

Inesday, September 29 • 10:00am aviosor thouting enillos - 6th

Morthwest Misconsin - Polk County near Luck, Balsam Lake, Amery

OFFERED IN 5 TRACTS

www.SchraderAuction.com



Rex D. Schrader II, Broker No. 56447-90

Columbia City, IN 46725 · 800-451-2709

particles of tracts. The down payment may be documents are prepared. Cost for an insured an invited of the property by virtue of the office periods. dual tracts or com- as survey, title commitment, and sellers closing tion of the property. No party shall be deemed ny, or attending one of the property inspection pany. Conduct of the auction and increment nent on before October 30, 2015, or as soon thereafter by for Bidder's safety during any physical inspec- be obtained by we contacting the Auction Compa- is assumed by the Soller or the Auction Compas due at closing which will take place on or Further, Seller disclaims any and all responsibili- agreements. Copies of these agreements can. No liability for its accuracy, em auction as determined by the Auctioneer Bids

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PROCEDURE: The property will be offered in 5 cember 31, 2015

NOI CONDITIONAL UPON FINANCING, so POSSESSION: Possession shall be granted at proposed boundaries are approximate and have agents of the Seller.

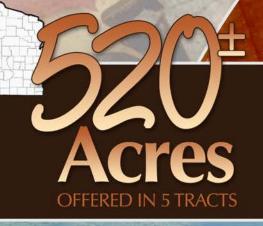
Auction Terms & Conditions:



Absolute - selling without reserve

Tuesday, September 29 •

held at Amery Area Community Center, 608 Harriman Ave. South, Amery, WI





- 70± Acre Private, Deep, Spring-fed Lake

130± Acres FSA Tillable County Record Corn Yields

Hardwood Forests with Oak, Maple, Walnut, Burch, Conivers

Excellent Reel & Fly-fishing including Largemouth Bass, Sunfish, Crappies, Northern Pike Wildlife includes White-Tailed Deer, Ducks, Bald Eagles, Loons, Geese, Wild Turkeys **Working Cattle Farm**

> 1350± sq.ft. home, 50x100' Machine Shed, & 58x150' Pole Building Over 5 Miles of Electric High-Tensile Wire Fence

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FARM LEASE: The real estate is selling subject 2016). All future taxes will be the responsibility or Seller and successful bidder shall each pay the property is made by the Seller or the Auction for illustrative purposes only and are not of the ing the close of the auction. assessed against the property for 2015 (due in survey shall be determined solely by the Sell-tation, either expressed or implied, concerning STOCK PHOTOCKAPHY: Some photos are ment at the auction site REAL ESTATE TAXES. Seller shall pay taxes divisions in this auction. Any need for a new WHERE IS" basis, and no warranty or represen- STATEMENTS MADE. where new boundaries are created by the tract ment. The property is being sold on an "AS IS, PRINTED MATERIAL OR ANY OTHER ORAL 5. Possession of Tract 2 shall be granted on or SURVEY. The Seller shall provide a new survey and all related materials are subject to the terms ANY ANNOUNCEMENTS MADE THE DAY

be sure you have arranged financing, if needed, closing subject to the farm lease, which ex- been estimated based on current legal descrip- DISCLAIMER AND ABSENCE OF WARRAN- credentials, fitness, etc. All decisions of the Auc

as a lotal \$20-acre unit. There will be open bid-owner's title insurance policy in the amount of risk, their own independent inspections, investigations, investigations, inquiudividual tracts, any combination of tracts and EVIDENCE OF TITLE: Seller shall provide an der is responsible for conducting, at their own tion and sufficient for providing title insurance, der is responsible for conducting his or her own PROPERTY INSPECTION: Each potential Bid- of survey performed shall be at the Seller's op- brochure are approximate. Each potential bid-

Northwest Wisconsin - Polk Co.

near Luck, Balsam Lake, Amery

Absolute - selling without reserve

REAL ESTATE AUCTION

Tuesday, September 29 • 10:00am

held at Amery Area Community Center, 608 Harriman Ave. South, Amery, WI

OFFERED IN 5 TRACE

PROPERTY LOCATION:

2193 80th St., Luck, WI 54953. Directions: From Amery, WI take Hwy 46 north 6 miles to US Hwy 8, turn west ¼ mile to 100th St., turn north 9.1 miles to Big Round Ave., turn east 2 miles to the property.

- 20±miles from St. Croix River Valley
- 70± miles from Minneapolis/St. Paul

AUCTION LOCATION: Amery Area Community Center, 608 Harriman Ave., South, Amery, WI 54001. Minneapolis **Contact Auction OWNER: Charles E. Purdy III** information

book / DVD including

Lost Lake Water Quality
Study, Farmland Preservation
Agreement, Forestry Management
Agreement, FSA Summaries, Soil
Maps, Assessments, Tax Info., and

other information.

Auctioneer: Rex D. Schrader II, #2669-52 Brad Horrall, #2877-52 • 812-890-8255

SCHRADER Real Estate and Auction Company, Inc.

www.schraderauction.com

TRACT DESCRIPTIONS:

TRACT 1: 106± Acres with approximately 77 cropland acres mostly seeded to alfalfa, fronting 80th Street.

TRACT 2: 23± Acres, home and buildings, fronting Big Round Ave. & 80th St. This tract is improved with a 11/2 story frame home containing approx. 1350 sq. ft. There is a living room with large brick fireplace, kitchen, full bath, bedroom and office with vaulted Cedar ceiling and Walnut floor, all on the main floor. Upstairs are 2 bedrooms with a shared Cedar closet. The exterior is vinyl siding, shingle roof and a large vinyl deck. The home has a propane furnace and well water. **Shop Building**: 50'x 100' pole construction with a full concrete floor, center drain and (2) 14'x20' sliding machine doors. Within the structure is a 15'x20' enclosed storage/work shop room. There are multiple electrical outlets and lighting. **Cattle Building:** 58'x150' pole construction with a full concrete floor, 50'x58' enclosed storage area, 100'x58' open face area with working pens and cattle chute. Adjacent to the building is a concrete pad measuring approx. 200'x660' used as a cattle feedlot, with pens, feed bunks and automatic waterers.

TRACT 3: 196± Acres containing Lost Lake a 70± acre pristine private lake with continuous water flow, fed by natural year round springs. The water quality study completed in 2004 proves Lost Lake is a real treasure. If you enjoy fishing, boating, or spending time bird watching in a park like secluded setting this tract is for you. The balance of acreage is woodland and marsh. Make plans to spend time on this one of a kind tract of land.

TRACT 4: 139± Acres featuring a mix of woodland and open grass meadows. There is a high output, deep, artesian well and fenced paddocks used for livestock production. This tract has frontage along Big Round Ave and 90th St.

TRACT 5: 56± Acres fronting 90th St. mostly wooded. This tract is ideal for hunting/recreation.



his 520± acre property offers exceptional privacy. Lost Lake, a 70± acre private lake, fed by springs, is located near the center of the property and has no visual or physical access from a public roadway, allowing you to enjoy the sandy beach area, fishing, boating and all this lake offers, undisturbed.

Since 1967 when the owner purchased the property stewardship of the land has been top priority. This is evidenced by the pristine nature of Lost Lake, lush rolling meadows, and excellent management of the hardwood timber. Spend time on the many trails, hiking, horse back riding, and snowmobiling. Lost Lake is suitable to land a plane with floats.

While in the area take advantage of fishing for Muskie at nearby famous Bone Lake or enjoying the attractions of the St. Croix River Valley.

