

LIVE & ONLINE BARE LAND & BUILDING SITE

# AUCTION

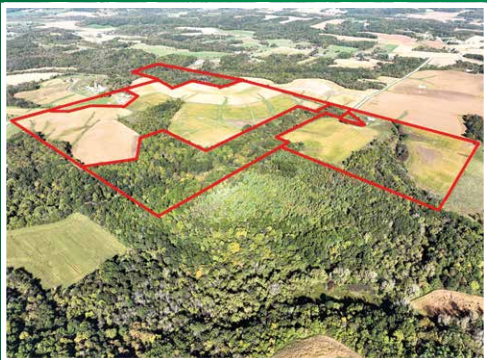
Thursday, November 7, 2024, 10:00 a.m.

# 219± ACRES

in Trimbelle Township, Pierce County, WI  
Selling in Five Separate Parcels



For Complete Details and Online Bidding go to [www.hmauction.com](http://www.hmauction.com)



## June Y. Lundvall Revocable Trust



[WWW.HMAUCTION.COM](http://WWW.HMAUCTION.COM)



**MARING AUCTION CO., LLC**  
P.O. Box 37, Kenyon, MN 55946 • 800-801-4502

Registered WI Auctioneer: #2992-52

Matt Maring, Lic. #25-28 • 507-951-8354

Kevin Maring, Lic. #25-70 • 507-271-6280

Adam Engen, MN Lic. #25-93 • 507-213-0647

**HAMILTON AUCTION CO.**

130 State Hwy 16, Dexter, MN 55926 • 507-584-0133

