

Farmland Available!

4138 HWY 61/35 | POTOSI, WI 53820

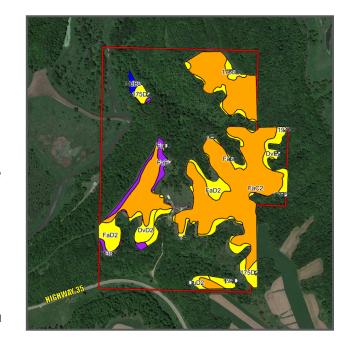
This 260 acre m/l farm has some of the best views Southwest Wisconsin has to offer. Located on a gorgeous ridge top in an ideal location, just 10 minutes from the Illinois and Iowa border. This farm has the perfect mixture of 115 Acres M/L of mature hardwoods, 48 Acres M/L of pasture, and 97 Acres M/L of tillable acreage. This farm also features over 2,100ft of Platte River frontage. The acreage includes a four bedroom, two bath house with multiple out buildings on the property. You'll also find some of the best Trophy Whitetail hunting Wisconsin has to offer! Don't miss out on this rare opportunity to own a larger parcel in Southwest Wisconsin.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	NCCP
FaC2	Fayette silt loam	65.68	67.5%		83
FaD2	Fayette silt loam	9.29	9.5%		77
175D2	Palsgrove silt loam	8.52	8.8%		68
DvE2	Dubuque soils	4.68	4.8%		48
FaE2	Fayette silt loam	3.29	3.4%		20
DvD2	Dubuque soils	2.69	2.8%		52
1130F	Lacrescent-Dunbarton complex	1.36	1.4%		12
MdB2	Medary silt loam	0.91	0.9%		68
DuD2	Newglarus complex	0.81	0.8%		50
194D2	Newglarus silt loam	0.10	0.1%		51
		Weighted Average			75

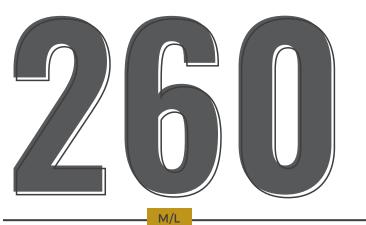
DIRECTIONS

Travel West 3 miles out of Dickeville on 61/35 property driveway in on the right.









ACRES



Grant County, Wisconsin

PRICE: \$1,299,000 NET TAXES: \$4,715

SCHOOL DISTRICT: Cuba City

LISTING #15381

CONTACT

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