

798 +/- Acres – Grant County, WI

# Pifer's LAND AUCTION



Parcel 3



Parcel 1

Thursday, September 27, 2018 - 2:00 p.m.

**AUCTION LOCATION: Grant County Fairgrounds - Youth & Agricultural Center  
916 East Elm Street, County Road A - Lancaster, WI**

**Owners: Diamond K Farms, Kreul Brothers, LLC and  
Keith & Dolores Kreul Irrevocable Trust**



Parcel 8

**Pifer's**  
AUCTION & REALTY

Pifer's Auction & Realty - Robert Scott Pifer, Broker (#56685-90)  
1106 Mondovi Road #118 - Eau Claire, WI 54701  
RE Entity License #937110-91, Auction Company License #429-53  
Robert Scott Pifer Wisconsin Registered Auctioneer #2720-52



[www.pifers.com](http://www.pifers.com)  
877.477.3105

# General Information

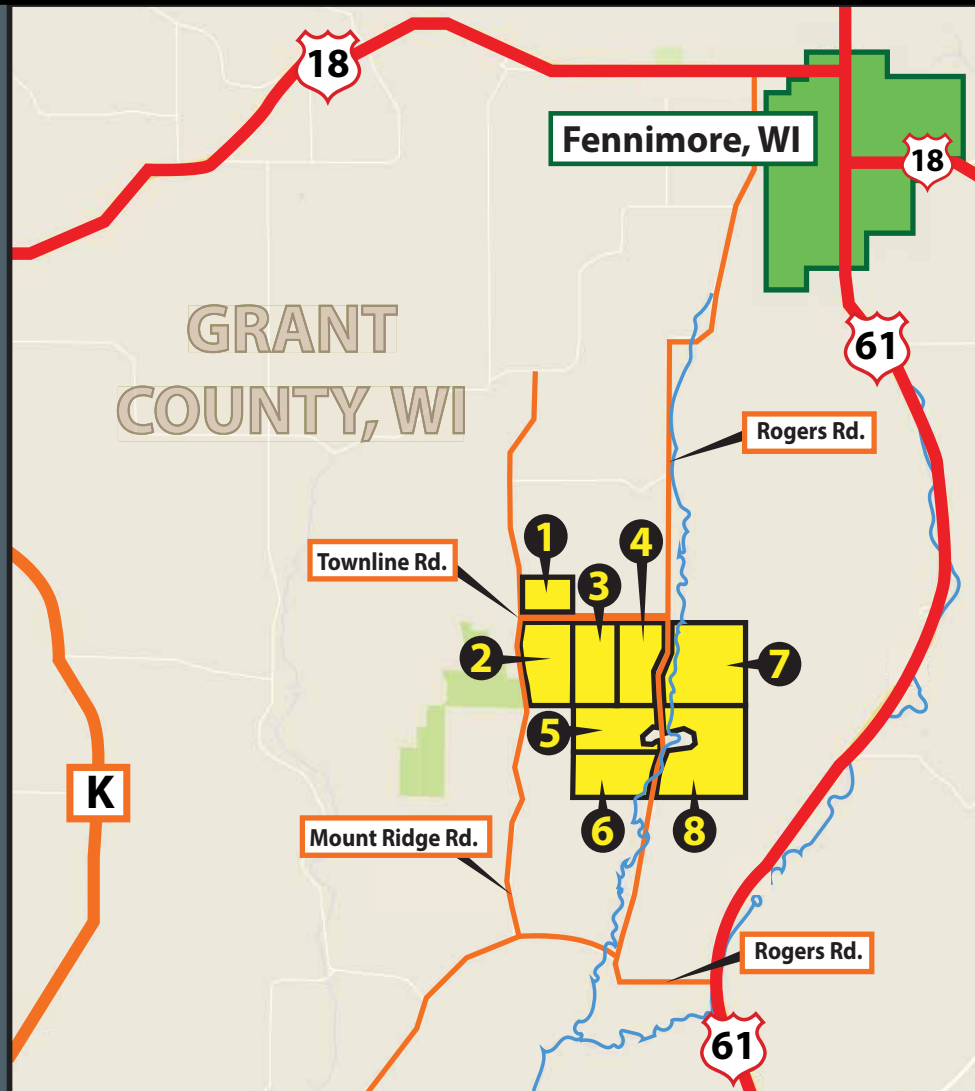
This property features 798 +/- acres of excellent cropland and hunting land. This is some of Grant County, Wisconsin's most highly productive cropland for producing corn and soybeans. What's more, these parcels will provide excellent opportunities for your hunting paradise. This is an excellent opportunity to buy great cropland to add to your operation, build a country home or obtain income producing hunting land.



