

Grant County, Wisconsin

RECREATIONAL & FARMLAND AVAILABLE



190
ACRES
M/L

71.7 NCCPI

LISTING #16554



Peoples Company is pleased to present 190± acres in Grant County, Wisconsin. This farm has not been offered to the public in over 200 years! This farm has a little something for everyone with high-quality tillable farmland, prime recreational opportunities, marketable timber, and multiple building sites that offer a 360-degree view of the property.

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

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

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This farm has produced multiple Boone and Crockett Whitetails over the years including a buck that scored 189 inches B&C. In fact, the buck was featured in the Field and Stream "The Biggest Bucks of 2022" edition. With ample food sources, mature blocks of hardwoods, and multiple spring creeks providing ample water sources the property is able 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. This property also features multiple access points from the south and west allowing you

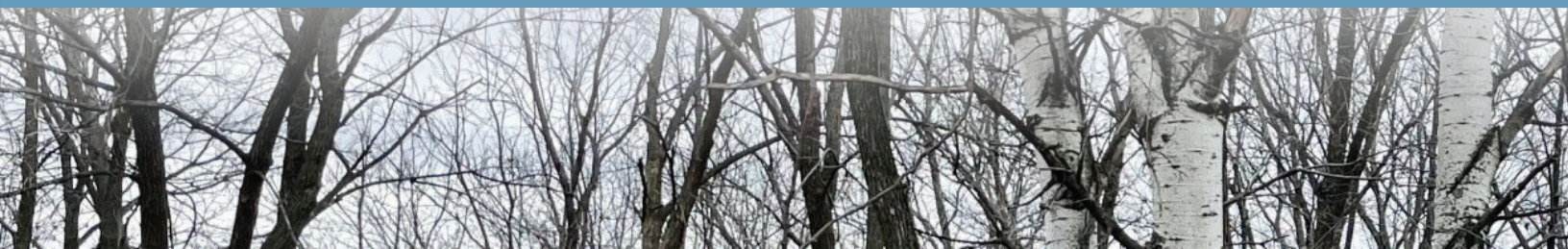
to remain undetected as you enter your stand location.

The farm consists of 190 total acres m/l with 83.92 FSA cropland acres carrying a NCCPI value of 71.7. Primary soil types include Palsgrove silt loam and Fayette silt loam. The tillable acres have long straight rows, rich soils, great drainage, and great access to University Farm Road. The farm is available for the 2023 cropping season. None of the property is enrolled in any Government Programs. This land would make for a great add-on unit to an existing farm operation or a premium investment-grade land purchase.

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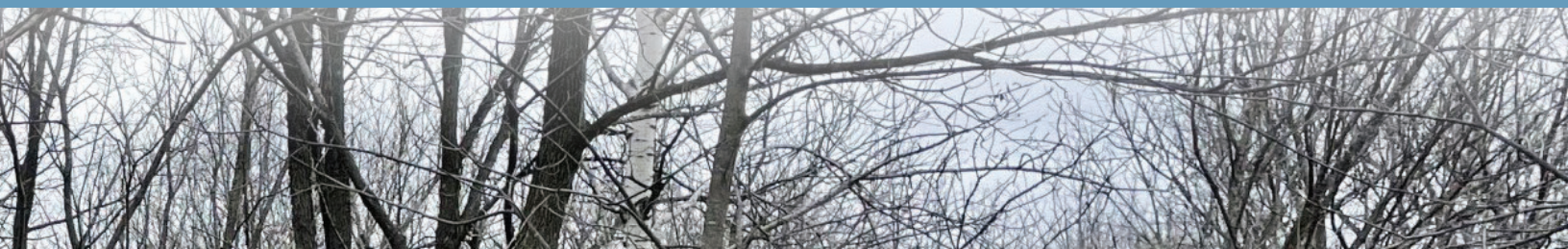
DIRECTIONS From Lancaster, Wisconsin: Travel west on State Highway 81/35 for 3 1/2 miles, turn right onto University Farm Road, and travel 1/2 mile property is on the right hand side. Look for the Peoples Company sign.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	NCCPI Legend	NCCPI
175C2	Palsgrove silt loam	30.85	36.8%		74
FaC2	Fayette silt loam	23.50	28.0%		81
FaB2	Fayette silt loam	16.30	19.4%		84
194E2	Newglarus silt loam	5.63	6.7%		13
DuD2	Newglarus complex	5.49	6.5%		49
194C2	Newglarus silt loam	1.96	2.3%		54
SoE2	Sogn silt loam	0.11	0.1%		40
175D2	Palsgrove silt loam	0.08	0.1%		68
Weighted Avg.					71.7

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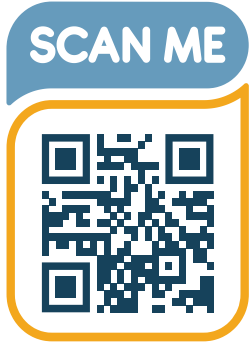




207 High Street
Mineral Point, WI



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