

LISTING# 16050

ADAM CRIST | 608.482.1229 | ADAM.CRIST@PEOPLES COMPANY.COM



45.61 Acres

LAND AVAILABLE

Lafayette County, Wisconsin



About the Property

Pleased to present 45.61 acres in Lafayette County, Wisconsin, located five miles west of Argyle, Wisconsin. The tract consists of 45.61 surveyed acres with 7.26 acres m/l tillable. This property and the surrounding neighboring land have been known for Trophy Whitetail. There are multiple building sites with easy driveway access off of Apple Branch Road. This is a rare opportunity to own small acreage with huge potential. This farm would be a great add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio.

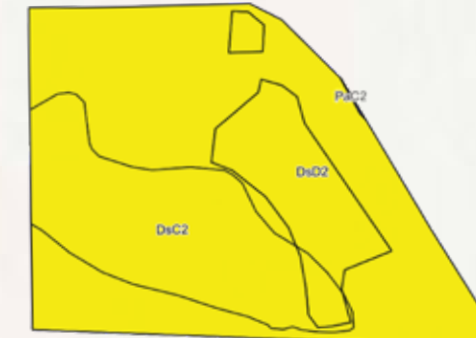


APPLE BRANCH ROAD | ARGYLE, 53504



TOTAL SOILS MAP

| Code | Soil Description | Acres | % of Field | Non-Irr Class c* | NCCPI Overall n* |
|------------------|---------------------|-------|------------|------------------|------------------|
| DsD2 | Newglarus silt loam | 32.17 | 69.8% | IVe | 50 |
| DsC2 | Newglarus silt loam | 13.90 | 30.2 | IIIe | 54 |
| Weighted Average | | | | 3.7 | n* 51.2 |

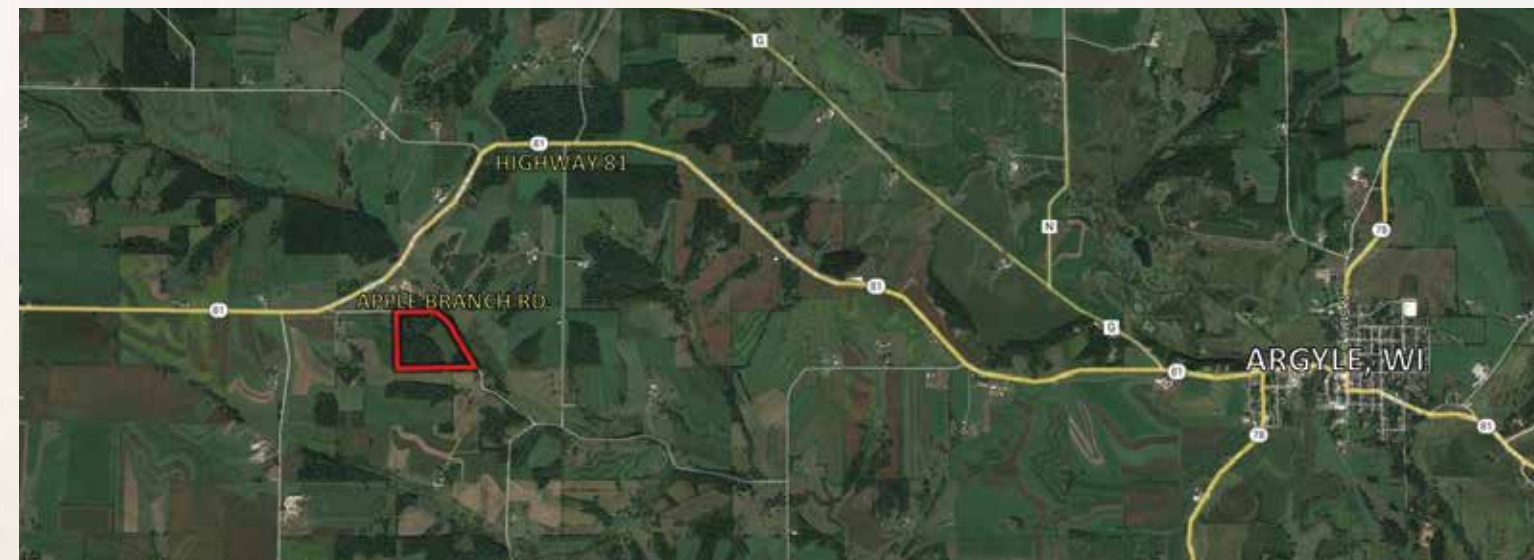


Directions

From Argyle Wisconsin: Travel West on Highway 81 for five and a half miles, Turn left onto Apple Branch Road.



ACRES: 45.61 | PRICE: \$319,990



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207 High Street
Mineral Point, WI 53565

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