Parcel 7

## Driving Directions:

From Fennimore, Wisconsin drive south on Hwy #61 approximately four miles to Rogers Road. Proceed west and follow Rogers Road turning north going approximately one mile north. This will place you at the most southern edge of the property. Parcel 8 is located on the east side of Rogers Road and parcel 6 will be located on the west side of Rogers Road. Proceed north parcels 4,5 and Parcel 7 will follow along Rogers Road to the corner of Rogers Road and Townline Road. Proceed west along Townline Road to parcels 1,2, 3 and parcel 4 will be located at the corner of Rogers Road and Townline Road.



## Contacts

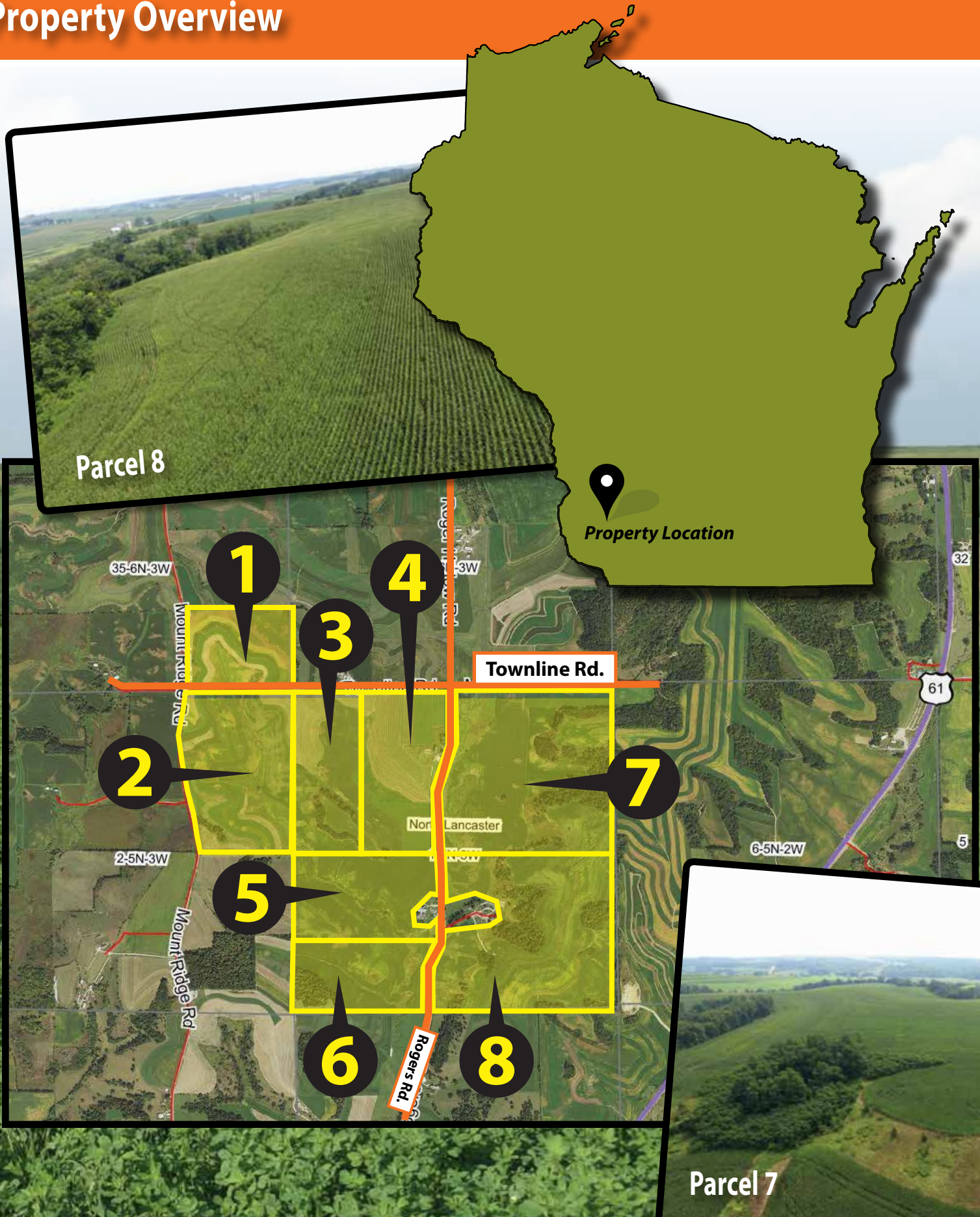


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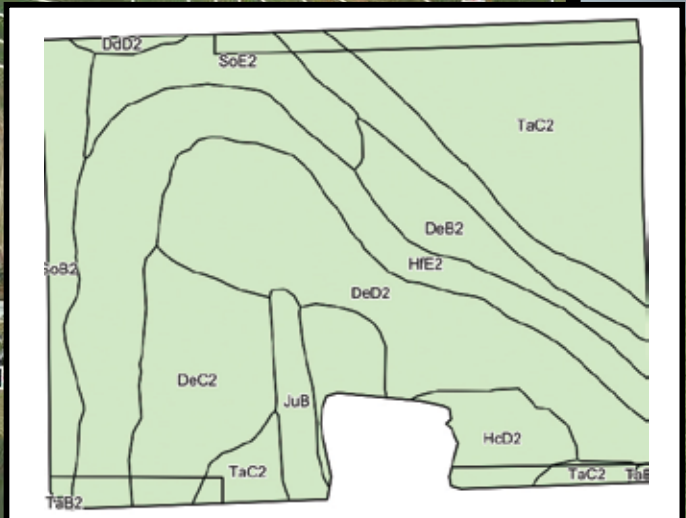
# Property Overview



# Parcel 1

**Acres:** 52 +/-  
**Legal:** SW¼ SE¼ E of Mount Ridge Rd, & SE¼ SE¼ Sec 35-6-3 (Mount Ida Township)  
**Cropland Acres:** 50.56 +/- (FSA will determine final crop acres)  
**Taxes (2017):** \$63.73  
 #040-00877-0000  
 #040-00879-0000

This parcel consists of approximately 50.56 +/- acres of excellent contoured cropland with high productive soils. Great access from Mount Ridge Road and Townline Road.



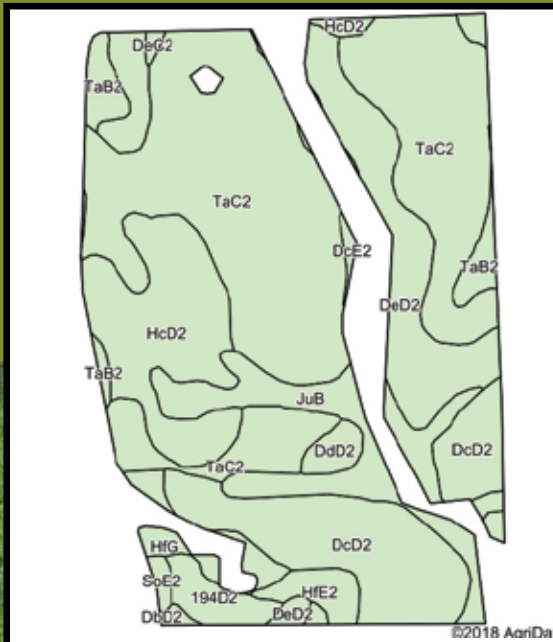
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
HfE2	Hixton fine sandy loam, 15 to 20 percent slopes, moderately eroded	11.31	24.3%	IVe
