

Fond du Lac County Transitional Farmland WISCONSIN AUCTION

120± acres

OFFERED IN 3 TRACTS

- Adjacent to the Village of Campbellsport
- Future Residential Development Potential
- Future Industrial Development Potential
- Productive Farmland
- Potential Rural Homesite
- Excellent Wildlife Habitat

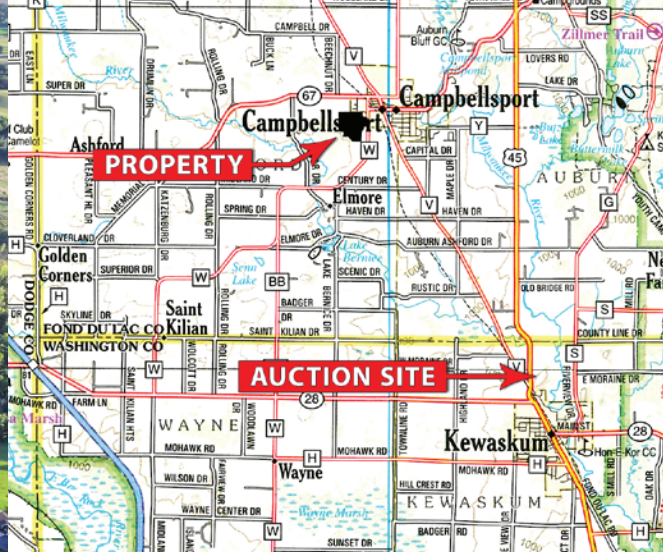
5% Buyer's
Premium



Wednesday, November 4 - 6:00pm
held at Foundry 45, Kewaskum, WI



800.451.2709
www.SchraderAuction.com



Directions to Property: Adjacent to N Baumann St and County Road W, Campbellsport, WI 53010
Look for Schrader Auction signs.

Auction Location: Foundry 45, 9480 US 45, Kewaskum, WI 53040

Schrader Real Estate & Auction Company is pleased to represent the ML Feuerhammer Irrevocable Trust, which consists of 120± acres in the Town of Ashford, Fond du Lac County, Wisconsin. The property is located adjacent to the Village of Campbellsport along N. Baumann St and County Road W, conveniently situated between Fond du Lac and West Bend.

The property combines productive farmland, rural homesite potential, and development potential. According to the **Village of Campbellsport Future Land Use Plan**, portions of the property are identified for future residential and industrial development. Its location immediately adjacent to the Village provides an opportunity for developers, investors, farmers, and hunting enthusiasts to acquire productive agricultural and hunting land with potential for future development. Any future development, change in use, or homesite is subject to applicable zoning, governmental approvals, and other requirements.

Of the 120± acres, approximately **88.15 FSA tillable acres**. The farm lease has been terminated, and the property will be available for the **2027 crop year**, allowing for continued agricultural use or rental income.

The property will be offered in **3 tracts**, giving buyers the flexibility to purchase individual tracts, combinations of tracts, or the entire 120± acre property, subject to the Auction Terms.



TRACT 1 – 73± acres located adjacent to the Village of Campbellsport with frontage along N. Baumann St and County Road W. According to the **Village of Campbellsport Future Land Use Plan**, portions of the property lie within areas identified for future residential and industrial development.

The tract includes approximately **50.40 FSA tillable acres** along with wooded acreage, providing productive agricultural use today. Its substantial acreage, road frontage, and location adjacent to the Village provide potential for future development or a rural homesite.

