

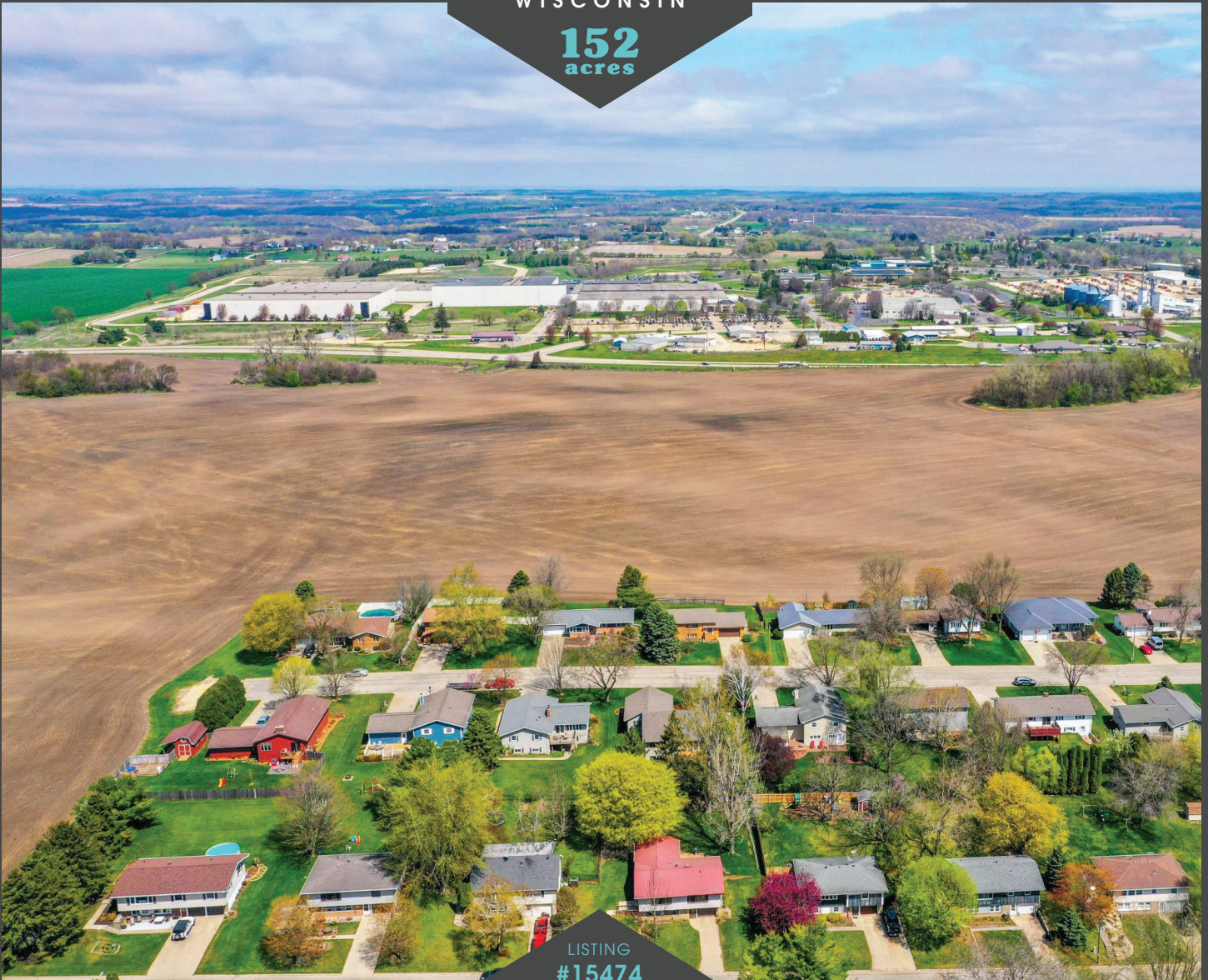
# Land FOR Sale

*Prime*  
DEVELOPMENT  
LAND

**DODGEVILLE**

WISCONSIN

**152**  
acres



LISTING  
#15474

*Contact*  
**ADAM CRIST**

**PC PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

608.482.1229  
Adam.Crist@PeoplesCompany.com



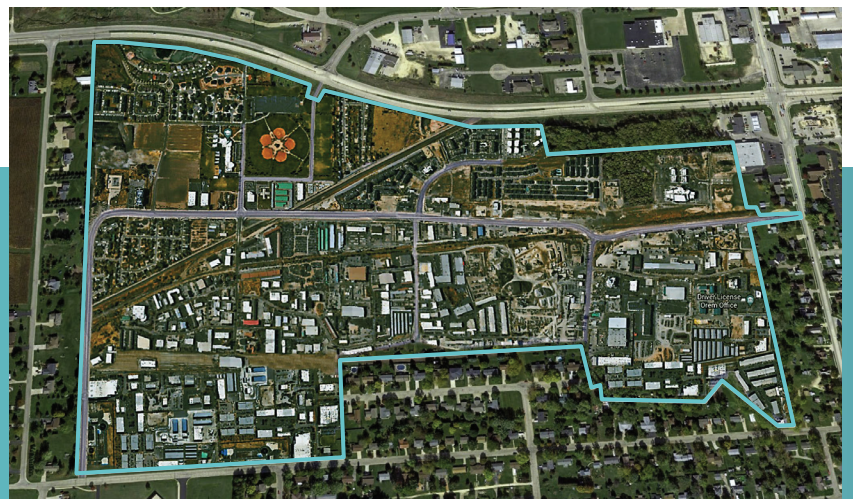


## Description

Peoples Company is offering 152 acres m/l of prime commercial, residential, and/or industrial development land situated in the City of Dodgeville, Wisconsin. The site has great access to and from major travel corridors such as Highway 23 and Highway 18. The property is currently zoned agricultural with 74.65 acres in the Township of Dodgeville and 77.86 acres in the City of Dodgeville. This land has been in the Powell family for 90 years and is now coming on the open market. The location is ideal for commercial and residential usage, with the Dodgeville Schools just across W North Street. The land includes 130 tillable acres with Dodgeville silt loam being the primary soil type. The current lease on the farm is a year-to-year lease that brings in a handsome yearly income of \$33,800.

**Take advantage of this hard-to-find location. This is truly a developer's or an investor's dream parcel!**

\*All utility information, availability, future plans, timelines, locations, etc. should be confirmed with the City of Dodgeville. All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.





## LEARN MORE

Contact

**ADAM CRIST**

608.482.1229

Adam.Crist@PeoplesCompany.com