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	9.63	20.7%	IIIe
DeD2	Dodgeville soils, deep, 10 to 15 percent slopes, moderately eroded	8.63	18.6%	IVe
DeC2	Dodgeville soils, deep, 6 to 10 percent slopes, moderately eroded	4.64	10.0%	IIIe
HcD2	Hesch fine sandy loam, 10 to 15 percent slopes, moderately eroded	3.06	6.6%	IVe
SoE2	Sogn silt loam, 15 to 20 percent slopes, moderately eroded	2.71	5.8%	VIIIs
SoB2	Sogn silt loam, 2 to 10 percent slopes, moderately eroded	2.53	5.4%	VIIs
DeB2	Dodgeville soils, deep, 2 to 6 percent slopes, moderately eroded	2.38	5.1%	IIe
JuB	Judson silt loam, 3 to 10 percent slopes	1.27	2.7%	IIIe
DdD2	Dodgeville soils, 10 to 15 percent slopes, moderately eroded	0.25	0.5%	IVe
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	0.10	0.2%	IIe

# Parcel 2

**Acres:** 108.43 +/-  
**Legal:** NE ¼ NE ¼; SW ¼ NE ¼ E of Mount Ridge Rd; SE ¼ NE ¼; Fraction of NW ¼ NE ¼ E of Mount Ridge Rd Sec 2-5-3 (North Lancaster Township)

**Cropland Acres:** 101.71 +/- (FSA will determine final crop acres)  
**Taxes (2017):** \$421.95  
 #044-00017-0000; #044-00018-0000  
 #044-00021-0000; #044-00022-0000

This parcel consists of approximately 101.71 +/- acres of excellent contoured crop and hay land. Great access from Mount Ridge Road and south side of Townline Road. This parcel also has a few acres of woods and a tree row bordering the southern edge of the parcel allowing for excellent hunting.



