RD E / 5TH AVE.

SECTION 9, TOWN OF NEW CHESTER

- Since 1942 -

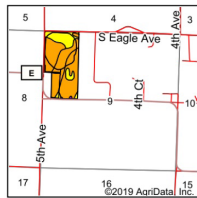
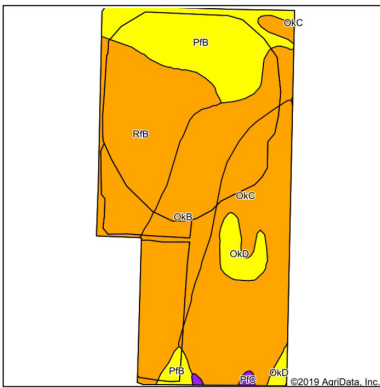
GAVIN BROS

AUCTIONEERS | REAL ESTATE

FEATURES

- 69.41 Acres total
- 43 +/- Acres tillable
- 31 +/- Acres irrigated
- ORGANIC
- 4 Span Valley System w/pump
- Hi Cap Well (1,000 GPM, 105' deep, 1985)
- Manure pipeline on property

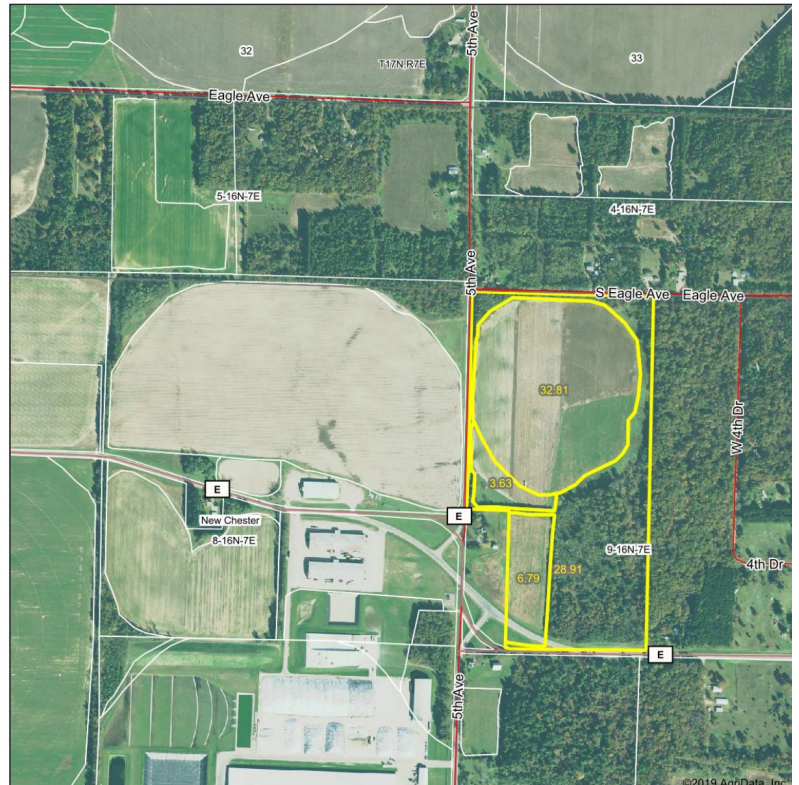
Soils Map



State: Wisconsin
 County: Adams
 Location: 8-16N-7E
 Township: New Chester
 Acres: 72.14
 Date: 2/1/2020



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Irr Class %	Alfalfa Hay	Bluegrass white clover	Corn silage	Corn clover	Kentucky Bluegrass	Oats	Orchardgrass alsike	Orchardgrass red clover	Smooth bromegrass	Sc
OxC	Okeee loamy sand, 8 to 12 percent slopes	21.23	29.4%	IIIc	3.1			70	11	5.3	3	55			
OxB	Okeee loamy sand, 2 to 6 percent slopes	19.08	26.4%	IIIa	3.1			70	11	5.3	3	55			
RfB	Richford loamy sand, 2 to 6 percent slopes	16.07	22.3%	IIIa	3	1	59	10	4	2	53	2		1	
PfB	Plainfield sand, 2 to 6 percent slopes	12.75	17.7%	IVa	IIIa										
OxD	Okeee loamy sand, 12 to 25 percent slopes	2.71	3.8%	IVa	2.5			55	9	4.7		40		2.6	
PfC	Plainfield sand, 8 to 12 percent slopes	0.30	0.4%	Vla											
Weighted Average						2.5	0.2	54.3	8.7	4	2.1	44	0.4	0.2	0.1



2,413 ACRES/1,582 IRRIGATED ACRES AUCTION: MARCH 19, 2020, 11 AM

TRACT #8 214.5 Acres w/ 159 Acres Irrigated

McGowan Farm

EMBER AVE / 2ND DR.

