



New Horizons Agriculture LLC  
 1441 East Skyline Drive  
 Madison WI 53705  
 Farmers National Company



**Land Auction!**

1,219.48 +/- Acres

Offered in 19 Tracts

Walworth County,  
Wisconsin

- **Productive Farmland**
- **Mostly Tillable**
- **Access to main roads**
- **Excellent Location**
- **Come prepared to Bid**

**Thursday, March 11, 2010, 10:00 AM CST**  
 The Monte Carlo Room, 720 N Wisconsin St, Elkhorn, Wisconsin

# Land Auction

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 The Monte Carlo Room, 720 N Wisconsin St, Elkhorn, Wisconsin

**1,219.48<sup>+</sup>/- Acres**

**Walworth County, Wisconsin**

**OFFERED IN NINETEEN (19) TRACTS**

For additional information contact:  
**Case Dorresteyn, Broker, (608) 231-1514**  
[casedorresteyn@charter.net](mailto:casedorresteyn@charter.net)  
[www.newhorizonsagriculture.com](http://www.newhorizonsagriculture.com)  
[www.FarmersNational.com](http://www.FarmersNational.com)

L-1000172  
 Auctioneer: Monty Meusch  
 License #2573-052

This property is offered by Auction with Reserve through New Horizons Agriculture, LLC in cooperation with Farmers National Company pursuant to Section 452.19 of the Wisconsin Statutes. Farmers National Company is not a licensed real estate broker in the State of Wisconsin and is not providing brokerage services for this transaction. All inquiries should be directed to New Horizons Agriculture, LLC.





# Property Information

**New Horizons Agriculture LLC and Farmers National Company—**  
are proud to present this opportunity.

## Property Location:

Tracts are located in La Grange, Sugar Creek, Richmond and Troy Township. See auction brochure map for individual tract locations.

## Auction Location:

The Monte Carlo Room,  
720 N. Wisconsin St., Elkhorn, Wisconsin

## Tract Information:

- Tract 1: 72.00 +/- Acres
- Tract 2: 54.30 +/- Acres
- Tract 3: 252.00 +/- Acres
- Tract 4: 20.25 +/- Acres
- Tract 5: 109.49 +/- Acres
- Tract 6: 117.06 +/- Acres
- Tract 7: 50.00 +/- Acres
- Tract 8: 58.00 +/- Acres
- Tract 9: 35.60 +/- Acres
- Tract 10: 35.00 +/- Acres
- Tract 11: 35.01 +/- Acres
- Tract 12: 35.01 +/- Acres
- Tract 13: 36.15 +/- Acres
- Tract 14: 56.22 +/- Acres
- Tract 15: 85.00 +/- Acres
- Tract 16: 46.87 +/- Acres
- Tract 17: 41.51 +/- Acres
- Tract 18: 51.00 +/- Acres
- Tract 19: 29.01 +/- Acres

## FSA Information (Whole Farm):

**Corn Base** 1893.6 / 79.38% Corn Base /  
Direct Yield 132 Bushels / CC Yield 132

**Soybean Base** 491.9 / 20.62% Soybean  
Base / Direct Yield 36 Bushels / CC Yield 36

**Total Base** 2385.5

Overall exceptionally good land with high  
fertility

## 2009 Fall Tillage / Fertilizer Expense:

Details are available and will be available in an  
information packet for each tract. Expense will  
be reimbursed to Seller by Buyers at Closing  
for each tract (reimbursement amounts are in  
addition to sale price).



Tract 4: 20.25 Acres (tillable ASC +/- 20 Acres).  
Productive Plano silt loam ground  
on Jackson Road North of Territorial Road.



Combination: Tracts 1, 2, 3 and 4 are contiguous  
and can be combined as one parcel of +/- 390.3  
acres tillable.



Tract 5: 109.49 Acres (tillable ASC +/- 108.5  
Acres). Productive parcel of Plano silt loam on the  
"Heart Prairie" southeast corner of Jackson Rd and  
Kettle Moraine Dr.



Tract 9: 35.6 Acres (tillable ASC +/- 33 Acres).  
Productive farm ground on northwest corner of  
County Highway P and Turtle Lake Road.



Combination: Tracts 7, 8, and 9 will make a nice  
contiguous combination of +/- 140.4 acres of tillable  
land.



