

# LAND AVAILABLE

**547 Acres**

*Iowa County*  
WISCONSIN

64.10 NCCPI | 300± FSA ACRES

Listing #16334

ADAM CRIST

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 **PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



## DESCRIPTION

Peoples Company is honored to introduce this exceptional opportunity to own 547.86± acres of highly sought-after Iowa County land. You'll find this masterpiece in the heart of Iowa County just 30 minutes west of Madison, Wisconsin. This property is a complete package with an abundance of opportunities for hunting, fishing, and boasting almost 300± acres of tillable acres.

The farm consists of 547.86± total acres m/l with approximately 300± FSA cropland acres. The tillable soils boast an NCCPI value of 64.10 with the primary soil types being Dodgeville and Judson silt loam. With long straight rows, rich soils, and great hard-surfaced road access off W Brigham and County Road T, this farm would make for a great add-on to an existing farming operation. This farm is truly an incredible income producing farm with the potential to bring in over \$133,000 of income annually. The current row crop lease expires once this year's crop is harvested.

The home and multiple outbuildings are perfectly situated overlooking the northern portion of the farm. The upper level of the ranch style home features two bedrooms, one full bath, bonus flex room, and an oversized two car attached garage. The lower level has an open floor plan to entertain guests along with one bedroom and a full bath. The largest of the outbuildings is a massive 66'X160' pole shed. The shed has two large, oversized openings on both sides and 16' side walls to accommodate today's large machinery. The other outbuildings include a 20'X30' two car garage, 20'X40' storage shed, and a large 40'X40' mixed use storage shed.

This area of Iowa County is well known for Boone & Crockett class whitetails. The 547.86± acres provide endless opportunities to grow, hold and harvest trophy class whitetail. The ample food sources from the tillable farmland acres provide great vegetation in the spring and fall months. There are multiple mature blocks of hardwoods, vast rows of pine trees, and heavily timbered draws throughout the property creating incredible bedding areas and multiple great pinch points that would make for exceptional bowhunting spots. There are also numerous places to erect an elevated tower stand to overlook the rolling hillsides and deep valleys. The layout of the property allows for some of the best access you can ask for no matter the wind direction.

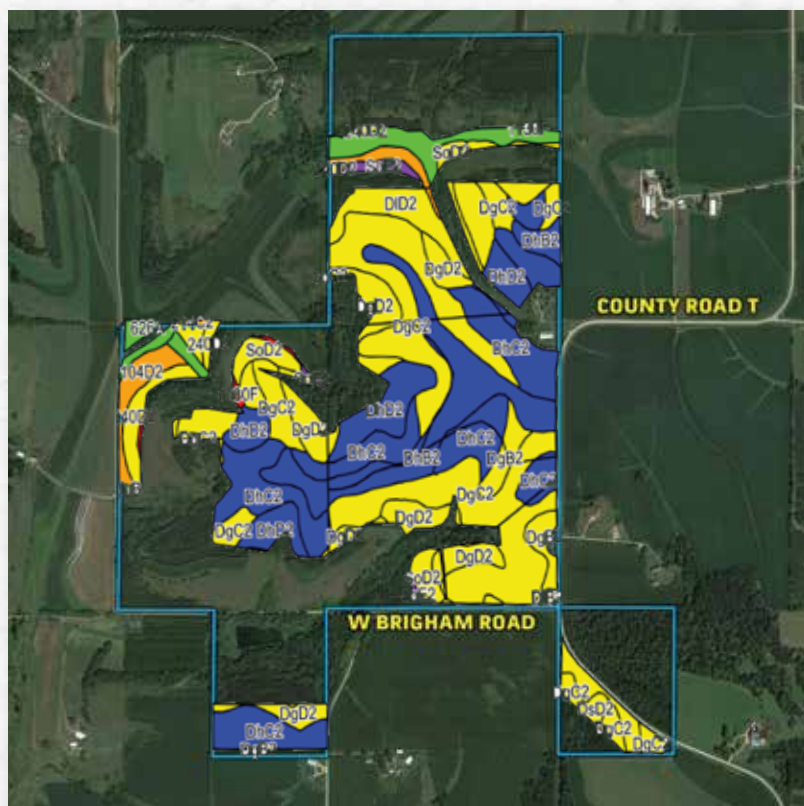
The entire 547.86± acres are enrolled in a perpetual conservation easement by the Driftless Area Land Conservancy, INC., a Wisconsin non-profit organization. The property lies within the Military Ridge Prairie Heritage Area (MRPHA) and is identified as an area of statewide and regional conservation significance because it represents the best opportunities in the Upper Midwest to protect prairie communities and area-sensitive grasslands species, such as migratory grassland birds. Contact agent for further information.




















