

*Iowa County*

# WISCONSIN

5666 Farmers Ridge Road  
Highland, WI 53543

**141**  
*Acres M/L*

**ADAM CRIST**

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 **PEOPLES**<sup>TM</sup>  
COMPANY  
INTEGRATED LAND SOLUTIONS

# PROPERTY INFO

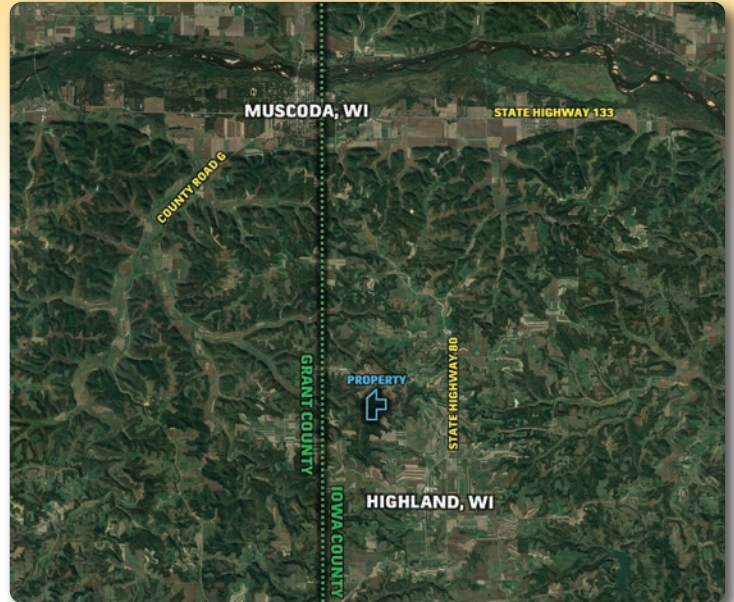
141 ACRES M/L

A unique opportunity awaits you with the chance to own 141± acres of highly sought-after land in Iowa County, WI. The property is located near the border of Iowa and Grant County, WI, northwest of Highland, off Farmers Ridge Road. It is nestled away from the main road, providing ample privacy and tranquility. The land offers multiple "Million-Dollar" views, making it an ideal location for a beautiful, secluded country home.

As you enter the property, you'll be greeted by the old farmstead consisting of a large barn, silo, and machine shed. Overlooking the small pond sits a one-bedroom, 1,000 sq ft home that was built in 1980. The home would make for an ideal hunting cabin.

The farm consists of 141± total acres, with 42.67± FSA cropland acres. The tillable soils boast an NCCPI value of 69.5, with the primary soil type being Palsgrove silt loam. The current farm lease expires December 31, 2023, and will be open for the 2024 growing season.

The property boasts several mature blocks of hardwoods and heavily timbered draws throughout, creating many great pinch points that would be perfect for hunting. There are multiple elevated stands strategically throughout the property. Water is a crucial element in holding and harvesting mature whitetails, and this property is fortunate enough to have Big Spring Creek (Class I and Class II Trout Stream) that flows to the property's southwest, providing year-round water sources to support a substantial wildlife population.



Additionally, the land offers plenty of opportunities to cultivate and harvest trophy-class whitetail, with abundant food sources in spring and fall.

Whether you're looking for an add-on to an existing farm operation, a premier hunting destination, an investment property, or a place to build a beautiful home, this incredible property checks all the boxes. Take advantage of this opportunity to own a piece of paradise in Iowa County, WI.



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
















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# TILLABLE SOILS

**NCCPI 69.5**

## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	NCCPI
DtB2	Palsgrove silt loam	13.47	31.6%		76
DtC2	Palsgrove silt loam	13.10	30.7%		74
125D2	Pepin silt loam	6.03	14.1%		73
DtD2	Palsgrove silt loam	5.66	13.3%		68
214D2	Gale silt loam	1.63	3.8%		58
161E	Fivepoints silt loam	1.32	3.1%		13
1195F	Elk mound-Northfield complex	0.65	1.5%		8
HtE2	Hixton sandy loam	0.27	0.6%		38
163E2	Elbaville silt loam	0.18	0.4%		17
616B	Chaseburg silt loam	0.11	0.3%		84
DsC2	Newglarus silt loam	0.10	0.2%		54
1125F	Doreton, stony Elbaville complex	0.08	0.2%		13
BoD2	Boone fine sand	0.07	0.2%		21

**WEIGHTED AVERAGE 69.5**



# ASKING PRICE

**\$1,092,707**



**PC PEOPLES<sup>TM</sup>**  
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**LISTING #17197**

For more information visit [PeoplesCompany.com](http://PeoplesCompany.com)





207 High Street  
Mineral Point, WI 53565



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