

Southwest Wisconsin Dairy Dispersal RETIREMENT AUCTION

Fennimore, Wisconsin
Grant County

211± ACRES
OFFERED IN 5 TRACTS
With up to approx. 1,500 acres
that may be leased

WED, NOVEMBER 17TH • 11AM



AUCTION LOCATION: The Belmont Convention Center, 103 W Mound View Ave, Belmont, WI 53510
Auction Location Directions: From the intersection of HWY 151 and HWY 81 south of Platteville, head northeast on HWY 151 for 6.5 miles to exit 26. Turn left onto First Capitol Dr toward Rewey and continue onto County HWY-G. The parking lot will be in your left in a quarter of a mile.

PROPERTY ADDRESS: 1345 Ebenezer Rd, Fennimore, WI 53809
Directions to property: From the intersection of HWY 18 and HWY 80 near Monfort, head west on HWY 18 for 2.5 miles. Then head south on Bethel Rd for a mile and a half, then turn west onto Ebenezer Rd for a half mile.



ONLINE BIDDING AVAILABLE

SCHRADER Real Estate & Auction Co., Inc.
800.451.2709 | SchraderAuction.com

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• Excellent Turn-Key Dairy Operation
• Multiple well-maintained buildings
• 1550 Milking Holstein Cows/225 Dry Cows/1600 Total Heifers
• 130,000 +/- Bu. Grain Handling Unit

Owners will entertain non-contingent offers on the dairy, cattle, feed and equipment as a total package until Friday, Oct 22nd

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SCHRADER Real Estate & Auction Co., Inc.
950 N. Liberty Drive, Columbia City, IN 46725
Chris Hoffman - 608.885.0005 #91134-94
Darrell Crapp - 608.558.6832 #74598-94
Schrader Real Estate and Auction Company, Inc. #116-053

NOVEMBER 2021

Sun	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	
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Held at the Belmont Convention Center - Belmont, WI

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The Bollant Dairy is a rare opportunity to purchase an extremely well maintained operating dairy permitted for 3,826 animal units. The combination of cow quality, improved facilities, and continued maintenance creates a high performing operation. There are approximately 1,926 free stalls as well as on-site calf sheds. The property also contains an 80' x 80' shop w/ wash bay completed in 2021 with heated concrete floors, along with a sand reclamation system and two lagoons totalling 22 million gallons. The herd contains 1,545 cows that are worked through a double-24 parallel parlor that also contains a holding pen. Do not miss this distinct opportunity to own one of Southwest Wisconsin's finest dairies!

Tract Descriptions:
Tract 1: 80± acres that includes tillable acres, an 18 million gallon half cement lagoon, 4 million gallon full cement lagoon, 80' x 80' machine shop with heated concrete floors, commodity shed, 3-phase power, 630' x 110' free stall barn, 106' x 668' free stall barn, 40' x 338' free stall barn, 80' x 80' sand reclamation system, 16' x 40' office building, double-24 parallel parlor with holding area, stationary generator, leach bed for feed drains to manure pit.
Tract 2: 40± acres that includes tillable acres, 130,000 +/- Bu. Grain Handling Unit with a 105' leg and MC 980 grain dryer, 70' x 410' free stall barn with a 34' x 47' manure storage area, 72' x 320' free stall barn with a 40' x 72' manure storage, 41' x 248' calf shed, 8' x 12' pump house.
Tract 3: 40± acre that includes a 1,837 square foot home with 4 bedrooms and 1 full bath, 64' x 80' 3-sided cattle shed, 48' x 120' hay shed, 50' x 74' commodity shed, 24' x 48' shop, 40' x 96' 3-sided calf shed, 46' x 117' implement shed, several cement silage concrete bunkers
Tract 4: 40± of majority tillable farmland, 3 mobile homes, and 22' x 50' Quonset hut
Tract 5: 11 +/- acres of majority tillable acres. A great option to purchase with the dairy for future building expansion.

211± Total Acres with up to approximately 1,500 acres that may be leased.

