

LAND FOR SALE

LISTING #16281

120 ACRES M/L
ROCK COUNTY, WI



ALAN MCNEIL

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YEGGEMCNEILLAND.COM

Yeggemcneilland.com
PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Southeast 1/4 of the Northeast 1/4 and East 1/2 of the Southeast 1/4 in Section 32 of the Avon Township, Rock County, Wisconsin.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to offer 120 acres m/l of level, high-quality, farmland in Rock County, Wisconsin. This farm is conveniently located right on the Wisconsin/ Illinois border in Section 32 of Avon Township and within the Darlington Community School District. The property offers a suitable building site for nearly all home types and would also accommodate livestock and hobby farm activities. There are approximately 120 acres currently in row crop production carrying a NCCPI of 56.8. Primary soil types include Mahalasville silt loam and Elburn silt loam with slopes ranging from 0 to 3 percent. This property has a short 8-minute commute to the town of Avon which boasts opportunities for many buyers.

LEASE/FSA INFORMATION:

Open for the 2023 crop year.

Goelitz, 120 Acres M/L, Rock County, WI

TOTAL ACRES:	120
PRICE:	\$960,000
Price Per Acre:	\$8,000
Owner:	Goelitz
Operator:	
County & State:	Rock Co., WI
Location:	3 miles South of Avon, WI
Possession Date:	As agreed
Drainage Info:	Naturel
Average Productivity:	56.8 NCCPI
Taxable Acres:	120
Net RE Taxes:	\$604
Taxes Payable In:	2021-2022
Topography:	Level

TO CONTACT LISTING AGENT:

Call: **Alan McNeil**
 Cell: 563.321-1125
 Office: 563.659.8185
 Alan@PeoplesCompany.com

Yeggemcneilland.com

F.S.A. INFORMATION:

Farmland:	122.35
Crop Acres:	118.42
Effective DCP Cropland	
CRP Acres:	
Corn Base:	83.9
Corn Yield:	141
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	120
Tillable Acres:	118.42
CRP Acres:	
Farmstead:	
Roads:	.33
Waste & Waterways:	1.25
Timber:	
Pasture:	