SECTION 23 & 26

TOWN OF NEW CHESTER

- Since 1942 -

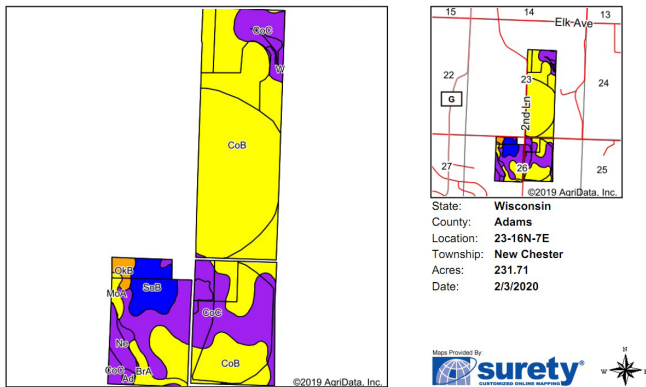
GAVIN BROS

AUCTIONEERS | REAL ESTATE

FEATURES

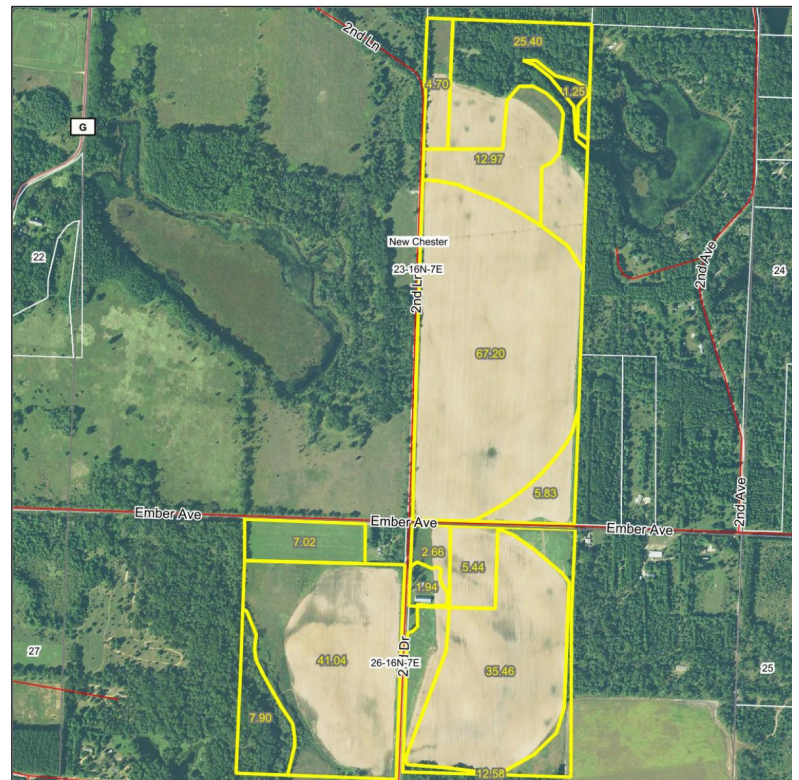
- 214.5 Acres total
- 159 +/- Acres irrigated
- 185 +/- Acres tillable
- 7-Span Valley System w/pump
- 6-Span Valley System w/pump
- 5-Span Valley System w/pump
- 2 Hi Cap Wells
(1,000 GPM, 62' deep, 1977 & 800 GPM, 142' deep, 1977)
- Leased for the 2020 crop year
- \$485 per planted acre
- Quonset Machine Shed on property

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol	WI001	Soil Area	Version	19														
Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class %	Irr Class %	Alfalfa hay	Co r n	Corn silage	Grass clover	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	Winter wheat	in NCCPI	Soybeans	
CoB	Coloma sand, 2 to 6 percent slopes	142.86	61.7%		IVs	IIIc	2.8	60	10	4.1	1.9	45			20	23	22	
CoC	Coloma sand, 8 to 12 percent slopes	58.02	25.0%		Vla	IIIc	2.6	55	9	3.9	1.7	40			18	21	22	
SoB	Stinson fine sandy loam, 2 to 6 percent slopes	12.55	5.4%		IIIc	IIIc	4.3	105	17	7	3.9	70			35	42	82	
Ne	Newson mucky loamy sand, 0 to 1 percent slopes	5.90	2.5%		Vlw													7
BrA	Brema loamy sand, 0 to 3 percent slopes	4.34	1.9%		IVs	IIIc	2.5	60	10	4	1.8	45			20	23	22	
OkB	Okla loamy sand, 2 to 6 percent slopes	2.93	1.3%		IIIc	IIIc	3.1	70	11	5.3	3	55			23	28	32	
MoA	Meehan loamy sand, 0 to 3 percent slopes	2.17	0.9%		IVw													21