**EXCELLENT  
 CROP, HAY  
 & HUNTING  
 LAND!**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	40.11	43.1%	IIIe
DcD2	Dodgeville silt loam, deep, 10 to 15 percent slopes, moderately eroded	12.96	13.9%	IVe
HcD2	Hesch fine sandy loam, 10 to 15 percent slopes, moderately eroded	10.77	11.6%	IVe
DeD2	Dodgeville soils, deep, 10 to 15 percent slopes, moderately eroded	9.23	9.9%	IVe
JuB	Judson silt loam, 3 to 10 percent slopes	8.39	9.0%	IIIe
HfE2	Hixton fine sandy loam, 15 to 20 percent slopes, moderately eroded	3.33	3.6%	IVe
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	2.81	3.0%	Ile
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	1.88	2.0%	IVe
HfG	Hixton fine sandy loam, 30 to 45 percent slopes	1.76	1.9%	VIIe
DdD2	Dodgeville soils, 10 to 15 percent slopes, moderately eroded	1.02	1.1%	IVe
SoE2	Sogn silt loam, 15 to 20 percent slopes, moderately eroded	0.38	0.4%	VIIc
DcE2	Dodgeville silt loam, deep, 15 to 20 percent slopes, moderately eroded	0.26	0.3%	IVe
DcC2	Dodgeville soils, deep, 6 to 10 percent slopes, moderately eroded	0.18	0.2%	IIIe

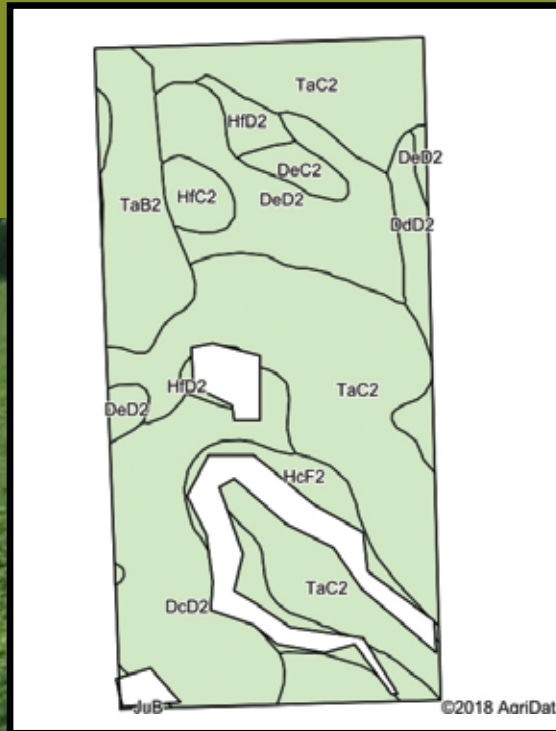
# Parcel 3

**Acres:** 81.78 +/-  
**Legal:** SW¼ NW¼; NW¼ NW¼ Sec 1-5-3  
 (North Lancaster Township)  
**Cropland Acres:** 76 +/- (FSA will determine final crop acres)  
**Taxes (2017):** \$423.77  
 #044-00006-0000  
 #044-00007-0000

This parcel consists of approximately 76 +/- acres of excellent contoured crop and hay land. Excellent access from Townline Road. This parcel also has a few acres of woods overlooking the valley to enhance your hunting experience.



