

# A NOLAN SALE

on the Farm & Personal Property of

## DALE & GAYLE REZNICHEK

17001 Herold Road, Denmark, WI 54208 \* AZweTRRRRRRRRCFPhone: 920-863-8561

### SATURDAY, APRIL 27<sup>th</sup>

Starting at 9:30 a.m. Lunch Available on Grounds

**LOCATED:** Approx. 2-1/2 miles west of Maribel on County Road Z to Herold Road, then north on Herold Road 1-1/4 miles to the farm. Watch for auction signs.

**159 ACRE DAIRY FARM TO BE OFFERED IN PARCELS:** **PARCEL 1:** The buildings and approx. 20 acres of land, being the south half of TID# 003-008-010-000.00, with approx. 10 acres under cultivation. Buildings consist of a beautiful 2-story Cape Cod brick home w/4 bedrooms, 2 up & 2 down, 1-1/2 baths, kitchen, living room w/gas fireplace, foyer, attached 1-car garage. House is in excellent condition. There is a 32'x60' wood machine shed; newer Keller built 40'x60' shop w/two large overhead doors & 14' sidewalls; 40'x100' steel machine shed; 50'x140' barn w/70 stalls, Grade A milkhouse, attached newer 48'x190' free-stall barn, concrete yard, and nice cattle holding areas. Manure pit has storage for six months for 250 head of cattle. There are three silos: 18'x60' stave silo w/unloader; 20'x60' stave silo w/unloader; and a 20'x36' Harvestore w/unloader. **PARCEL 2:** 20 acres of land being the north half of TID# 003-008-010-000.00, being all under cultivation. **PARCEL 3:** 40 acres of land being TID# 003-008-009-000.00 being approx. half wooded and half cleared, with a 2-rod easement across Parcel 2. **PARCEL 4:** 39-1/2 acres of land, being TID# 003-007-013-000.00, lying west of Herold Rd with approx. 38 acres under cultivation, with road frontage on two sides. **PARCEL 5:** 39.5 acres of land, being TID# 003-007-014-001.00, with approx. 9 acres wooded, balance cleared, served by Jirikovec Drive. **PARCEL 6:** The farm as a whole or any combination of parcels to suit the buyers. **PARCEL 7: 87 ACRES CONSIGNED BY JOHN MAAS** lying along Hickory Grove Road contiguous to and south of Parcels 1 & 3. There are approx. 63 acres under cultivation, balance wooded, with some wasteland, being 32 acres in TID# 003-008-015-000.00, 39 acres in TID# 003-008-012-000.00, and the east 16 acres of TID# 003-008-011-001.00, being offered as one parcel.

**REAL ESTATE TERMS:** Seller shall have seven (7) days to accept or reject bids on the real estate. Buyers will be expected to put down ten percent (10%) of the high bid on the day of sale with the balance due at closing in sixty (60) days. Offers will be written as cash offers not subject to financing, and the transactions will be closed by a title company to guarantee clear title. Taxes will be prorated to the day of closing.

**OPEN HOUSE:** There will be an **OPEN HOUSE** on **SATURDAY, APRIL 20<sup>th</sup>**, from **11:00 a.m. to 2:00 p.m.** with a member of Nolan Sales present to answer questions and show the property.

**278 HEAD OF HIGH-GRADE HOLSTEIN DAIRY CATTLE** consisting of 140 milk cows that are some of the finest to be offered this spring. Herd is bred for year-round freshening w/108 head being first & second calf heifers. Rolling herd average is 24,043 lbs milk, 3.87% fat, 930# fat, 3.09% protein, 744# protein, and a 149 SCC. There are 35 bred heifers in all stages; 30 heifers, ready to breed; 30 yearling heifers; 15 heifers, 8 to 11 months; 3 heifers, 5 to 7 months; and 25 heifers, 1 to 4 months. Owner has an excellent eye for cattle and these cows are big, large uddered, w/great legs. They will fit any herd as they are milked in stalls and turned out into free stalls during the day. This is a quality herd. Cattle will be pregnancy checked by a vet. Milk & breeding records will be available on the internet and in catalog on day of the sale.

**MACHINERY:** Case IH Puma 170 tractor w/cab, air, heat, 4wd, 2900 hrs; John Deere 7405 tractor, open station, 2wd, 3737 hrs, in good condition; John Deere 325 skidsteer w/cab, 7500 hrs; Kuhn 8118 manure spreader; Kuhn Landsaver 4800 chisel plow; Gehl self-unloading mixer wagon; H&S 12' aluminum cattle trailer; 2012 BF Schuler 220 feed wagon; John Deere 215 disc; White 588 3-18 plow; Skidsteer stone bucket; Skidsteer pallet forks; (2) Skidsteer dirt buckets; Victor 200 blower; Valmetal 530 Supercart; Gruett's feeder wagon.

**ONLINE BIDDING:** LIVE ONLINE BIDDING on the machinery & special items will be available at [www.proxibid.com](http://www.proxibid.com) starting at 10:00 a.m. Click the Proxibid logo on our website home page for easy access.

**MILKHOUSE EQUIPMENT TO BE SOLD ON 7-DAY RESERVE:** Dari Kool 1500 gallon bulk tank; 6 Delaval claws.

**SPECIAL ITEMS:** John Deere TX Gator, gas; 16' poly conveyor; 1000 gal fuel tank w/electric pump; 22 Calf-tel huts w/wires; 1 Super hut.

**FEED:** (2) 10'x200' bags of corn silage; 18' of high moisture corn in 20' Harvestore silo. Sale clerked by Nolan Auction, Inc. Regular auction terms - cash or personal check. Everything sold as is, where is. No Warranties.

SALE CONDUCTED BY:

## NOLAN SALES LLC

P.O. Box 486, Marion, WI 54950 \* (715) 754-5221 or 1-800-472-0290

Tim Nolan & Gerald "Sonny" Nolan, Reg. WI Auctioneers, Lic. #165 & #142

Visit us at our website at [www.nolansales.com](http://www.nolansales.com) for maps and photos.