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PeoplesCompany.com
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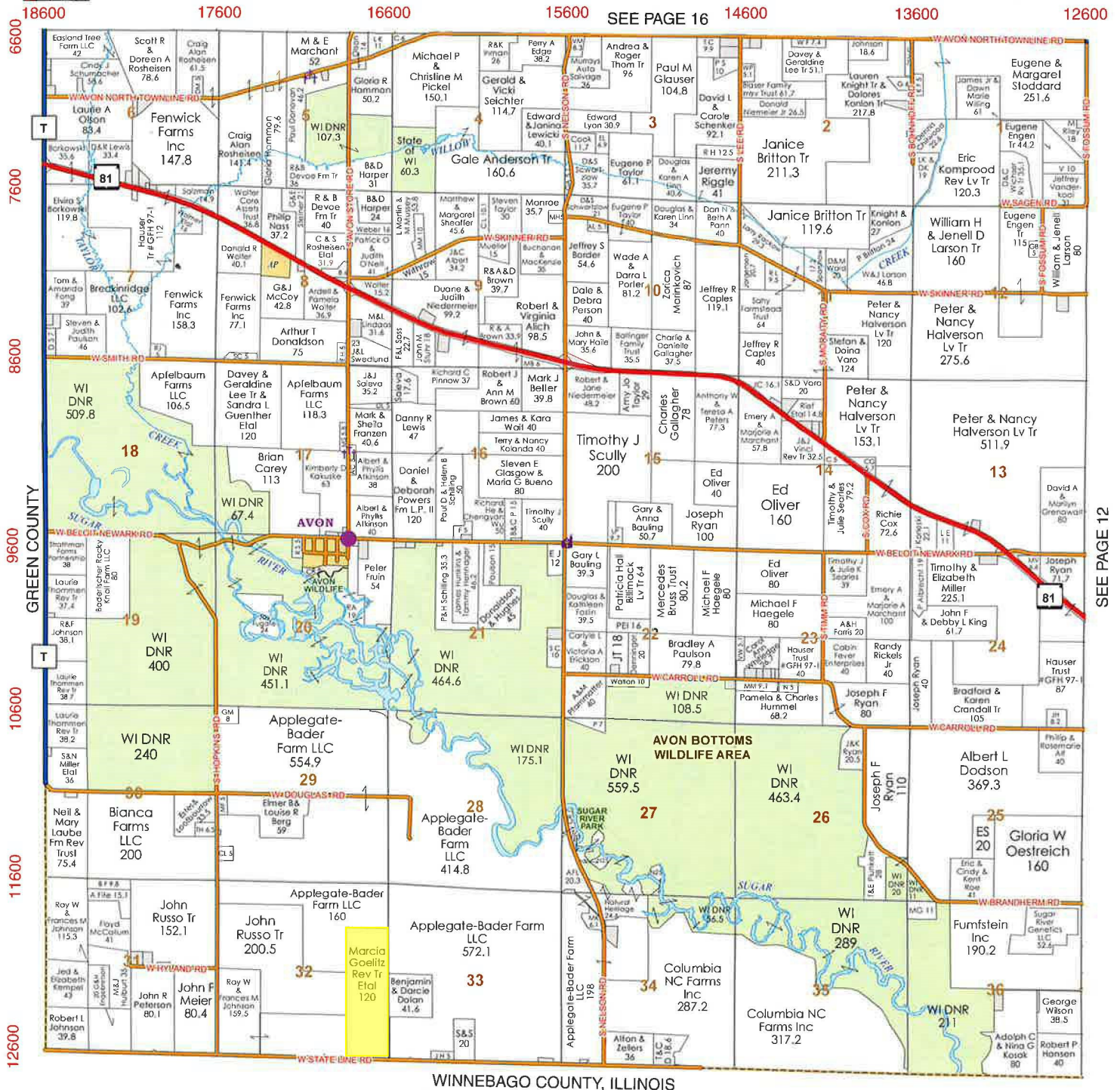
700 6th Ave
 DeWitt, Iowa 52742



