

LAND AVAILABLE LAFAYETTE COUNTY

Listing #16730
191.05 Acres M/L



County Road O
Mineral Point, WI 53565



ADAM CRIST

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

Nestled on the banks of Bonner Branch Creek with an incredible natural setting is this one-of-a-kind 191.05± acre masterpiece. As you enter the property, you'll travel up a private drive to the ridgetop with breathtaking and picturesque views of the highly sought-after driftless region in every direction. Words cannot explain the captivating beauty you'll be greeted with. If you're looking for a one-of-a-kind property with multiple "Million-Dollar" views that offer a panoramic 360-degree view of the long sweeping valleys and rolling terrain of Lafayette County, then look no further as you've found the hidden gem.

Peoples Company is honored to present the "Tanglewood Farm" consisting of 191.05± acres located in northwestern Lafayette County, Wisconsin. This is an exceptional opportunity to own a high-quality farm in a very tightly held area. The farm is comprised of a total of 191.05± acres with 131.59 FSA cropland acres carrying an NCCPI soil rating of 59.5. Currently, the property has 113.23 acres enrolled into the Conservation Reserve Enhancement Program (CREP). The program is enrolled into three practices which include 10.77 acres expiring in 2030 with an annual payment of \$4,247 (\$394.33 Per Acre), 2.28 acres expiring in 2031 with an annual payment of \$715 (\$313.60 Per Acre), and 100.18 acres expiring in 2034 with an annual payment of \$32,976 (\$329.17 Per Acre). There is a total of 113.23 CREP acres with an annual payment of \$37,938. In addition to the CREP acres there are an additional 20± acres of alfalfa leased out for an annual payment of \$4,000. The remaining 32± acres consist of grazing pasture filled with large, scattered Oak Trees providing ample shade for the grazing cattle. The pasture lease provides additional annual revenue of \$1,600. Total annual revenue for the Tanglewood Farm is a handsome \$43,538.

This area of Lafayette County is well known for Boone & Crockett class whitetails. The 191.05± 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 neighboring mature blocks of hardwoods and heavily timbered draws throughout the property creating 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. Water is one of the main factors in holding and harvesting mature whitetails. This property is fortunate enough to have multiple babbling natural springs and the Bonner Branch Creek that flows through the property providing year-round water sources to support a strong population of wildlife.

The southern portion of the property is bordered by the Cheese County Trail. A meandering 47-mile-long trail traversing parts of three counties including Lafayette, Iowa, and Green County. The Cheese Country Multiple-Use Recreation Trail brings you the artisan community of Mineral Point at one end and "Cheese City USA" Monroe at the other end. Multiple other historic communities along the trail offer a diversity of restaurants, camping, lodging, and shopping. The trail is unique in that it provides experiences for a variety of recreational interests, including ATVs, motorcycles, horseback riding in the summer, and snowmobiling and skiing in the winter.

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.

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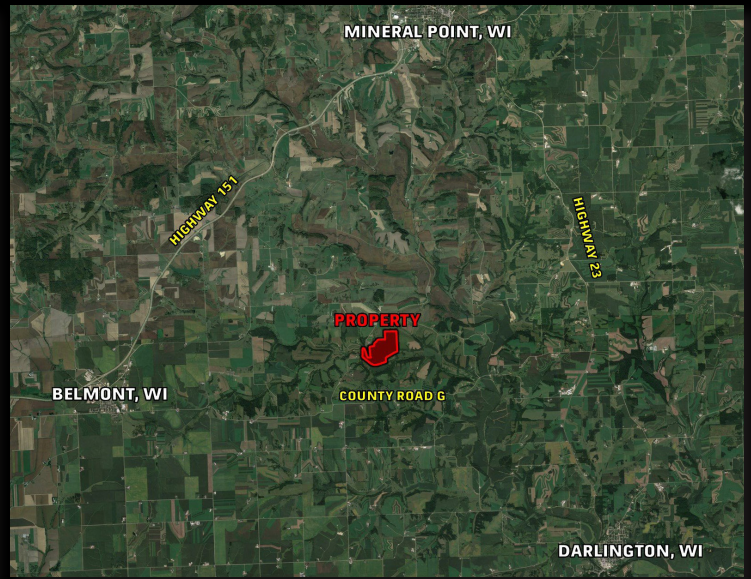
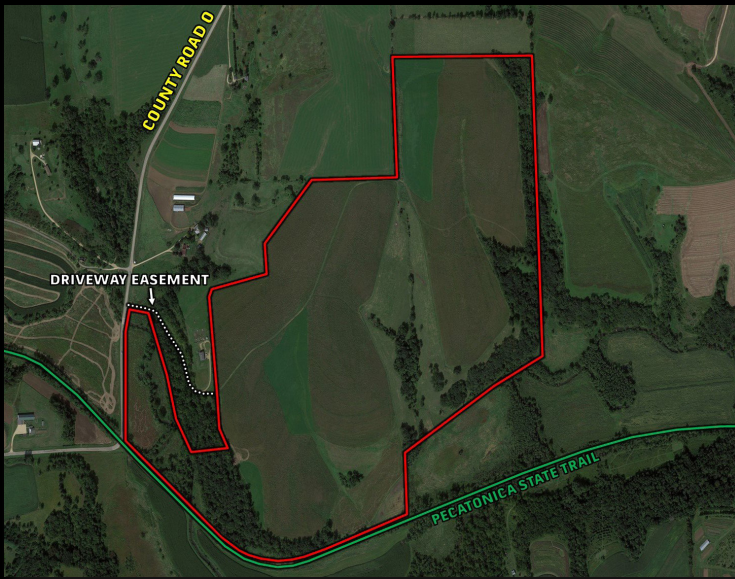
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DIRECTIONS: From Belmont, Wisconsin: Travel south out of Belmont on East Platteville Avenue until reaching County Road G. Turn left (east) on County Road G for 5 miles. Turn left (north) onto County Road O for 3 miles. The farm is located on the east side of County Road O. Look for Peoples Company sign.

From Darlington, Wisconsin: From the intersection of Main Street and W River Street, travel northwest for a half mile. Continue on County Road F for 1 mile. Continue west on County Road F for 6.5 miles. Turn right (north) on County Road O for 3 miles. The farm is located on the east side of County Road O. Look for Peoples Company sign.





207 High Street
Mineral Point, WI 53565



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SCAN THE QR CODE
WITH YOUR PHONE
CAMERA TO VIEW THIS
LISTING ONLINE!

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