

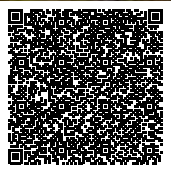


# 699± Acres Dunn County, Wisconsin Online Land Auction Selling in 9 Tracts

Bid Online  
**MAR. 13-27,  
2025**

**BIDDING ENDS AT 2:00 P.M. CENTRAL**

Get a salebill, register and bid at  
[www.bigiron.com](http://www.bigiron.com)



**SELLERS: DOUG & MELANIE MENSING**

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Sellers  
**Doug & Melanie Mensing**

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[www.bigiron.com](http://www.bigiron.com) or contact the listing agent,  
**Darrell Crapp 608.558.6832**



# Tract #1: 174.52± Acres

## Description

- House A has 1940 sq ft, House B has 1900 sq ft.
- Machine shed 50'x100'
- Heated shop 26'x36'
- Storage shed 24'x80'
- Parts shed 14'x24'
- Main barn with leans 36'x162'
- Grain bins - 22,000 bushel and (2) 4,000 bushel, full floors, sweep augers
- Silos – 12'x40', 18'x70', and 20'x50' with unloaders
- Grain/silage stored on the farm to be removed by September 1, 2025. Seller to pay \$500 for electric use.
- This tract is tiled.

## Legal

Section 13-T27N- R13W, Dunn County, WI.

## Location

N3771 & N3767 County Road Y, Menomonie, Wisconsin 54751

## FSA Information

137.58± tillable acres; Farm #13452 – Tract #1136



# Tract #3: 52± Acres

## Description

Located 8 miles from Menomonie on county road Y. This location would make a great place to build a home and hunt or have a few livestock.

## Legal

Section 13-27N-13W, Dunn County, WI.

## Location

County Road Y, Menomonie, Wisconsin 54751

**2024 Taxes:** Parcel Split

## FSA Information

52± acres pasture; Farm #13452– Tract 1136



# Tract #2: 157.4± Acres

## Description

This farmland tract has FSA 130.02 acres tillable with great access off County Road Y. This tract is tiled. Great addition to your current land base.

## Legal

Section 18-27N-12W Town of Red Cedar, Dunn County, WI. Parcels 1702422712183100001, 1702422712183100001, 1702422712183300001, and #1702422712183400001

## Location

County Road Y, Menomonie, Wisconsin 54751

**2024 Taxes:** \$487.39

## FSA Information

130.02± tillable acres; Farm # 13452 – Tract 1136 and Farm #1812 – Tract #1904



# Tract #4: 60± Acres

## Description

Access this property from 430th Avenue or 610th Street. This tract is almost all tillable and tiled.

## Legal

Section 8-27N-12W, Dunn County, WI. Parcels 1702422712084100002 and 1702422712084400001

## Location

430th Ave., Menomonie, Wisconsin 54751

**2024 Taxes:** \$151.25

## FSA Information

59.39± tillable acres; Farm #12182 – Tract #1589617





# Tract #5: 36.65± Acres

## Description

Located with road access from Highway J. Build your house and have 8 acres of woods to hunt on or to supply you with wood for your fireplace. Tiled and with tillable land.

## Legal

Section 17-27N -12W, Dunn County, WI. Parcel 1702422712172200001

## Location

County Road J, Menomonie, Wisconsin 54751

**2024 Taxes:** \$152.49

## FSA Information

30.83± acres tillable; Farm #1812 – Tract #1904



# Tract #7: 97.27± Acres

## Description

Access from 410 Avenue. This land is tiled and almost 100% tillable.

## Legal

Section 18-27N-12W, Dunn County, WI.

## Location

410th Ave., Menomonie, Wisconsin 54751

**2024 Taxes:** Parcel Split

## FSA Information

92.29± acres tillable; Farm #1812 – Tract #1904



# Tract #6: 34.8± Acres

## Description

This is your hunting spot. Located on 410th Avenue west of Highway J and 9 miles from Menomonie. It would be a prime location for a home and plenty of area to raise your big buck.

