

Wood County Cranberry Auction

+ Tillable & Recreational Land

150.22± acres

Offered in 4 Tracts or Combinations

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	20	21	22	23	24	25	26
	27	28	29	30			

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WI Auction Company/WI Broker: Schrader Real Estate and Auction Company, Inc. #116-53, #937019-91

Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
Columbia City, Indiana 46725

Registered WI Broker: Kyle Tranel • 608.642.8994 #111879-94

Registered WI Auctioneer: Luke N. Schrader #3088-52

Tuesday, September 15 • 6pm CT



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150.22± acres

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- Buyer has the Right to Harvest 2026 Cranberry Crop!
- Approximately 19± Acres of Established Stevens Cranberry Bogs
- Productive Tillable Acreage
- Potential for Future Cranberry Expansion
- Recreational Wooded Land with Excellent Wildlife Habitat



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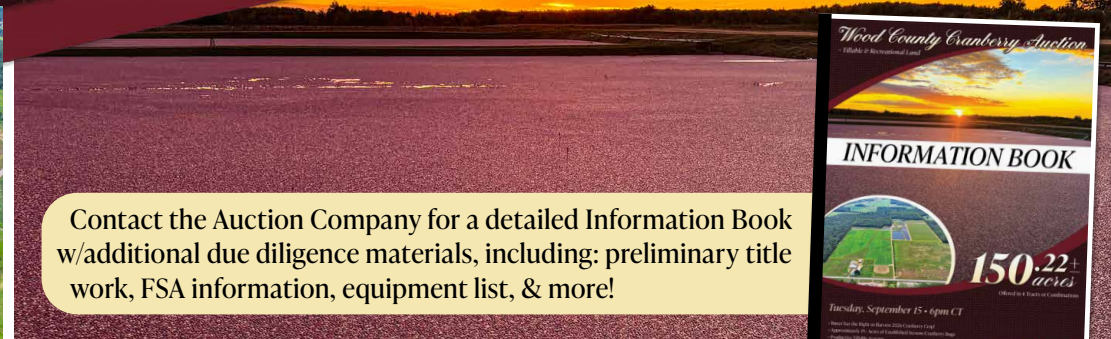
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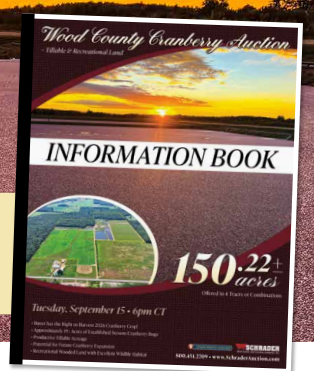
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Inspection Dates: Tue, Aug. 11 • 4-6pm
& Tue, Aug. 25 • 4-6pm



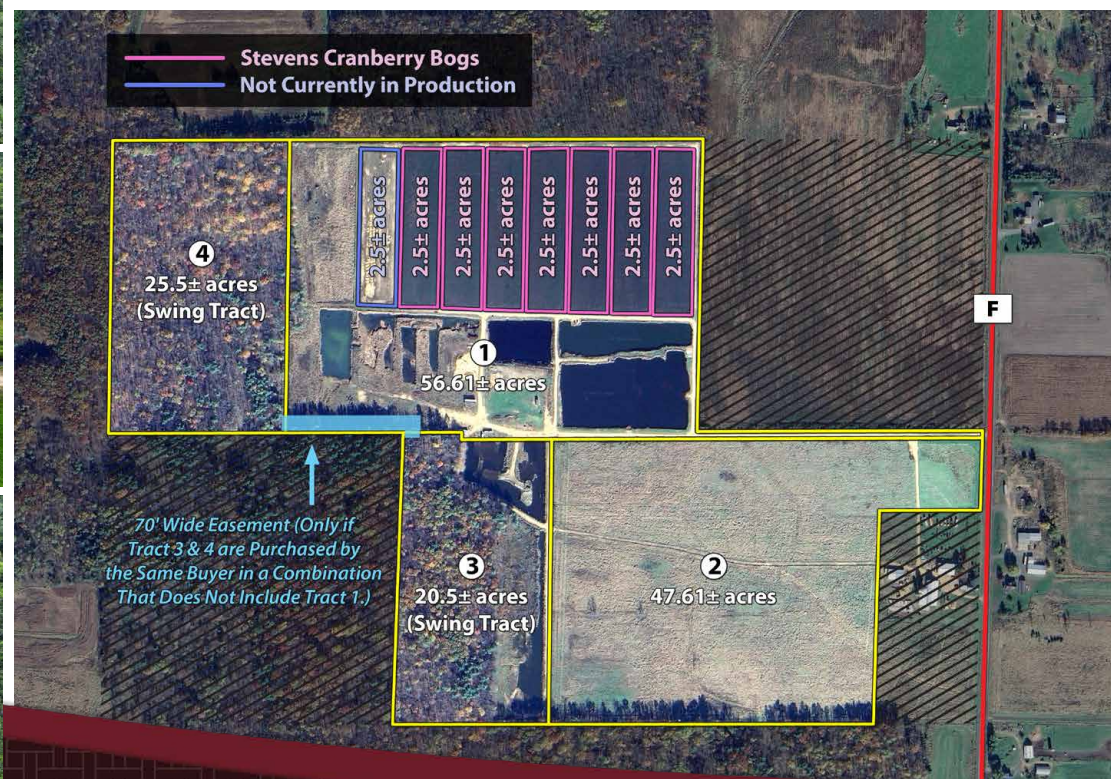
Contact the Auction Company for a detailed Information Book w/additional due diligence materials, including: preliminary title work, FSA information, equipment list, & more!