Andrew Hamilton Lic# 50-128 • 507-438-6693

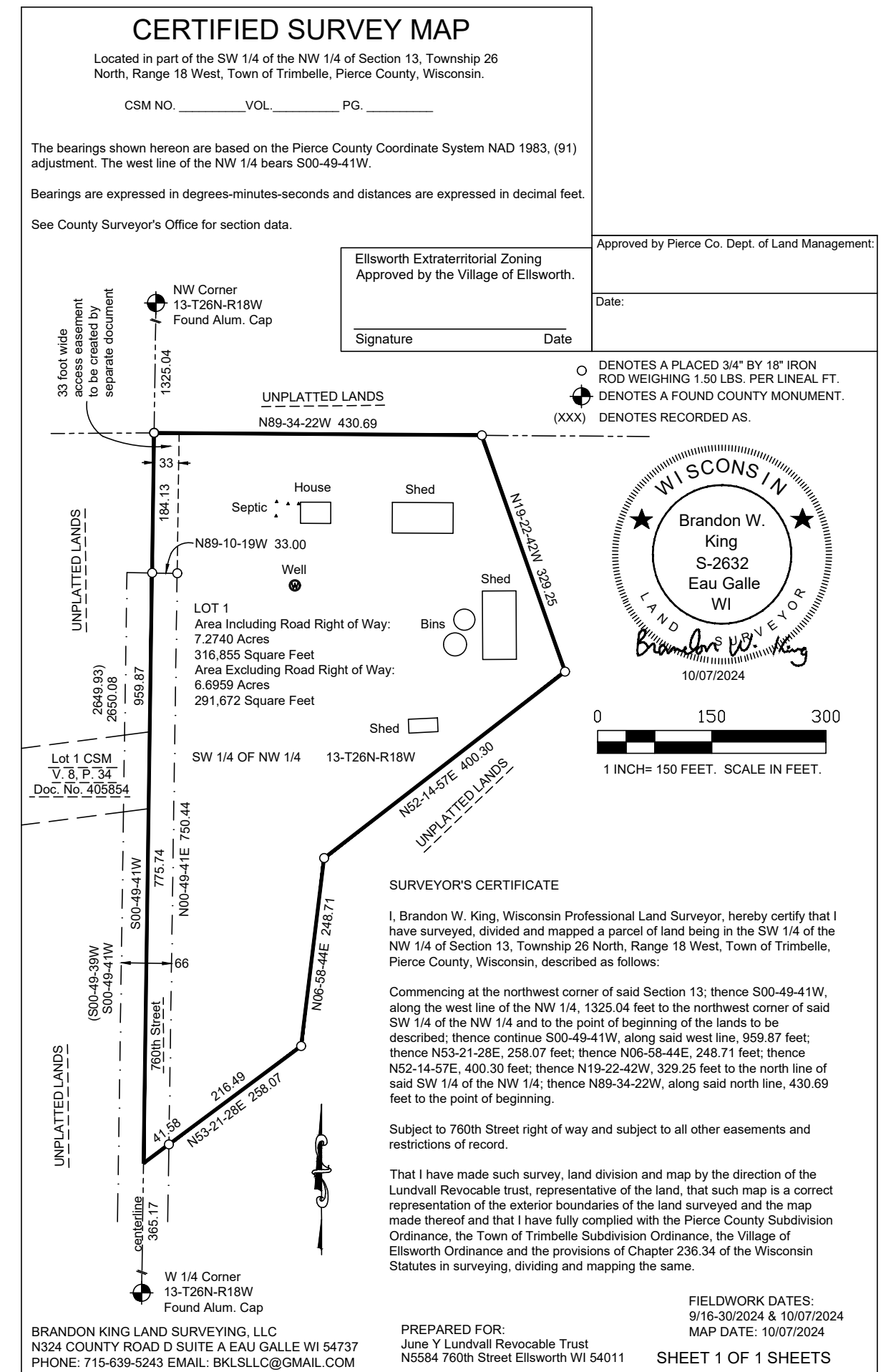
Bill Hilton • 507-279-9600 • Lic# 50-24



# -PARCEL 1-

## 6+/- Acre Existing Building Site with Rambler Style Home, Outbuildings and Pastureland

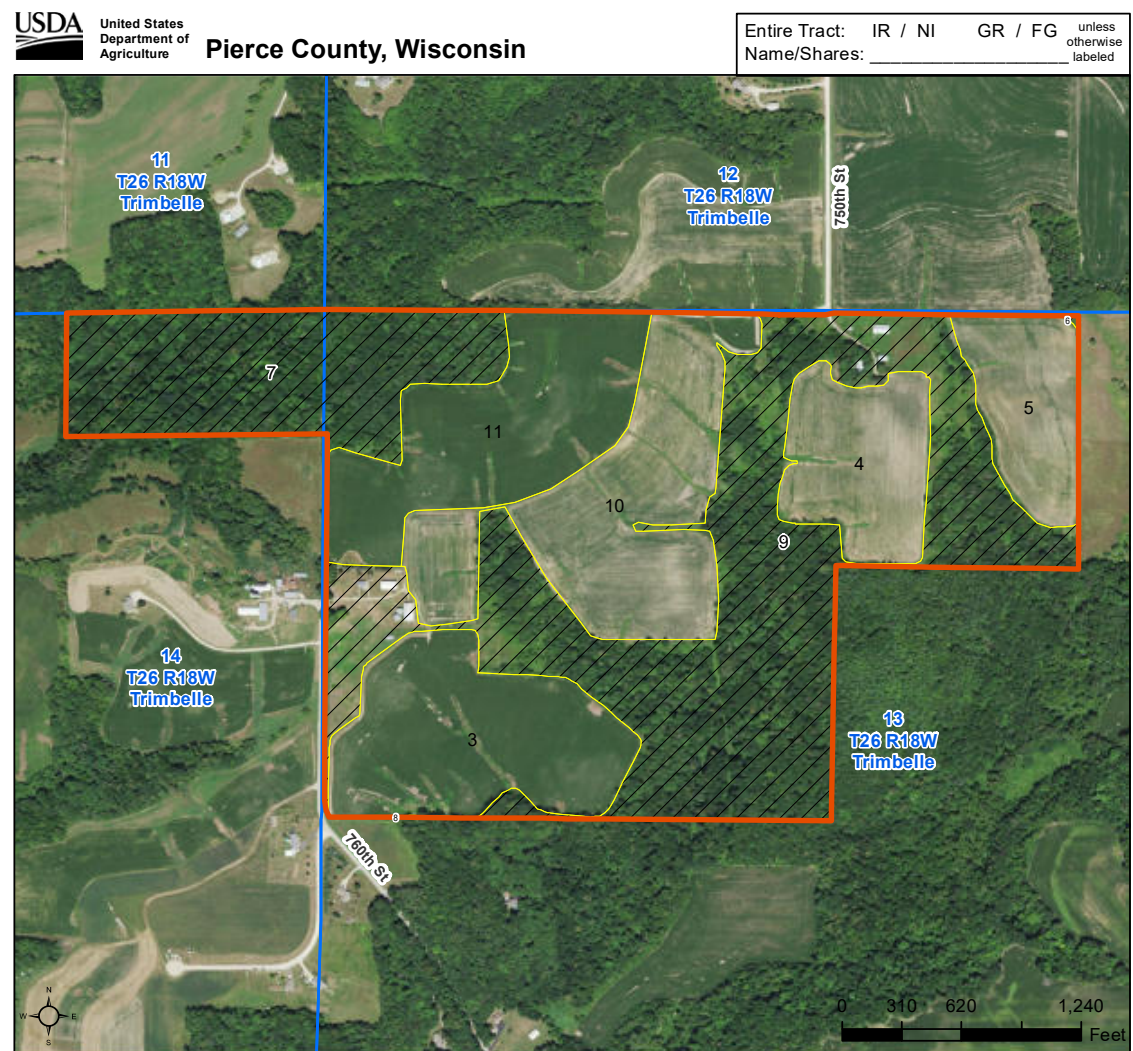
- Address: N5584 760th Street, Ellsworth, WI 54011
- Area: 6+/- Acres, to be surveyed prior to auction date
- 1974 Built Rambler Style Home, 2 Bedroom, 1 Bath, Unfinished Basement, Walkout Basement, Updated Mechanicals
- 44'x90' Shop/Machine Shed with Concrete Floor, 40'x80' Machine Shed, 2 Grain Bins, Older Fence Line with Pastureland
- Great Opportunity For Country Living with Space to Grow





