

GRANT COUNTY, WI • LAND & EQUIPMENT

AUCTION

MONDAY, JUNE 17 | 11AM 2019

Auction Location: 7341 Rattlesnake Road, Cassville, WI 53806

From Beetown, WI 1.5 miles south on Cty Rd U, west on Rattlesnake Rd.

LAND SELLING AT 11AM / EQUIPMENT SELLING AT 12PM



Working Cattle Ranch



Commercial / Ag Building



Tillable Ground



Residential House



Hunting Land



Auctioneer's Note: 594+/- Acres Multiple tracts auction featuring a working cattle ranch, a meat shop / ag building with box stalls, residential home on acreage and numerous tracts of land. Tillable land currently rented for 2019, crop rent to be prorated between the buyer and seller. Prime hunting and recreational tracts with natural springs, mature hardwoods and Grant River frontage. Timber buyers take note as mature hardwoods and highly sought out walnut trees as well as ginseng has been seen on the property. Endless opportunities from hunting, four wheeling, hiking, tubing, kayaking, fishing and the list goes on. Buy one or more tracts turn your dreams into reality. Come bid and buy at your price.

- Tract 1 – 156.13± Acres
- Tract 2 – 45.05± Acres
- Tract 3 – 43.60± Acres
- Tract 4 – 104.79± Acres
- Tract 5 – 26.35± Acres
- Tract 6 – 152.36± Acres
- Tract 7 – 42.16± Acres

- Tract 8 – 9.41± Acres – Cattle Ranch
- Home (4BR/2BA) / Horse Barn (80'x60') / Machine Shed (64'x40') / (2) Loafing Barns with Paddocks
- Barn (28'x68') / Cover Feeding Lot (100'x24)
- Covered Feed Lot -(6) Pens / Commodity Shed (30'x30') Garden Shed (10'x20')

- Tract 9 – 5.19± Acres – Residential House
- Home (4500± finished sq ft / 4BR/4BA)
- Tract 10 – 9.6± Acres – Commercial/Ag Building
- Building with 20' Lean-to (60' x 160') / Shop Area
- Agricultural Area

INSPECTION DATE:
JUNE 8TH FROM 11AM – 2PM
 OR BY APPOINTMENT



EQUIPMENT TO INCLUDE

TRACTORS / DUMP TRUCK / SKID STEER LOADER & ATTACHMENTS / HAY EQUIPMENT / TMR & FEED WAGONS / LIVESTOCK EQUIPMENT / TILLAGE EQUIPMENT / FUEL BARRELS & TANK / MOWERS TRAILER / AND MORE!

SteffesGroup.com

Steffes Group, Inc. | 24400 MN Hwy 22 S, Litchfield, MN 55355

For a detailed Buyer's Prospectus with complete terms and conditions, contact Steffes Group at 320.693.9371, Shelly Weinzelt 763.300.5055, or Randy Kath 701.429.8894



Steffes Group, Inc. 457-53, 938382-91, Randy Kath WI-2789-52, Ashley Huhn WI-2788-52, RE-WI-85831-94, Michelle (Shelly) Weinzelt RE-WI-58566-90.
Real Estate Terms: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's fee auction.
Equipment Terms: All items sold as is where is. Payment of cash or check must be made sale day before removal of items. Statements made auction day take precedence over all advertising. \$35 documentation fee applies to all titled vehicles. Titles will be mailed. Canadian buyers need a bank letter of credit to facilitate border transfer.