



GREEN COUNTY
◆ WISCONSIN ◆

W7293 County Road C | Monticello, WI 53570 | Listing #17055

216.76 ±
Acres



ADAM CRIST

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PS PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

Peoples Company is honored to introduce this exceptional opportunity to own 216.76± acres of highly sought-after Green County farmland. You'll find this masterpiece in the heart of Green County just 50 minutes south of Madison, and a short 16 minutes north of Monroe, Wisconsin.

The farm consists of 216.76± total acres with 172.43 FSA cropland acres. The tillable soils boast an NCCPI value of 46.6 with the primary soil types being Dodgeville, Edmund, and Newglarus silt loam. With long straight rows, rich soils, and great hard-surfaced road access off County Road C and Grossen Road, this farm would make for a great add-on to an existing farming operation.

The home and multiple outbuildings are perfectly situated overlooking the northern portion of the farm just off County Road C. The upper level of the 1,782 square foot ranch style home features three bedrooms, and two full baths, with an open floor plan and a two-car attached garage. There are two machine sheds that both measure 60' x 40'. The old milking barn has fallen down and is non-usable. The home and all outbuildings will be sold "as-is" "where-is".

The central portion of the farm has excellent hunting opportunities where several Boone & Crockett class Whitetails have been harvested over the years. The heavily timbered draws create multiple pinch points that would make for exceptional bowhunting spots. There are also numerous places to erect an elevated tower stand to overlook the property. You'll also find thousands of Black Walnut trees varying in age throughout the property. One could plan to harvest the trees once they reach maturity or let them grow and enjoy their true beauty in their natural setting.

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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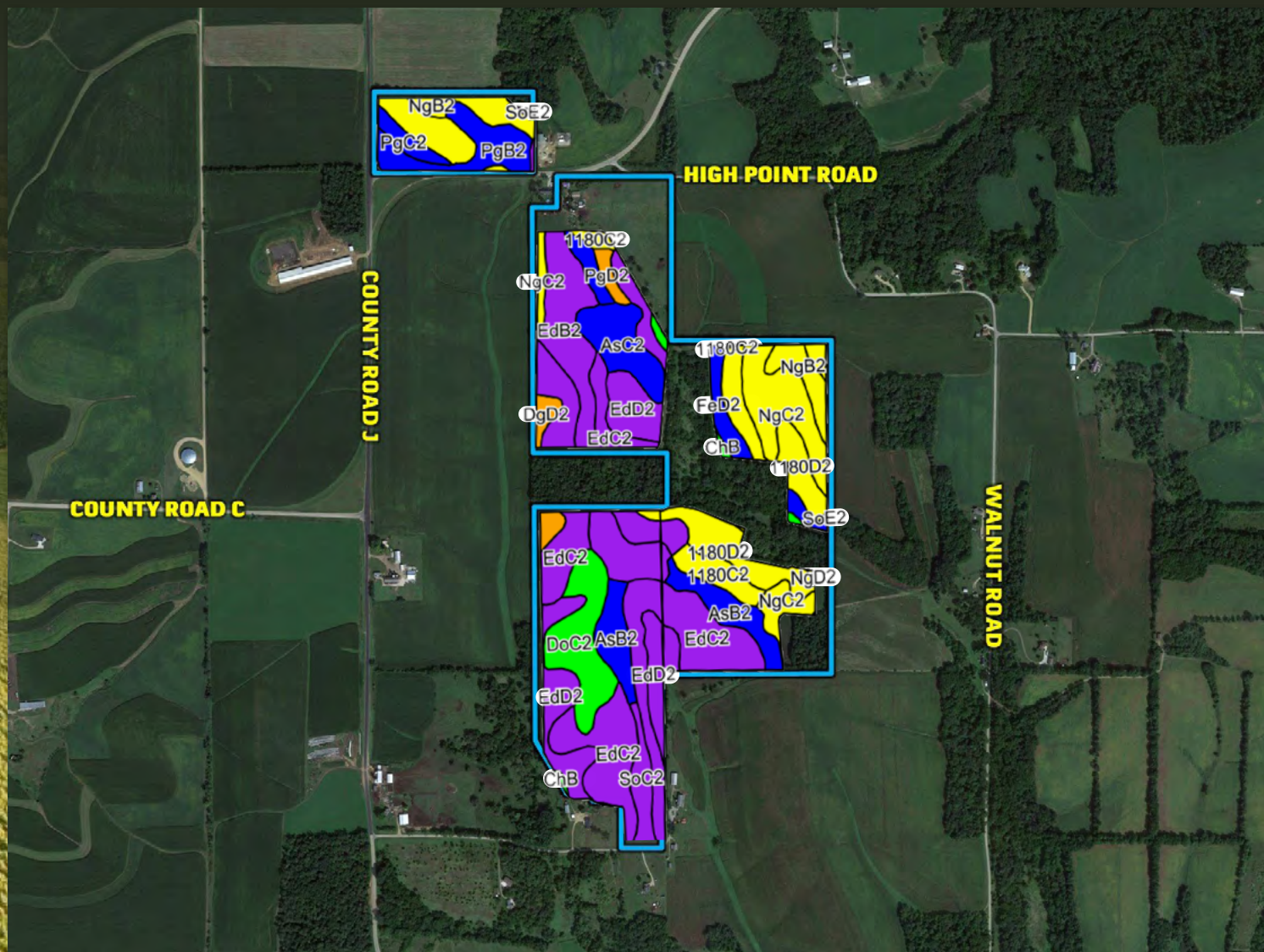
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TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	NCCPI Overall
EdC2	Edmund silt loam	39.41	22.9%	●	26
NgC2	Newglarus silt loam	22.39	13.0%	●	54
EdD2	Edmund silt loam	18.70	10.8%	●	25
EdB2	Edmund silt loam	17.16	10.0%	●	21
1180D2	Newglarus Dunbarton silt loams	14.47	8.4%	●	48
DoC2	Downs silt loam	10.35	6.0%	●	84
AsB2	Ashdale silt loam	9.40	5.5%	●	79
AsC2	Ashdale silt loam	7.51	4.4%	●	78
PgB2	Palsgrove silt loam	6.98	4.0%	●	76
NgB2	Newglarus silt loam	5.09	3.0%	●	56
1180C2	Newglarus Dunbarton silt loams	4.51	2.6%	●	52
FeD2	Fayette silt loam	3.96	2.3%	●	76
PgC2	Palsgrove silt loam	3.94	2.3%	●	74
SoC2	Sogn silt loam	3.37	2.0%	●	27
DgD2	Dodgeville silt loam	2.39	1.4%	●	61
PgD2	Palsgrove silt loam	1.37	0.8%	●	68
ChB	Chaseburg silt loam	0.65	0.4%	●	84
FeC2	Fayette silt loam	0.44	0.3%	●	83
SoE2	Sogn silt loam	0.24	0.1%	●	35
NgD2	Newglarus silt loam	0.10	-	●	50