**94+/- Acres of Bare Land In Part of NW 1/4 of  
Section 13, Trimbelle Township, Pierce County, WI**

- **Area: 94+/- Acres, to be surveyed prior to auction date**
- **Tillable: 84.81 Acres, According To Pierce Co. FSA**
- **Soil Types: Hersey Silt Loam, Derinda Silt Loam, Spencer Silt Loam**
- **10+/- Acres of Wooded Pastureland**
- **Access off of 760th Street or thru easement off of 750th Street**
- **Excellent Farmland with Great Soils, will make a great addition to any farming operation**



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

**Tract 393**

2024 Program Year

CLU	Acres	HEL	Crop
3	26.1	HEL	
4	15.12	HEL	
5	12.17	HEL	
6	0.07	UHEL	NC
7	31.65	UHEL	NC
8	0.06	UHEL	NC
9	74.32	UHEL	NC
10	32.11	HEL	
11	26.6	HEL	

Page Cropland Total: 112.1 acres

Map Created March 11, 2024  
ST\_PRMV\_SYMB\_TY

Road

**Common Land Unit**  
☐ Green land

	Cropland
/	Non-Cropland

Non-Cropland  
Tract Boundary

Tract Boundary  
PLSS

NAIP Imagery 2021

### Wetland Determin

● Restricted Use

▼ Limited Restr

Exempt from

- Compliance I

ducer and/or the NAIP im  
user's reliance on this da

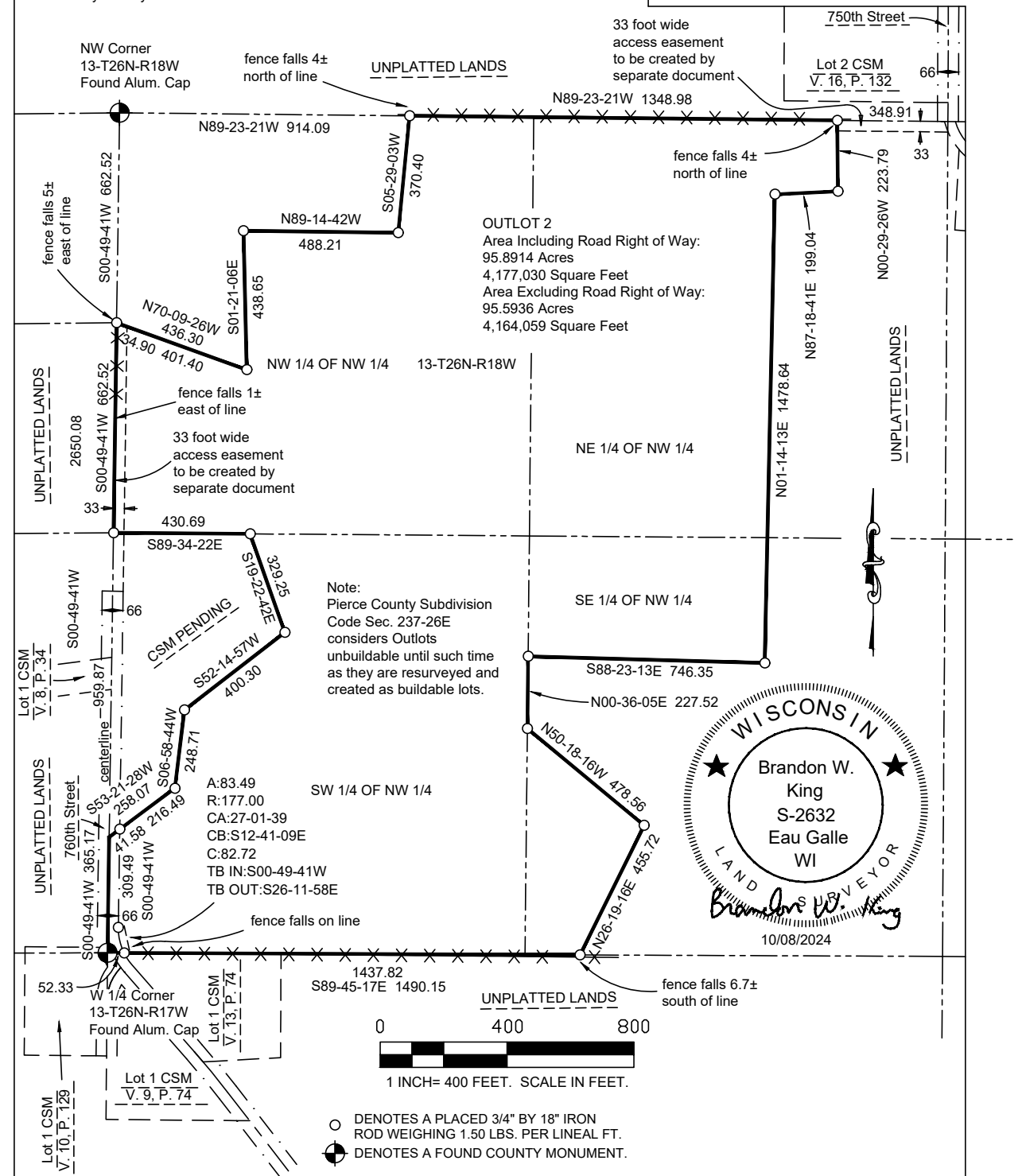
Located in parts of the the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 13, Township 26 North, Range 18 West, Town of Trimble, Pierce County, Wisconsin.

