

Listing #16795

An aerial photograph of a rural landscape with green fields, brown soil, and farm buildings. A large white graphic is overlaid on the image, consisting of a diamond shape with a cow silhouette inside, and a banner below it with the text 'LAFAYETTE COUNTY' in a stylized, outlined font.

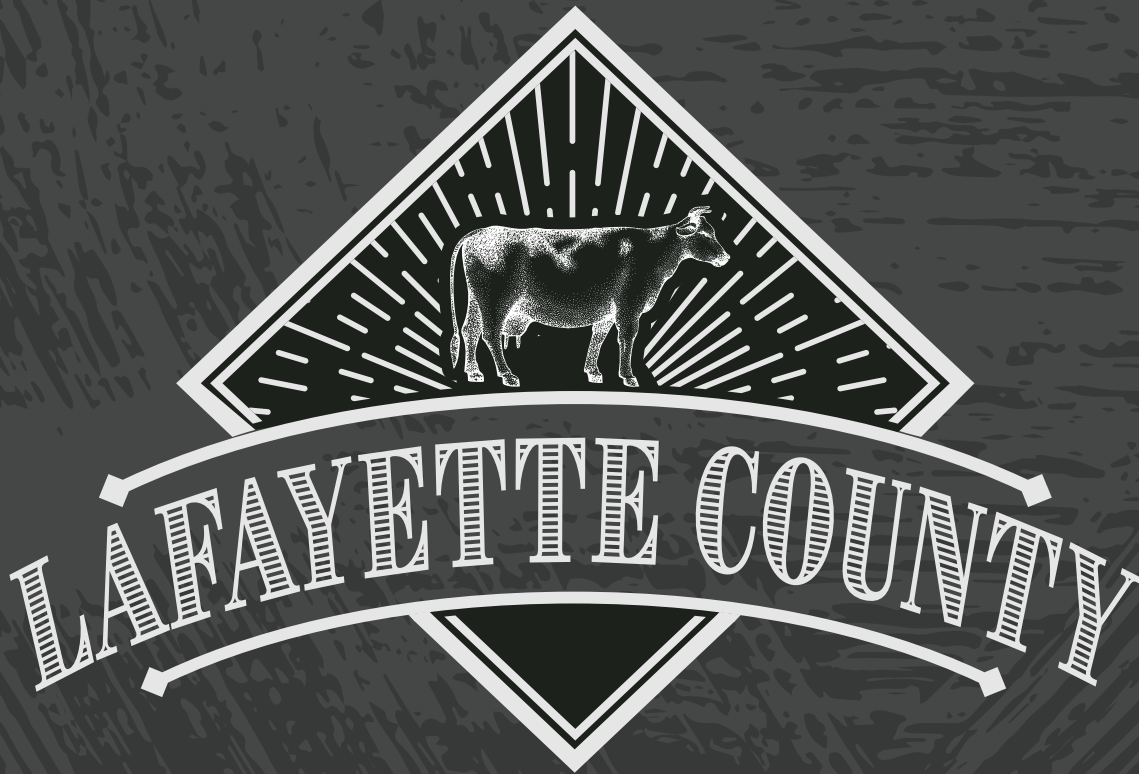
LAFAYETTE COUNTY

A white diamond-shaped graphic with a black border, containing the text '135± acres' in a bold, white, sans-serif font.

135±
acres

LAND AVAILABLE

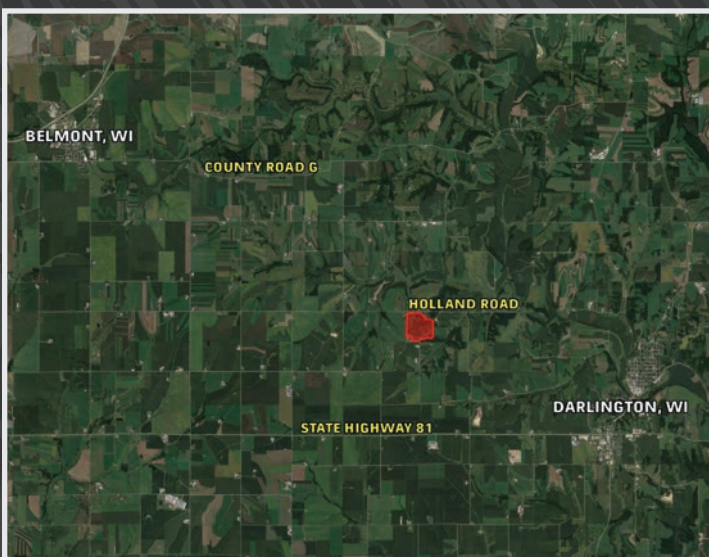
Adam Crist | 608.482.1229 | Adam.Crist@PeoplesCompany.com



Peoples Company is pleased to present the sale of 135± acres of prime farmland in Lafayette County, Wisconsin! The farm consists of 76.22± FSA cropland acres and approximately 48± pasture acres. The rich farmland soils consist of Sogn, Dodgeville, and Ashdale silt loam with an NCCPI rating of 65.5. The farm features a large 2,500 square foot spacious four-bedroom, two-bath farmhouse, 60-cow barn with both stanchion and tie-stalls, and multiple other outbuildings. In addition to being a great farm, there is a windmill lease that provides additional income of nearly \$15,000 annually.

The wind lease has a yearly escalator on it, making it even more lucrative. Contact agent for additional details on the wind lease.

This high-quality farm would make a great addition to an existing farming operation, an investment-grade quality land purchase, or a long-term investment for the buyer looking to diversify their portfolio. In addition, there are several competing grain marketing options that are located nearby including a variety of grain elevators to merchandise crops.



DIRECTIONS







From Darlington, take County Highway F S/W River Street for one and a half miles. Continue straight onto County Road Z for two miles. Take a slight left onto Holland Road. Continue for two miles. Turn left onto High Point Road. Continue for half a mile. The property will be on the left. Look for Peoples Company signs.

CONTACT

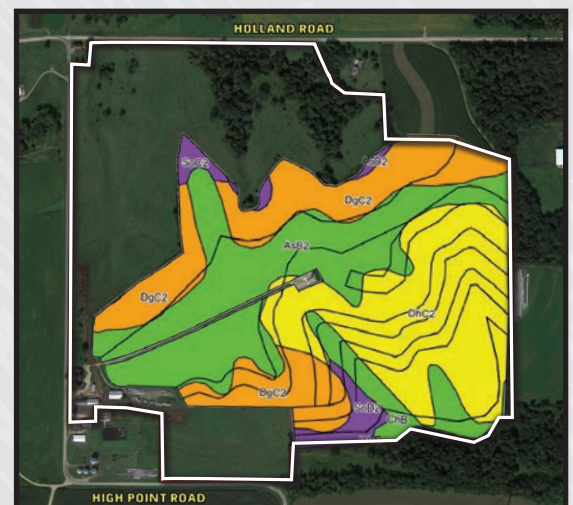
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TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
DhC2	Dodgeville soils	24.37	32.0%		51
AsB2	Ashdale silt loam	23.85	31.3%		85
DgC2	Dodgeville silt loam	19.67	25.8%		62
ChB	Chaseburg silt loam	4.65	6.1%		84
SoD2	Sogn silt loam	2.77	3.6%		30
SoC2	Sogn silt loam	0.91	1.2%		28

Weighted Average 65.5





207 High Street
Mineral Point, WI 53565



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