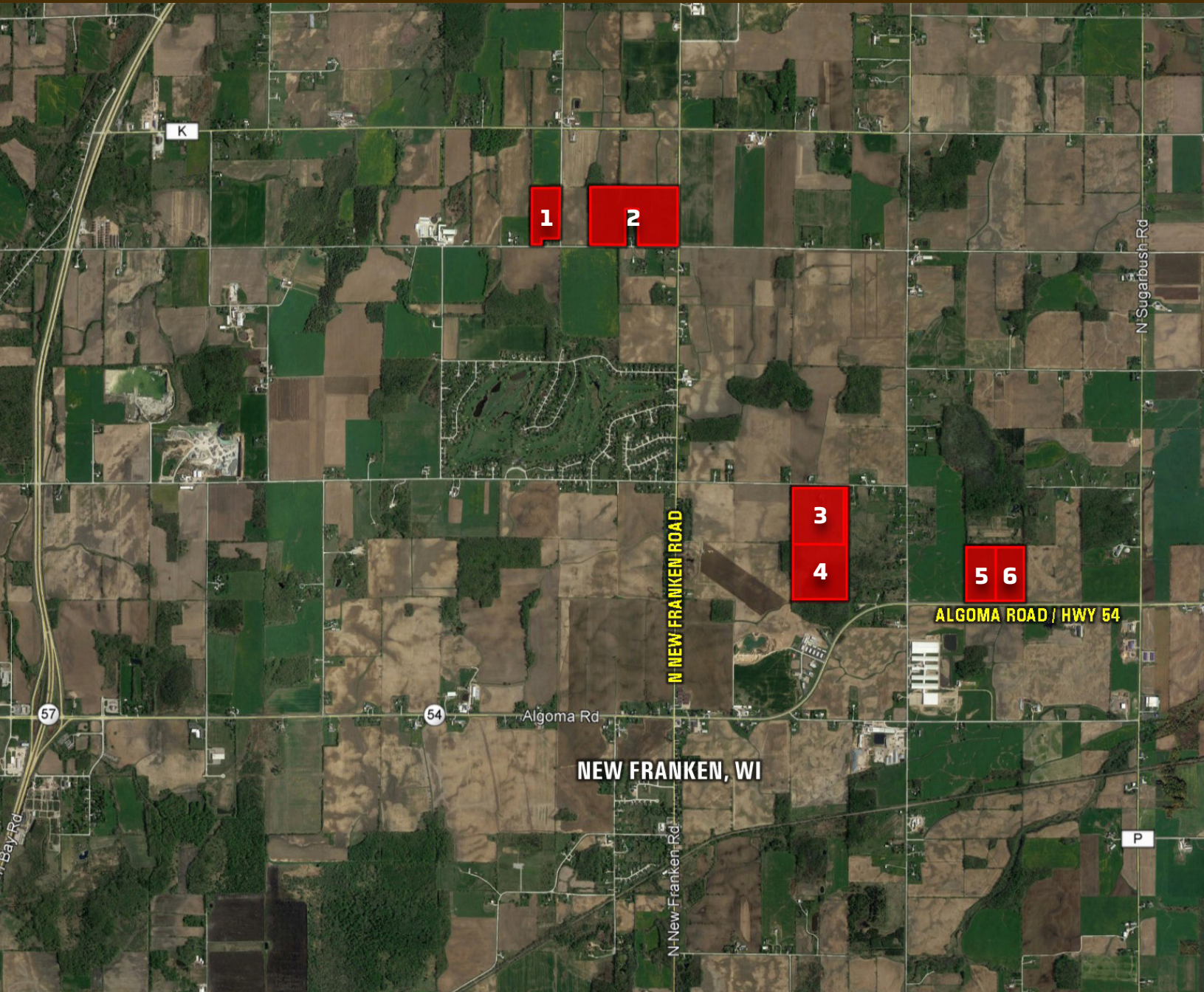




- 1 – LISTING **#14391**
- 2 – LISTING **#14392**
- 3 – LISTING **#14393**
- 4 – LISTING **#14394**
- 5 – LISTING **#14395**
- 6 – LISTING **#14396**



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**BROWN COUNTY,
WISCONSIN** FARMLAND AVAILABLE

BROWN COUNTY, WISCONSIN

FARMLAND AVAILABLE

TRAVIS SMOCK
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DESCRIPTION

Opportunity to own a small, productive parcel of land located just northeast of Green Bay, WI in the Town of Scott. This 18 acre m/l farm is nearly all tillable with 1748 FSA tillable acres and consists of Hochheaim and Solona Loam soil types making it attractive for farmers of all sizes. This property is also an excellent potential building site with A-1 Agriculture Zoning and a location in the Green Bay Area Community School District. The farm can be found in Section 9 of the Town of Scott along Van Lanen and Conard Roads.



