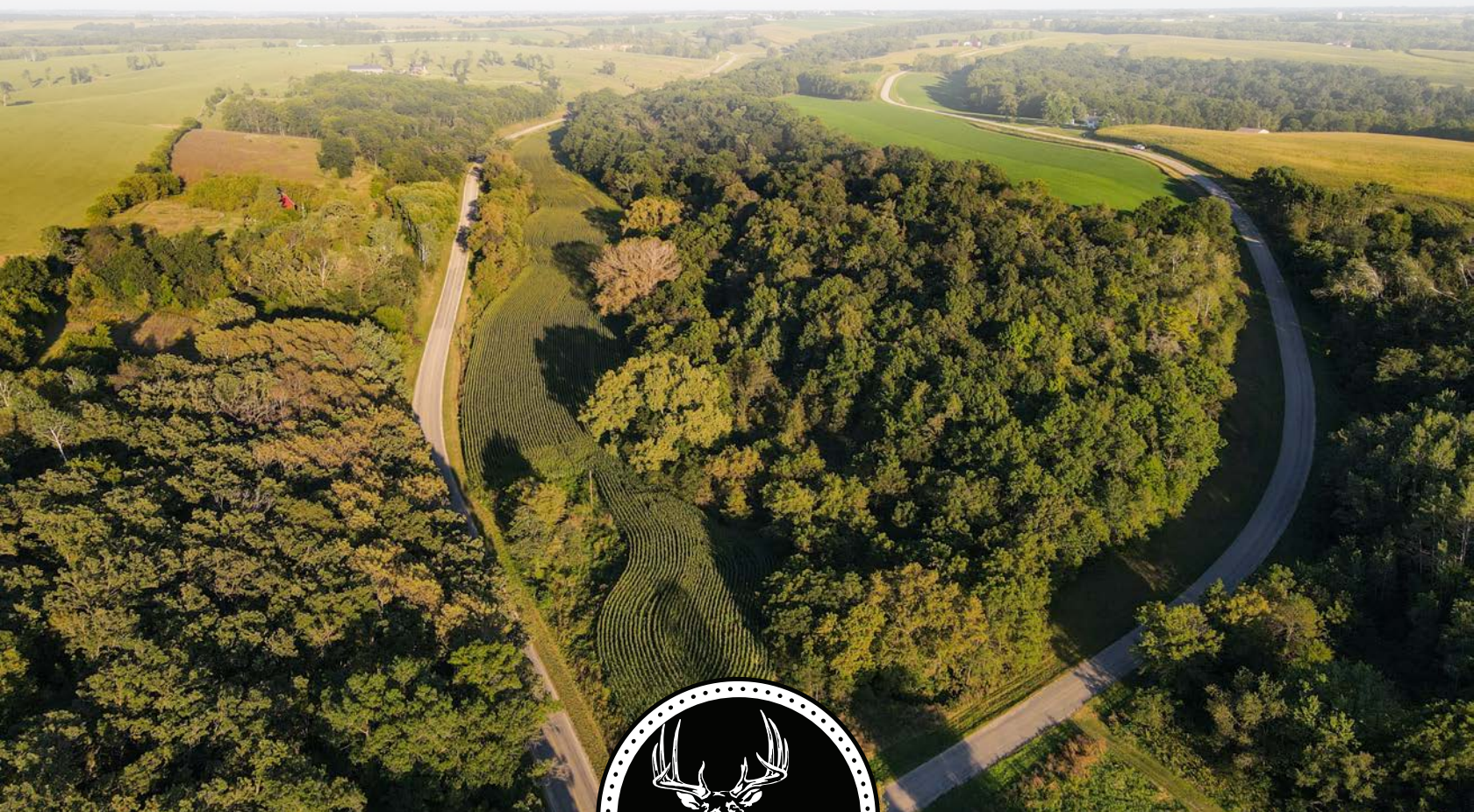


MIDWEST LAND GROUP PRESENTS

49 ACRES IN

LAFAYETTE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OUTSTANDING LAFAYETTE COUNTY MIXED-USE FARM

Sought-after opportunity to buy a great recreational property with income in Lafayette County, Wisconsin! These 49 +/- acres are packed with features, offering fantastic diversity and excellent hunting opportunities.