**EXCELLENT  
 CROP, HAY  
 & HUNTING  
 LAND!**

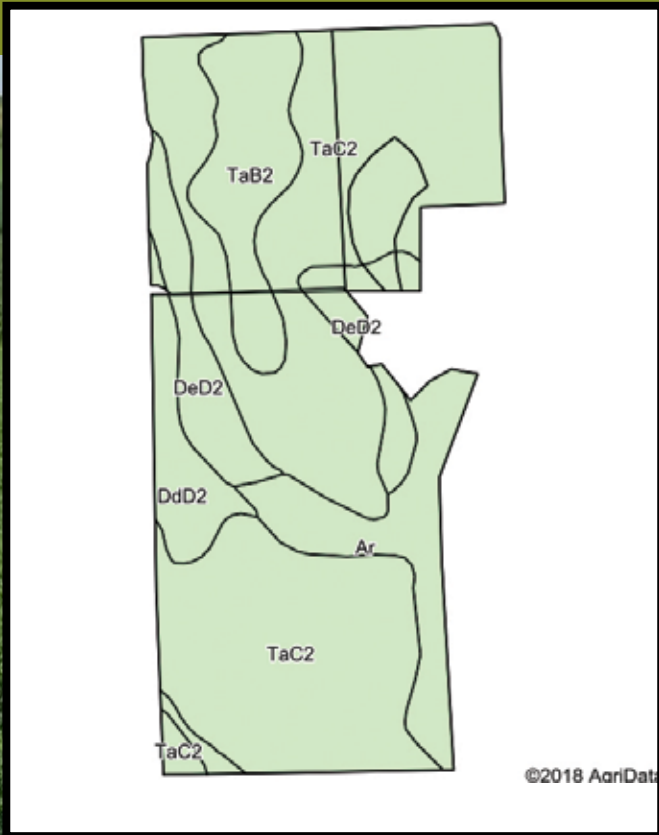


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	32.86	43.9%	IIIe
DcD2	Dodgeville silt loam, deep, 10 to 15 percent slopes, moderately eroded	12.87	17.2%	IVe
DeD2	Dodgeville soils, deep, 10 to 15 percent slopes, moderately eroded	10.48	14.0%	IVe
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	7.37	9.8%	IIe
HcF2	Hesch fine sandy loam, 20 to 45 percent slopes, moderately eroded	4.09	5.5%	VIIe
DdD2	Dodgeville soils, 10 to 15 percent slopes, moderately eroded	2.68	3.6%	IVe
HfC2	Hixton fine sandy loam, 6 to 10 percent slopes, moderately eroded	1.62	2.2%	IIIe
HfD2	Hixton fine sandy loam, 10 to 15 percent slopes, moderately eroded	1.51	2.0%	IVe
DeC2	Dodgeville soils, deep, 6 to 10 percent slopes, moderately eroded	1.27	1.7%	IIIe
JuB	Judson silt loam, 3 to 10 percent slopes	0.15	0.2%	IIIe

# Parcel 4

**Acres:** 72.46 +/-  
**Legal:** NE¼ NW¼; SE¼ NW¼ Sec 1-5-3  
 (North Lancaster Township)  
**Cropland Acres:** 67 +/- (FSA will determine final crop acres)  
**Taxes (2017):** \$2,097.42  
 #044-00005-0000 Less 2 Acres - Parcel 7  
 #044-00008-0000 Less 8 Acres - Parcel 7

This parcel consists of approximately 67 +/- acres of excellent contoured crop and hay land. Excellent access from Townline Road and Rogers Road. This parcel also includes the north farmstead west of Rogers Road.

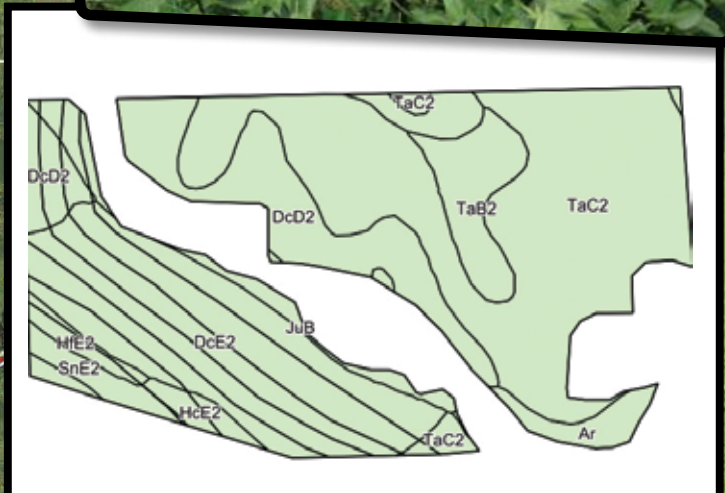
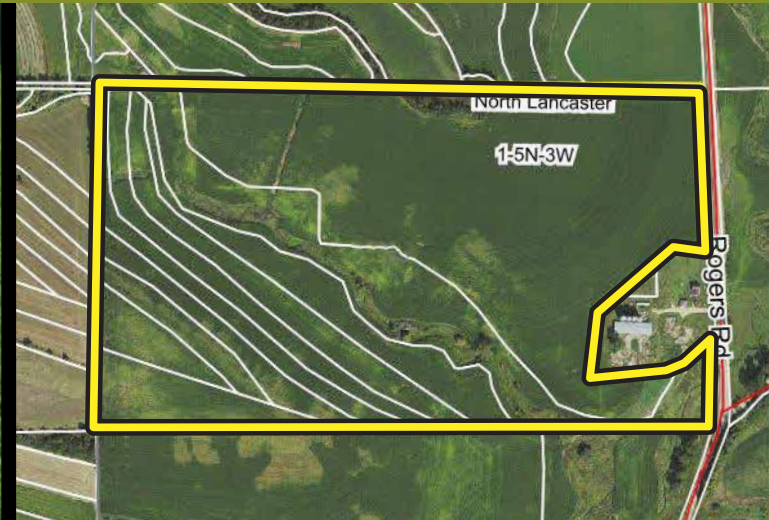