Schrader Real Estate & Auction Company is pleased to present the Ostrowski Farm, consisting of 150.22± acres in Wood County, Wisconsin, approximately 10 miles northwest of Wisconsin Rapids.

Located in Wisconsin's leading cranberry-producing county, the Ostrowski Farm features approximately 19± acres of established Stevens cranberry bogs, productive tillable acreage, & wooded recreational land. The cranberry operation is supported by an ample water supply, w/ a new two-acre pond currently under construction to further enhance water storage capacity. The property also contains shale rock. The wooded acreage provides excellent wildlife habitat & recreational opportunities. Whether your interest is cranberry production, expanding your farming operation, recreational land, or long-term land ownership, this property offers opportunities for a variety of buyers.

The property will be offered in four tracts, giving buyers the flexibility to purchase an individual tract, multiple tracts, or the entire property to best fit their operation or investment objectives. **The successful purchaser of Tract 1 will have the right to harvest the 2026 cranberry crop!**



Auction Location: The Outpost Ranch, 9331 State Hwy 13 S, Wisconsin Rapids, WI 54494
Property Location: 6499 County Rd F, Wisconsin Rapids, WI 54495 • From Wisconsin Rapids, travel northwest on County Rd F for approximately 6 miles. The property is on the west side of County Rd F.

Tract 1 - 56.61± acres: Featuring approximately 19± acres of established Stevens cranberry bogs, supported by an ample water supply. A new two-acre pond is currently under construction to further enhance water storage capacity for the cranberry operation. Under previous ownership, the bogs averaged 230 barrels per acre, w/5,107 barrels harvested in 2025. The crop is marketed independently each year, providing the new owner w/complete marketing flexibility. The cranberry operation is professionally scouted every Tuesday throughout the growing season, w/agronomic recommendations for fertilizer, crop protection, & overall crop management. The successful purchaser will have the right to harvest the 2026 cranberry crop. Also included w/Tract 1 is the cranberry equipment identified in the Information Book. **When combined w/Tracts 2 & 3, the property offers additional acreage w/potential for future cranberry expansion & increased water storage capacity.**

Tract 2 - 47.61± acres: Productive tillable land w/road frontage along County Rd F. Tract 2 is nearly 100% tillable. This tract provides an opportunity to expand an existing farming operation or acquire quality agricultural land. **When combined w/Tracts 1 & 3, it offers potential for future cranberry development.**

Tract 3 - 20.50± acres "Swing Tract": Wooded recreational land offering additional hunting acreage & wildlife habitat. **Tract 3 may be bid on by an adjoining landowners or in combination w/ any of the other tracts that include an adjoining landowner and/or road frontage.**

Tract 4 - 25.50± acres "Swing Tract": Wooded recreational land offering additional hunting acreage & wildlife habitat. **Tract 4 may be bid on by an adjoining landowners or in combination w/Tract 1, a combination w/Tract 2 + Tract 3, or in combination w/Tract 3 if you are an adjoining landowner of Tract 3.**



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

Seller: Trever Ostrowski
Sale Manager: Kyle Tranel • 608.642.8994

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts (subject to swing tract limitations) & as a total 150.22± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide the appropriate Deed(s).

CLOSING: The targeted closing date will be October 15th, 2026. The balance of the real estate purchase price & Buyer's closing costs are due at closing.

POSSESSION: Possession of tract 1 will be granted immediately to the buyer following the auction & completion of an Immediate Possession form. Buyer of tract 1 will have rights to the growing cranberry crop. Tract 2 possession will be subject to the 2026 farm lease. Possession of tracts 3 & 4 will be at closing.

REAL ESTATE TAXES: Seller to pay all 2026 real estate taxes due & payable in 2027. Buyer(s) will be responsible for all taxes due thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property & should not rely on any representations made by the Seller or Auction Company. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. Seller & Auction Company shall not be liable for injury to persons or damage to property while individuals are on or in the property during period of inspection & all persons who enter shall defend, indemnify, & hold harmless Seller & Auction Company from any & all liabilities.

ACREAGE: Advertised acreages & boundaries are approximate & have been estimated based on a preliminary survey drawing & digital mapping. The representation of the cranberry bog acreage is estimated based on the seller's harvest records.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All potential bidders waive the receipt of a property condition report & relieve Seller & Auction from all obligations, if any, to provide the same. All sketches & dimensions in the brochure are approximate for advertising & marketing purposes. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

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