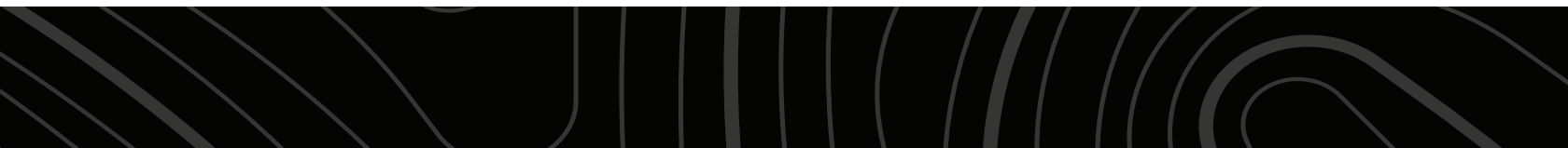
The property consists of 49 +/- total acres which are made up of 19 +/- tillable acres with the balance being timber. The tillable acres are made up primarily of Arenzville silt loam and New Glarus silt loam producing a respectable NCCPI rating of 67.5. Currently, they are cash-rented to a local farmer on a year-to-year basis. Half of the tillable acreage is planted with corn currently while the other half is a beautiful stand of alfalfa. The remaining 30 +/- acres are wooded and are a diverse mix of mature hardwood timber and thick underbrush.

This farm has great potential for someone looking to purchase a hunting property. The deer and turkey population in this area of Lafayette County is fantastic and this farm shows it. There is an abundance of deer

sign throughout the property, from beat-down trails, rubs, and thick bedding cover. There is a year-round creek flowing from east to west through the center of the property providing a great water source and the diverse mix of mature timber, mast crops, bedding cover, and cropland will give deer everything they need on the property. A quick tour of the property and you'll see the amount of sign that are present.

The property would also be a great purchase for anyone looking for a private retreat to camp, ride ATV's, or build their dream home on. Numerous spots exist that would make great areas for a home with an exposed lower level or to put a pole shed on to store equipment while you're not there.

Overall, this farm has everything you're looking for in a hunting property but would also be a great fit for a variety of uses. For more information or to schedule a private showing, contact Jason Heller at (815) 858-4403.



PROPERTY FEATURES

PRICE: **\$365,000** | COUNTY: **LAFAYETTE** | STATE: **WISCONSIN** | ACRES: **49**

- 49 +/- total acres
- 19 +/- tillable acres
- 30 +/- wooded acres
- Excellent deer & turkey population
- Great deer sign
- Thick bedding cover
- Year-round creek
- Mature hardwood timber
- Access from north, south, and west
- Paved road frontage
- Buildable for a residence
- 2023 taxes totaled \$873
- 10 minutes from Darlington, WI
- 1 hour, 15 minutes from Madison, WI
- 2 hours from Milwaukee, WI



19 +/- TILLABLE ACRES

The tillable acres are made up primarily of Arenzville silt loam and New Glarus silt loam producing a respectable NCCPI rating of 67.5.