CSM NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_

The bearings shown hereon are based on the Pierce County Coordinate System NAD 1983, (91) adjustment. The west line of the NW 1/4 bears S00-49-41W.

Bearings are expressed in degrees-minutes-seconds and distances are expressed in decimal feet.

See County Surveyor's Office for section data.



BRANDON KING LAND SURVEYING, LLC  
N324 COUNTY ROAD D SUITE A EAU GALLE WI 54737  
PHONE: 715-639-5243 EMAIL: BKLSLLC@GMAIL.COM

PREPARED FOR:  
June Y Lundvall Revocable Trust  
N5584 760th Street Ellsworth WI 54011

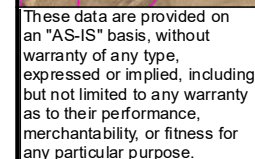
FIELDWORK DATES:  
9/16-30/2024 & 10/07/2024  
MAP DATE: 10/07/2024

SHEET 1 OF 2 SHEETS



**41+/- Acres of Bare Land In Part of NE 1/4 of  
Section 13, Trimbelle Township, Pierce County, WI**

- **Area: 41+/- Acres, to be surveyed prior to auction date**
- **Tillable: 27.29 Acres, According To Pierce Co. FSA**
- **Soil Types: Derinda Silt Loam, Vlasaty Silt Loam, Hersey Silt Loam**
- **Access off of 750th Street**
- **Includes Two Machine Sheds with 13+/- Acres of Wooded Pastureland**
- **Great Addition to any Farming Operation or Expand Your Cattle Operation**



1:7,488

Date: 10/4/2024



Located in parts of the the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 13,  
Township 26 North, Range 18 West, Town of Trimble, Pierce County, Wisconsin.

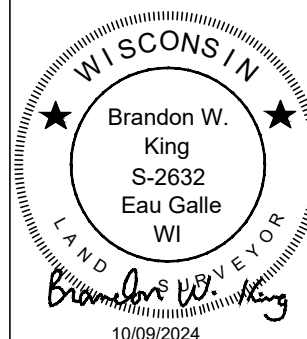
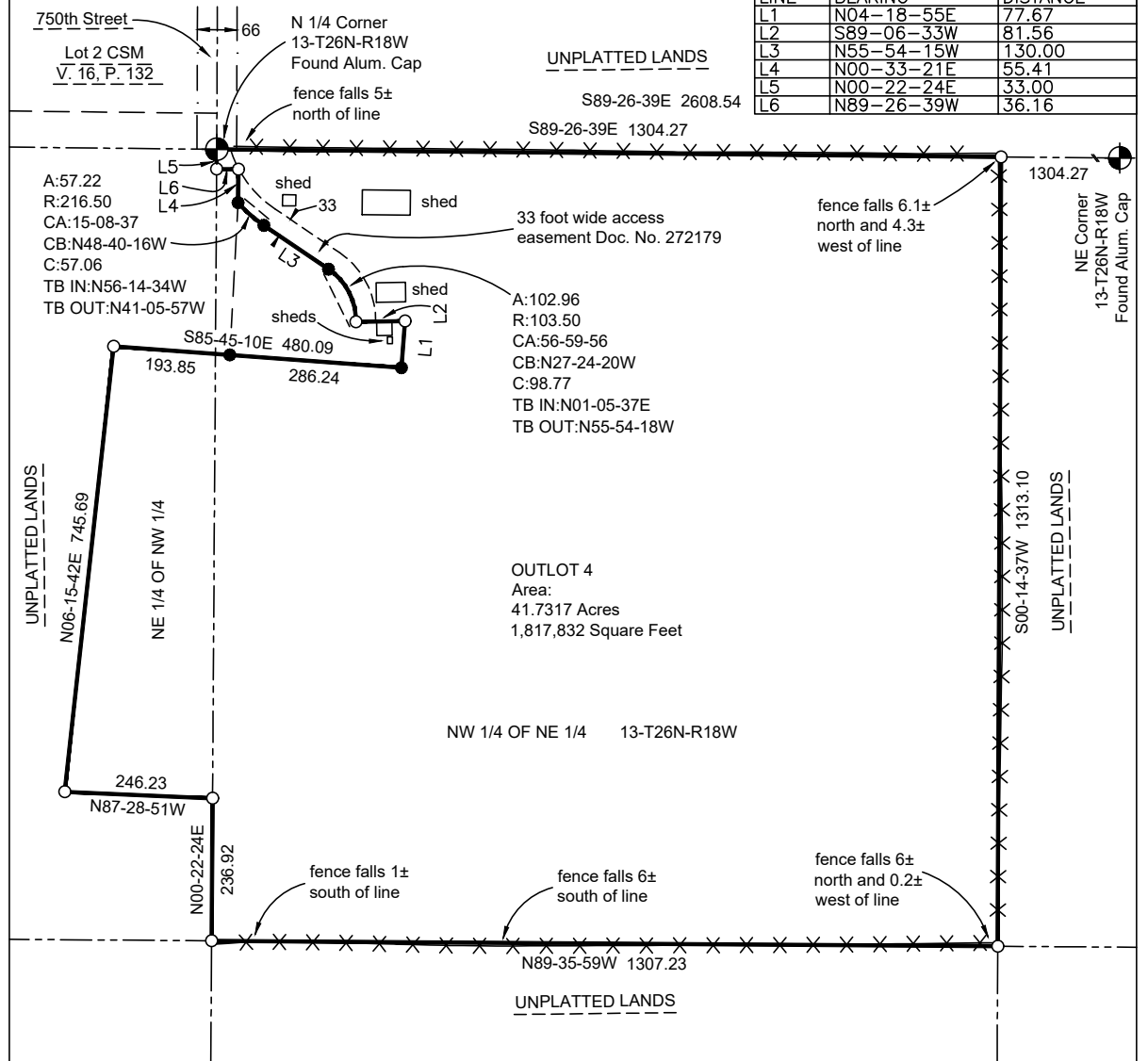
CSM NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_

