

LAND AVAILABLE

ROCK COUNTY, WISCONSIN

120

ACRES M/L

Presented By



ADAM CRIST

608.482.1229

Adam.Crist@PeoplesCompany.com

LAND AVAILABLE

ROCK COUNTY, WISCONSIN

14649 W BELOIT NEWARK ROAD
BRODHEAD, WI 53520

PRICE \$849,900

PRICE PER ACRE \$7,083



Peoples Company is pleased to present 120 acres m/l in Rock County, Wisconsin. Located five miles south of Brodhead, Wisconsin, and just one mile east of the Green/Rock County line. This property offers recreational opportunities, future building sites, and a strong ROI through the Conservation Reserve Program (CRP) and farm income generated from the row crop lease. A large pole shed, and an oversized two-car garage are conveniently located in the valley of the property. The building site has electricity and a well.

Currently, the property has 33.50 acres enrolled in the Conservation Reserve Program (CRP) with an annual payment of \$5,123 (\$153.82 Per Acre). The CRP contract expires on September 30, 2023. The current row crop lease of 55 acres m/l has been terminated and will be open for the 2022 growing season. The primary soil types are Dickman loam and Edmund Loam.

This farm is located south of Brodhead in section 16 of Avon Township in Rock County, Wisconsin.

PeoplesCompany.com

Listing #16006

Code	Soil Description	Acres	% of Field	NCCPI	Legend
DcA	Dickman sandy loam	30.45	36.4%	70	Orange
EdB2	Edmund loam	12.28	14.7%	41	Yellow
EdC2	Edmund loam	11.16	13.3%	39	Light Yellow
EvD	Eleva sandy loam	10.60	12.7%	43	Light Orange
DcC2	Dickman sandy loam	5.35	6.4%	65	Dark Orange
OoB	Oshtemo sandy loam	4.50	5.4%	70	Light Orange
WeB	Westville sandy loam	3.46	4.1%	76	Blue
SoD	Sogn loam	3.13	3.7%	35	Purple
Weighted Average				56	



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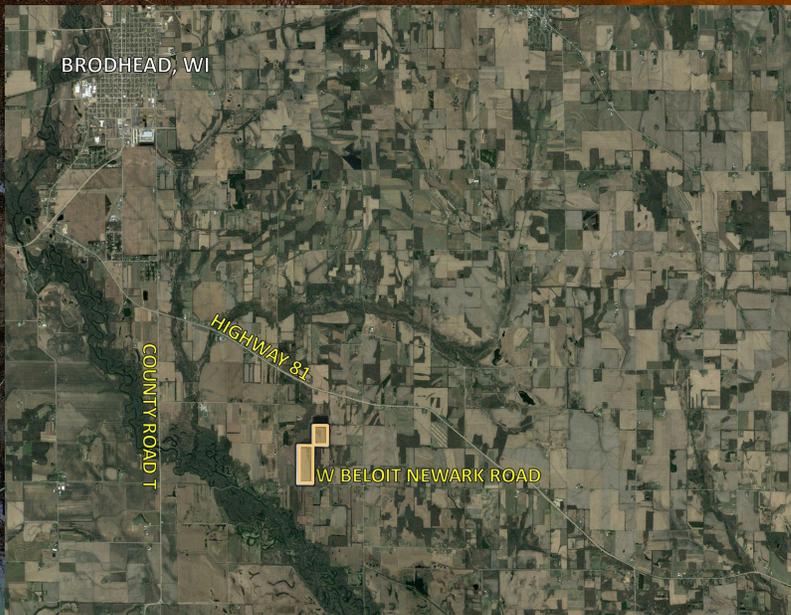
207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #16006

LAND AVAILABLE

120 ACRES M/L IN ROCK COUNTY



DIRECTIONS

From Brodhead, Wisconsin: Travel west on Highway 11 for one mile. Turn left on Highway 81, travel four miles. Turn right on to S Avon Store Road. Turn Left on to W Beloit Newark Road. Travel one mile and look for the Peoples Company sign