30 +/- WOODED ACRES



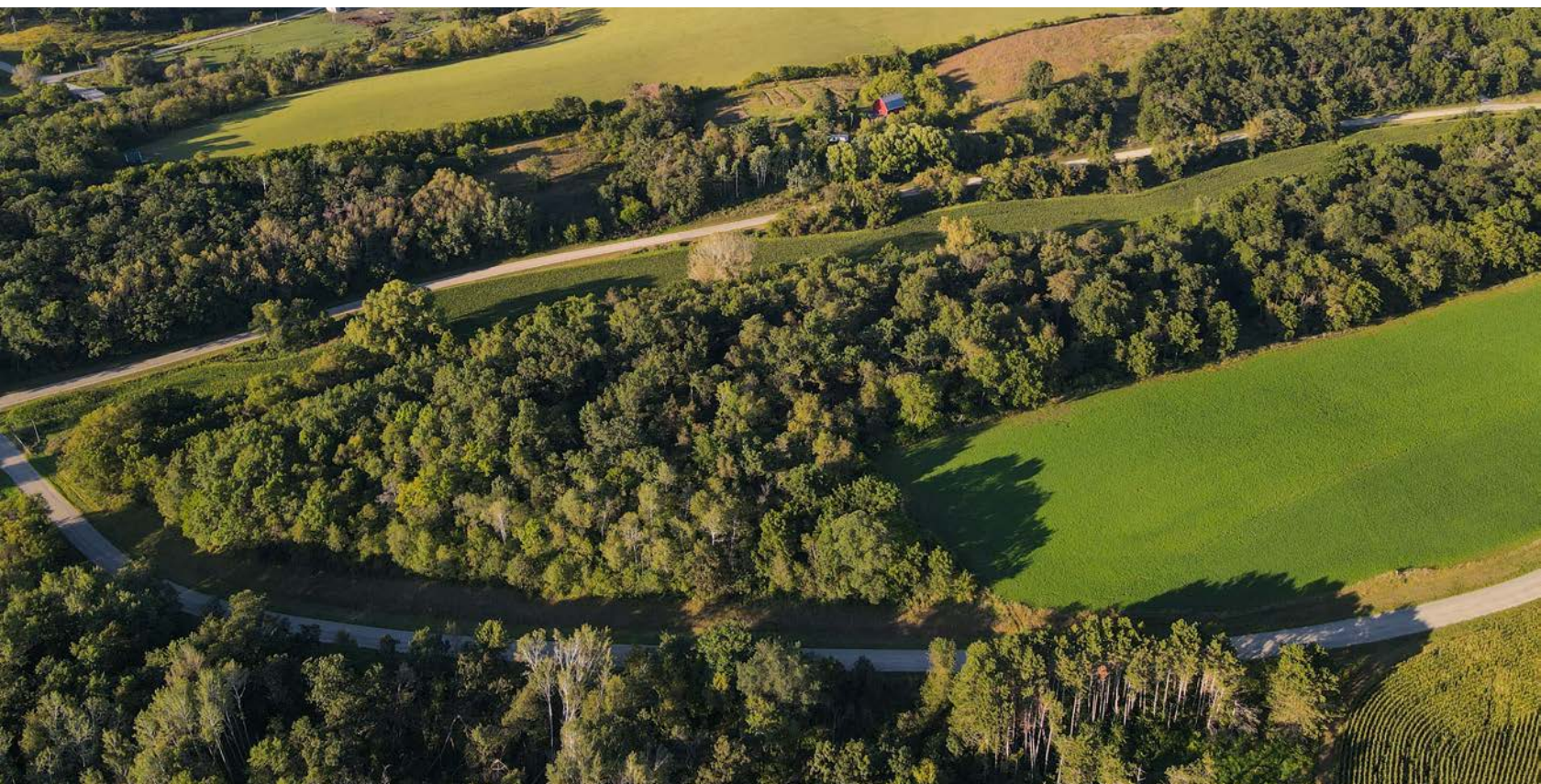
YEAR-ROUND CREEK



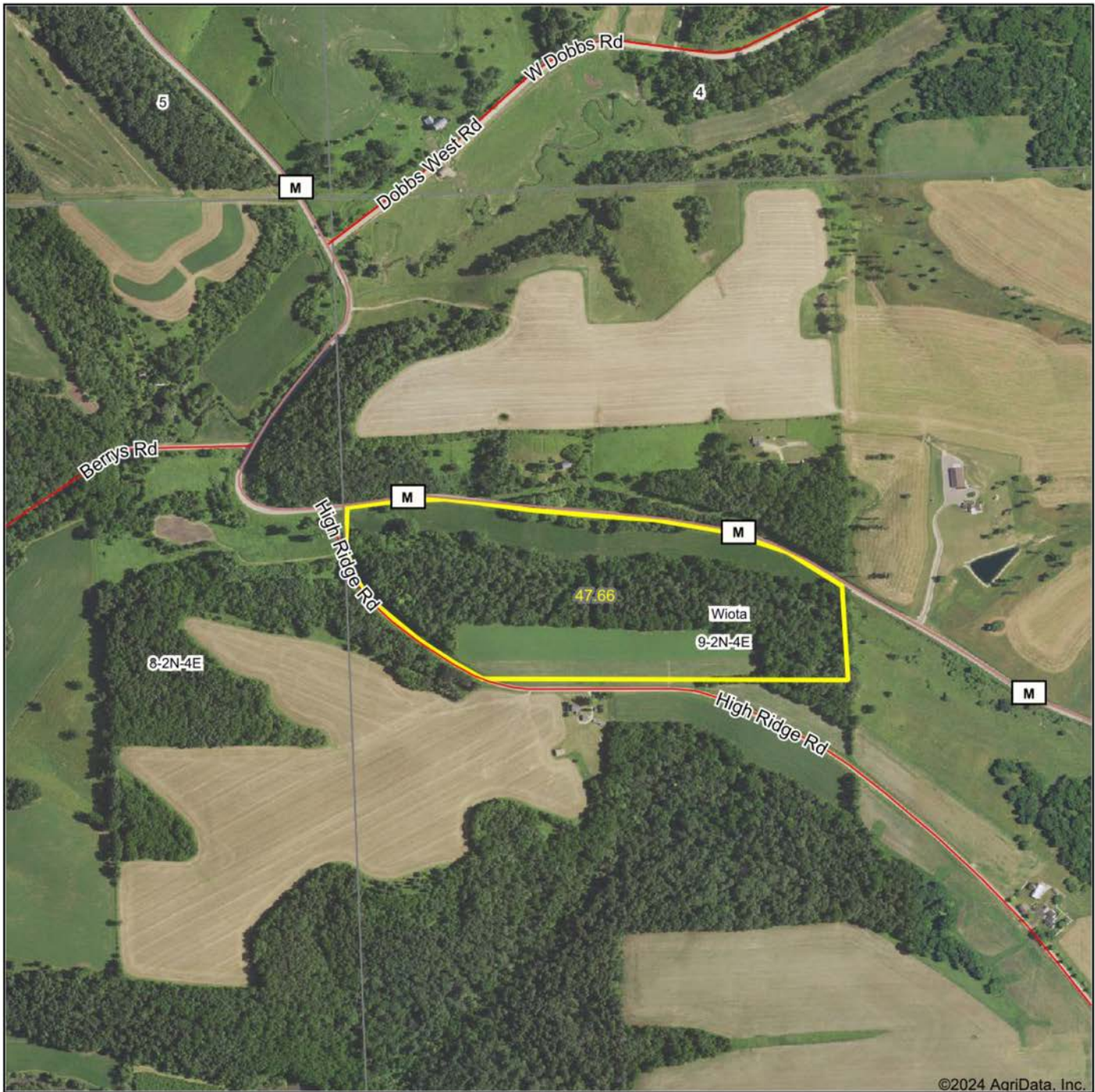
GREAT DEER SIGN



PAVED ROAD FRONTAGE



AERIAL MAP



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Boundary Center: 42° 39' 43.14, -90° 1' 46.44



Maps Provided By:



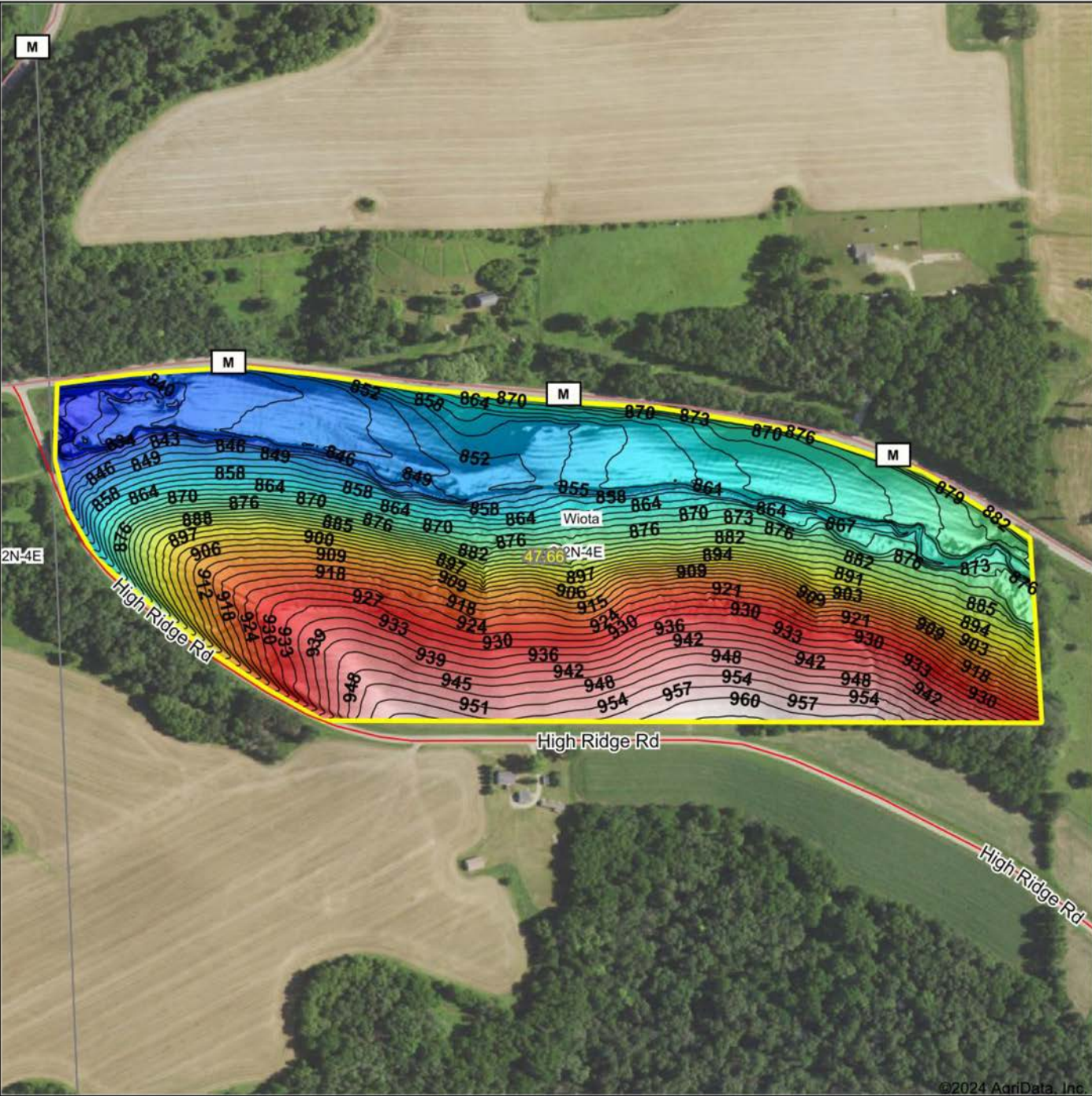
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9-2N-4E
Lafayette County
Wisconsin

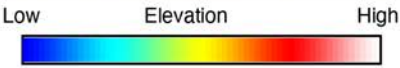


8/19/2024

HILLSHADE MAP

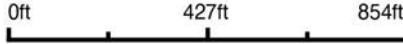


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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 828.8
 Max: 963.4
 Range: 134.6
 Average: 893.5
 Standard Deviation: 37.07 ft