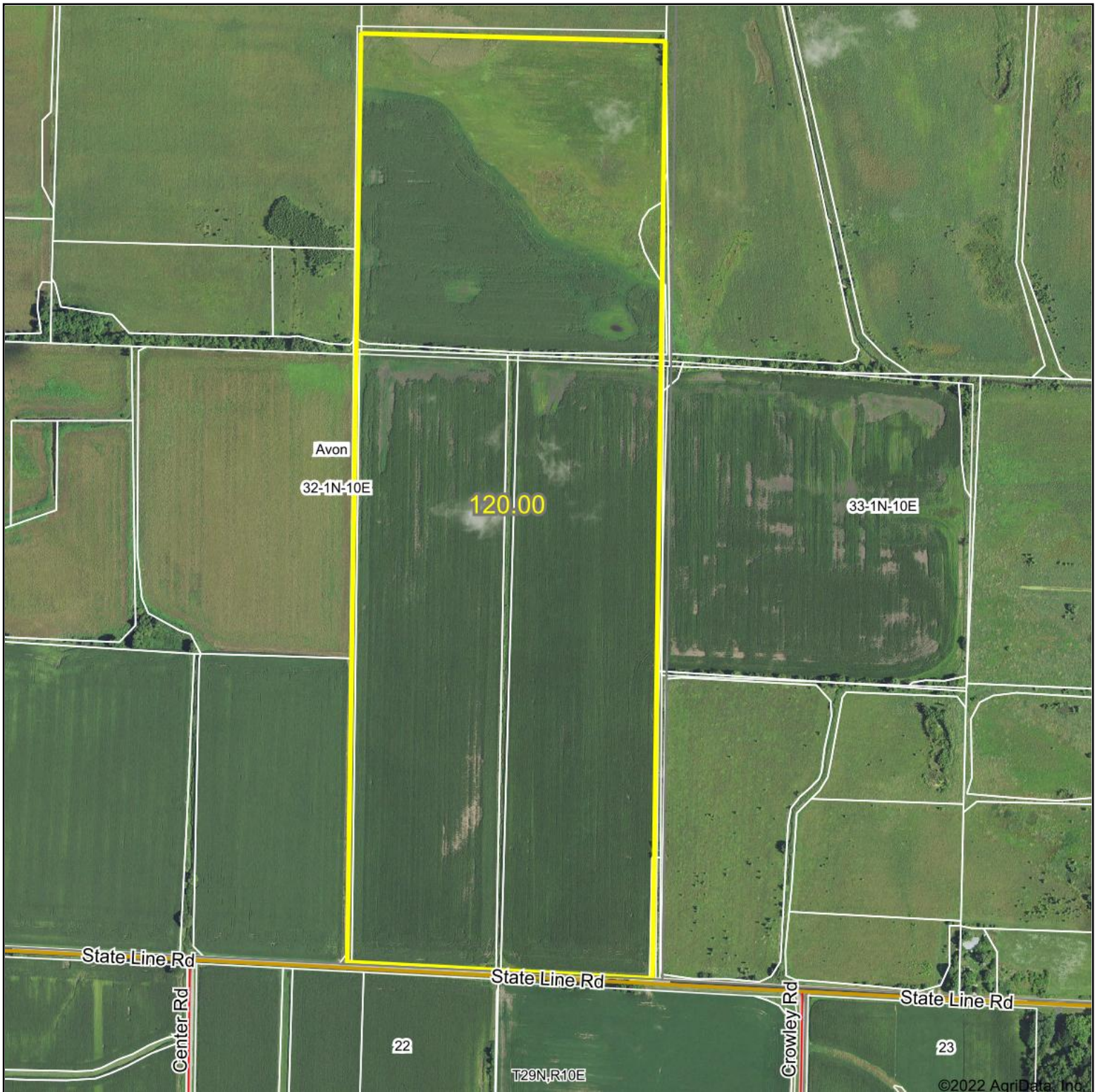
Avon

Township 1N - Range 10E

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Aerial Map- Rock County



Map Center: 42° 30' 16.46, -89° 19' 42.66

0ft 667ft 1333ft

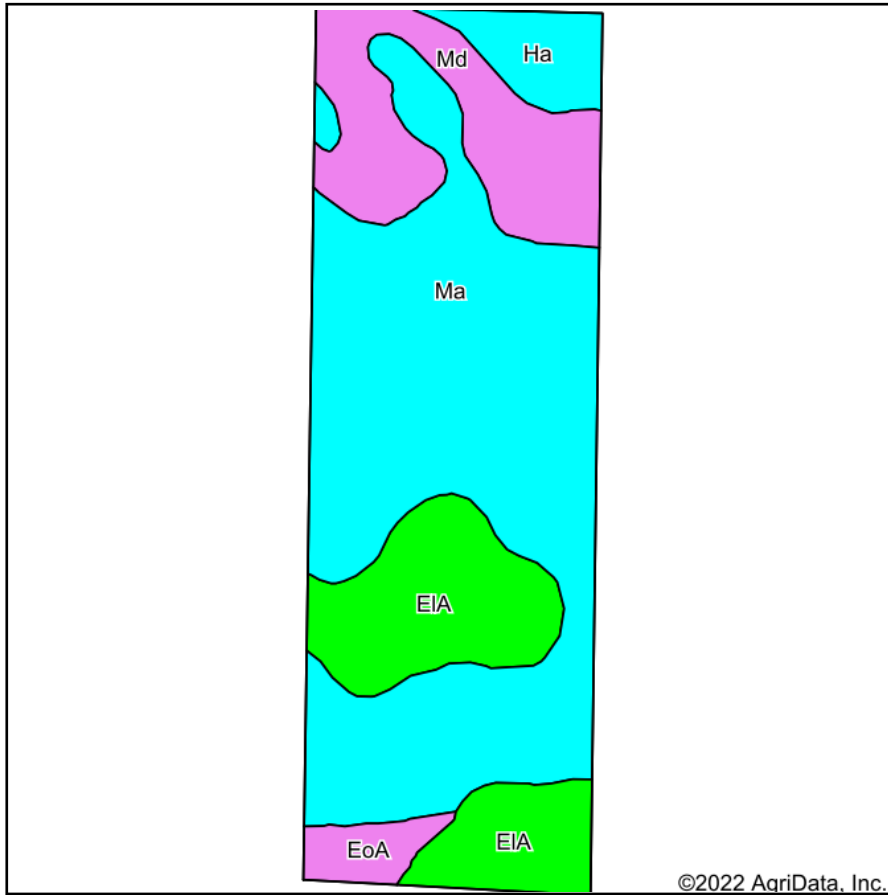
32-1N-10E
Rock County
Wisconsin



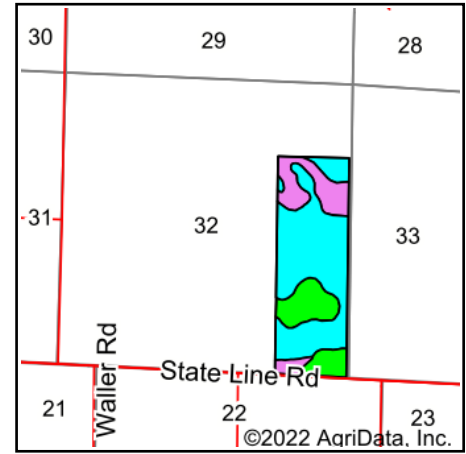
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Rock County



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Rock**
 Location: **32-1N-10E**
 Township: **Avon**
 Acres: **120**
 Date: **6/28/2022**

PC PEOPLES
 COMPANY
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Maps Provided By:

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Area Symbol: WI105, Soil Area Version: 19

