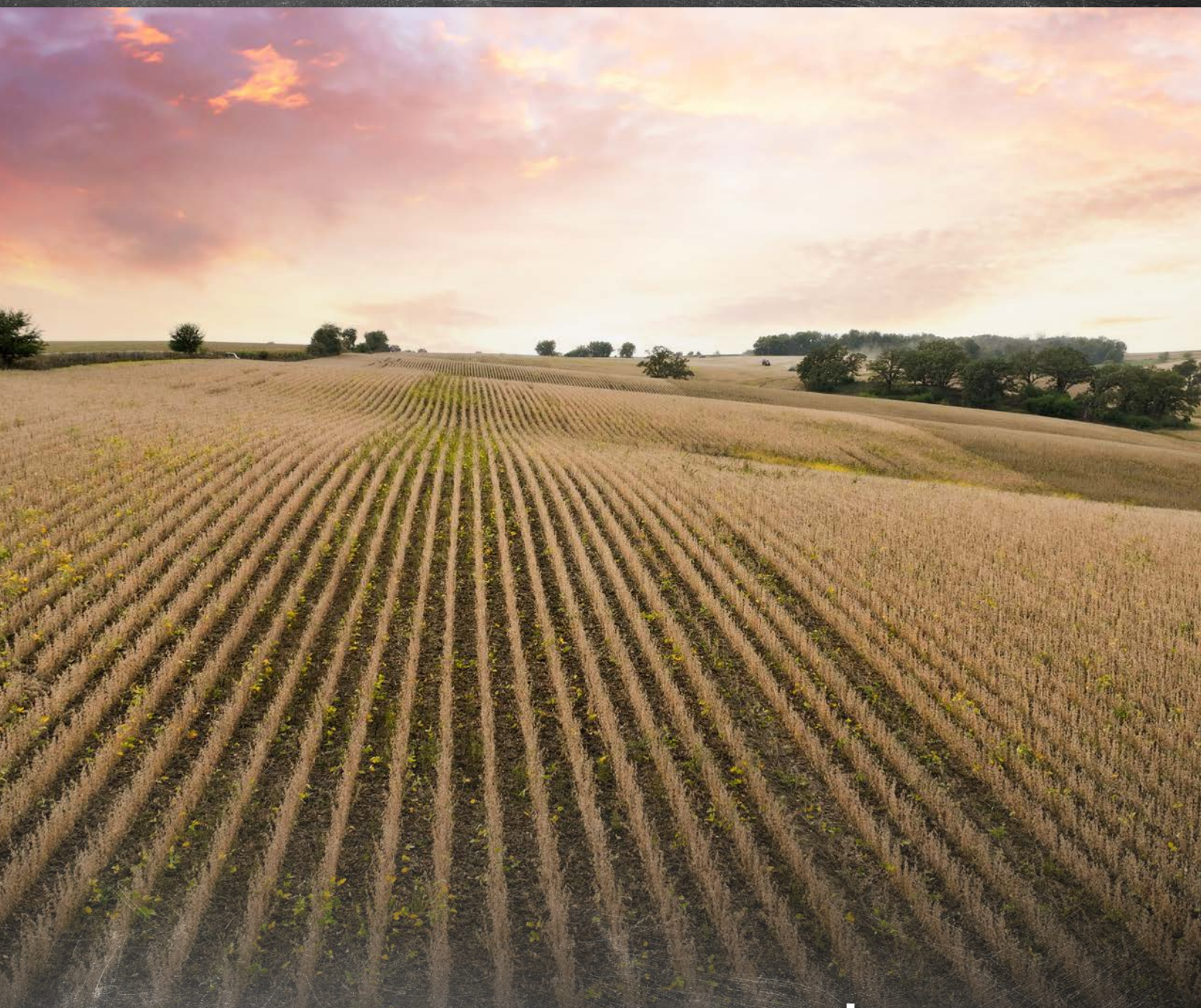


Listing #17187

Iowa County, Wisconsin

FARMLAND AVAILABLE



128.43 ACRES m/L

ADAM CRIST | 608.482.1229

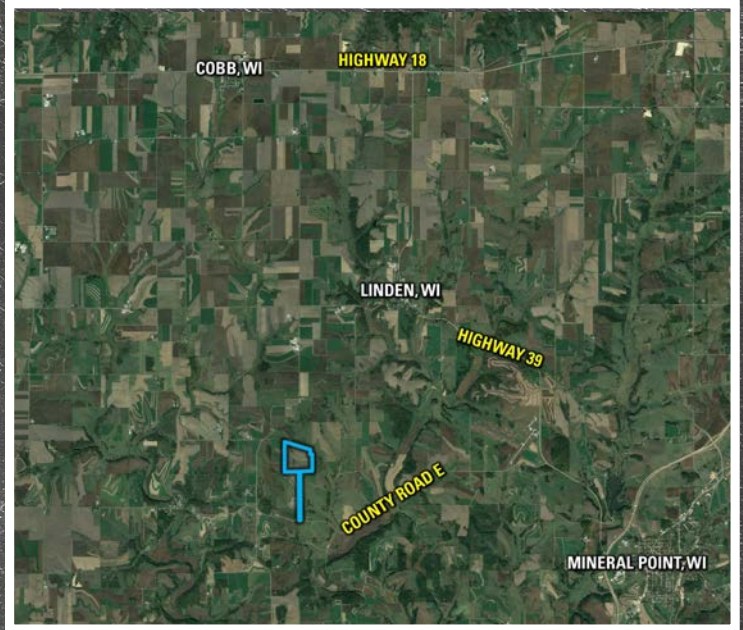
Adam.Crist@PeoplesCompany.com | WI LIC 89336-94



Iowa County, Wisconsin FARMLAND AVAILABLE

Peoples Company is pleased to present a beautiful 128-acre farm between Mineral Point and Mifflin, Wisconsin. This tract of land in Iowa County is situated on a high elevation along paved County Road E. It offers a wide range of opportunities to its buyers. With a significant portion of quality tillable land, a small creek, and recreational opportunities, this farm has something for everyone. Additionally, there is potential for a building spot with breathtaking views.

The farmland tract has 104.36 FSA Cropland Acres, with an NCCPI of 54.7. It's rare to find great tillable tracts like this one on the market. If you're looking for a high return on investment, look no further, as this farm brings in an impressive income of over \$31,000 yearly.

