



Land Available

Listing #16151



Adam Crist | 608.482.1229 | Adam.Crist@PeoplesCompany.com

224.81 Acres M/L in Iowa County

Peoples Company is pleased to present 224.81 acres m/l in Iowa County, Wisconsin. Located just three miles west of the highly sought-after Governor Dodge State Park. Governor Dodge is home to over 5,279 acres of public hunting with more than 40 miles of trails to hike. This farm has a little something for everyone with high-quality tillable farmland, beautiful pasture, loads of recreational land, and multiple building sites that offer a 360-degree view of the property.

This farm has great access along three sides of the property which allows the farm to be hunted in multiple wind directions. Ample food sources, mature blocks of hardwoods, Dickinson Creek, and additional spring-fed creeks provide resources to support a strong population of turkey, pheasants, and whitetail deer. Throughout the property, there are several heavily timbered draws creating pinch points for exceptional bowhunting. The northern ridge provides 360-degree views of the property that could offer an exceptional building site or tower stand to overlook the property. Overall this tract presents exceptional hunting opportunities for the avid outdoorsman, close proximity to record Boone and Crockett whitetail populations.

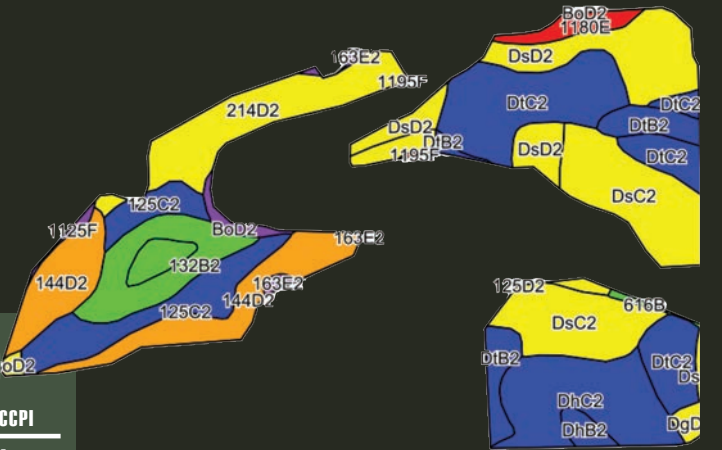
The farm consists of 224.81 total acres m/l with approximately 109.32 FSA cropland acres carrying a NCCPI value of 64.50. Primary soil types are Newglarus silt loam and Palsgrove silt loam. The farm is currently rented for the 2022 growing season and generates a handsome income of nearly \$30,000 annually. Land rarely trades hands in this tightly held area of Iowa County. This land would make for a great add-on unit to an existing farm operation or a premium investment-grade land purchase.

Directions

From Dodgeville, travel North on State Highway 23 for roughly 5.5 miles. Turn left onto State Highway 130 for about 2 miles, and turn left onto County Road M and travel 0.5 miles. The property will be on your right on the West side of County Road M. Look for the Peoples Company sign.



County Road M Dodgeville, WI 53533



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
DsC2	Newglarus silt loam	18.16	16.6%	Yellow	54
DtC2	Palsgrove silt loam	17.16	15.7%	Blue	74
DsD2	Newglarus silt loam	12.46	11.4%	Yellow	50
144D2	Newglarus silt loam	12.18	11.1%	Orange	61
DhC2	Dodgeville silt loam	10.56	9.7%	Blue	76
214D2	Gale silt loam	9.91	9.1%	Yellow	58
125C2	Popin silt loam	9.42	8.6%	Blue	80
132B2	Brinkman silt loam	6.66	6.1%	Green	85
DtB2	Palsgrove silt loam	4.75	4.3%	Blue	76
1180E	Newglarus-Dumbarton	1.85	1.7%	Red	12
FaA	Fayette silt loam	1.58	1.4%	Green	89
DhB2	Dodgeville silt loam	1.10	1.0%	Blue	78
BoD2	Boone fine sand	0.94	0.8%	Purple	29
DgD2	Dodgeville silt loam	0.81	0.7%	Yellow	53
163E2	Elbaville silt loam	0.64	0.6%	Purple	17
1125F	Dorerton, very stony-Elbaville complex	0.36	0.3%	Purple	14
SoD2	Sogn and Dodgeville silt loams	0.36	0.3%	Yellow	42
616B	Chaseburg silt loam	0.31	0.3%	Green	85
1195F	Elk mound-Northfield complex	0.11	0.1%	Red	10

Weighted Average: 64.5



Price
\$1,800,000
Net Taxes
\$510.00

Adam Crist | 608.482.1229 | Adam.Crist@PeoplesCompany.com



Listing #16151



Adam Crist | 608.482.1229 | Adam.Crist@PeoplesCompany.com

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.