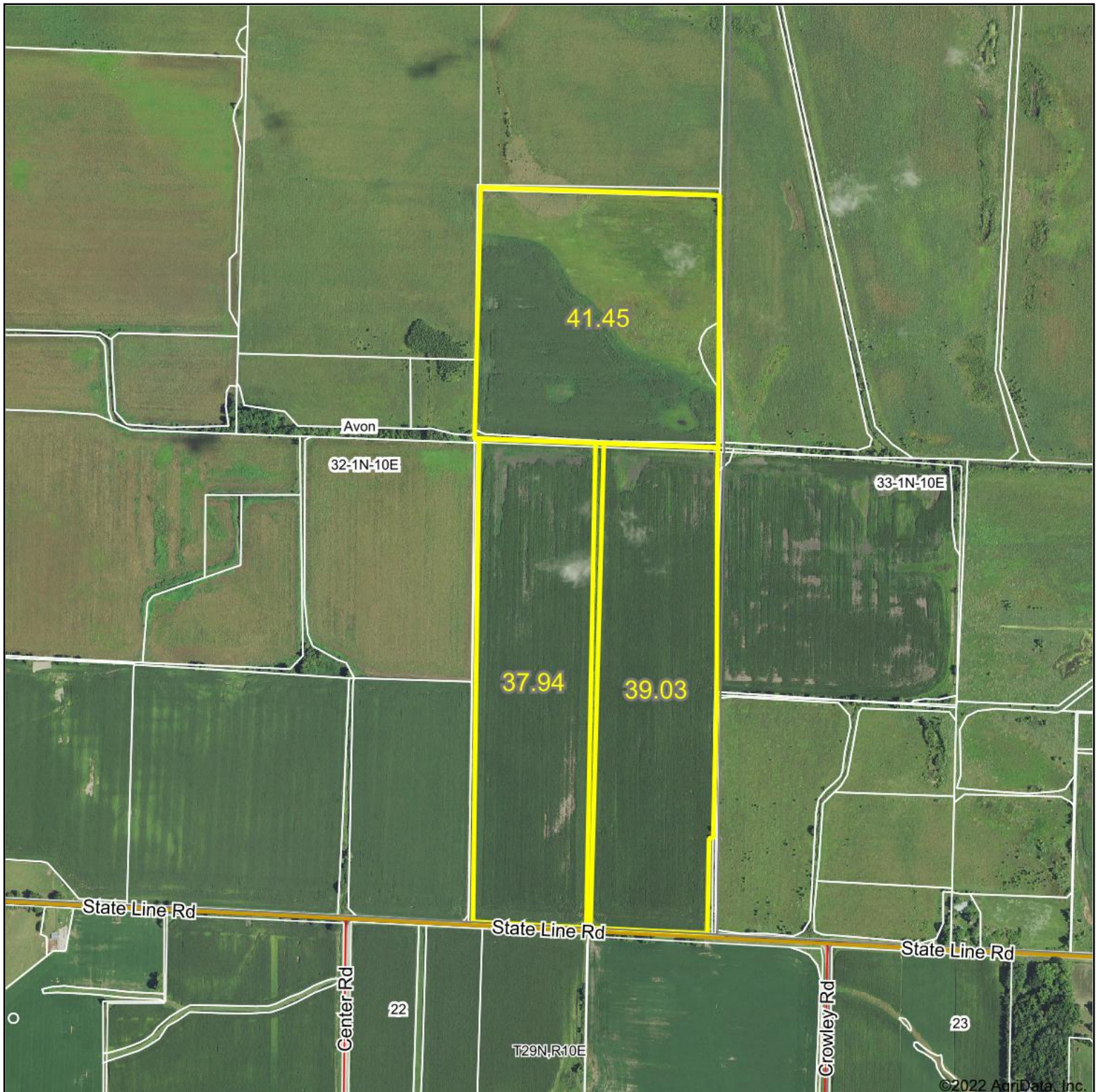
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
Ma	Mahalasville silt loam	67.80	56.5%		IIw	135		45	51
EIA	Elburn silt loam, 0 to 3 percent slopes	23.75	19.8%		Iw	160	81	53	83
Md	Marshan loam	18.82	15.7%		IIIw	110		36	38
Ha	Hayfield loam	6.21	5.2%		IIs	90	75	30	68
EoA	Elburn silt loam, overwash, 0 to 3 percent slopes	3.42	2.8%		IIIw	160	80	53	79
Weighted Average					1.99	134.4	22.2	44.6	*n 57