The bearings shown hereon are based on the Pierce County Coordinate System NAD 1983, (91) adjustment. The north line of the NE 1/4 bears S89-26-39E.

Bearings are expressed in degrees-minutes-seconds and distances are expressed in decimal feet.

See County Surveyor's Office for section data.


LINE	BEARING	DISTANCE
L1	N04-18-55E	77.67
L2	S89-06-33W	81.56
L3	N55-54-15W	130.00
L4	N00-33-21E	55.41
L5	N00-22-24E	33.00
L6	N89-26-39W	36.16



BRANDON KING LAND SURVEYING, LLC  
N324 COUNTY ROAD D SUITE A EAU GALLE WI 54737  
PHONE: 715-639-5243 EMAIL: BKLSLLC@GMAIL.COM

PREPARED FOR:  
June Y Lundvall Revocable Trust  
N5584 760th Street Ellsworth WI 54011

Note:  
Pierce County Subdivision Code Sec.  
237-26E considers Outlots unbuildable until  
such time as they are resurveyed and  
created as buildable lots.

- DENOTES A FOUND 1" O.D. IRON PIPE.  
 ○ DENOTES A PLACED 3/4" BY 18" IRON  
 ROD WEIGHING 1.50 LBS. PER LINEAL FT.  
 DENOTES A FOUND COUNTY MONUMENT.

FIELDWORK DATES:  
9/16-30/2024 & 10/08/2024  
MAP DATE: 10/09/2024

SHEET 1 OF 2 SHEETS



# -PARCEL 4-

## 42+/- Acres of Wooded Bare Land In Part of NW 1/4 of Section 13, Trimbelle Township, Pierce County, WI

- Area: 42+/- Acres, to be surveyed prior to auction date
- Access off of 750th Street
- Great Property With An Abundant Of Potential, Buildable, Heavily Wooded In Parts, Pastureland, Older Existing Fence, Varity of Wildlife, Spring Creek Runs Throughout Property

WISCONSIN  
PIERCE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1549

Prepared : 10/2/24 8:50 AM CST

Crop Year : 2025

Operator Name : RICHARD E ROHL JR  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
218.20	112.10	112.10	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	112.10	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	87.80	0.00	160	
Soybeans	14.10	0.00	44	

