



## Description

Unprecedented opportunity to own one of the most unique recreational farms in the Midwest! Peoples Company is pleased to offer 1,929 continuous acres m/l of southern Wisconsin riverfront land that features native grasses, tree plantings, a private roadway, and multiple potential campsites. With an excellent location just 45 minutes from Madison and two hours from Milwaukee or Chicago, this Rock County, Wisconsin farm is a hunter's paradise and an outdoor aficionado's dream.

The property offers something for every type of recreational enthusiast with the Sugar River flowing along the northern edge creating fishing and kayaking opportunities. Over 185 acres of thick mature timber and 93 acres m/l of newer tree plantings create an excellent hiking and wildlife habitat. A mixture of bottomland and upland grass seeding which include Switchgrass, Big Blue Stem, and Little Blue Stem make this an attractive home to a multitude of animal species from whitetail deer and upland birds to Mallard ducks.

With the exception of a roadway and potential camping/building sites, the entire property is enrolled into a permanent EWPP easement creating ongoing wildlife habitat with

waterways and duck ponds throughout producing ample water for native animals. Of the portion excluded from the EWPP easement, there are three potential camping sites with electricity, and a 9.5-acre m/l building site featuring a utility building and an old quarry that overlooks the entire property producing beautiful sunset views.

The roadway that meanders through the property and leads from West Douglas Road to the 9.5-acre m/l upland building site in the southeast corner of the property has buried electricity and leads to two one-acre m/l and one 1/2-acre m/l areas that could be developed into multiple campsites. The combination of this road and several trails create an excellent setting for side-by-side touring.

This amazing property is located just south of Brodhead, Wisconsin along the Illinois border in Sections 28, 29, 32, 33, and 34 of Avon Township, Rock County, Wisconsin with road frontage along State Line Road, South Nelson Road, South Hopkins Road, and West Douglas Road. There will likely not be anything like this farm available in the Midwest for years to come, don't miss this chance!

**PRICE**  
\$4,918,950

**PRICE PER ACRE**  
\$2,550

**NET TAXES**  
19901.00



## Improvements

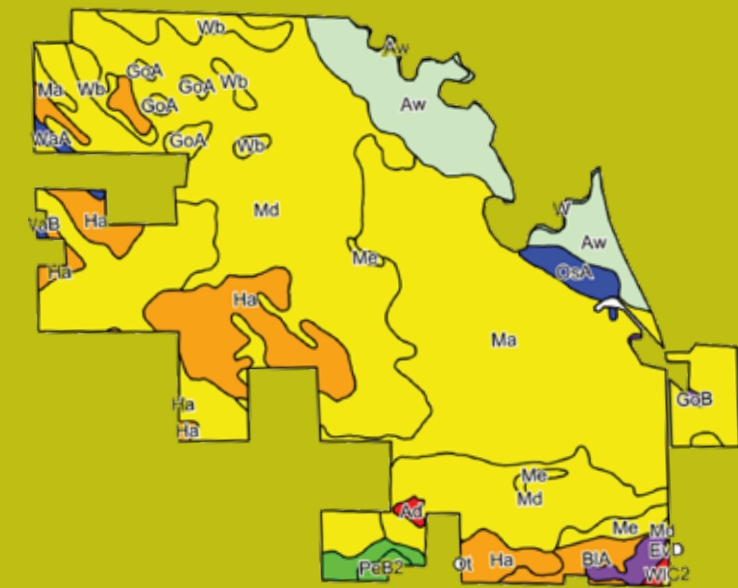
- Utility shed with electricity to the site.
- Buried electricity to all potential campsites throughout the property.
- Raised roadway throughout the property.

## Directions

From Brodhead: Travel south on County Road T for 7.5 miles to State Line Road. Travel east on State Line Road for 3.35 miles to the south entrance to the property. The farm also has frontage along South Hopkins Road, West Douglas Road, and South Nelson Road.

## Disclaimer

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| Code | Soil Description  | Acres  | Percent of field | Non-Irr Class *c | *n NCCPI Overall |
|------|---|--------|------------------|------------------|------------------|
| Ma   | Mahalasville silt loam                                  | 712.25 | 36.6%            | IIw              | 52               |
| Md   | Marshan loam  | 681.90 | 35.0%            | IIIw             | 38               |
| Ha   | Hayfield loam   | 180.55 | 9.3%             | IIs              | 67               |
| Aw   | Alluvial land, wet                                      | 157.03 | 8.1%             | VIw              |                  |
| Wb   | Watseka loamy fine sand                                 | 58.13  | 3.0%             | IIIs             | 52               |
| BIA  | Billett sandy loam, 0 to 2 percent slopes               | 25.27  | 1.3%             | IIIs             | 70               |
| Me   | Maumee loamy sand                                       | 23.78  | 1.2%             | IIw              | 50               |
| OsA  | Oshtemo sandy loam, dark variant, 0 to 2 percent slopes | 23.01  | 1.2%             | IIIs             | 77               |





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Listing #15817

*Rock County  
Wisconsin*

**LAND FOR SALE**

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