



LAFAYETTE COUNTY

409.46 Acres M/L

LAND AVAILABLE

Adam Crist

608.482.1229

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Listing #16168



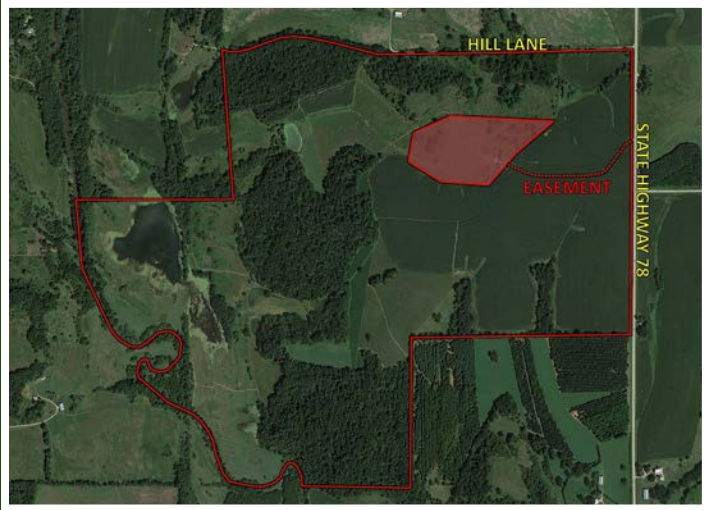
PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

About the Land

Peoples Company is pleased to present 409.46 acres m/l in Lafayette County, Wisconsin. This is truly a unique recreational farm in southwest Wisconsin. This farm has a little something for everyone with high-quality tillable farmland, multiple ponds, loads of recreational land, over one mile of Pecatonica River frontage, and multiple building sites that offer a 360-degree view of the property. Recreational properties of this magnitude don't hit the market very often.

This farm has been heavily managed for over 15 years and has produced multiple Boone and Crockett Whitetails over the years. With ample food sources, mature blocks of hardwoods, Pecatonica River, and multiple ponds providing ample water sources to support a strong population of turkey, pheasants, and whitetail deer. There are multiple heavily timbered draws that create great pinch points throughout the property that would make for exceptional bowhunting spots. There are over 20 acres of strategically placed food plots throughout the property. This property also features multiple access points from the north and east allowing you to remain undetected as you enter your stand location. This tract presents exceptional hunting opportunities for the avid outdoorsman and whitetail hunter, as this area of the state is known for producing record Boone and Crockett whitetails.

The farm consists of 409.46 total acres m/l with 146.37 FSA cropland acres carrying a NCCPI value of 61.50 with the primary soil types being Mifflin silt loam and Newglarus silt loam. Only 105 acres of the 146.37 FSA cropland acres are being farmed. The remaining 41 acres m/l are made of Native Grasses and multiple food plots throughout the property. None of the property is enrolled in any Government Programs. The farm is currently rented for the 2022 growing season and generates a handsome income of nearly \$29,000 annually. Land rarely trades hands in this tightly held area of Lafayette County. This land would make for a great add-on unit to an existing farm operation or a premium investment-grade land purchase.



For more information visit PeoplesCompany.com | Listing #16168
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Directions

From Blanchardville, head South on State Highway 78 for roughly 5 miles. The property will be on your right. Look for the Peoples Company sign.

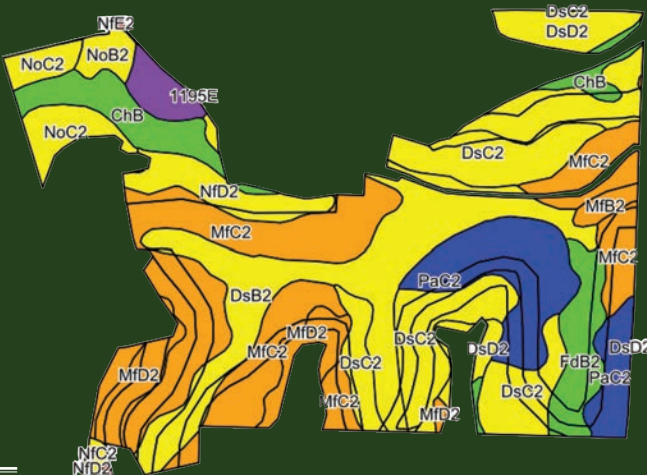


Price
\$2,866,220
Net Taxes
\$7,919.13

Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
MfC2	Mifflin soils	34.32	23.8%		68
DsB2	Newglarus silt loam	23.51	16.3%		56
DsC2	Newglarus silt loam	22.62	15.7%		54
PaC2	Palsgrove silt loam	14.80	10.3%		74
DsD2	Newglarus silt loam	11.26	7.8%		50
ChB	Chaseburg silt loam	7.96	5.5%		85
MfD2	Mifflin soils	6.14	4.3%		62
FdB2	Fayette silt loam	6.00	4.2%		86
NfD2	Northfield loam	5.54	3.8%		49
NoC2	Northfield sandy loam	5.33	3.7%		43
BoD2	Boone fine sand	2.72	1.9%		18
NoB2	Northfield sandy loam	1.97	1.4%		44
MfB2	Mifflin soils	1.24	0.9%		68
NfC2	Northfield loam	0.39	0.3%		53
FeC2	Fayette silt loam	0.25	0.2%		85
NfE2	Northfield loam	0.12	0.1%		12
NoE2	Northfield sandy loam	0.08	0.1%		10

Weighted Average: 61.5



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