TOTAL 101.90 0.00

### NOTES

## CERTIFIED SURVEY MAP

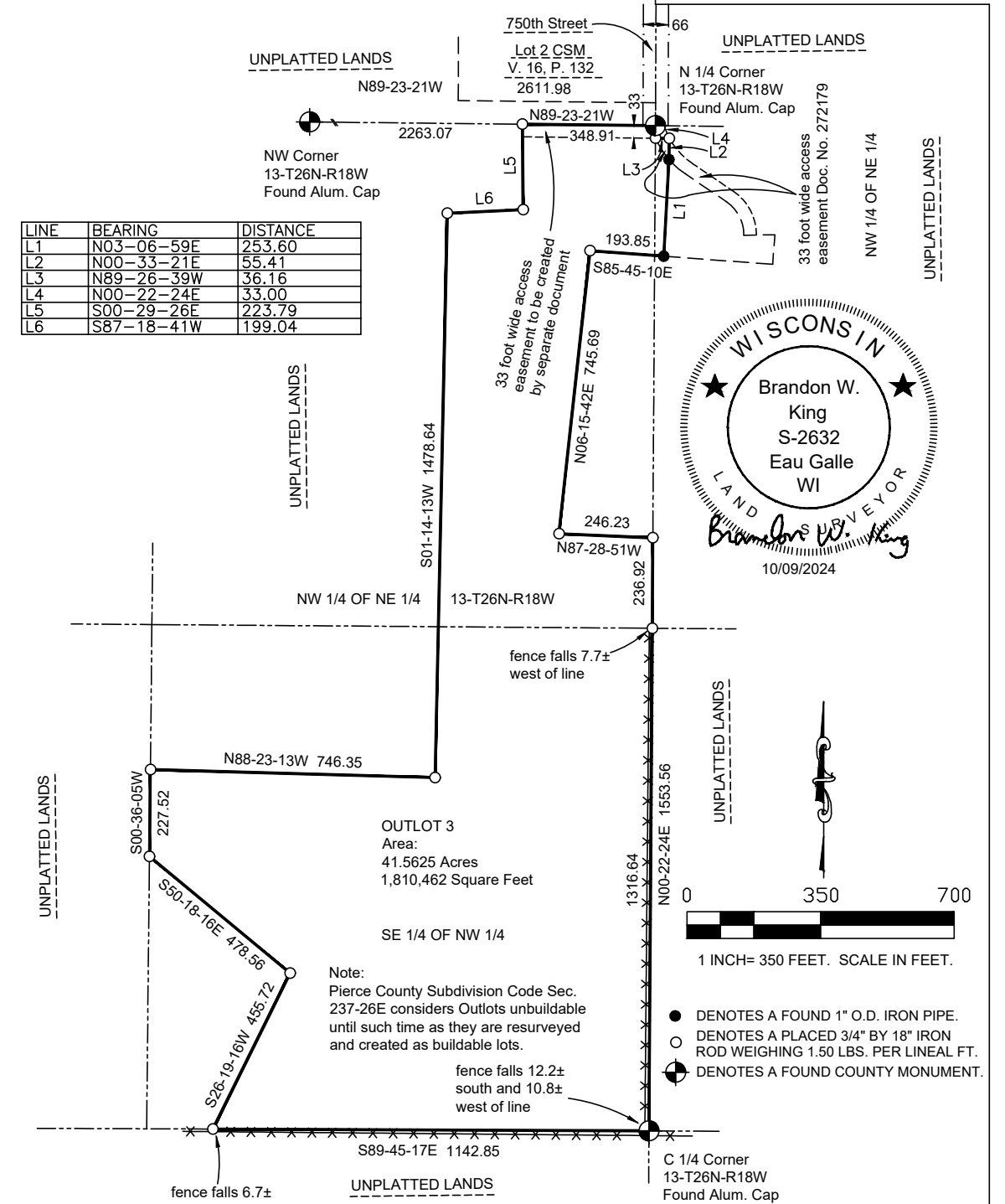
Located in parts of the the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 13, Township 26 North, Range 18 West, Town of Trimbelle, Pierce County, Wisconsin.

CSM NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_

The bearings shown hereon are based on the Pierce County Coordinate System NAD 1983, (91) adjustment. The north line of the NW 1/4 bears N89-23-21W.

Bearings are expressed in degrees-minutes-seconds and distances are expressed in decimal feet.

See County Surveyor's Office for section data.



BRANDON KING LAND SURVEYING, LLC  
N324 COUNTY ROAD D SUITE A EAU GALLE WI 54737  
PHONE: 715-639-5243 EMAIL: BKL.SLLC@GMAIL.COM

PREPARED FOR:  
June Y Lundvall Revocable Trust  
N5584 760th Street Ellsworth WI 54011

FIELDWORK DATES:  
9/16-30/2024 & 10/08/2024  
MAP DATE: 10/09/2024

SHEET 1 OF 2 SHEETS

# -PARCEL 5-

## 32+/- Acres of Wooded Bare Land In Part of NE 1/4 of Section 14 and NW 1/4 of Section 13, Trimbelle Township, Pierce County, WI

- Area: 32+/- Acres, to be surveyed prior to auction date
- Access off of 760th Street through easement
- Great Property With An Abundant Of Potential, Heavily Wooded In Parts, Pastureland, Older Existing Fence, Varsity of Wildlife

**Tract Number** : 393

**Description** : N1/2NE1/4NE1/4 SEC 14 NW1/4 NW1/4NE1/4 SEC 13 TRIM

**FSA Physical Location** : WISCONSIN/PIERCE

**ANSI Physical Location** : WISCONSIN/PIERCE

**BIA Unit Range Number** :

**HEL Status** : HEL field on tract.Conservation system being actively applied

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** : JUNE Y LUNDVALL

**Other Producers** : None

**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
218.20	112.10	112.10	0.00	0.00	0.00	0.00	0.0

Page: 1 of 2

WISCONSIN  
PIERCE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

**FARM : 1549**

**Prepared : 10/2/24 8:50 AM CST**

**Crop Year : 2025**

### Tract 393 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	112.10	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	87.80	0.00	160
Soybeans	14.10	0.00	44

**TOTAL 101.90 0.00**

Page: 2 of 2

## CERTIFIED SURVEY MAP

Located in parts of the NE 1/4 of the NE 1/4 of Section 14 and the NW 1/4 of the NW 1/4 of Section 13, all in Township 26 North, Range 18 West, Town of Trimbelle, Pierce County, Wisconsin.