Tract 10: 35 Acres (tillable ASC +/- 35 Acres).  
Productive farm land on County Highway J.



Tract 14: 56.22 Acres (tillable ASC +/- 55 Acres).  
Productive Fox silt loam ground with frontage on  
Pickeral Lake Road.



Tract 15: 85 Acres (tillable ASC +/- 82.5 Acres).  
Productive ground on the north side of County  
Highway J across from tracts 10 and 11.



Combination: Tracts 10, 11, 12, 13, 14 and 15 will  
make together +/- 278.52 tillable acres.



Tract 18: 51 Acres (tillable ASC +/- 49.6 Acres).  
Good, level Fox silt loam field on north side of Little  
Prairie Road.



Tract 19: 29.01 Acres (tillable ASC +/- 27.4 Acres).  
Level and productive Fox silt loam farm land located  
on southeast corner of Adams and Little Prairie Road.



Combination: Tracts 16, 17, 18 and 19 will make a  
nice combination and total 163.4 tillable acres.



# Aerial Photographs

## With Individual Tract Information



Tract 1: 72 Acres (tillable ASC +/- 69.8 acres). Productive Plano silt loam in La Grange Township, southeast corner of Territorial and Jackson Road.



Tract 2: 54.3 Acres (tillable ASC +/- 53.2 Acres). Productive farm land at the southeast corner of Highway O and Blue Wing Drive.



Tract 3: 252 Acres (tillable ASC +/- 247.3 Acres). Large productive tract on the "Heart Prairie" situated on the corner of Territorial and Jackson Road. Cell tower, cell tower easements, and cell tower site lease rights are not included. Electric transmission line/easement crosses parcel.



Tract 6: 117.06 Acres (tillable ASC +/- 114 Acres). Excellent farm ground on Kettle Moraine Dr. West of County Highway O. 66' driveway easement on West side of the property. Gas pipe line goes under the southeast corner. Electric transmission line/easement crosses parcel.



Tract 7: 50 Acres (tillable ASC +/- 50 Acres). Good tillable farm ground with frontage on Turtle Lake Road.



Tract 8: 58 Acres (tillable ASC +/- 57.4 Acres). Good farm land on the corner of County Highway P and Turtle Lake Road.



Tract 11: 35.01 Acres (tillable ASC +/- 35.01 Acres). Good farm ground on SW corner of County Highway J and Pickeral Lake Road.



Tract 12: 35.01 Acres (tillable ASC +/- 35.01 Acres). Productive farm land on Pickeral Lake Road. 66' wide easement for ingress and egress on south side of track. 66' wide exclusive easement for Tract 13 and parcel southeast of Tract 13 across south side of tract.



Tract 13: 36.15 Acres (tillable ASC +/- 36 Acres). Good St. Charles silt loam soil off Pickeral Lake Road. Accessible through 66' wide driveway easement across southerly boundary of Tract 12.