DETAILS

FSA Cropland Acres: 1748
Oat Base: 1.60 Acres with a PLC Yield of 65
Corn Base: 10.40 Acres with a PLC Yield of 92
Soybean Base: 1.00 Acre with a PLC Yield of 35
Total Base Acres: 13.00

DIRECTIONS

From New Franken, WI: Travel north on New Franken Road to Van Lanen Road. Head west on Van Lanen Road for 1/2 mile. Property is on the north side of the road.



DESCRIPTION

Opportunity to own a productive piece of land with a building site located just northeast of Green Bay, WI. This property consists of 39 acres m/l with approximately 36.49 FSA tillable acres including Kewaunee and Manawa Loam soil types. The old 1.03 acre building site could be cleared to farm or build a new home. Adjacent 41 acres m/l can be purchased to add income and recreational value to this site. This farm, Zoned A-2 Agriculture, can be found in Section 15 of the Town of Green Bay along Church Road.



DETAILS

Estimated FSA Cropland Acres: 36.49

DIRECTIONS

From New Franken, WI: Travel north on New Franken Road for 1 mile to Church Road. Head east on Church Road for 1/2 mile. Property will be on the south side of the road.



DESCRIPTION

Opportunity to own a small, productive piece of land with good income potential located along Highway 54 just northeast of Green Bay, WI. This property consists of 20 acres m/l with approximately 19.46 FSA tillable acres and a primary soil type of Kewaunee Silt Loam. Additional income is drawn from two billboards paying more than \$3,500 annually. Adjacent 20 acres m/l can be purchased to add income and an excellent building site. This farm, Zoned A-2 Agriculture, can be found in Section 14 of the Town of Green Bay along Algoma Road / Highway 54.



DETAILS

Estimated FSA Cropland Acres: 19.46

DIRECTIONS

From New Franken, WI: Travel east on State Highway 54 for 1.5 miles. Property is located on the north side of the road.

BROWN COUNTY, WISCONSIN | FARMLAND AVAILABLE | AGENT: TRAVIS SMOCK | 319.361.8089 | TRAVIS@PEOPLES COMPANY.COM



DESCRIPTION

Opportunity to own a productive parcel of land located just northeast of Green Bay, WI in the Town of Scott. This property consists of 55 acres m/l with 48.41 FSA tillable acres including Hochheaim and Kibbie Loam soil types. Additionally, there are approximately 6.07 acres m/l of timber adding recreational value to the land. This property is also a potential building site with A-1 Agriculture Zoning and a location in the Green Bay Area Community School District. The farm can be found in Section 9 of the Town of Scott along Van Lanen and N New Franken Roads.



DETAILS

FSA Cropland Acres: 48.41
Oat Base: 4.27 Acres with a PLC Yield of 65
Corn Base: 27.95 Acres with a PLC Yield of 92
Soybean Base: 2.60 Acres with a PLC Yield of 35
Total Base Acres: 34.82

DIRECTIONS

From New Franken, WI: Travel north on New Franken Road to Van Lanen Road. Property is on the northwest corner of intersection.



DESCRIPTION

Rare opportunity to own an excellent tract of recreational land with income potential located just minutes from downtown Green Bay, WI. This property consists of 41 acres m/l with approximately 21.53 acres in timber and approximately 19.47 FSA tillable acres including Kewaunee and Manawa Loam soil types. Adjacent 39 acres m/l can be purchased to add income and farmability to this site. This farm, Zoned A-2 Agriculture, can be found in Section 15 of the Town of Green Bay with access from Church Road.



DETAILS

Estimated FSA Cropland Acres: 19.47

DIRECTIONS

From New Franken, WI: Travel north on New Franken Road for 1 mile to Church Road. Head east on Church Road for 3/4 mile. Access to property will be on the south side of the road.



DESCRIPTION

Rare opportunity to own a beautiful potential building site with current income located along Highway 54 just northeast of Green Bay, WI. This property consists of 20 acres m/l with approximately 13.49 FSA tillable acres including Kewaunee and Manawa Loam soil types. Estate Residential Zoning and a long tree lined drive as well as a 5.98 acre m/l stand of hardwoods create a beautiful potential building site. The timber also creates a unique opportunity to own a smll recreational property. Adjacent 20 acres m/l can be purchased to add additional income and farmability. This property can be found in Section 14 of the Town of Green Bay along Algoma Road / Highway 54.



DETAILS

Estimated FSA Cropland Acres: 13.49

DIRECTIONS

From New Franken, WI: Travel east on State Highway 54 for 1.75 miles. Property is located on the north side of the road.