CSM NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_

The bearings shown hereon are based on the Pierce County Coordinate System NAD 1983, (91) adjustment. The north line of the NW 1/4 of Section 13 bears S89-23-21E.

Bearings are expressed in degrees-minutes-seconds and distances are expressed in decimal feet.

See County Surveyor's Office for section data.

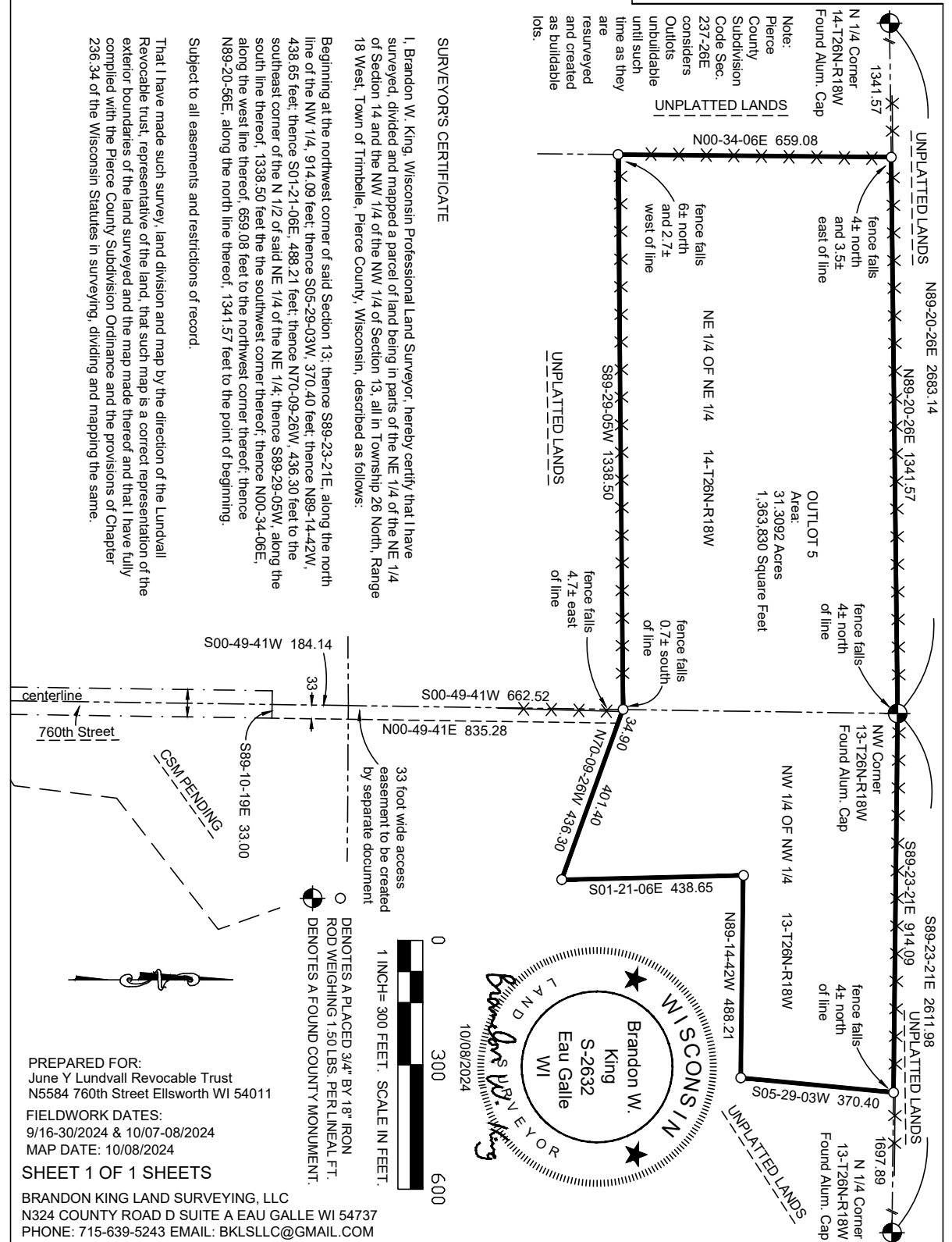
### SURVEYOR'S CERTIFICATE

I, Brandon W. King, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land being in parts of the NE 1/4 of the NE 1/4 of Section 14 and the NW 1/4 of the NW 1/4 of Section 13, all in Township 26 North, Range 18 West, Town of Trimbelle, Pierce County, Wisconsin, described as follows:

Beginning at the northwest corner of said Section 13; thence S89-23-21E, along the north line of the NW 1/4, 914.09 feet; thence S05-29-03W, 370.40 feet; thence N89-14-42W, 438.65 feet; thence S01-21-06E, 488.21 feet; thence N70-09-26W, 436.30 feet to the southeast corner of the N 1/2 of said NE 1/4 of the NE 1/4; thence S89-29-05W, along the south line thereof, 1338.50 feet to the southwest corner thereof; thence N00-34-06E, along the west line thereof, 659.08 feet to the northwest corner thereof; thence N89-20-56E, along the north line thereof, 1341.57 feet to the point of beginning.