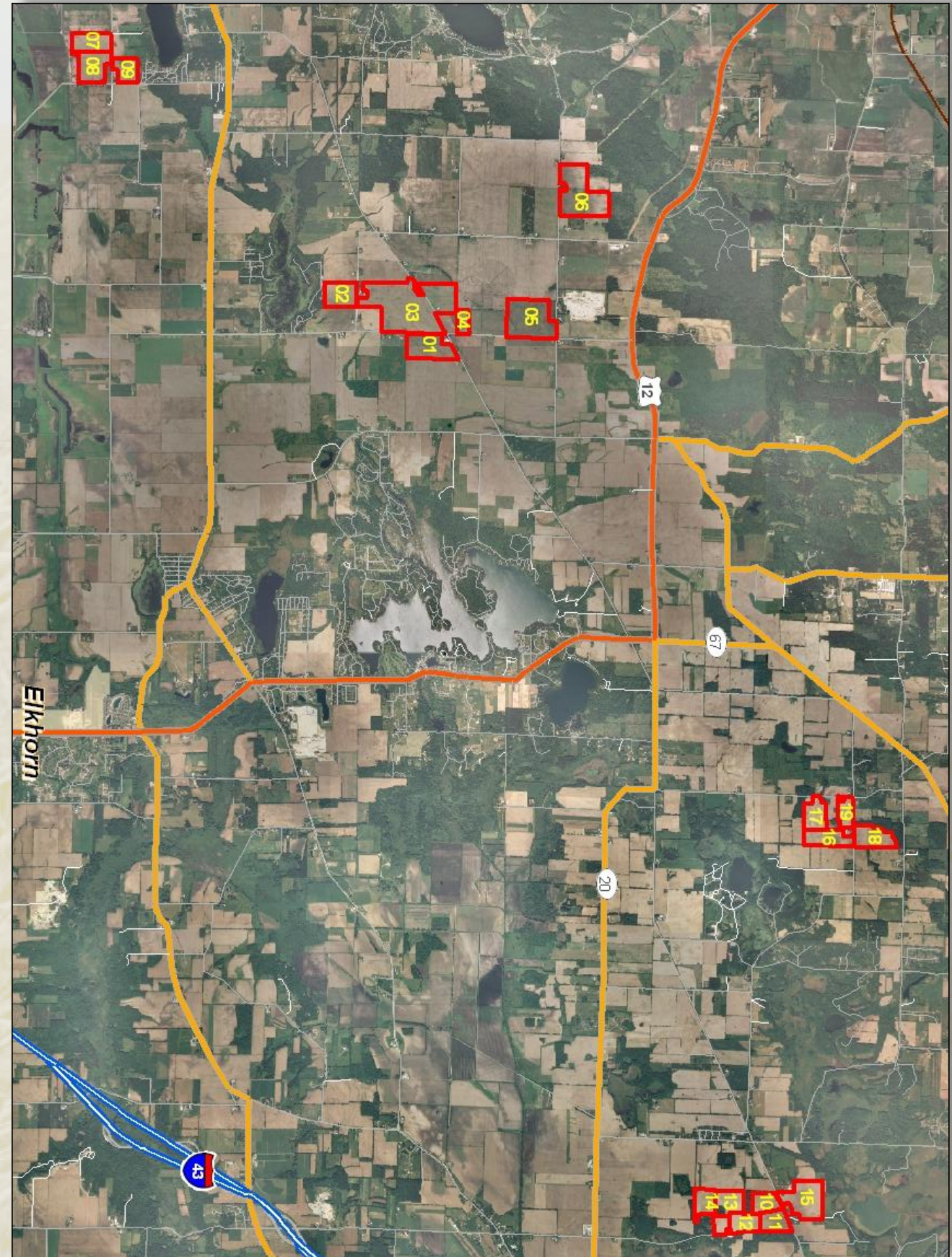
Tract 16: 46.87 Acres (tillable ASC +/- 45.4 Acres). On the "Little Prairie" good, level Fox silt loam farm land, situated on the south side of Little Prairie Road.



Tract 17: 41.51 Acres (tillable ASC +/- 41 Acres). Productive Fox silt loam ground with frontage on Adams Road.



Combination: Tracts 16 and 17 can be combined to make one field of 86.4 tillable acres.



**Map: Tract Locations and Numbers**



# Terms and Conditions

## Method of Sale:

Sellers through New Horizons Agriculture, LLC in cooperation with Farmers National Company will offer these properties at public auction on March 11, 2010 at 10:00 AM (CST). 1,219.48 +/- acres will be offered in Nineteen (19) Tracts at The Monte Carlo Room in Elkhorn, Wisconsin. The property will be offered as a total unit, in tracts, or in combination. Successful bidders shall execute and submit to seller an offer to purchase at the successful bid price on the terms and conditions as contained in the pre-drafted offer to purchase. The offer to purchase agreement will be available for inspection prior to commencement of the auction. If such offer to purchase is accepted by the seller, the contract is binding. The auctioneer will settle any dispute as to bids, and his decision will be final. To place a confidential phone, mail, or wire bid, please contact Case Dorresteyn, New Horizons Agriculture LLC @ 608.231.1514 at least two business days prior to the auction date. All bids are subject to approval by the Sellers. Bids may be accepted on some tracts and not others. Agent will cooperate with other licensed Brokers.

## Acreage:

The acreages listed on this brochure are estimates taken from the County Assessor records, FSA records, Certified Survey maps, and/or Aerial photo maps. Property information, such as tract acreages, tillable acreage estimates, dimensions, and map borders advertised or displayed herein, are approximate, has been obtained from sources deemed reliable. The Auctioneer, Seller, or Agent makes no guarantees as to its accuracy and assumes no liability for any errors or omissions. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property.

## Survey:

Any Buyer desiring a survey is responsible for obtaining any desired survey at Buyer's expense.