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	42.88	63.4%	IIIe
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	7.05	10.4%	IIw
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	6.97	10.3%	Ile
DeD2	Dodgeville soils, deep, 10 to 15 percent slopes, moderately eroded	6.67	9.9%	IVe
DdD2	Dodgeville soils, 10 to 15 percent slopes, moderately eroded	3.59	5.3%	IVe
HcF2	Hesch fine sandy loam, 20 to 45 percent slopes, moderately eroded	0.44	0.7%	VIIe

# Parcel 5

**Acres:** 69.5 +/-  
**Legal:** NE¼ SW¼; NW¼ SW¼ Sec 1-5-3  
 (North Lancaster Township)  
**Cropland Acres:** 64 +/- (FSA will determine final crop acres)  
**Taxes (2017):** \$2,549.32  
 #044-00010-0000  
 #044-00009-0000 Less 4.5 Acres to Parcel 8  
 and Less 4 Acres acres encompassing the  
 farmstead will not be sold.

This parcel consists of approximately 64 +/- acres of excellent contoured crop and hay land. Excellent access from Rogers Road going west. This parcel does not include the farmstead west of Rogers Road. It will be surveyed and separated from this parcel.



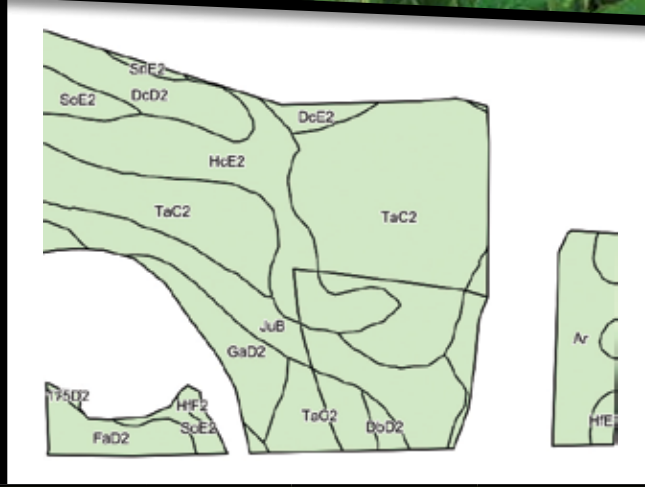
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	22.79	40.7%	IIIe
DcE2	Dodgeville silt loam, deep, 15 to 20 percent slopes, moderately eroded	14.03	25.1%	IVe
DcD2	Dodgeville silt loam, deep, 10 to 15 percent slopes, moderately eroded	8.77	15.7%	IVe
TaB2	Tama silt loam, driftless, 2 to 6 percent slopes, moderately eroded	3.20	5.7%	IIe
JuB	Judson silt loam, 3 to 10 percent slopes	1.97	3.5%	IIIe
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	1.39	2.5%	IIw
SnE2	Sogn loam, 15 to 20 percent slopes, moderately eroded	1.15	2.1%	VIIIs
HcF2	Hesch fine sandy loam, 20 to 45 percent slopes, moderately eroded	1.08	1.9%	VIIe
HcE2	Hesch fine sandy loam, 15 to 20 percent slopes, moderately eroded	0.81	1.4%	VIe
HfE2	Hixton fine sandy loam, 15 to 20 percent slopes, moderately eroded	0.79	1.4%	IVe



# Parcel 6

**Acres:** 70+/-  
**Legal:** SW¼ SW¼; SE¼ SW¼ Sec 1-5-3  
 (North Lancaster Township)  
**Cropland Acres:** 55+/- (FSA will determine final crop acres)  
**Taxes (2017):** \$355.60  
 #044-00011-0000  
 #044-00012-0000 Less 10 Acres to Parcel 8

This parcel consists of approximately 55 +/- acres of contoured crop and hay land. Excellent access from Rogers Road going west. This parcel is the southernmost parcel of this farm on the west side of Rogers Road. Excellent parcel of crop land with great wildlife habitat.