Subject to all easements and restrictions of record.

That I have made such survey, land division and map by the direction of the Lundvall Revocable trust, representative of the land, that such map is a correct representation of the exterior boundaries of the land surveyed and the map made thereat and that I have fully complied with the Pierce County Subdivision Ordinance and the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.



After hitting Register For Auction, please contact the auction company with your banks Pre-Approval letter or available funds letter. This will be needed to obtain your bidding number to bid on this property. If you are the successful bidder you will be contacted for signing a purchase agreement, which will need to be completed within 24 hours after the close of the auction. Please email questions to [info@maringauction.com](mailto:info@maringauction.com) or call 800-801-4502.

**Terms:** \$10,000 Earnest Money Down For Parcel 1, 4 & 5, \$25,000 Earnest Money Down For Parcel 2 & 3; the day of the auction, which is non-refundable if the Buyer(s) fail to close on said parcel. The balance is due and payable in full to the Seller(s) on or before December 18, 2024 at which time the Buyer(s) shall receive a clear and marketable title and possession of said parcel. All Real Estate is selling in AS-IS condition with no warranties or guarantees express or implied by the Seller(s) or any of their agents. All Real Estate sells without contingencies whatsoever. All Real Estate taxes due in the year of 2024 shall be paid by the Seller(s) and Buyer(s) shall be responsible for the 2025 tax year and beyond. All 2024 rents will be retained by the Seller(s). There is a 2% buyer's premium on the sale of this real estate. This 2% shall be added to the final bid price to equal full purchase contract price. Broker: HM Auction Group

Property is open to thorough public inspection. It is the Bidder's responsibility to determine condition, age, genuineness, value or any other determinative factor. Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, may attempt to describe the merchandise in advertising on the internet and at the auction but makes no representations. In no event shall Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, be held responsible for having made or implied any warranty of merchantability or fitness for a particular purpose. Bidder shall be the sole judge of value. Bidder agrees that everything is sold AS-IS where is and that they may not return any item(s) they purchase. Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, is providing Internet pre-auction and live bidding as a service to bidder. Bidder acknowledges and understands that this service may or may not function correctly the day of auction. Under no circumstances shall bidder have any kind of claim against Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, or anyone else if the Internet service fails to work correctly before or during the live auction. Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, will not be responsible for any missed bids from any source. Internet bidders who desire to make certain their bid is acknowledged should use the proxy-bidding feature and leave their maximum bid 24 hours before the auction begins. Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, reserves the right to withdraw or re-catalog items in this auction.

The information set forth is believed to be accurate. However, the seller(s) of the properties and Hamilton-Maring Auction Group or Maring Auction Co. LLC make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and seller(s) will not be held responsible for advertising discrepancies or inaccuracies. ALL ANNOUNCEMENTS ON AUCTION DAY OR UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION. HM Auction Group & Maring Auction Co. LLC is the agent for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction selling without Reserve." Information provided by the seller(s) and or obtained by Hamilton-Maring Auction Group or Maring Auction Co. LLC is deemed reliable and correct however all property is sold as is, where is and all buyer(s) or seller(s) agree to hold harmless Hamilton-Maring Auction Group or Maring Auction Co. LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth.

**AGENCY DISCLOSURE:** HM Auction Group LLC is representing the seller in this transaction.

**LEASES:** There is a current lease on said property. All rents from the growing year of 2024 will be retained by the seller(s). The property is free of all rental agreements for the 2025 growing season and beyond.

**POSSESSION:** Possession will be at closing or after 2024 land tenant has removed all crops, unless otherwise agreed to in writing and agreeable by buyer(s) and seller(s).

**MINERAL RIGHTS:** All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller(s) does not warrant the amount or adequacy of the mineral rights.

**WELL/SEPTIC INFORMATION:** The buyer(s) is responsible for complying with any county requirements for transfer on the well or septic. Well and septic is being sold "as is, where is." The buyer shall be responsible for this expense prior to or at closing in order to successfully close if there is a county requirement to comply with.

**ENVIRONMENTAL DISCLAIMER:** The seller(s), auctioneer(s), and broker do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state, or local law. Buyer(s) is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

**ONLINE BIDDING:** You acknowledge that the internet or data connection may be unreliable and subject to network error. Hamilton-Maring Auction Group or Maring Auction Co. LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold Hamilton-Maring Auction Group or Maring Auction Co. LLC and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or cancelled if the internet service is unstable or interrupts any live or online auction. The auctioneer has the sole discretion to add, delete or change some of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

**PROPERTY SOLD WITHOUT WARRANTY:** All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees, or agents The property will be sold AS IS & without any warranties or representations, express or implied.