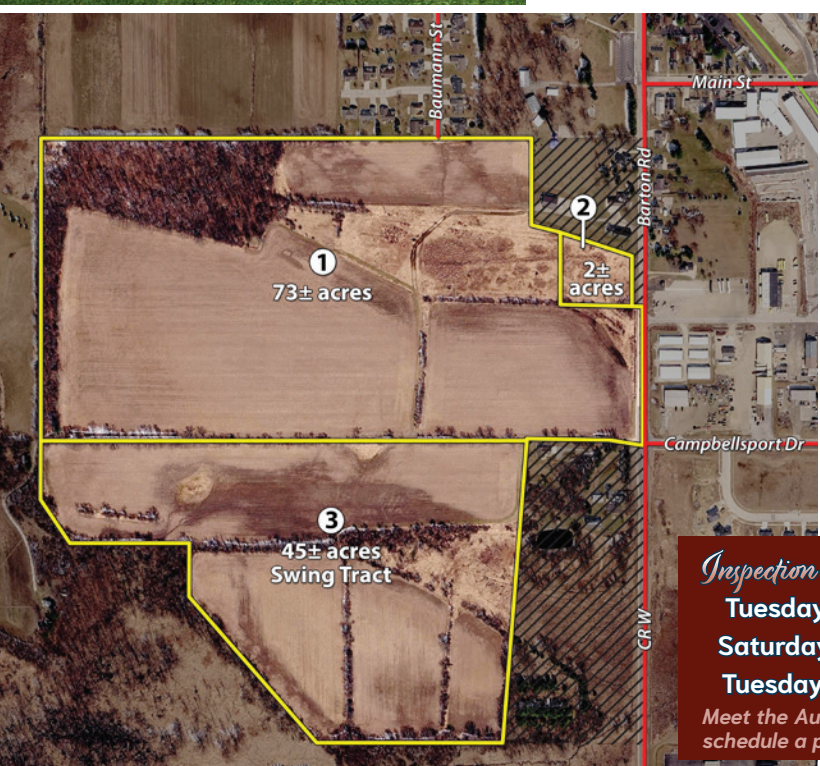
The property's diverse landscape provides habitat for whitetail deer, turkey, and other wildlife, while the tillable acreage offers an additional food source throughout the growing season. Tract 1 offers a combination of productive farmland, wooded acreage, and future development potential for farmers, developers, investors, and rural land buyers.

TRACT 2 – 2± acres with road frontage and access along County Road W. The tract consists primarily of wetlands with potential recreational use.

TRACT 3 – “Swing Tract” – 45± acres Approximately **37.75 FSA tillable acres**, providing productive farmland with potential for rental income or food plots. The combination of tillable and wooded acreage offers hunting and recreational opportunities, providing food sources and cover for whitetail deer, turkey, and other wildlife.

As a swing tract, Tract 3 offers an opportunity to add agricultural and recreational acreage to Tract 1.

Tract 3 may be purchased by an eligible adjoining landowner or in combination with Tract 1, subject to the Auction Terms.



Auction Terms & Conditions:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts (subject to swing tract limitations) and as a total 120± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

BUYER'S PREMIUM: A 5% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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, and 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 December 4th, 2026. The balance of the real estate purchase price and Buyer's closing costs are due at closing.

POSSESSION: Possession of the cropland will be delivered subject to the 2026 farm lease. Otherwise, delivery of possession 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 and due diligence concerning the property and should not rely on any representations made by the Seller or Auction Company. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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 and 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 and all persons who enter shall defend, indemnify, and hold harmless Seller and Auction Company from any and all liabilities.

ACREAGE: Advertised acreages and boundaries are approximate and have been estimated based on a preliminary survey drawing and digital mapping.

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 and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being

sold on an "AS IS, WHERE IS" basis, and 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 and relieve Seller and Auction from all obligations, if any, to provide the same. All sketches and dimensions in the brochure are approximate for advertising and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.

STOCK PHOTOGRAPHY: Deer and turkey photos are for illustrative purposes only and are not of the auction property.

Owner: ML Feuerhammer
Irrevocable Trust

Auction Manager:

Kyle Tranel • 608.642.8994

800.451.2709

SchraderAuction.com



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120[±] acres

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Real Estate and Auction Company, Inc.

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800.451.2709 • 260.244.7606

Schrader Real Estate and Auction Company Inc.

Real Estate License #937019-91, Auctioneer License #116-53

Auction Managers: Real Estate License #111879-94

Kyle Tranel • 608.642.8994

NOVEMBER	Sun	Mon	Tue	WED	Thu	Fri	Sat
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30					



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 Company.

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INDIANA
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