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



Map Center: 42° 30' 18.87, -89° 19' 48.46

0ft 848ft 1696ft

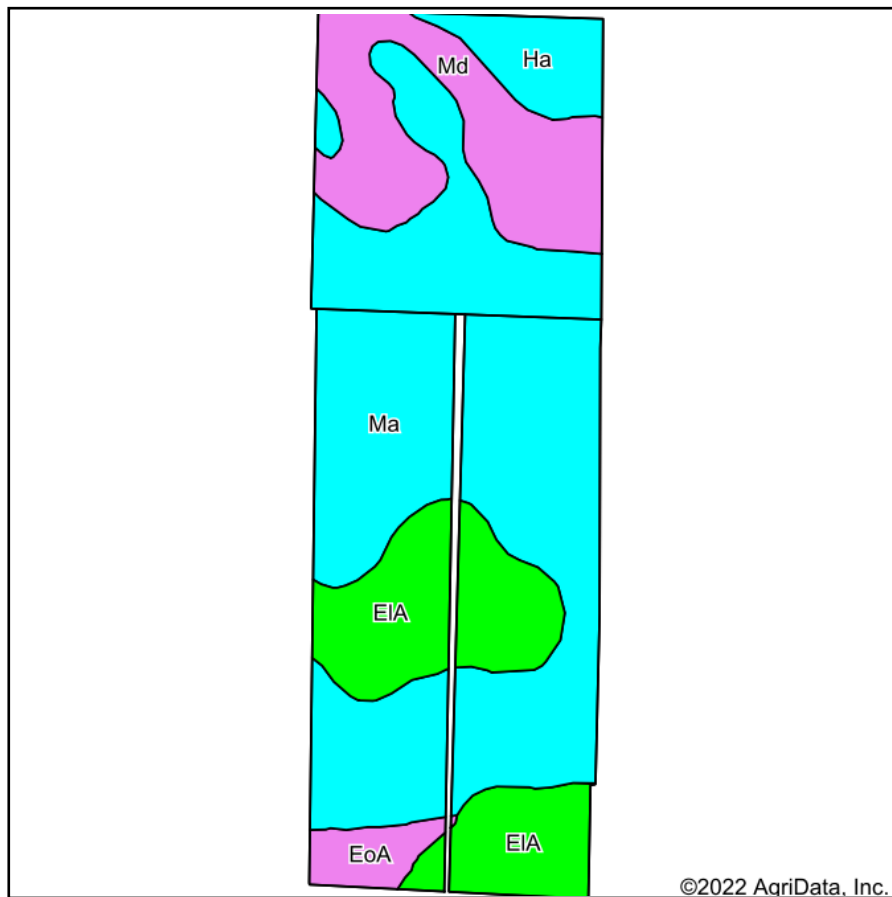
32-1N-10E
Rock County
Wisconsin



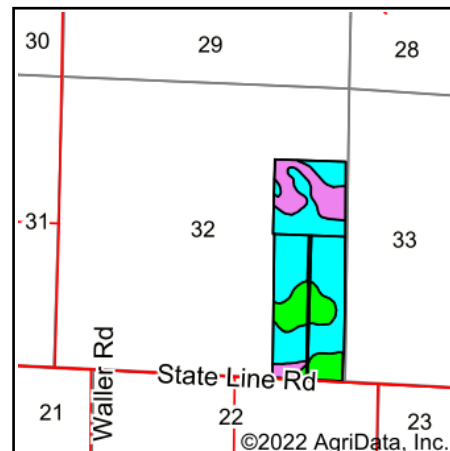
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Rock**
 Location: **32-1N-10E**
 Township: **Avon**
 Acres: **118.42**
 Date: **7/5/2022**



Maps Provided By:



Area Symbol: WI105, Soil Area Version: 19									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
Ma	Mahalasville silt loam	66.75	56.4%		IIw	135		45	51
EIA	Elburn silt loam, 0 to 3 percent slopes	22.83	19.3%		Iw	160	81	53	83
Md	Marshan loam	19.07	16.1%		IIIw	110		36	38
Ha	Hayfield loam	6.44	5.4%		IIIs	90	75	30	68
EoA	Elburn silt loam, overwash, 0 to 3 percent slopes	3.33	2.8%		IIIw	160	80	53	79
Weighted Average					2.00	134	21.9	44.5	*n 56.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Illinois
Winnebago

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4839
Prepared: 6/28/22 12:03 PM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name
Farm Identifier
Not Applicable

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
122.35	118.42	118.42	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	118.42	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	83.9	141	0.00	0
Total Base Acres:		83.9		

Tract Number: 184 Description C1 (1) ROCK CO AVON TWP SEC 32

FSA Physical Location : Rock, WI ANSI Physical Location: Rock, WI

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
122.35	118.42	118.42	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	118.42	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	83.9	141	0.00				
Total Base Acres:	83.9						

