

ADDITIONAL LAND AVAILABLE

Farmland Available

GRANT COUNTY, WI

210.26
ACRES M/L

ADAM CRIST
Adam.Crist@PeoplesCompany.com
608.482.1229

Mount Ridge Road
Fennimore, WI

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

DESCRIPTION

Peoples Company is pleased to present 210.26 acres m/l of high-quality Grant County, Wisconsin farmland with an estimated 194.83 FSA tillable acres. The farm contains highly productive soil types including over 43% Tama silt loam and Dodgeville silt loam. The current crop lease on this farm expires on December 31, 2022. This farm generates a handsome income of \$350 per tillable acre. The current tenant in place is willing to continue renting. Not very often does a farm of this caliber come to the market. This land would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This farm is located southwest of Fennimore, WI with great access off Mt Ridge Road in sections 35 and 2 of North Lancaster and Mount Ida Township, Grant County, WI.

**194.83
TILLABLE ACRES**

PRICE

\$2,102,600

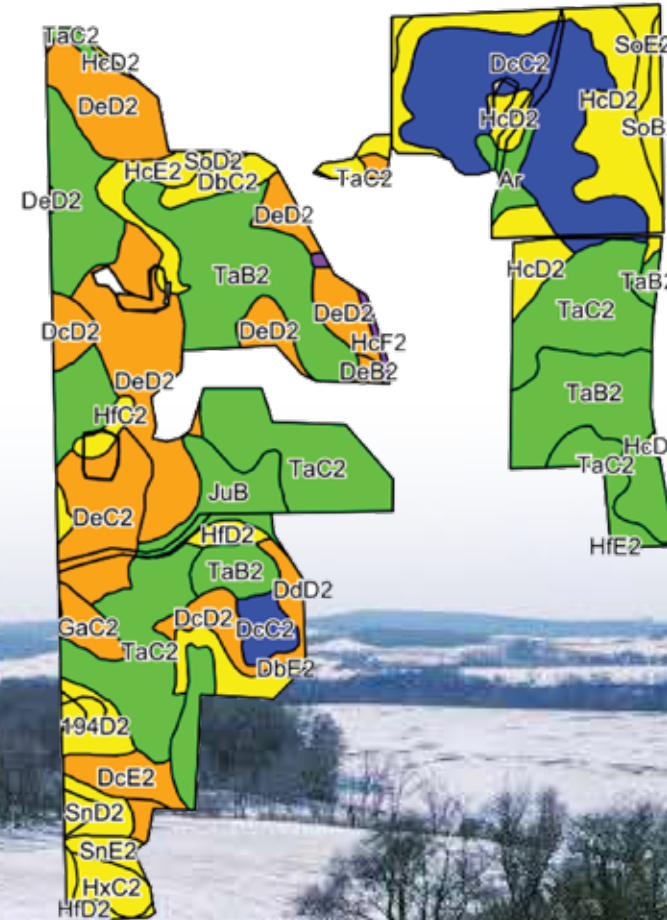
TOTAL ACRES

210.26 m/l



DIRECTIONS

From Fennimore, WI: Take Rogers Hollow Road south for two and a half miles. Turn right onto Mt North Road. The property is at the intersection of Mt North Road and Mt Ridge Road. Look for Peoples Company sign.



Code	Soil Description	Acres	% of Field
TaC2	Tama silt loam	42.07	20.8%
TaB2	Tama silt loam	34.70	17.1%
DeD2	Dodgeville soils	26.33	13.0%
DcC2	Dodgeville soils	23.03	11.4%
HcD2	Hesch fine sandy loam	17.54	8.7%
DeC2	Dodgeville soils, deep	9.38	4.6%
JuB	Judson silt loam	8.17	4.0%
DcD2	Dodgeville silt loam	6.24	3.1%
HcE2	Hesch fine sandy loam	3.52	1.7%
DcE2	Dodgeville silt loam	3.39	1.7%
HfD2	Hixton fine sandy loam	2.94	1.5%
DbE2	Dodgeville silt loam	2.87	1.4%
DbC2	Dodgeville silt loam	2.78	1.4%
194D2	Newglarus silt loam	2.62	1.3%
HxC2	Hixton loam	2.52	1.2%
SnD2	Sogn loam	2.41	1.2%
GaC2	Gale silt loam	2.13	1.1%
Ar	Arenzville silt loam	1.96	1.0%
SoB2	Sogn silt loam	1.93	1.0%
SoE2	Sogn silt loam	1.75	0.9%
SnE2	Sogn silt loam	1.47	0.7%
HfC2	Hixton fine sandy loam	1.15	0.6%

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207 High Street
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Listing #16000

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