## Legal

Section 18-27N-12 W Town of Red Cedar, Dunn County, WI.

## Location

410th Ave., Menomonie, Wisconsin 54751

**2024 Taxes:** Parcel Split

## FSA Information

33.80± acres woods; Farm #1812 – Tract #1904



# Tract #8: 26.4± Acres

## Description

- Land is tiled with great access from 570 street, 8 miles from Menomonie.
- 60,000 bushel grain bin with GSI power sweep (needs roof replaced)
- 40,000 bushel grain bin with GSI power sweep
- 5,500 bushel wet bin
- 16' stainless steel Sukup propane dryer, 10 HP single fan
- 30 HP, 5" Cyclone grain vac
- Suck-up continuous flow propane dryer
- Drive over unloading pit
- 16'x16' electric control room with 3 phase 480 wiring
- Grain set-up built in 2007
- Grain stored in bins to be removed by September 1, 2025. Seller to pay \$500 for electric use.

## Legal

Section 18-27N-12W, Dunn County, WI.

## Location

570th Street, Menomonie, Wisconsin 54751

**2024 Taxes:** Parcel Split

## FSA Information

23.18± acres tillable; Farm #1812 – Tract #1904





# Tract #9: 60.74± Acres

## Description

- Main House – 2,576 sq ft. with two car garage
- Rental House – 1,890 sq ft with two car garage
- 20'x60' Harvestore (no unloader) (2) - 20'x60' stave silos with unloaders
- Barn - 2-story with attached lean
- Machine shed - 60'x120'
- Other outbuildings
- Grain and silage stored on the farm to be removed by September 1, 2025, Seller to pay \$500 for electric use.

## Legal

Section 18-27N-12W Town of Red Cedar, Dunn County, WI.

## Location

N3999 570th Street, Menomonie Wisconsin 54751

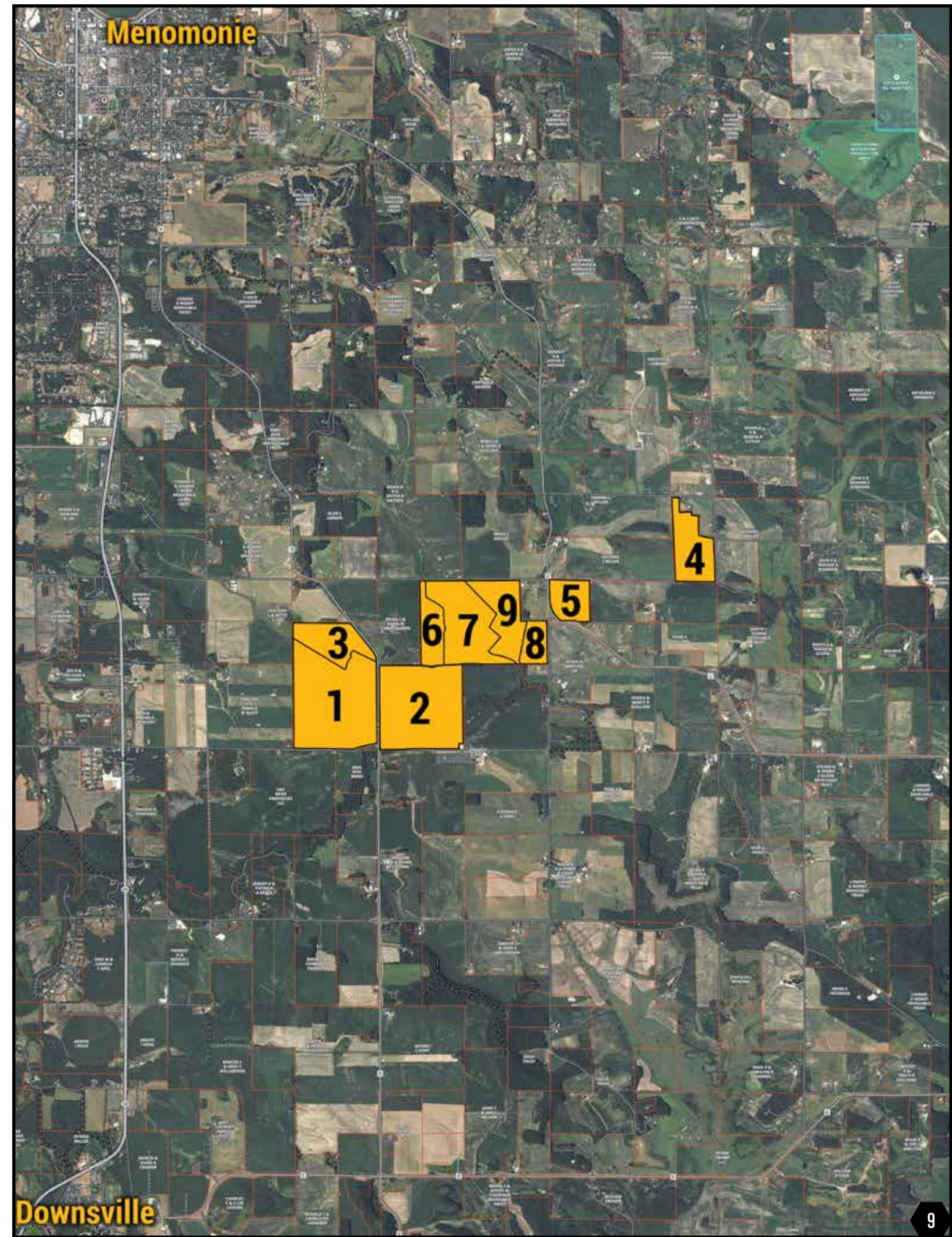
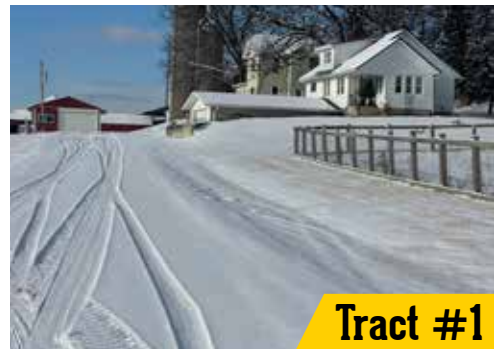
**2024 Taxes:** Parcel Split

