

FARM For Sale

Grant County, WI

- 62.62 FSA Tillable Acres
- Multiple Connected Pastures
- Centrally Located Pond
- Excellent Whitetail and Turkey Hunting
- Great Access Throughout
- Large 104' x 64' Pole Barn

147[±] acres



PROPERTY DESCRIPTION:

Schrader Real Estate & Auction Co. is excited to present this 147± acre farm featuring a perfect balance of tillable, pasture and wooded ground in the heart of Wisconsin's Driftless Region. These types of farms are what make Southwest Wisconsin such a unique and desirable location for farming, livestock and the outdoors. Whether you are looking for more tillable acres or want to add land to your portfolio, there are so many unique and positive features to this farm that any land buyer will want to see this for themselves.

Starting with the tillable acres, the farm consists of two tillable crop fields that combine for a total 62.62± FSA acres. The gentle contour of the crop ground will surprise you with a less aggressive slope than one may expect. The two crop fields are conveniently connected by a short field road.

Throughout the property and surrounding much of the crop ground are pastures with well-maintained lanes for easy access. A large pond sits close to the center of the property providing water for both livestock and wildlife.

Surrounded by woods, it will not surprise you that this farm has a long tradition of excellent hunting. Whether you prefer to set up a box blind in the middle of the crop field or find a comfortable log to sit on in the middle of some timber, there are plenty of options to suit your style. With woods surrounding most of the property, this farm lays out very well to have multiple hunters at one time for the gun season. This also means bowhunters will have multiple stand locations with plenty of different pockets to keep your stands fresh.

The property also includes a pole barn that measures 104' long by 64' wide. With excellent access right along Dutch Hollow Rd, this pole barn could have a variety of uses.

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

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Real Estate and Auction Company, Inc.

800-451-2709
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SCHRADER REAL ESTATE & AUCTION CO. INC.

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DIRECTIONS FROM POTOSI:
Head North on County Rd U. In 1.4 miles turn left
on Dutch Hollow Rd. In 1.4 miles, the gate to the
farm will be on your left.



147± acres

Listing Price: \$1,225,000



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