## Contract and Title:

Successful bidders will enter into a Real Estate purchase contract and the earnest money will be held in a non-interest bearing account by Chicago Title Insurance Company, Elkhorn, Wisconsin Branch until closing. The Seller shall provide owner's policy of title insurance in the amount of the purchase price. **Sale is not contingent upon Buyer financing.**

## Earnest Money:

A 10% earnest money payment is required on the day of the auction, with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash, money order, or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE TO HAVE FINANCING ARRANGED IF NECESSARY AND THAT YOU ARE CAPABLE OF PAYING CASH AT CLOSING.** Earnest money will be held in a non-interest bearing account by Chicago Title Insurance Company, Elkhorn, Wisconsin Branch until closing.

## Approval of Bids:

The Seller reserves the right to accept or reject any and all bids. All successful bidders must enter into a Purchase Agreement the day of the auction immediately following the conclusion of the bidding.

## Deed:

At closing: Seller of Tracts 8 and 9 will provide a special warranty deed; Seller of remaining Tracts shall provide a trustee's deed.

## Evidence of Title:

The Seller will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer(s) is responsible for a Lender's Policy, if needed. If the Title is not marketable, as defined in the purchase agreement, then the purchase agreement(s) are null and void prior to closing, and the Buyer's earnest money will be refunded.

## Easements and Roads:

The sale of the property is subject to any and all easements and all existing and planned public road rights-of-way.

## Closing:

Closing shall be at the Office of Chicago Title Insurance Company, Elkhorn, Wisconsin, on or before April 11, 2010, subject to Seller's right to extend the closing date by not more than 30 days. Offers to purchase subject to approval of Seller and Seller's legal counsel, and closing facilitation provided by Attorney Office Wassell, Harvey & Schuk, LLP, Delavan, Wisconsin 53115 at no expense to the buyer. Seller reserves the right to close transaction structured as a 1031 Exchange Transaction, and Buyers are required to cooperate to accommodate such Exchange.

## Possession:

Possession of tillable land will be at closing.

## Mineral Rights:

All mineral rights owned by the Seller will be conveyed to the Buyer(s).

## Agency:

New Horizons Agriculture LLC, Auctioneer Monty Meusch, Farmers National Company, and its representatives are exclusive agents of the Seller. "This property is offered for sale through New Horizons Agriculture, LLC in cooperation with Farmers National Company pursuant to section 452.19 of the Wisconsin Statutes. Farmers National is not a licensed real estate broker in the State of Wisconsin and is not providing brokerage services for this transaction. All inquiries should be directed to New Horizons Agriculture, LLC." For more information, please contact (608) 231-1514.

## Sellers Name:

Keske Living Trust as to Tracts 1-7 and 10-19; Russell D. Keske, Jr. as to Tracts 8 and 9.

## Agent:

Case Dorresteyn, (608) 231-1514, casedorresteyn@charter.net

## Auctioneer:

Monty Meusch, Auctioneer, (402) 679-6361  
Licence #: 2573-052

## Facilitator:

Farmers National Company

## Real Estate Taxes:

Seller will provide proof of payment by Seller of 2009 real estate taxes due 2010. Taxes accruing for 2010 will be allocated and prorated based on 2009 real estate taxes.

### 2009 Due 2010 (Paid)

Tract #	Acres	Amount
1	72.00 +/-	\$306.82
2	54.30 +/-	\$221.20
3	252.00 +/-	\$314.96/\$827.40
4	20.25 +/-	\$84.86
5	109.49 +/-	\$425.94
6	117.06 +/-	\$164.82/\$342.70
7	50.00 +/-	\$195.98
8	58.00 +/-	\$259.34
9	35.60 +/-	\$137.04
10	35.00 +/-	\$820.42 #
11	35.01 +/-	#
12	35.01 +/-	#
13	36.15 +/-	\$1,235.48 ^
14	56.22 +/-	^
15	85.00 +/-	#
16	46.87 +/-	\$407.56*
17	41.51 +/-	*
18	51.00 +/-	\$133.52
19	29.01 +/-	*

\* = Tract #16, #17, #19 | # = Tract #10, #11, #12 | ^ = Tract #13, #14

## Information Packets:

For a full packet of information on all tracts or more information on individual tracts, call (608) 231-1514 or email casedorresteyn@charter.net.