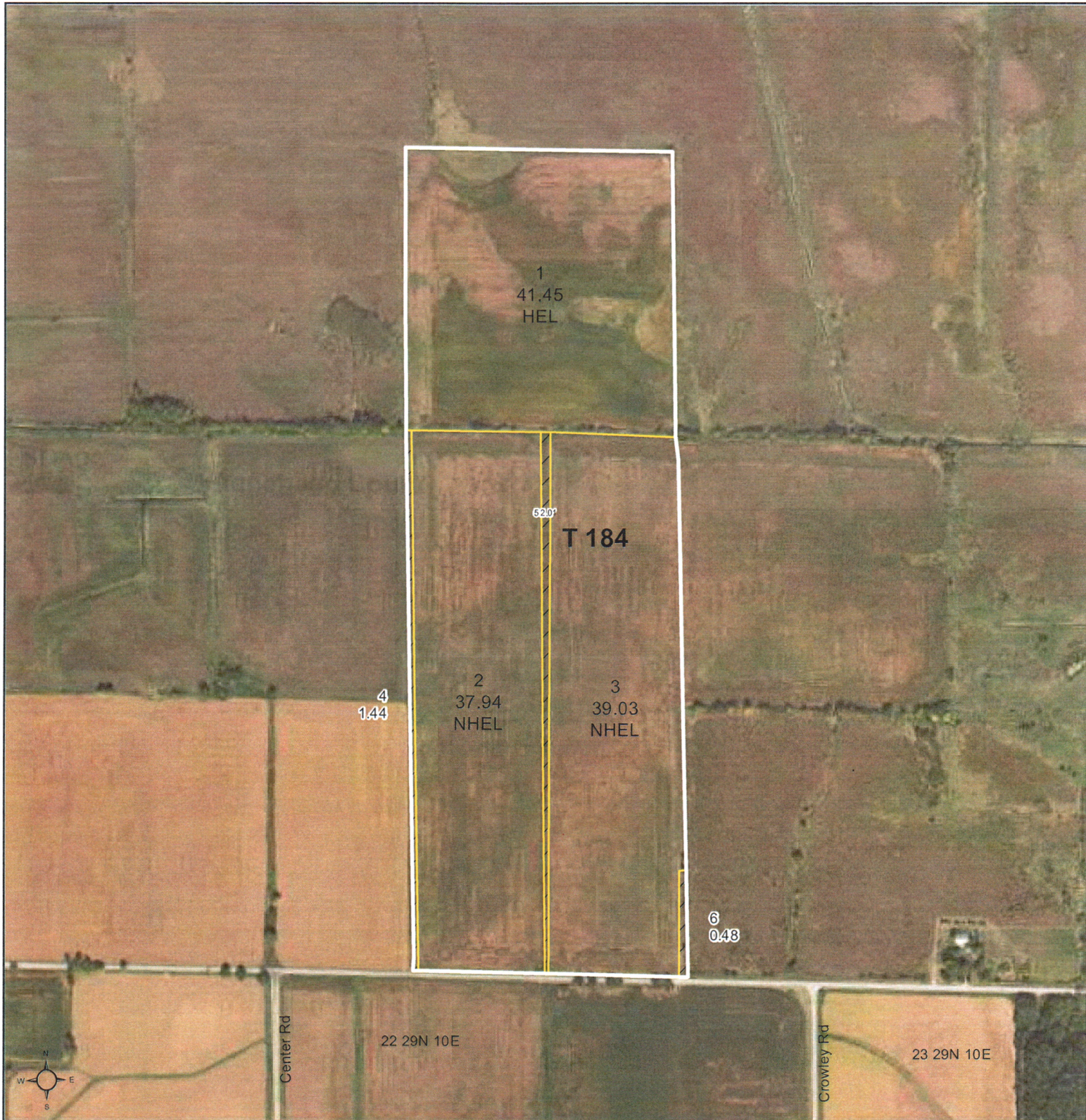
Owners: LAUBE, PAUL D GOELITZ, MARCIA R
 JOHNSON, JUDITH A LAUBE, EUGENE
 LAUBE, BRUCE A

Other Producers:



United States
Department of
Agriculture

Winnebago County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

0 285 570 1,140
Feet

2022 Program Year

Map Created December 13, 2021

Farm 4839
Tract 184

IL201_T184

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 118.42 acres

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ILLINOIS

E. STATE LINE RD.

WISCONSIN

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