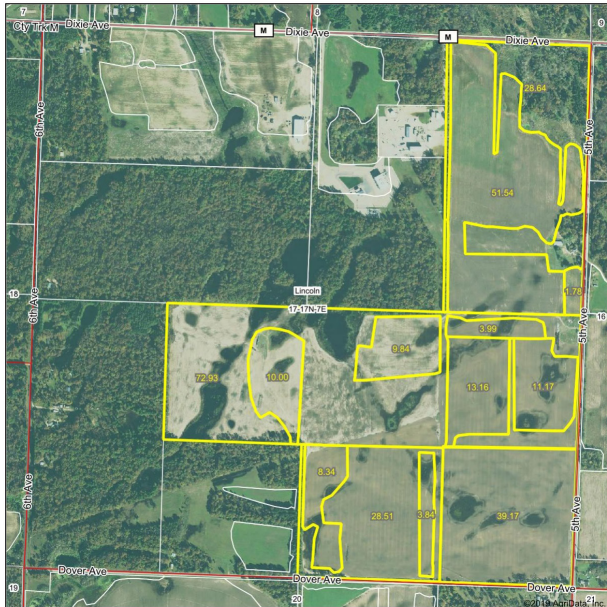


AUCTION LOCATION: The Lodge at Mauston, 104 Lodge Ln, Mauston, WI

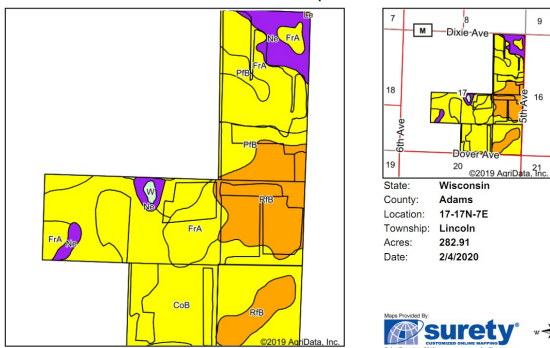
TRACT #9 274.77 Acres ORGANIC, 233 Acres Tillable

WI Organics Farm

DOVER AVE / 5TH AVE / CO. RD M
SECTION 17, TOWN OF LINCOLN



Soils Map



Soils data provided by USDA and NRCS.

Area Symbol	Soil	Soil Area	Version	Percent of field	Non-irrig Class Legend	Non-irrig Class	Ir Class	Alfalfa hay	Bluegrass white clover	Corn	Crn stage	Grass clover	Kentucky bluegrass	Date	Orchardgrass	Orchardgrass red clover	Soybeans	W
CoB	Coloma sand, 2 to 6 percent slopes	117.20	18	41.5%	III	IVs	IIIe	2.8		60	10	4.1	1.9	45				20
FRA	Friendship loamy sand, 0 to 3 percent slopes	62.41	18	22.1%	III	IVs												
RIB	Richtford loamy sand, 2 to 6 percent slopes	56.73	18	20.1%	III	IVs	IIIe	3	1	50	10	4	2	53	2		1	20
PIB	Plainfield sand, 0 to 6 percent slopes	26.14	18	9.2%	III	IVs	IIIe											
Ne	Newson muddy loamy sand, 0 to 11 percent slopes	19.15	18	6.8%	III	VIV												
W	Water	1.06	18	0.4%														
Ls	Lewis loamy sand, 0 to 3 percent slopes	0.10	18	0.0%	III	IVs	IIIe											
Weighted Average								1.8	0.2	36.7	6.2	2.5	1.2	29.3	0.4	0.2	12.3	

FEATURES

- 274.77 acres total
- 233 +/- Acres tillable
- 170 +/- Acres irrigated
- 63 +/- Tillable acres dry
- ORGANIC
- Newly planted windbreaks
- Gas pipeline easement
- Lands were recently cleared to be farmed, FSA map not completely updated

IRRIGATION SYSTEMS NEW IN 2018

- 7-Span Valley System w/ VFD, corner & pump
- 6-Span Valley System w/ VFD & pump
- 3-Span Valley System w/ VFD & pump
- Two 16" Hi Cap wells (121' deep, 2018)
- Water pipe in place to finish irrigation plan

