

SCHROUD AUCTION SERVICE

ONLINE REAL ESTATE AUCTION Approximately 123.023+- Acres Prime Ag Land

Town of Bristol, Dane County, Wisconsin

ONLINE AUCTION DATES:

Begins October 4th - Ends October 18th, 2026

AUCTION REP ON SITE FOR INSPECTION: October 9, 11am-1pm & October 14th, 11am-1pm

We are proud to bring you this offering of the Dennis Jesberger Estate
a total of 123.023+- Acres.

Being offered in 3 Different PARCELS & 3 Different SALES.

*SALE 1 Parcel 1: 012/0911-094-8500-6 = 40+-Acres

012/0911-094-8070-7 = 9+- Acres

SALE 2 Parcel 2: 012/0911-103-8501-3 = 34+- Acres

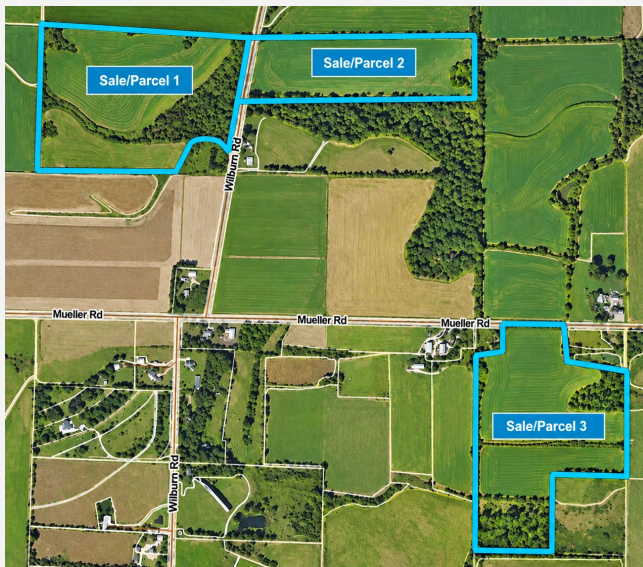
*SALE 3 Parcel 3: 012/0911-152-8001-0 = 30.023+- Acres

(There has been approx. 6.09 acres surveyed off of this Parcel via CSM)

012/0911-152-9560-1 = 10+-Acres

*These 2 Sales/Parcels have been resurveyed and will be less than they show if you look up the Parcel Nos.

This is an Excellent Opportunity to Own some of Dane County's Prime Ag Land.



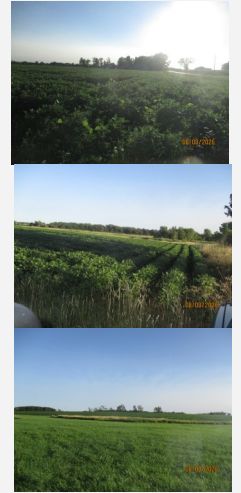
SALE 1 Parcel 1



SALE 2 Parcel 2



SALE 3 Parcel 3



TERMS: Buyers to sign standard State of Wisconsin Offer to Purchase within 24 hrs after completion of the auction. Buyers to put down \$10,000 Earnest Money per Parcel. \$30,000 on the whole (Non Refundable if buyers don't perform.) In the form of Certified Funds payable to the Auction Company Trust Account. 10% Buyers Fee applied to the final bid to determine the final selling price. Buyers agree to give the sellers until Dec 31st, 2026 to remove this years crop. Closing within 30 days after the completion of the Auction. Sellers shall provide title ins. Pay all taxes due until and through closing. Sellers shall pay transfer and recording fees. Sellers reserve the right to accept, reject or counter the offer(s). No CONTINGENCIES Sold "As Is"

www.SchroudAuctionService.hibid.com

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Registered Wisconsin Auctioneer #449