

LAND AVAILABLE

Lafayette County

WISCONSIN



4750 State Highway 81 | Argyle, WI 53504



Listing #17074
47.62 Acres M/L
(Entire Farm)



Listing #17075
11.92 Acres M/L



Listing #17076
35.70 Acres M/L



ADAM CRIST
608.482.1229 | Adam.Crist@PeoplesCompany.com
WI LIC 89336-94



LISTING #17074 | 47.62 ACRES M/L (ENTIRE FARM)

ASKING PRICE: \$800,000

Lafayette County, Wisconsin Commercial Building and Farmland Available– Peoples Company is pleased to present 47.62± acres located in Argyle township. This fantastic building spans over 10,000 square feet, providing extensive storage opportunities and operational space for various businesses. With amenities such as heated floors, Modine space heaters, and three large 16' x 14' exterior garage doors, this facility offers an excellent opportunity for individuals or businesses seeking abundant space for equipment, storage, and administrative requirements. The larger shop area spans a length of 83' and a width of 54', and the smaller connected shop area measures 42' x 54'. The attached office space/living quarters area measures 52' x 54' with a 40' x 14' addition overlooking the countryside. The living quarters feature an open floor plan with a 20' x 20' kitchen, 21' x 21' dining room, two bedrooms, two bathrooms, a 19' x 9 ½' office space, storage, and utility room. This area could easily be converted back to office space for businesses with administrative requirements. Additional building space is readily available on the 11.92± acres. The 23' x 18' outdoor deck has picturesque countryside views. It is perfect for enjoying fall and summer nights with family and friends. See for yourself the endless possibilities this building has to offer!

The farmland consists of 34.93 FSA cropland acres with an NCCPI rating of 67.8. The predominant soil types are Dodgeville silt loam and Ashdale silt loam. Currently, all farmable acres are leased out through the 2023 growing season.

The land offers breathtaking views of the picturesque countryside in every direction and convenient access to power at the end of the road. This acreage offers a unique canvas for building your dream home or as an agriculture investment. This property is just minutes from one of the few lakes in southwestern Wisconsin, the 455-acre Yellowstone Lake State Park. The park offers popular recreational activities year-round, including fishing, swimming, boating, hiking, and bluff-top campsites. The property is conveniently located 17 miles from Monroe, 33 miles from Verona, and 45 miles from Madison.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	NCCPI Overall	NCCPI Overall
DgD2	Dodgeville silt loam	19.04	54.5%	●	57
AsC2	Ashdale silt loam	9.99	28.6%	●	83
AsD2	Ashdale silt loam	2.44	7.0%	●	77
AsB2	Ashdale silt loam	2.32	6.6%	●	85
DgC2	Dodgeville silt loam	1.06	3.0%	●	62
DsD2	Newglarus silt loam	0.08	0.2%	●	50
				Weighted Average	67.8

LISTING #17075 | 11.92 ACRES M/L

ASKING PRICE: \$400,000

Lafayette County, Wisconsin Commercial Building and Land Available– Peoples Company is pleased to present 11.92± acres with 3.55 FSA cropland acres located in Argyle township. This fantastic building spans over 10,000 square feet, providing extensive storage opportunities and operational space for various businesses. With amenities such as heated floors, Modine space heaters, and three large 16' x 14' exterior garage doors, this facility offers an excellent opportunity for individuals or businesses seeking abundant space for equipment, storage, and administrative requirements. The larger shop area spans a length of 83' and a width of 54', and the smaller connected shop area measures 42' x 54'. The attached office space/living quarters area measures 52' x 54' with a 40' x 14' addition overlooking the countryside. The living quarters feature an open floor plan with a 20' x 20' kitchen, 21' x 21' dining room, two bedrooms, two bathrooms, a 19' x 9 ½' office space, storage, and utility room. This area could easily be converted back to office space for businesses with administrative requirements. Additional building space is readily available on the 11.92± acres. The 23' x 18' outdoor deck has picturesque countryside views. It is perfect for enjoying fall and summer nights with family and friends. See for yourself the endless possibilities this building has to offer!