2,413 ACRE LAND AUCTION: MARCH 19, 2020, 11 AM

TRACT #10 233.08 Acres ORGANIC, 157 Acres Irrigated

10th Ave Farm

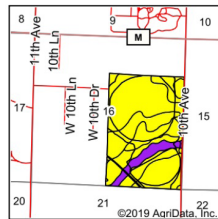
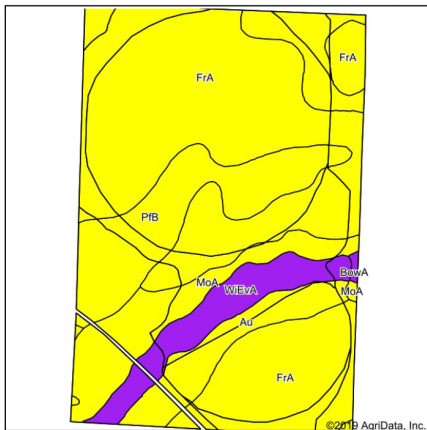
SECTION 16, TOWN OF ADAMS



FEATURES

- 233.08 Acres total
- 157 +/- Acres irrigated
- 25 +/- Acres dry tillable
- ORGANIC
- 6-Span Valley System w/pump
- 4-Span Valley System w/pump
- Pivots have variable rate & section control
- Woodland w/ pond
- Excellent hunting
- Two 16" Hi Cap wells (800 GPM, 124' deep, 1979 & 1,000 GPM, 140' deep, 1992)

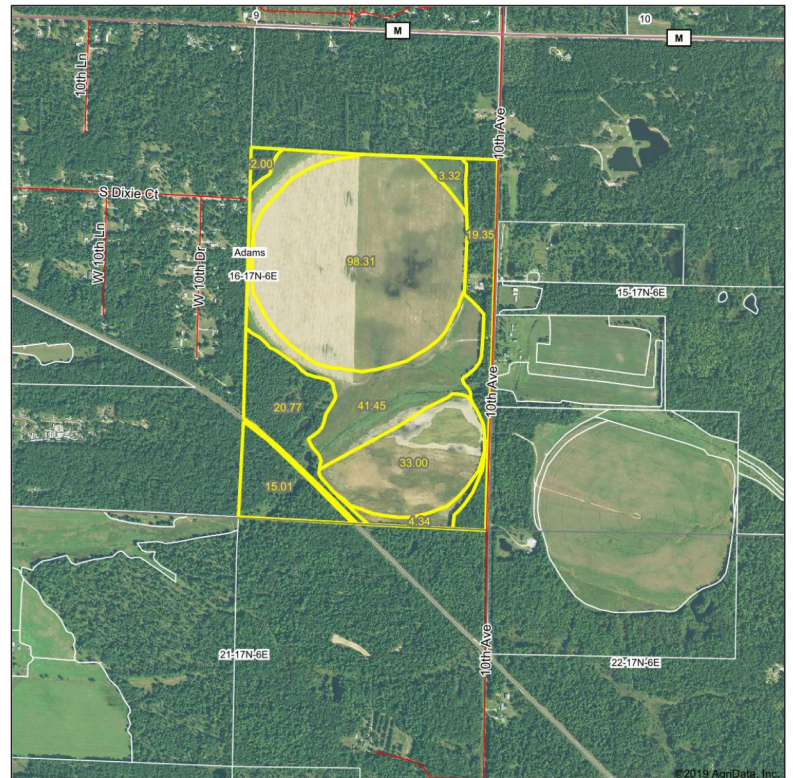
Soils Map



State: Wisconsin
 County: Adams
 Location: 16-17N-6E
 Township: Adams
 Acres: 237.55
 Date: 2/3/2020



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Irr Class %	Alfalfa hay	Corn	Corn silage	Grass clover	Kentucky bluegrass	Oats	Red clover hay	Winter wheat	*n NCCPI Soybeans
FrA	Friendship loamy sand, 0 to 3 percent slopes	136.92	57.6%		IVs										21
PIB	Plainfield sand, 2 to 6 percent slopes	33.91	14.3%		IVs	III									19
MoA	Meehan loamy sand, 0 to 3 percent slopes	33.06	13.9%		IVw										21
WIEVA	Winterfield-Ewart complex, river valleys, 0 to 3 percent slopes, frequently flooded	17.47	7.4%		VIIw										8
Au	Au Gres loamy sand	15.75	6.6%		IVw		2.5	50	8	4.6	2.2	45	2.5	25	20
BowA	Bowstring muck, river valleys, 0 to 1 percent slopes, frequently flooded	0.44	0.2%		VIIw										5
		Weighted Average					0.2	3.3	0.5	0.3	0.1	3	0.2	1.7	*n 20.1