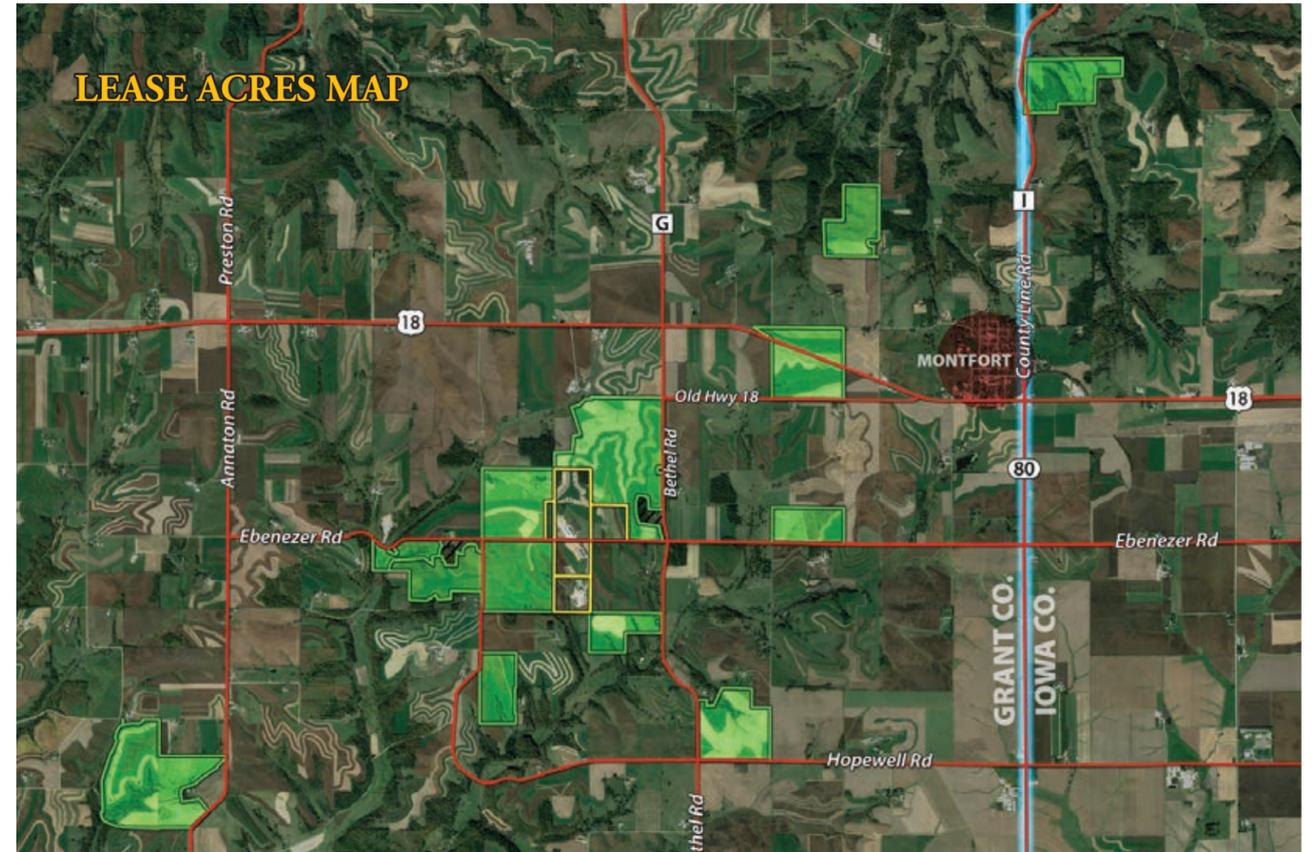


INSPECTION DATES:
 Tuesday, Oct 12th • 11am - 2pm
 Wednesday, Oct 27th • 11am - 2pm
 Tuesday, Nov 16th • 2pm - 4pm

Don't miss this distinct opportunity to own one of Southwest Wisconsin's finest dairies!



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CATTLE & EQUIPMENT AUCTIONS

Cattle will be sold same night as the dairy at the Auction Location - Belmont Convention Center
 Equipment & Feed to sell at the Dairy
 Wednesday, December 15th

Full descriptions and more photos are available on our website.



TERMS & CONDITIONS:

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price (land, cattle & equipment).
DOWN PAYMENT: 10% down payment on the day of auction. 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.
DEED: The property will be conveyed by warranty deed, free and clear of liens but otherwise subject to all roads, easements, matters of record and other permitted exceptions described in the purchase contract.
EVIDENCE OF TITLE: Preliminary title evidence will be available for review prior to the auction. Prior to closing, Seller will furnish an updated certificate of title or title insurance commitment. If Buyer elects to purchase title insurance, the cost of any title insurance shall be at Buyer's sole expense.
CLOSING: The targeted closing date will be approximately 30 days after the auction, and no later than Dec. 23, 2021. The balance of the purchase price is due at closing. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).
POSSESSION: Buyer needs to be able to take possession and operation of the dairy no later than Dec. 5th, 2021. Seller retains the right to perform equipment sale onsite on or

before Dec 15th, and loadout of the equipment through Dec 31st.
REMOVAL OF CATTLE: If cattle are purchased by a buyer other than the future owner of the onsite dairy operation, cattle shall be removed no later than Nov 27th, 2021.
REMOVAL OF FEED: If feed is purchased by a buyer other than the future owner of the onsite dairy operation, at least 1/2 the feed shall be removed no later than Feb 1st, 2022. The remaining half of the feed must be gone by April 1st, 2022.
Multiple Owners: Because tract 5 is owned by a separate party than tracts 1-4, tract 5 cannot be bid on in a combination with tracts 1-4. Tract 5 can only be bid on individually.
REAL ESTATE TAXES: Taxes will be prorated to the day of closing.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on property tax information and/or aerial 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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Buyer and Seller will each pay half of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres.
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. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bid-

der'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.
EASEMENTS: Subject to any and all existing easements.
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 sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. 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.**
PERSONAL PROPERTY Terms & Conditions: Cash, ACH Payment, or Check with ID. MasterCard & Visa also accepted, with a 4% Credit Card Fee. Not responsible for accidents.

Seller: Bollant Farms Inc., Steven Bollant, and Thomas Bollant