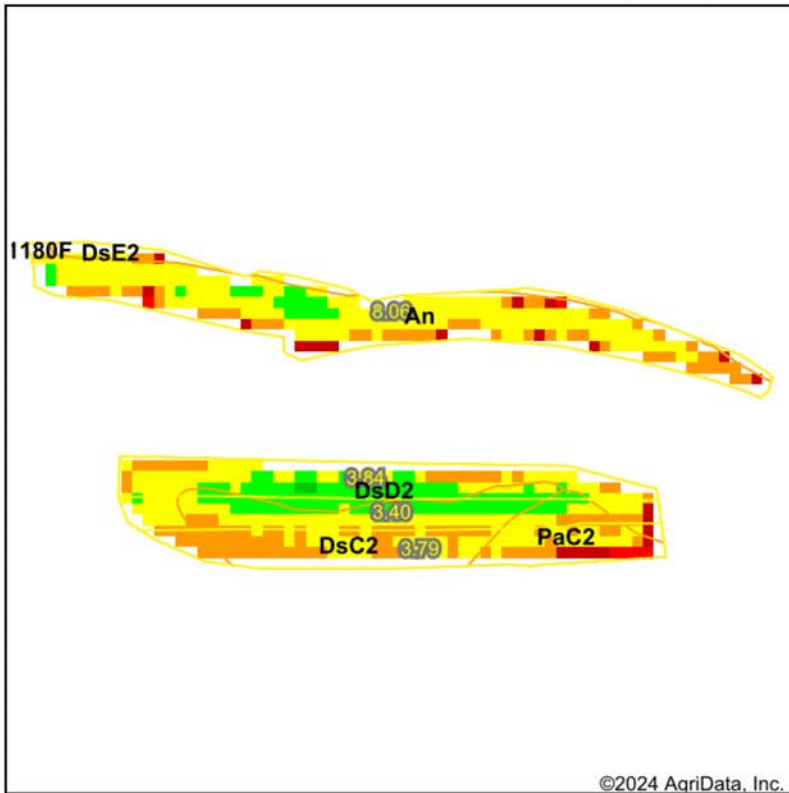


8/19/2024

9-2N-4E
Lafayette County
Wisconsin

Boundary Center: 42° 39' 43.14, -90° 1' 46.44

SOILS MAP



Low Relative Biomass High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow-Green	71 - 75
Yellow	66 - 70
Orange	61 - 65
Red-Orange	51 - 60
Red	41 - 50
Pink	21 - 40
Purple	1 - 20
Blue	0 - 0

State: **Wisconsin**
 County: **Lafayette**
 Location: **9-2N-4E**
 Township: **Wiota**
 Acres: **19.09**
 Date: **8/19/2024**

Crop:

Grassland/Pasture - 50%
 Alfalfa - 38%

*USDA CropScape



Maps Provided By:



Soils data provided by USDA and NRCS.