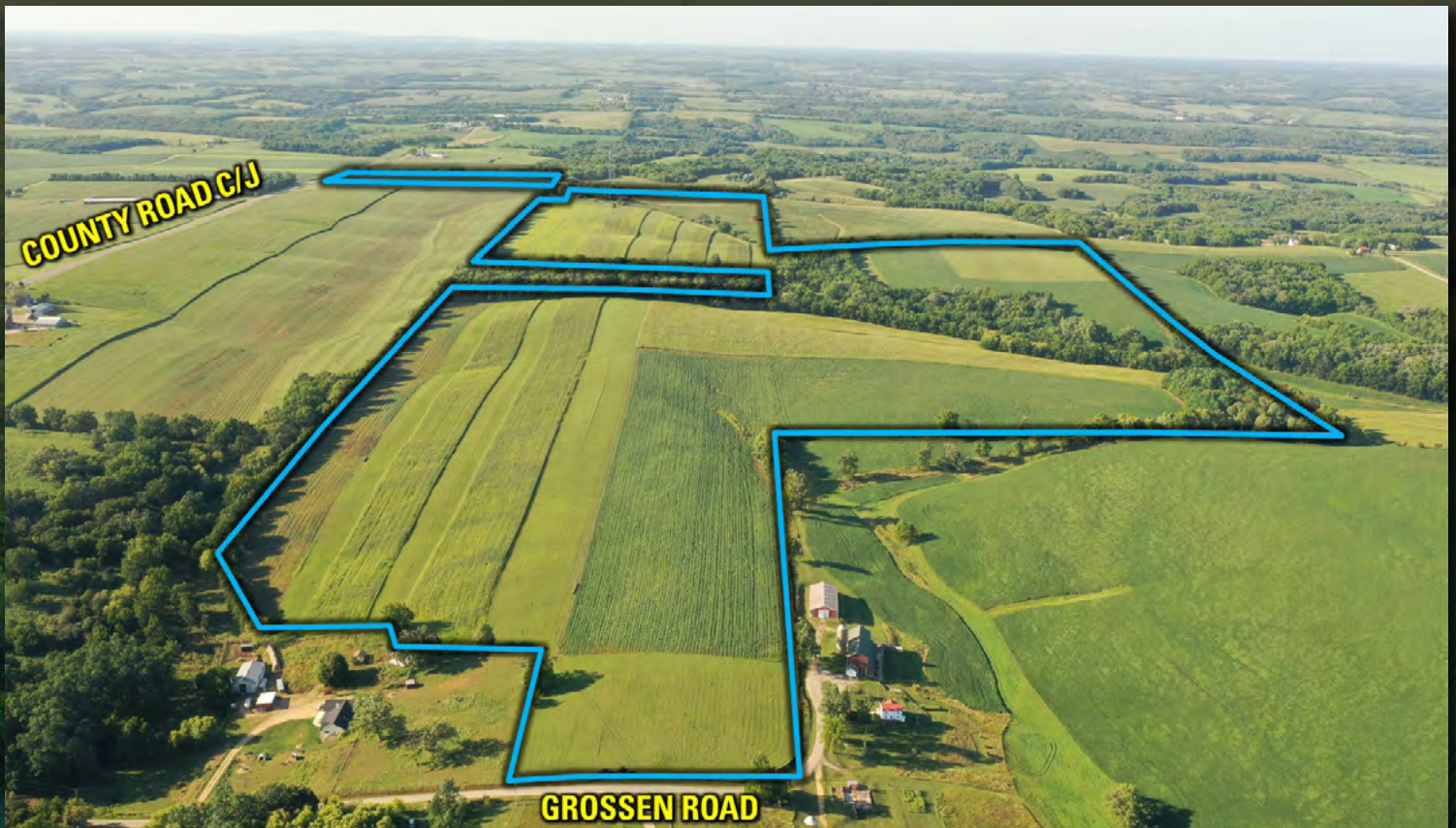
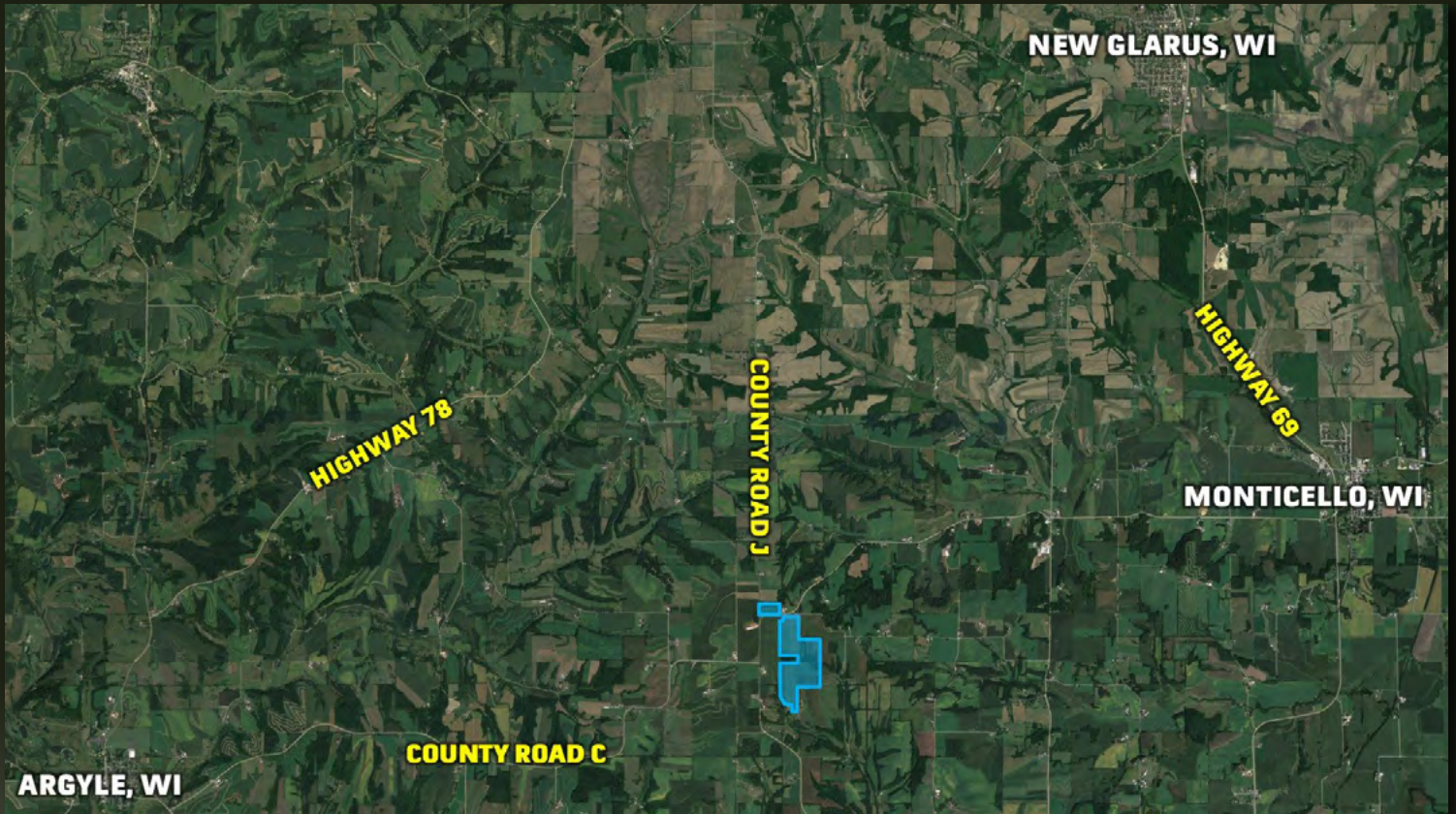
Weighted Average *n 46.6



DIRECTIONS

From Argyle, Wisconsin: Take WI-81 East for 1 mile, turn left onto County Road C, and travel 7.7 miles, turn left onto County Road J/County Road C for a half mile, turn right onto County Road C.

From Monticello, Wisconsin: From the intersection of County Road C and Highway 69, travel west on County Road C for 6.5 miles.





207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #17055



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

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