AUCTION LOCATION: The Lodge at Mauston, 104 Lodge Ln, Mauston, WI

TRACT #11 128.85 Acres w/ 75 Acres Irrigated

Fell Farm

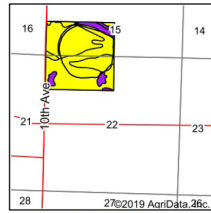
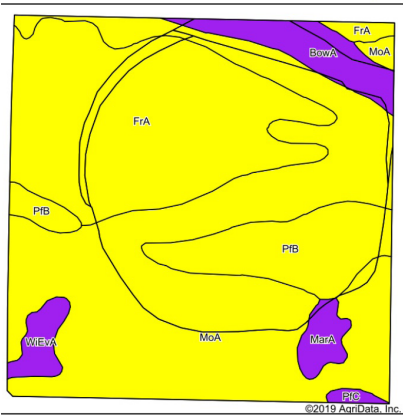
10TH AVE. TOWN OF ADAMS
SECTIONS 15 & 22



FEATURES

- 128.85 Acres total
- 75 +/- Acres irrigated
- 5-Span Valley System w/ pump
- 16" Hi Cap well (800 GPM, 2011)
- Good recreation

Soils Map



State: Wisconsin
County: Adams
Location: 22-17N-6E
Township: Adams
Acres: 160.23
Date: 2/3/2020

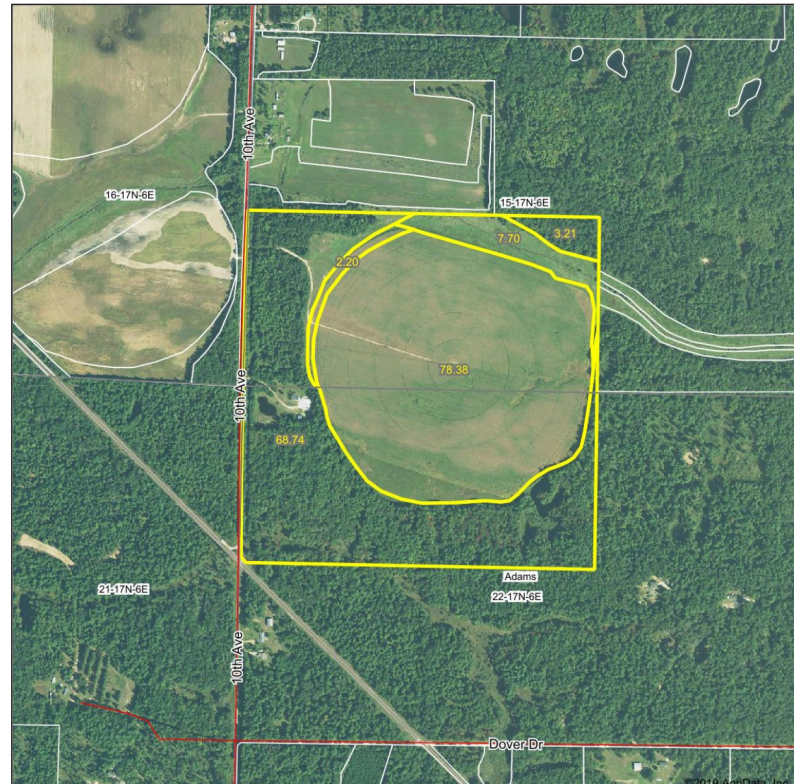


Soils data provided by USDA and NRCS.

Area Symbol: W001, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Cor n	Corn silage	Oats	Soybeans	*n NCCPI Soybeans
MoA	Meehan loamy sand, 0 to 3 percent slopes	79.37	49.5%		IVw						21
FrA	Friendship loamy sand, 0 to 3 percent slopes	49.48	30.9%		IVs						21
PB	Plainfield sand, 2 to 6 percent slopes	16.98	10.6%		IVs	IIIs	3	1	3	1	19
BoWA	Bowstring muck, river valleys, 0 to 1 percent slopes, frequently flooded	7.54	4.7%		VIIw						5
WiEVA	Winterfield-Evart complex, river valleys, 0 to 3 percent slopes, frequently flooded	3.14	2.0%		VIIw						8
MarA	Markey muck, acid, lake plain, 0 to 1 percent slopes	3.00	1.9%		VIIw						11
PlC	Plainfield sand, 6 to 12 percent slopes	0.72	0.4%		VIs		4	1	4	1	20
		Weighted Average					0.3	0.1	0.3	0.1	*n 19.6

n: The aggregation method is "Weighted Average using major components"
c: Using Capabilities Class Dominant Condition-Aggregation Method
Soils data provided by USDA and NRCS.