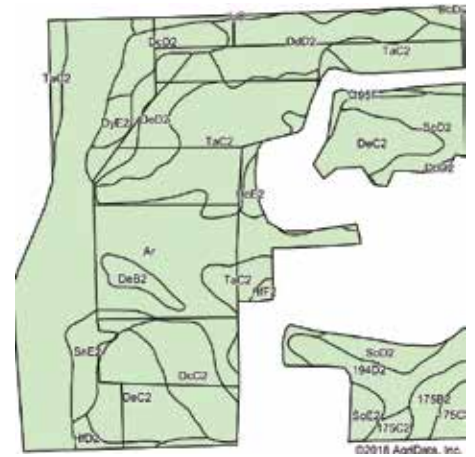


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	21.45	40.7%	IIIe
HcE2	Hesch fine sandy loam, 15 to 20 percent slopes, moderately eroded	7.68	14.6%	VIe
JuB	Judson silt loam, 3 to 10 percent slopes	6.39	12.1%	IIIe
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	4.68	8.9%	IIw
DcD2	Dodgeville silt loam, deep, 10 to 15 percent slopes, moderately eroded	3.11	5.9%	IVe
GaD2	Gale silt loam, 12 to 20 percent slopes, moderately eroded	2.98	5.7%	IVe
FaD2	Fayette silt loam, uplands, 10 to 15 percent slopes, moderately eroded	1.98	3.8%	IIIe
SoE2	Sogn silt loam, 15 to 20 percent slopes, moderately eroded	1.67	3.2%	VIIIs
HfE2	Hixton fine sandy loam, 15 to 20 percent slopes, moderately eroded	0.94	1.8%	IVe
DcE2	Dodgeville silt loam, deep, 15 to 20 percent slopes, moderately eroded	0.72	1.4%	IVe
DbD2	Dodgeville silt loam, 10 to 15 percent slopes, moderately eroded	0.43	0.8%	IVe
HfF2	Hixton fine sandy loam, 20 to 30 percent slopes, moderately eroded	0.36	0.7%	VIe
SnE2	Sogn loam, 15 to 20 percent slopes, moderately eroded	0.21	0.4%	VIIIs
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	0.12	0.2%	IVe

# Parcel 7

**Acres:** 177 +/-  
**Legal:** NE $\frac{1}{4}$  NE $\frac{1}{4}$ ; NW $\frac{1}{4}$  NE $\frac{1}{4}$ ; SW $\frac{1}{4}$  NE $\frac{1}{4}$ ; SE $\frac{1}{4}$  NE $\frac{1}{4}$   
 Sec 1-5-3 (North Lancaster Township)  
**Cropland Acres:** 118.5 +/- (FSA will determine final crop acres)  
**Taxes (2017):** \$353.77  
 #044-00001-0000; #044-00002-0000  
 #044-00003-0000; #044-00004-0000  
 + 10 Acres From Parcel 4

This parcel consists of approximately 118.5 +/- acres of contoured crop and hay land. Excellent access from Rogers Road and Townline Road bordering the northeastern portion of this farm. This unique parcel consists of excellent crop and hunting land with areas of heavy timber to enhance your hunting experience.

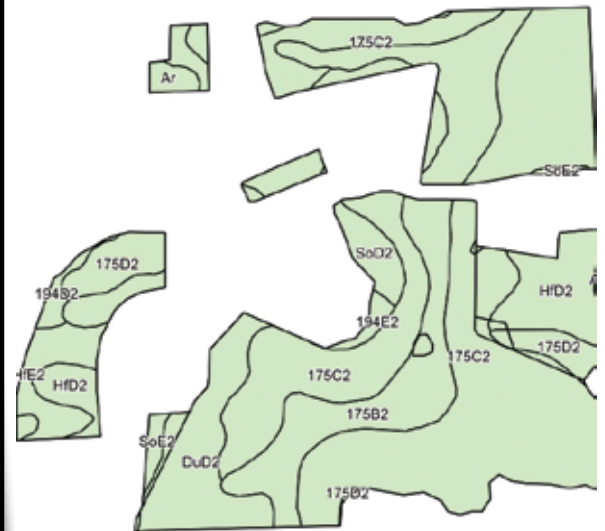


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
TaC2	Tama silt loam, driftless, 6 to 12 percent slopes, moderately eroded	19.45	20.4%	IIIe
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	16.56	17.4%	IIw
DeC2	Dodgeville soils, deep, 6 to 10 percent slopes, moderately eroded	10.60	11.1%	IIIe
DdD2	Dodgeville soils, 10 to 15 percent slopes, moderately eroded	8.27	8.7%	IVe
SoD2	Sogn silt loam, 10 to 15 percent slopes, moderately eroded	6.74	7.1%	VI s
DcC2	Dodgeville silt loam, deep, 6 to 10 percent slopes, moderately eroded	5.98	6.3%	IIIe
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	4.69	4.9%	IVe
DeD2	Dodgeville soils, deep, 10 to 15 percent slopes, moderately eroded	4.33	4.5%	IVe
SoE2	Sogn silt loam, 15 to 20 percent slopes, moderately eroded	2.69	2.8%	VII s
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	2.62	2.8%	IIIe
175B2	Palsgrove silt loam, 2 to 6 percent slopes, moderately eroded	2.11	2.2%	IIe
DcD2	Dodgeville silt loam, deep, 10 to 15 percent slopes, moderately eroded	1.95	2.0%	IVe
HcE2	Hesch fine sandy loam, 15 to 20 percent slopes, moderately eroded	1.85	1.9%	VIe
JuB	Judson silt loam, 3 to 10 percent slopes	1.68	1.8%	IIIe
DeB2	Dodgeville soils, deep, 2 to 6 percent slopes, moderately eroded	1.59	1.7%	IIe
DbE2	Dodgeville silt loam, 15 to 20 percent slopes, moderately eroded	1.51	1.6%	IVe
SnE2	Sogn loam, 15 to 20 percent slopes, moderately eroded	0.97	1.0%	VII s
1195F	Elk mound-Northfield complex, 30 to 60 percent slopes, very rocky	0.76	0.8%	VIIIe
Hff2	Hixton fine sandy loam, 20 to 30 percent slopes, moderately eroded	0.48	0.5%	VIe
Hfd2	Hixton fine sandy loam, 10 to 15 percent slopes, moderately eroded	0.20	0.2%	IVe
DbD2	Dodgeville silt loam, 10 to 15 percent slopes, moderately eroded	0.14	0.1%	IVe

