

Wisconsin Land For Sale

Dane County

Listing #17997 | 220.44 Acres M/L | Asking Price \$4,255,000

**Two Tracts
Available**

**Dillon Muth | 262.215.3294 | Dillon.Muth@PeoplesCompany.com | WI LIC 84377-94
Adam Crist | 608.482.1229 | Adam.Crist@PeoplesCompany.com | WI LIC 89336-94**





220.44 Acres M/L Available Dane County, Wisconsin

Peoples Company is pleased to present an exceptional opportunity to acquire 220.44 m/l acres of prime farmland in Dane County, Wisconsin. Conveniently situated just minutes from Mount Horeb and Highway 151, this highly productive farm features 188.51 FSA cropland acres with an impressive Productivity Index (PI) of 57.6. Tract one consists of 128.30 acres, with an estimated 102 tillable acres carrying a productivity index of 57.4. Tract two consists of 92.14 acres, with an estimated 84 tillable acres carrying a productivity index of 57.9. The dominant soil types on the property include Dodgeville and New Glarus silt loam, which have consistently produced strong yields.

The property's location is ideal, nestled just one mile north of Mount Horeb. It currently includes four residential density units, providing multiple options for building sites. Whether you're envisioning your dream home or considering subdividing the property, the potential is vast. With road frontage on both Highway 78 and County Road J, you'll enjoy easy access to the surrounding areas.



Farmland in this region is a rare find, often held within families for generations. This gives you a unique chance to own high-quality land in a vibrant farming community. The farm is leased through the 2025 cropping season, with the current tenant eager to continue operations if possible. This will provide the new owner with a reputable local tenant and a lucrative annual return.

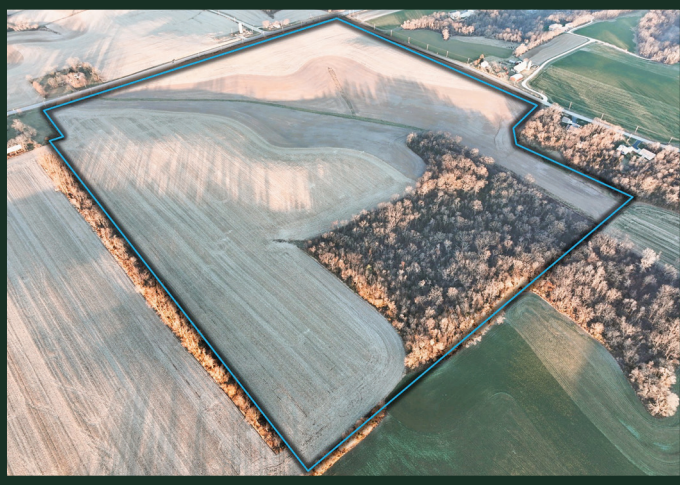
This property presents excellent prospects for expanding your farming operations or diversifying your investment portfolio. Its proximity to multiple growing townships further enhances its appeal. Whether you want to broaden an existing farm business or invest in sought-after farmland, this parcel perfectly aligns with farming and investment goals. Please contact the listing agents for further details.

Dillon Muth | 262.215.3294 | Dillon.Muth@PeoplesCompany.com | WI LIC 84377-94
Adam Crist | 608.482.1229 | Adam.Crist@PeoplesCompany.com | WI LIC 89336-94

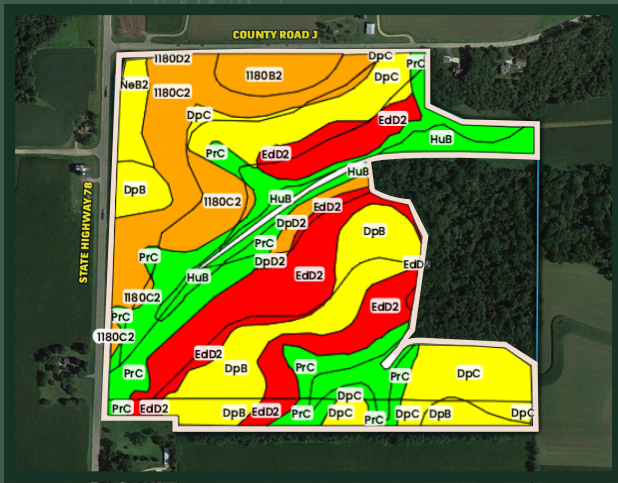


Tract 1 | 128.30 Acres M/L

Tract 2 | 92.14 Acres M/L



Tract 1 Tillable Soils Map



Code	Soil Description	Acres	Percent of Field	Legend	NCCPI
EdD2	Edmund silt loam	22.43	21.97%		37
1180C2	Newglarus-Dunbarton silt loams	17.05	16.70%		48
PrC	Port Byron silt loam	17.00	16.65%		82
DpB	Dodgeville silt loam	16.01	15.68%		60
DpC	Dodgeville silt loam	14.94	14.63%		60
HuB	Huntsville silt loam	6.88	6.74%		82
1180B2	Newglarus-Dunbarton silt loams	3.74	3.66%		49
NeB2	Newglarus silt loams	2.31	2.26%		58
DpD2	Dodgeville silt loam	1.61	1.58%		49
SoD	Sogn silt loam	0.09	0.09%		19
1190D2	Newglarus-Dunbarton silt loams	0.01	0.01%		44

Average: 57.4

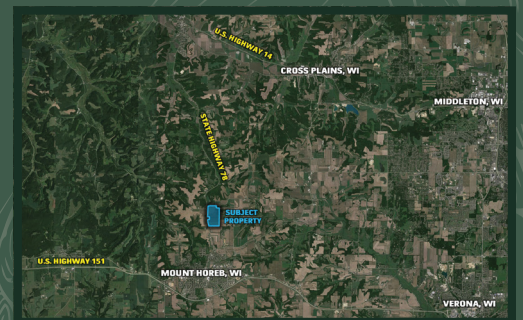
Tract 2 Tillable Soils Map



Code	Soil Description	Acres	Percent of Field	Legend	NCCPI
DpB	Dodgeville silt loam	34.64	39.87%		60
DpC	Dodgeville silt loam	23.34	26.86%		60
EdC2	Edmund silt loam	10.25	11.80%		40
1180C2	Newglarus-Dunbarton silt loams	8.89	10.23%		48
HuB	Huntsville silt loam	6.76	7.78%		82
EdD2	Edmund silt loam	1.61	1.85%		36
PrC	Port Byron silt loam	1.14	1.31%		82
1180D2	Newglarus-Dunbarton silt loams	0.25	0.29%		44

Average: 57.9

This farmland is conveniently located just a short drive from Mount Horeb, only 15 minutes from Verona and Middleton. With a 20-minute commute to the west side of Madison. The proximity to urban amenities and employers provides an ideal balance of a peaceful rural lifestyle with easy access to city conveniences. Epic, a major employer with approximately 12,500 employees, is only 15 minutes away. Greenway Station in Middleton is also a quick commute, and other significant employers are within driving distance. Furthermore, the Dane County Regional Airport is just 40 minutes away.





207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #17997



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

Wisconsin Land For Sale

Dane County

Listing #17997 | 220.44 Acres M/L | Asking Price \$4,255,000

**Two Tracts
Available**

Dillon Muth | 262.215.3294 | Dillon.Muth@PeoplesCompany.com | WI LIC 84377-94
Adam Crist | 608.482.1229 | Adam.Crist@PeoplesCompany.com | WI LIC 89336-94

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.