Whether you're looking for an add on to an existing farm operation, premier hunting destination, investment property, or that forever place to call home, consider yourself lucky as real estate of this stature rarely reaches the market.



**547 ACRES M/L**





Code	Soil Description	Acres	% of field	NonIrr Class	NCCPI Overall
DgC2	Dodgeville silt loam	74.93	25.2%	IIIe	56 
DhC2	Dodgeville silt loam	58.43	19.7%	IIIe	76 
DgD2	Dodgeville silt loam	39.25	13.2%	IVe	53 
DhB2	Dodgeville silt loam	32.36	10.9%	IIe	78 
DhD2	Dodgeville silt loam	23.11	7.8%	IVe	71 
DgB2	Dodgeville silt loam	12.18	4.1%	IIe	57 
DID2	Dodgeville silt loam	10.19	3.4%	IVe	51 
JuB	Judson silt loam	10.15	3.4%	IIe	89 
104D2	Lindstrom silt loam	8.70	2.9%	IVe	70 
SoD2	Sogn and Dodgeville silt loams	8.51	2.9%	VIIIs	42 
240D2	Hesch loam	6.75	2.3%	IVe	54 
626A	Arenzville silt loam	3.05	1.0%	IIw	88 
SoE2	Sogn and Dodgeville silt loams	2.54	0.9%	VIIIs	33 
214D2	Gale silt loam	1.58	0.5%	IVe	58 
JuC	Judson silt loam	1.48	0.5%	IIIe	88 
DsD2	Newglarus silt loam	1.41	0.5%	IVe	50 
1130F	LacrescentDunbarton complex	1.38	0.5%	VIIIs	12 
DIB2	Dodgeville silt loam	0.67	0.2%	IIIIs	55 
214C2	Gale silt loam	0.36	0.1%	IIIe	64 

Weighted Average: 3.28

\*n 64.1





## DIRECTIONS

### FROM MADISON, WISCONSIN:

Travel South on U.S. Highway 18/151 for 30.2 miles. Turn left onto County Road T and travel two miles to address 3600 County Road T.

**FROM DUBUQUE, IOWA:** Travel North on U.S. Highway 151 for 58.3 miles. Turn right onto County Road T and travel two miles to address 3600 County Road T.



Scan the QR  
code to view this  
listing online.

*Iowa County*  
WISCONSIN





## LEGAL DESCRIPTION

SE1/4 OF Section 18, Township 6 North, 5. East, Iowa County, Wisconsin and N1/2; NE1/4 SW1/4; Part Of The NE1/4 SE1/4 Of Section 19, Township 6 North, 5. East, Iowa County, Wisconsin And Part Of NW1/4 NW1/4; NW1/4 SW1/4 OF Section 20, Township 6 North, 5. East, Iowa County, Wisconsin. \*\*Exact legal to be taken from the Title Commitment.\*\*

**SIGN ON PROPERTY:** Yes

**MLS NUMBER:** 1940788

**PARCEL NUMBER:** 004-0732; 004-0731; 004-0733; 004-0734; 004-0734.A; 004-0740; 004-0739; 004-0736; 004-0735; 004-0741; 004-0742; 004-0737; 004-0738; 004-0743; 004-0761

**SCHOOL DISTRICT:** Barneveld

**GENERAL AREA:** West of Madison, Wisconsin

**NET TAXES:** \$12,920.00

**POSSESSION:** At closing; subject to tenants rights.

Terms: Cash/Conventional

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207 High Street  
Mineral Point, WI 53565



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