

LAND FOR SALE DANE COUNTY, WI

Twin Lane Road | Bristol, WI 53590 | Listing #17624



92.93
ACRES M/L

DILLON MUTH | 608.844.8470
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 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

Peoples Company proudly presents 92.93 acres m/l of prime farmland in northern Dane County, WI. This exceptional property features 81.49 FSA cropland acres with an NCCPI rating of 63, and its primary soil types are Vigil, Dodge, and Wacousta silt loam. Located in a region celebrated for its outstanding agricultural conditions and future growth potential, this farmland offers convenient access to Madison, WI, and Columbus, WI, just 1 mile south of U.S. Highway 151.

The property benefits from hard-surfaced road access via Twin Lane Road and the tillable acreage is enhanced with drain tiling to boost yield productivity. The tillable acreage is leased through the end of 2024, providing an immediate income opportunity. This is a rare chance to expand your farming operations or diversify your investment portfolio with a high-quality agricultural asset in an area where land ownership opportunities are scarce.

Additionally, the property's proximity to Sun Prairie, WI, and other desirable neighborhoods in the greater Madison area makes it an even more attractive investment. Don't miss this unique opportunity to secure prime farmland in a highly sought-after location.

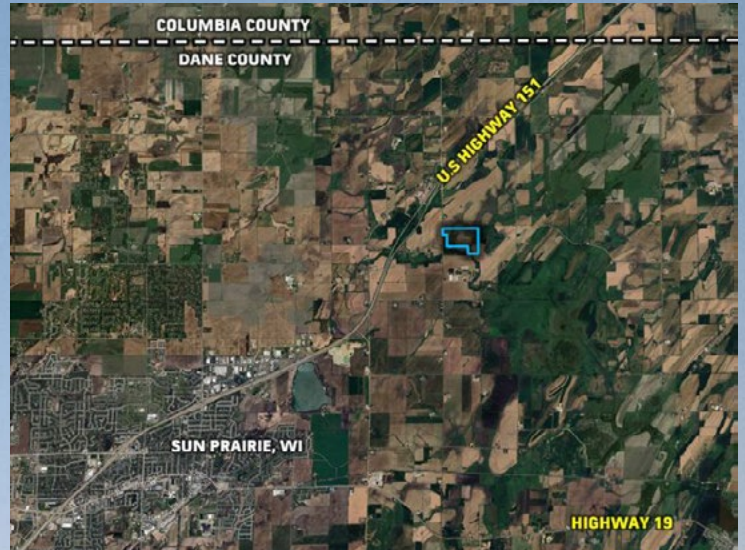


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DIRECTIONS

From Columbus, WI: Take US-151 S in Columbus and drive approximately 2.6 miles then follow US-151 S for 7 miles to Twin Lane Road in Bristol. Use exit 108 from US-151 and turn left onto Twin Lane Road. Drive approximately 1 mile south. The property sits on the east side of the road. Look for the Peoples Company sign.

From Madison, WI: Head north on US-151 for approximately 13 miles. Keep right and use exit 108 for County Hwy VV. Turn right onto Twin Lane Road. Drive approximately 1 mile south. The property sits on the east side of the road. Look for the Peoples Company sign.



MORE DETAILS

Asking Price: \$1,600,000

Gross Taxes: \$480

Productivity Index: 63

For a private showing call land agent Dillon Muth today.



TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	OVERALL NCCPI
Wa	Wacousta silty clay loam	21.36	26.25%	●	30
VrB	Virgil silt loam	20.59	25.31%	●	80
DnB	Dodge silt loam	11.36	13.96%	●	83
ScB	St. Charles silt loam	9.37	11.52%	●	94
Os	Orion silt loam	8.23	10.12%	●	35
MdC2	McHenry silt loam	7.72	9.49%	●	59
RaA	Radford silt loam	2.22	2.73%	●	91
Ot	Otter silt loam	0.50	0.61%	●	46

AVERAGE: 62.4

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P.O Box 654
Marshall, WI 53559



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

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