# Parcel 8

**Acres:** 166.83+/-  
**Legal:** NE¼ SE¼; NW¼ SE¼ EXC 44-14-10, SW¼ SE¼; SE¼ SE¼ Sec 1-5-3 (North Lancaster Township)  
**Cropland Acres:** 119.31+/- (FSA will determine final crop acres)  
**Taxes (2017):** \$456.95  
 #044-00013-0000; #044-00014-0000  
 #044-00015-0000; #044-00016-0000  
 +14.5 Acres from Parcels 5 & 6

This parcel consists of approximately 119.31 +/- acres of contoured crop and hay land. Excellent access from Rogers Road bordering the southeastern portion of this farm. This unique parcel consists of excellent crop and hunting land with wooded areas overlooking the valley to enhance your hunting experience. This parcel is a true hunter's paradise!



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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	48.52	48.6%	IIIe
175B2	Palsgrove silt loam, 2 to 6 percent slopes, moderately eroded	18.28	18.3%	Ile
HfD2	Hixton fine sandy loam, 10 to 15 percent slopes, moderately eroded	10.14	10.2%	IVe
DuD2	Newglarus complex, 12 to 20 percent slopes, moderately eroded	8.12	8.1%	IVe
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	4.44	4.4%	IVe
HfE2	Hixton fine sandy loam, 15 to 20 percent slopes, moderately eroded	3.37	3.4%	IVe
SoD2	Sogn silt loam, 10 to 15 percent slopes, moderately eroded	2.75	2.8%	VIIs
SoE2	Sogn silt loam, 15 to 20 percent slopes, moderately eroded	1.45	1.5%	VIIs
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	1.31	1.3%	IIlw
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	0.81	0.8%	IVe
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	0.69	0.7%	VIe

# Property Photos



Parcel 4



Parcel 6



Parcel 7



Parcel 1



Parcel 8



**Parcel 1**



**Parcel 5**



**Parcel 2**



**Parcel 4**



**Parcel 3**



**Parcel 8**

# Base Acres & Yields

Parcels 1,2,5,6 & 8		
Crop	Base Acres	Yield
Wheat	14.12	40 bu.
Oats	3.14	64 bu.
Corn	69.68	120 bu.
Soybeans	66.86	43 bu.
<b>Total Base Acres: 154.1</b> <b>Farmland: 479.41</b> <b>Cropland: 349.98</b>		

Parcels 3, 4 & 7		
Crop	Base Acres	Yield
Oats	14.0	64 bu.
Corn	69.2	120 bu.
<b>Total Base Acres: 83.2</b> <b>Farmland: 329.65</b> <b>Cropland: 237.13</b>		

**EXCELLENT  
CROPLAND!**

Parcel 2

Parcel 7

# Terms & Conditions

## I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Wisconsin Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 11/9/18. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

## II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

## III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Wisconsin Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before November 9, 2018, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction Company and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

## III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

## IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

## V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Title insurance will not be furnished and any fees and closing cost regarding determination of title or title insurance purchase will be paid by the Purchaser.

## VI. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

## VII. Miscellaneous

Property is subject to prior sale.

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Robert Scott Pifer, of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction Company.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids. Seller is owner/agent.

No buyer's premium.

This auction is managed by Pifer's Auction & Realty, Robert Scott Pifer, Registered Wisconsin Auctioneer #2720-52. 1106 Mondovi Rd #118, Eau Claire, WI 54701. Robert Pifer - Real Estate Broker #56685-90, WI Real Estate Company License #937110-91, WI Auction Company License #429-53.



Parcel 7

# Pifer's

AUCTION & REALTY



Parcel 6

**Pifer's**  
AUCTION & REALTY

Pifer's Auction & Realty - Robert Scott Pifer, *Broker* (#56685-90)  
1106 Mondovi Road #118 - Eau Claire, WI 54701  
RE Entity License #937110-91, Auction Company License #429-53  
Robert Scott Pifer Wisconsin Registered Auctioneer #2720-52



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