TILLABLE SOILS MAP

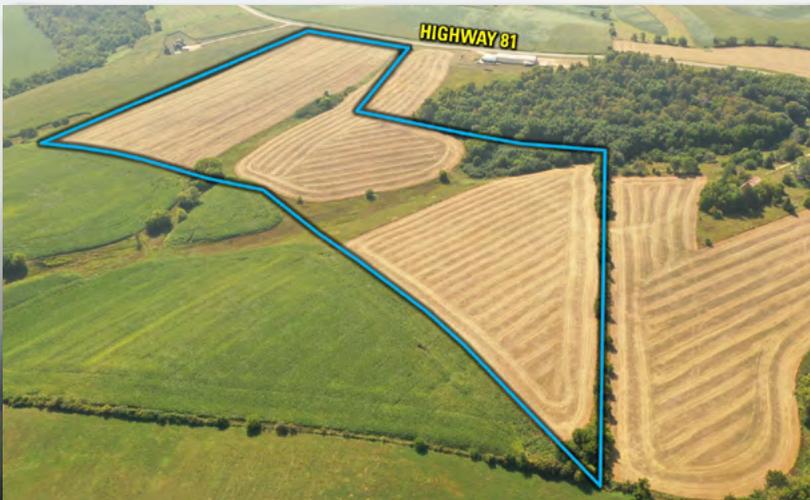
Code	Soil Description	Acres	% of field	NCCPI Overall	NCCPI Overall
AsC2	Ashdale silt loam	1.84	51.8%	●	83
DgD2	Dodgeville silt loam	1.53	43.1%	●	57
AsB2	Ashdale silt loam	0.18	5.1%	●	85
				Weighted Average	71.9

LISTING #17076 | 35.70 ACRES M/L

ASKING PRICE: \$400,000

Lafayette County, Wisconsin Farmland Available- Peoples Company is pleased to present 35.70± acres in Argyle township. The farmland consists of 31.38 FSA cropland acres with an NCCPI rating of 67.4. The predominant soil types are Dodgeville silt loam and Ashdale silt loam. Currently, all farmable acres are leased out through the 2023 growing season.

The land offers breathtaking views of the picturesque countryside in every direction and convenient access to power at the end of the road. This acreage offers a unique canvas for building your dream home or as an agriculture investment. This property is just minutes from one of the few lakes in southwestern Wisconsin, the 455-acre Yellowstone Lake State Park. The park offers popular recreational activities year-round, including fishing, swimming, boating, hiking, and bluff-top campsites. The property is conveniently located 17 miles from Monroe, 33 miles from Verona, and 45 miles from Madison. Whether you're looking for an add-on to an existing farm operation or investment property or to build your dream home, check out this property's endless possibilities.