## FSA Information

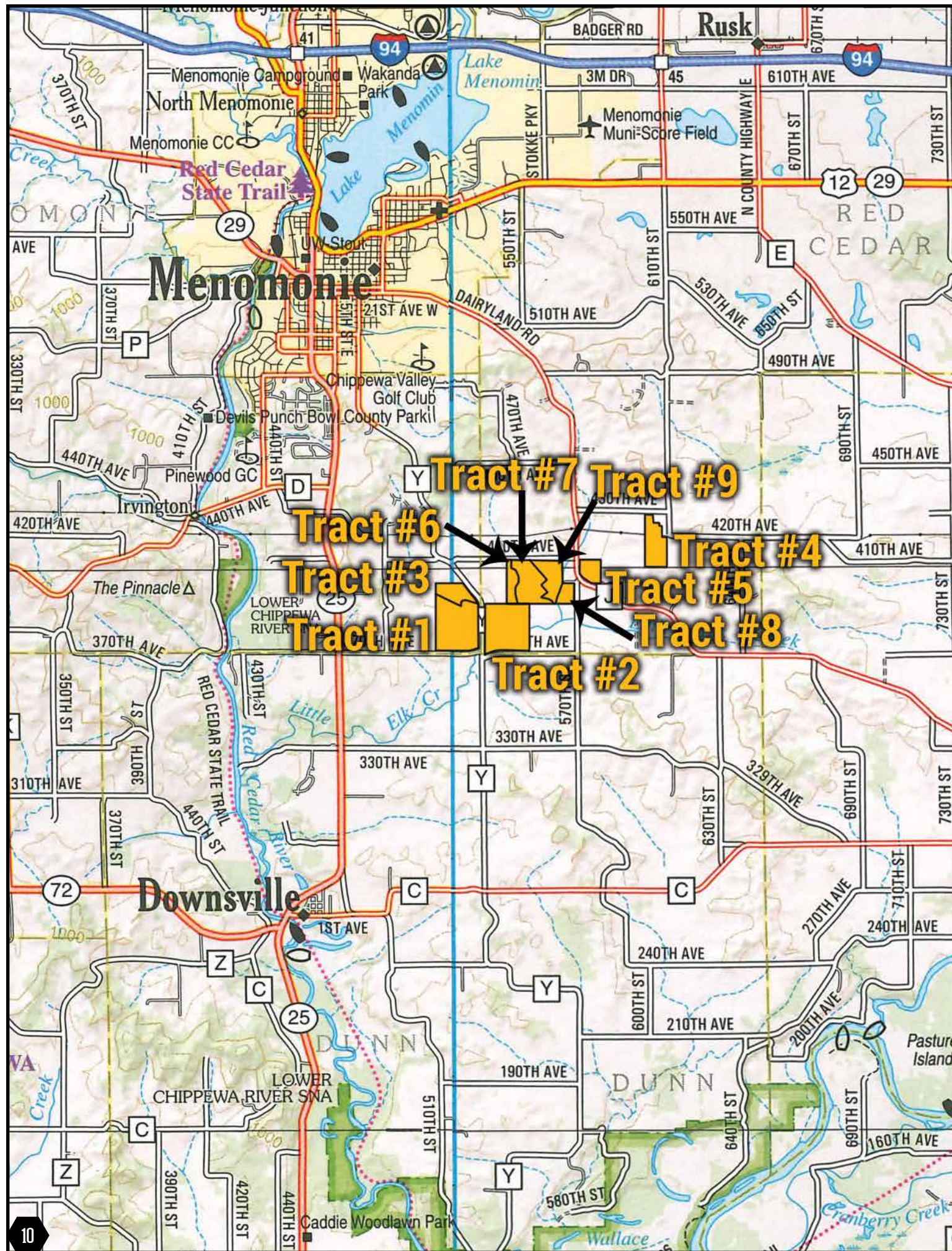
11.6± acres tillable; Farm #1812 – Tract #1904



# Additional Tract Photos







### BIDDING PROCESS

The bidding increments will be \$50/acre. The final sale price will be calculated per acre basis times the highest bid received on each tract. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this property for 14 days, beginning March 13, 2025, and ending March 27, 2025, at 2:00 p.m. Central. This online auction features bidding extensions. The closing times will be automatically extended when any one of the coupled tracts receives a bid in the last 5 minutes and will close simultaneously when none of the tracts receive a bid for 5 minutes. This will allow bidders to monitor each tract without the fear of missing out on any other tract. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

### TERMS & CONDITIONS

Real estate and improvements are being sold As-Is. The successful buyer must enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to WESTconsin Title Services, with the balance due at closing. The earnest deposit can be made by a personal check, company check, or wire transfer, with the balance due at closing. The closing will be on or before May 15, 2025. Possession will be at closing. Seller will provide marketable title to the buyer, evidenced by title insurance. The buyer and seller are splitting all other closing costs. The 2025 taxes will be prorated to the closing date. The property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller. The final sale price is subject to the seller's confirmation once the bidding concludes.



## Attend the Auction

**Thursday  
March 27, 2025**

9 a.m. Central until bidding ends

**Exit 45 Truck Stop & Restaurant  
2100 County Road B  
Menomonee, WI**

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. **Sellers:** Thinking of selling your property? Please attend this auction to see how it works!

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2025 BigIron Realty. All rights reserved.

## CONTACT YOUR LISTING AGENT



**DARRELL CRAPP**

608.558.6832

darrell.crapp@bigironrealty.com



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# COMBINATION GROUND 699± ACRES DUNN COUNTY, WI

» SELLING IN 9 TRACTS «

# ONLINE LAND AUCTION



**Sellers: Doug & Melanie Mensing**

Contact Your Listing Agent

**Darrell Crapp 608.558.6832**

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4860 33<sup>rd</sup> Avenue  
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