

Farmland Available **ROCK COUNTY**

W County Road B | Brodhead, WI 53520 | Listing #17204

146.85 ACRES M/L



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Peoples Company is delighted to present an exceptional tillable farm in Rock County, Wisconsin. The farm spans 146.85 m/l acres, out of which 137.80 m/l acres are tillable, carrying an NCCPI rating of 66.6. The farm is situated only 6 miles northeast of Brodhead, Wisconsin. It is nearly 100% tillable, making it an outstanding opportunity for farmers or investors. This property would make an excellent addition to an existing farm operation or an investment-grade quality land purchase.

The farm has undergone several improvements in the past few years, including over 29,200 feet of 4-inch and 4,600 feet of 6-inch drain tile, new creek crossings, an improved gravel farm road, and tree clearing to add more tillable acres. Other notable improvements include ditch cleaning and interior fence removal.

This farm offers a fantastic opportunity for individuals looking to expand their land holdings or invest in high-quality agricultural assets in one of Wisconsin's most sought-after agricultural regions. Please get in touch with the listing agents for more information.



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Directions:

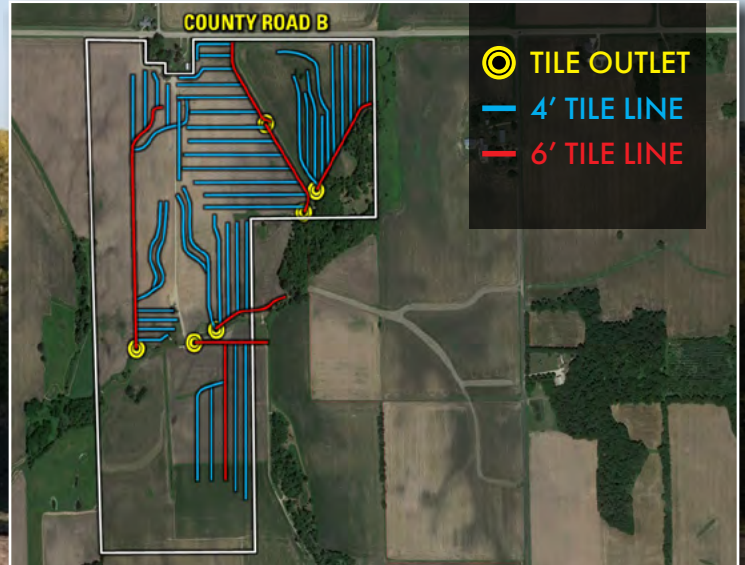
From Brodhead, Wisconsin: Travel north on 1st Center Ave for half a mile. Continue onto Highway 11 for half a mile. Turn left onto Highway 104. Continue for four miles. Turn right onto W County Road B. Travel for one and a half miles. The property will be on the right (south). Look for the Peoples Company sign.

Asking Price:

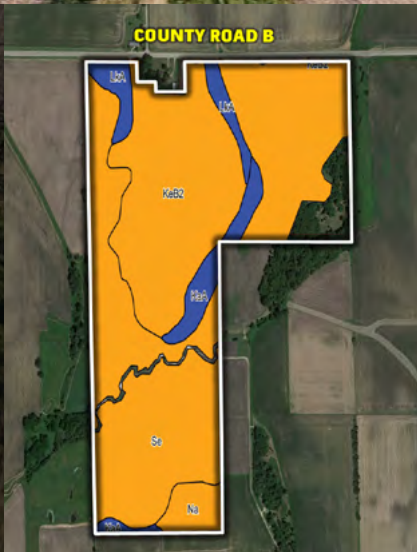
\$1,450,000

Gross Taxes:

\$612.72



TILLABLE SOILS MAP



Code	Soil Description	Acres	% of field	NCCPI Overall Legend	NCCPI Overall
Se	Sebewa silt loam	76.34	57.4%	●	57.4%
KeB2	Kidder silt loam	39.58	29.8%	●	29.8%
KaA	Kane loam	6.56	4.9%	●	4.9%
LkA	Locke loam	6.00	4.5%	●	4.5%
Na	Navan silt loam	4.44	3.3%	●	3.3%

Weighted Average: 66.6



207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #17204



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

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