2,413 ACRES/1,582 IRRIGATED ACRES AUCTION: MARCH 19, 2020, 11 AM

TRACT #12 144.82 Acres w/ 80 Acres Irrigated

Thorson Tillable

6TH AVE / DYKE AVE

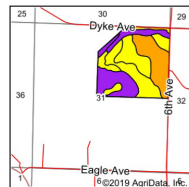
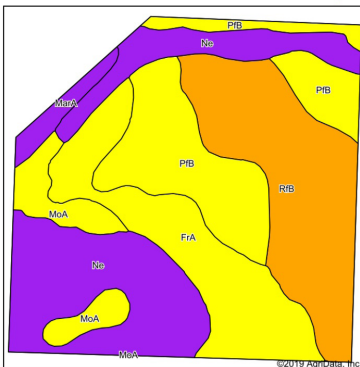
SECTION 31, TOWN OF LINCOLN



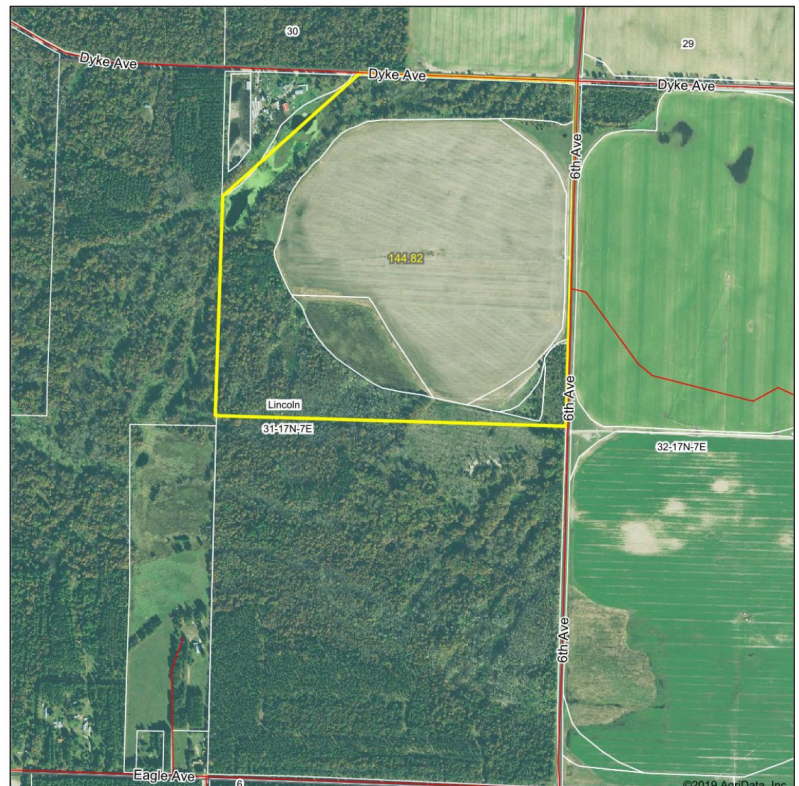
FEATURES

- 144.82 Acres total
- 80 +/- Acres irrigated
- 6 Span Valley System w/ corner & pump
- Hi Cap Well (1,000 GPM, 115' deep, 1987)
- Manure pipeline on property
- Excellent hunting

Soils Map



State: Wisconsin
 County: Adams
 Location: 31-17N-7E
 Township: Lincoln
 Acres: 144.82
 Date: 2/3/2020



Area Symbol	W1001 Soil Area	Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Irr Class %	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Grass cover	Kentucky bluegrass	Oats	Orchardgrass alkali	Orchardgrass red clover	Soybeans	Wt	
Ne	Newson mucky loamy sand, 0 to 1 percent slopes	38.58	26.6%	IIIa	IIIa														
RIB	Richtford loamy sand, 2 to 6 percent slopes	35.95	24.8%	IVs	IVs														
PB	Prairiefield sand, 2 to 6 percent slopes	30.61	21.1%	IVs	IVs														
FIA	Friendship loamy sand, 0 to 3 percent slopes	27.32	18.9%	IVs	IVs														
MoA	Meenhan loamy sand, 0 to 3 percent slopes	9.04	6.3%	IVs	IVs														
MaA	Manaw muck, acid, lake plain, 0 to 1 percent slopes	3.30	2.3%	VIIIa	VIIIa														
Weighted Average									0.7	0.2	14.6	2.5	1	0.5	13.2	0.5	0.2	5	