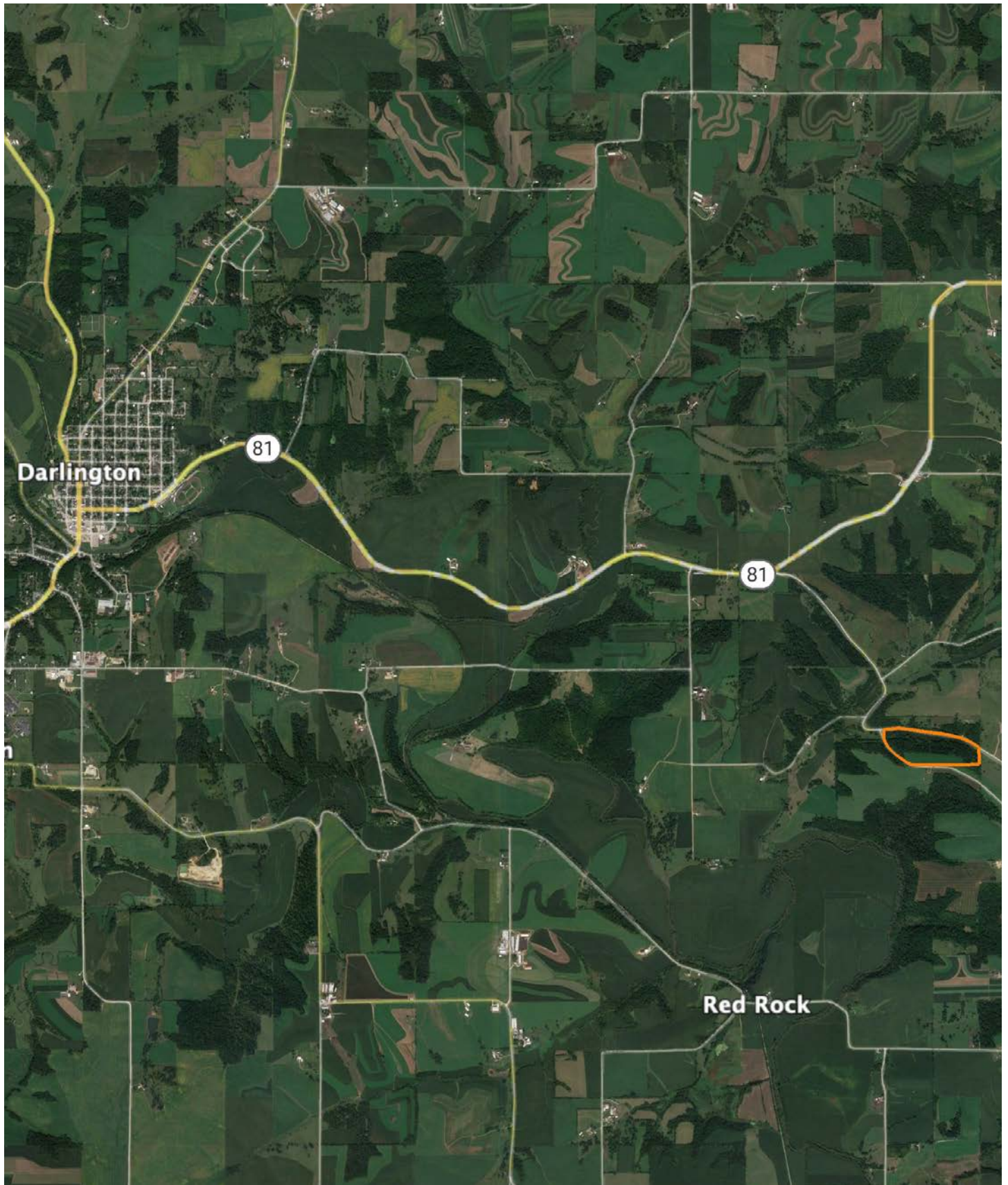
Area Symbol: WI065, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2023
An	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	7.20	37.7%	Moderately well drained	IIw	88	71.7
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	4.80	25.1%	Well drained	IVe	53	74.5
DsC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	4.43	23.2%	Well drained	IIIe	58	72.1
PaC2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	1.79	9.4%	Well drained	IIIe	74	69.1
DsE2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	0.80	4.2%	Well drained	VIe	14	66
1180F	Newglarus-Dunbarton, very stony, silt loams, 30 to 60 percent slopes, very rocky	0.07	0.4%	Well drained	VIIe	12	73
Weighted Average						3.01	*n 67.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Jason Heller is a dedicated, hard-working land agent who possesses a deep passion for land, hunting, and agriculture. Jason's journey into the world of hunting began at the age of 12 when he started bowhunting whitetails and instantly fell in love with it. As years went by, he became more interested in managing the family farm to produce quality deer, completing all forms of habitat projects from timber stand improvement to prescribed burns. These experiences gave him a unique perspective on what works, what doesn't, and what can be done to improve a property to increase its value.

Born and raised on a farm in rural Jo Daviess County, Illinois, Jason earned a degree in agricultural business from the University of Wisconsin Platteville. His professional background includes agricultural banking, which has provided him with first-hand knowledge of real estate financing including the utilization of government programs and FSA loans. Combining his professional expertise with his land management background, Jason is well-equipped to guide buyers in acquiring their dream hunting property, expanding their farming operation, or investing in income-generating land real estate. Sellers also benefit from his extensive knowledge, as he assists them in maximizing the value of their land during the selling process.

In his spare time, Jason enjoys spending time with his wife Amber and their two dogs, Jaxx and Ace. When he's not spending quality time with his family and friends, you'll likely find Jason playing a round of golf or bass fishing. If you're in the market for farmland, recreational, or investment properties in Illinois or Wisconsin, be sure to give Jason a call.



JASON HELLER, LAND AGENT
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JHeller@MidwestLandGroup.com



MidwestLandGroup.com

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