

# LAND AVAILABLE

LISTING #16125

PRICE: \$787,304

ROCK COUNTY, WISCONSIN

# 115.78 ACRES M/L

Peoples Company is pleased to present 115.78 acres m/l of high-quality Rock County, Wisconsin farmland. This farm is over 93% tillable with 107.85 acres m/l of FSA-certified tillable acres. The farm contains highly productive soil types including Westville loam and Brookston loam. The current row crop lease runs through the 2023 growing season and generates nearly \$20,000 yearly. This farm has great access off of South Olson Road and West Cleophas Road. With long straight rows and rich soils, this farm would make for a great addition to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.

This farm is located in Section 16 of Newark Township in Rock County, Wisconsin.

## DIRECTIONS

From Beloit, Wisconsin: Travel West on STH 81 for just over 8 miles, turn right onto S Olson Road, and travel 2 miles to W Cleophas Road, take a left turn at the intersection and the farm will be on your left. Look for the Peoples Company sign.



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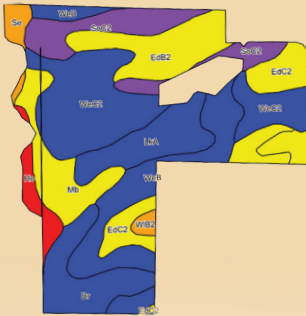




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## PROPERTY ADDRESS

W CLEOPHAS ROAD  
BELOIT , WI 53511



Code	Soil Description	Acres	% of field	Legend	NCCPI
WeC2	Westville sandy loam	20.86	21.4%		71
WeB	Westville sandy loam	14.83	15.2%		76
EdB2	Edmund loam	11.62	11.9%		41
SoC2	Sogn loam	10.03	10.3%		30
EdC2	Edmund loam	9.19	9.4%		39
Br	Brookston silt loam	8.85	9.1%		78
LkA	Locke loam	8.46	8.7%		77
Mb	Mahalasville silt loam	7.98	8.2%		52
Ho	Houghton muck	2.86	2.9%		11
Se	Sebewa silt loam	1.88	1.9%		67
Weighted Average					58.7

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