AUCTION LOCATION: The Lodge at Mauston, 104 Lodge Ln, Mauston, WI

TRACT #13 178.8 Acres with 155 +/- Acres Irrigated

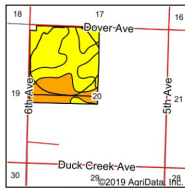
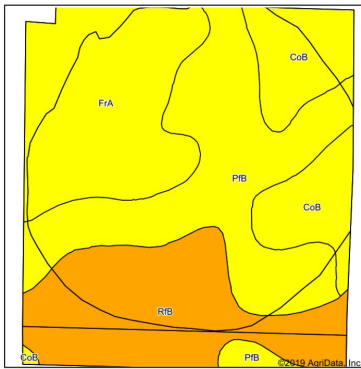
Krakora Farm

DOVER AVE/6TH AVE
SECTION 20, TOWN OF LINCOLN

FEATURES

- 178.8 Acres total
- 155 +/- Acres irrigated
- 9-Span Valley System w/ corner & pump
- Hi Cap Well (1,200 GPM, 120' deep, 1965)
- Wallendals were able to farm the entire parcel 3 years ago. The past 3 years there has been a higher-than-normal water table.

Soils Map



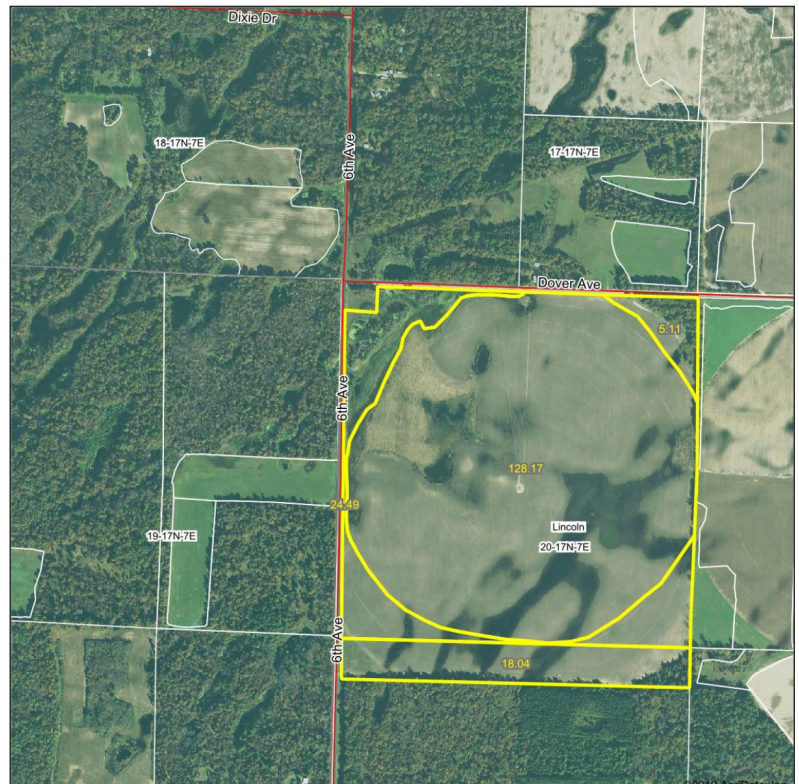
State: Wisconsin
County: Adams
Location: 20-17N-7E
Township: Lincoln
Acres: 175.81
Date: 2/3/2020



Code	Soil Description	Acres	Percent of field	Non-irrigated Class Legend	Non-irrigated Class %	Ir Class %	Alfalfa hay	Bluegrass white clover	Corn	Cor n	Com silage	Grass clover	Kentucky bluegrass	Data	Orchardgrass alsike	Orchardgrass red clover	Soybeans	Wt
PB	Planfield sand, 2 to 6 percent slopes	57.64	32.8%	IVs	IVs	IVs												
FIA	Friendship loamy sand, 0 to 3 percent slopes	46.90	26.7%	IVs	IVs	IVs												
RB	Richford loamy sand, 2 to 6 percent slopes	43.85	24.9%	IIIa	IIIa	IIIa	3	1	59	10	4	2	53	2		1	20	
CoB	Colona sand, 2 to 6 percent slopes	27.42	15.6%	IVs	IVs	IVs	2.8	60	10	4.1	1.9	45					20	
Weighted Average							1.2	0.2	24.1	4.1	1.6	0.8	20.2		0.5	0.2	8.1	



