

# REAL ESTATE FOR SALE

27± Acres  
of Well Managed  
Deer Hunting  
Land

# 36.16± ACRES

**PRICE: \$649,000**

Taxes \$3930.74 total for 36.16 acres

**GRANT COUNTY, WI • Beetown Township • 5 Miles West of Lancaster**



## Main Details:

### FARM IMPROVEMENTS:

- Machine shed - Modern Shed with full concrete floor being 60'x108'x16 tall. 15' doors with 29' opening and one with 17' opening. Electricity only, built in 2009.
- Livestock complex - Built in 2017, free stall barn measures 60'x112' has partial curtain side. The front parlor area, milk house area is 40'x52'. The holing area is 20'. Has electricity and water.
- Loose Housing - The older silver shed is 56'x64' has heated work area and electricity, water.
- West shed built in 2018 is 50'x64' partial curtain sides. Has electricity and water.

### HOUSE:

- House is three bedroom, two bath, built in 1970's recently updated. Large two car garage, possible to finish basement. Has pellet and oil furnace. Septic is up to date. Well is 60'-100' depth, need to confirm.
- Farm is located 5± miles from Lancaster WI. 38± miles to Dubuque Iowa.
- Farm is currently setup as a goat dairy, milking 350 to 400 head. Farm is located next to good feed supplies and has approximately 7± acres of pasture.
- Buildings have many uses as storage, horse arena, converted to dairy or milk goats as the milk plant is in Lancaster.



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Atkinson • DC05G-WI

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SCHRADER REAL ESTATE & AUCTION CO. INC.  
Listing Agent: DARRELL CRAPP  
cell: 608-558-6832  
email: [darrell@schraderauction.com](mailto:darrell@schraderauction.com)

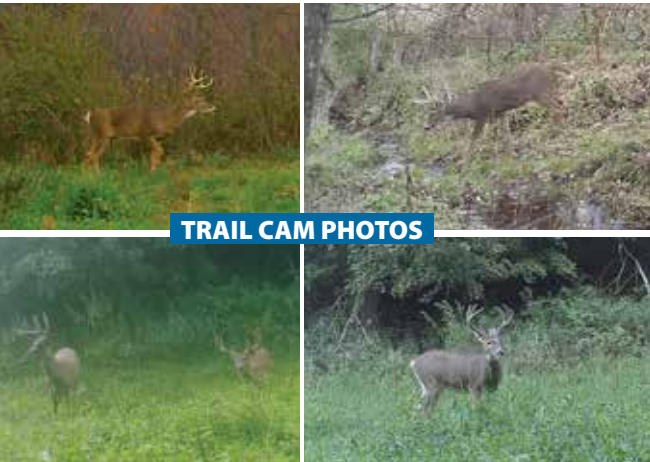
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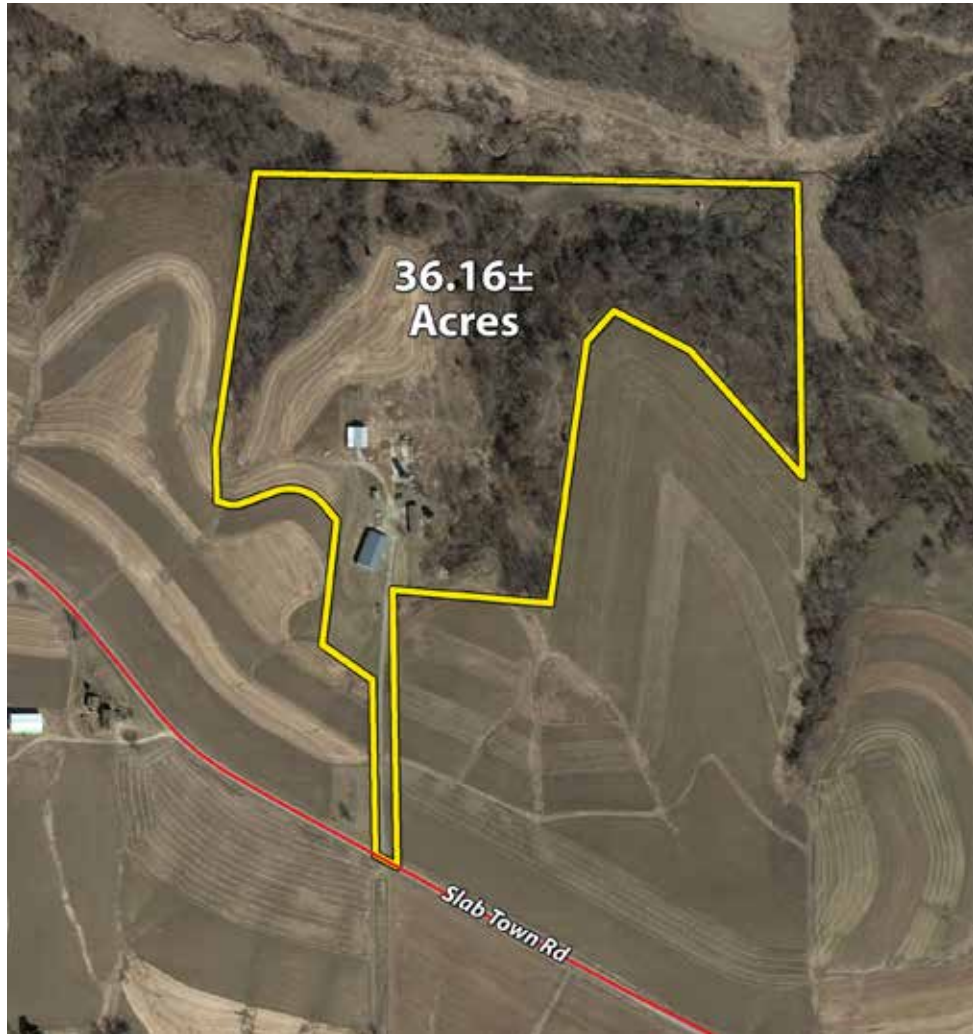
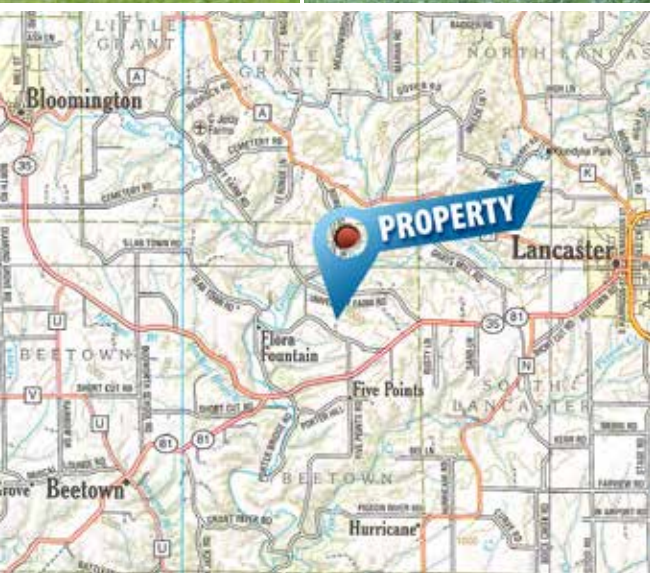
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TRAIL CAM PHOTOS



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