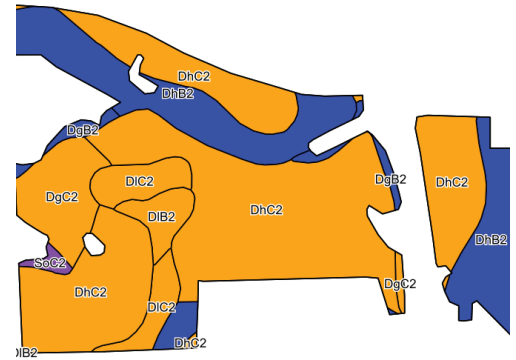
Visit

**PeoplesCompany.com** LISTING #15474

to learn more about this prime development land, or contact the agent today!

## Tillable Soils

Code	Soil Description	Acres	% of Field	Non-Irr Class	NCCPI Overall	NCCPI Corn	NCCPI Soy
DhC2	Dodgeville silt loam, deep, 6-12% slopes	74.88	57.9%	● Ille	72	72	57
BhB2	Dodgeville silt loam, deep, 2-6% slopes	30.38	23.5%	● Ille	74	74	59
DgC2	Dodgeville silt loam, 6-12% slopes	9.60	7.4%	● Ille	55	55	46
DIC2	Dodgeville silt loam, shallow, 6-12% slopes	7.63	5.9%	● Ille	51	51	36
DIB2	Dodgeville silt loam, shallow, 2-6% slopes	3.49	2.7%	● Ills	52	52	37
DgB2	Dodgeville silt loam, 2-6% slopes	2.54	2.0%	● Ille	56	56	47
SoC2	Sogn and Dodgeville silt loams, shallow, 6-12% slopes	0.88	0.7%	● Vls	42	42	31
WEIGHTED AVERAGE:					68.9	68.9	54.5



## Location

Across the street from Land's End 5,000+ EMPLOYEES  
 14.2 miles from Vortex Optics 350+ EMPLOYEES  
 15.3 miles from Cardinal Glass 7,000+ EMPLOYEES  
 26.2 miles from Spectrum Brands 300+ EMPLOYEES  
 28.6 miles from Epic 10,000+ EMPLOYEES

## Directions

**From Madison (44.5 Miles):** Take US 151 South to US 18, Exit 47. The property will be on the south side of US 18 across from Land's End.

**From Dubuque (48.2 Miles):** Take US 151 North to WIS 23 North. Take a left on US 18 and the property will be on the south side of US 18 across from Land's End.

> Price

**Total Price:** \$2,500,000

**Price per Acre:** \$16,447





152 ACRES M/L



LISTING  
#15474

PEOPLES COMPANY.com

> Iowa County <