3 YEARS AGO, ENTIRE FIELD WAS FARMED



2,413 ACRE LAND AUCTION: MARCH 19, 2020, 11 AM

TRACT #14 104.9 Acres of Woods

Papp & DU Woods

4TH AVENUE

SECTION 33, TOWN OF LINCOLN

FEATURES

- 104.9 Acres total
- Excellent hunting
- Trail system
- Pine plantation
- Hardwoods
- Buildings sites
- Great recreational property
- 44.9 Acres in open MFL

- Since 1942 -

GAVIN BROS

AUCTIONEERS | REAL ESTATE



AUCTION LOCATION: The Lodge at Mauston, 104 Lodge Ln, Mauston, WI

TRACT #15 60 Acres of Woods

McMann Woods

DYKE AVENUE

SECTION 27, TOWN OF LINCOLN

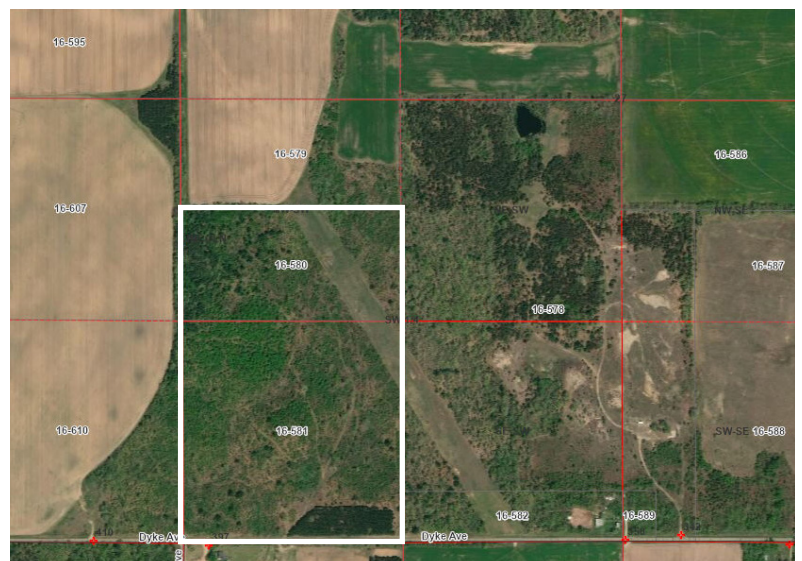
FEATURES

- 60 Acres total
- Excellent hunting
- Mix of pines & hardwoods
- Building site
- Great recreational property
- Gas line easement on property

- Since 1942 -

GAVIN BROS

AUCTIONEERS | REAL ESTATE



2,413 ACRES/1,582 IRRIGATED ACRES AUCTION: MARCH 19, 2020, 11 AM

TRACT #16 160 Acres of Woods

Thorson Woods

EAGLE AVE / 6TH AVE

SECTION 31, TOWN OF LINCOLN

FEATURES

- 160 Acres total
- Excellent hunting
- Trail system
- Mix of pines & hardwoods
- Building site
- Great recreational property

- Since 1942 -

GAVIN BROS

AUCTIONEERS | REAL ESTATE



AUCTION LOCATION: The Lodge at Mauston, 104 Lodge Ln, Mauston, WI

2,413-Acre Land Auction: Wallendal Farms



Auction Date

Thursday, March 19 @ 11:00 am

Auction Location

The Lodge at Mauston
104 Lodge Ln, Mauston, WI
Just east of I90/94 (exit 69),
off of State Road 82

Inspection Info

Tuesday, Feb 25, 10 am - 2 pm
Grand Marsh Community Center
706 Mason St, Grand Marsh, WI
OR anytime by appointment
with Gavin Bros.

Machinery Auction

Tuesday, March 31, 2020

Successful bidder will be required to pay ten percent down per parcel in nonrefundable earnest money on date of auction and sign an offer to purchase with no contingencies. Balance will be due at closing. Property is sold in its "as is" condition, with all its faults. There are no guarantees or warranties as to structural soundness of any improvements, well systems, any particular use of the property or any other aspects of the property. Acreages provided are from Adams County tax records. Tillable acreages are provided from USDA farm maps, acreage is not guaranteed by broker. Information in this brochure was derived from sources believed to be correct but is not guaranteed. Buyers shall rely entirely on their own information, judgment, and inspection of the property and records. Taxes will be prorated at the time of closing based on the 2019 taxes. Property will be transferred free and clear of any liens or judgements. All announcements from the auction block take precedence over printed material and any other oral statements made.

GAVIN BROS
AUCTIONEERS | REAL ESTATE

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