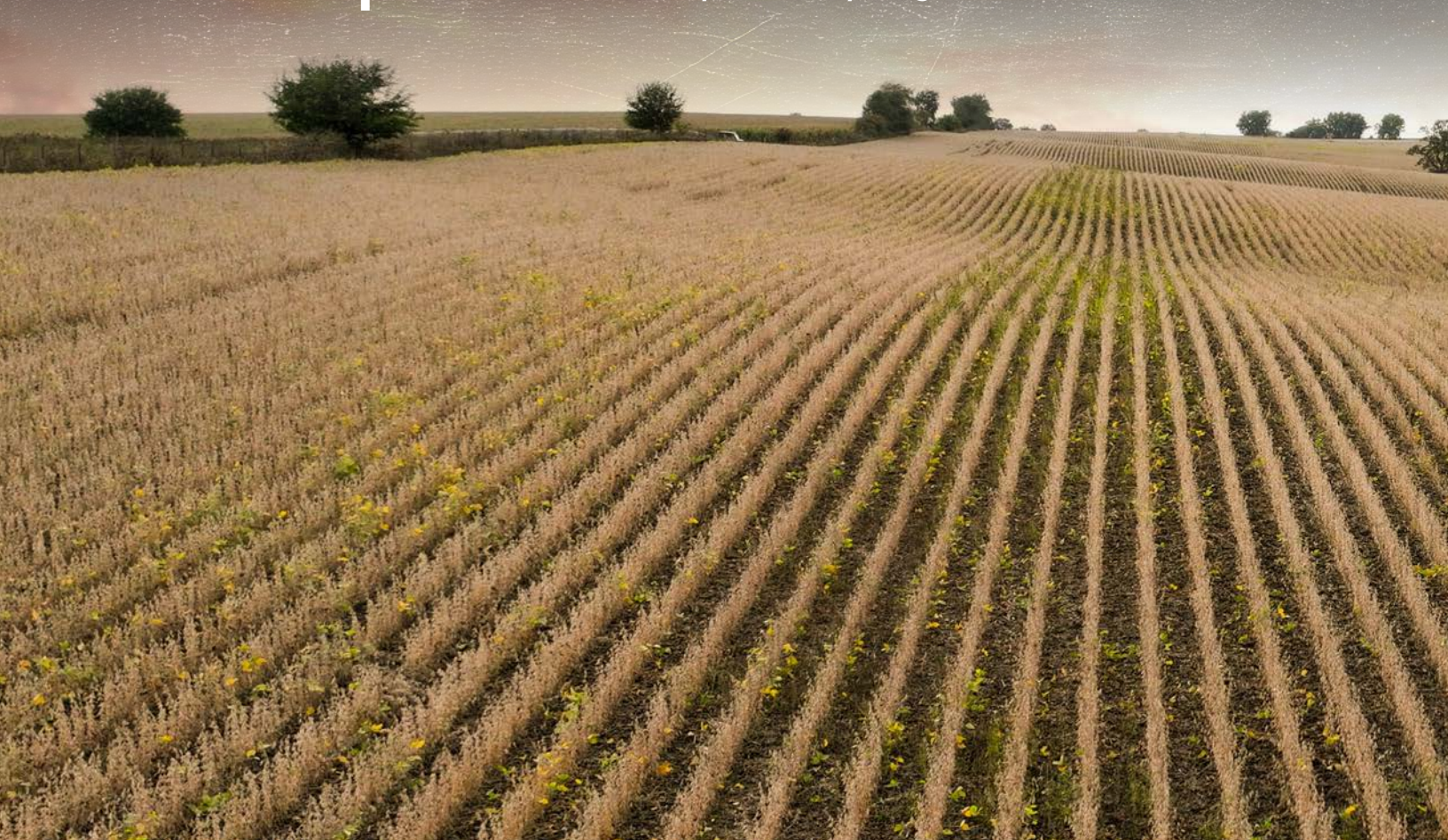


From Mineral Point, Wisconsin: Travel west on Fountain Street for one and a half miles. Continue onto Highway 39 for one and a half miles. Turn left onto County Road E. Continue for four and a half miles. The property will be on the right (north). Look for the Peoples Company sign.

CONTACT

ADAM CRIST | 608.482.1229

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FARM DETAILS

NET TAXES: \$310.00
ACRES: 128 Acres m/L
CROPLAND ACRES: 104.36 m/L
NCCPI: 54.7
ASKING PRICE: \$1,050,000

TILLABLE SOILS MAP

| Code | Soil Description | Acres | % of Field | Legend | Productivity Index |
|------------------|------------------------|-------|------------|-------------|--------------------|
| C210B | WilliamsBowbells loams | 39.78 | 41.2% | <div></div> | 83 |
| C451A | Arnegard loam | 35.73 | 37.0% | <div></div> | 98 |
| C210A | WilliamsBowbells loams | 20.85 | 21.6% | <div></div> | 86 |
| C981F | Ustorthents loamy | 0.24 | 0.2% | <div></div> | 10 |
| Weighted Average | | | | | 89 |



207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #17187



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

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Listing #17187

Iowa County, Wisconsin

FARMLAND AVAILABLE

128.43 ACRES m/L

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