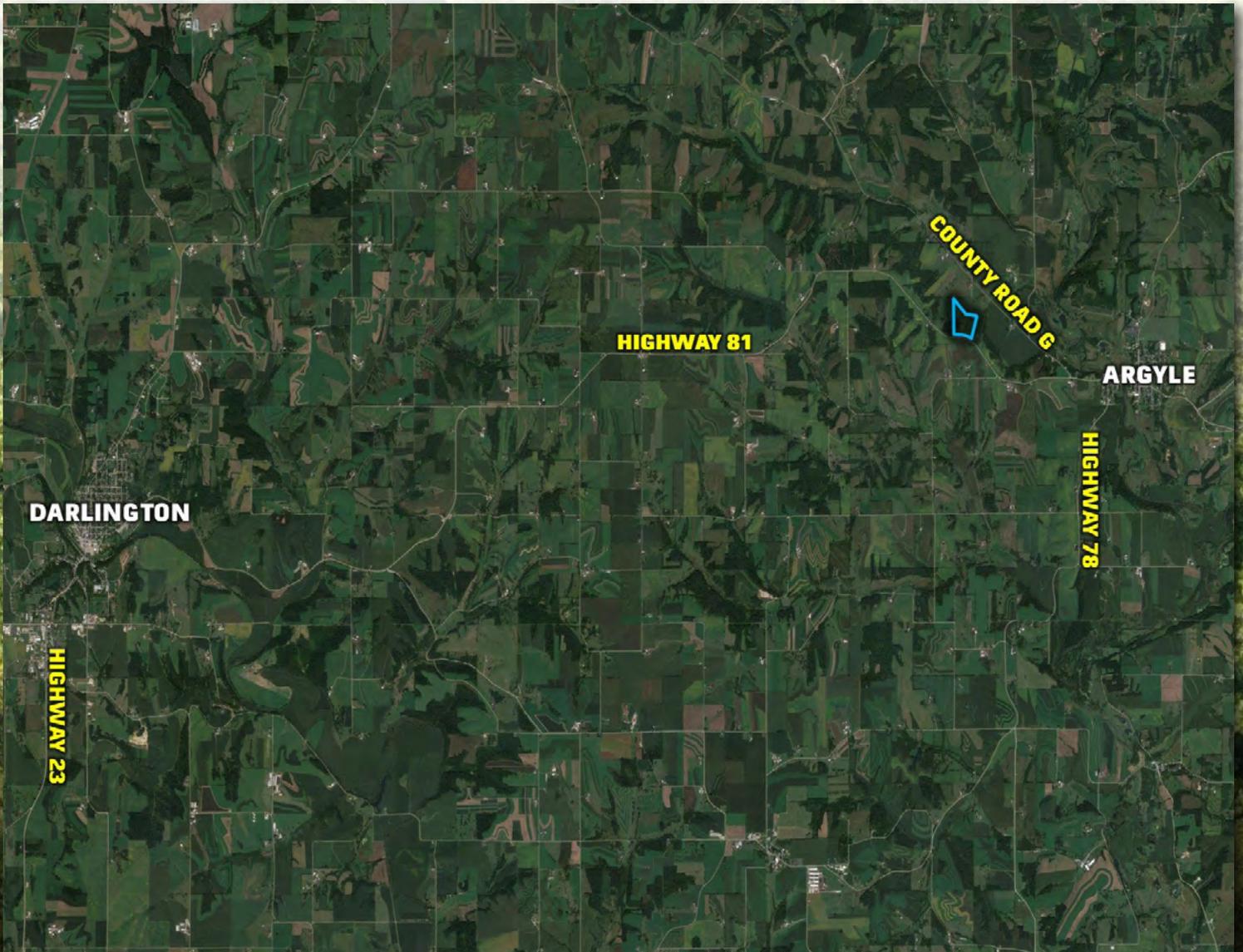
TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	NCCPI Overall	NCCPI Overall
DgD2	Dodgeville silt loam	17.52	55.8%	●	57
AsC2	Ashdale silt loam	8.16	26.0%	●	83
AsD2	Ashdale silt loam	2.44	7.8%	●	77
AsB2	Ashdale silt loam	2.14	6.8%	●	85
DgC2	Dodgeville silt loam	1.06	3.4%	●	62
DsD2	Newglarus silt loam	0.06	0.2%	●	50
				Weighted Average	67.4

DIRECTIONS

From Argyle, Wisconsin: Travel west onto Highway 81 for two and a half miles. The property is on the right (north) side of Highway 81. Look for the Peoples Company signs.

From Darlington, Wisconsin: Travel east onto Highway 81 for thirteen miles. The property is on the left (north) side of Highway 81. Look for the Peoples Company signs.



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207 High Street
Mineral Point, WI 53565



PeoplesCompany.com

LAND AVAILABLE

Lafayette County

WISCONSIN



Listing #17074



Listing #17075



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SCAN THE QR CODES
WITH YOUR PHONE
CAMERA TO VIEW
THESE LISTINGS ONLINE!



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