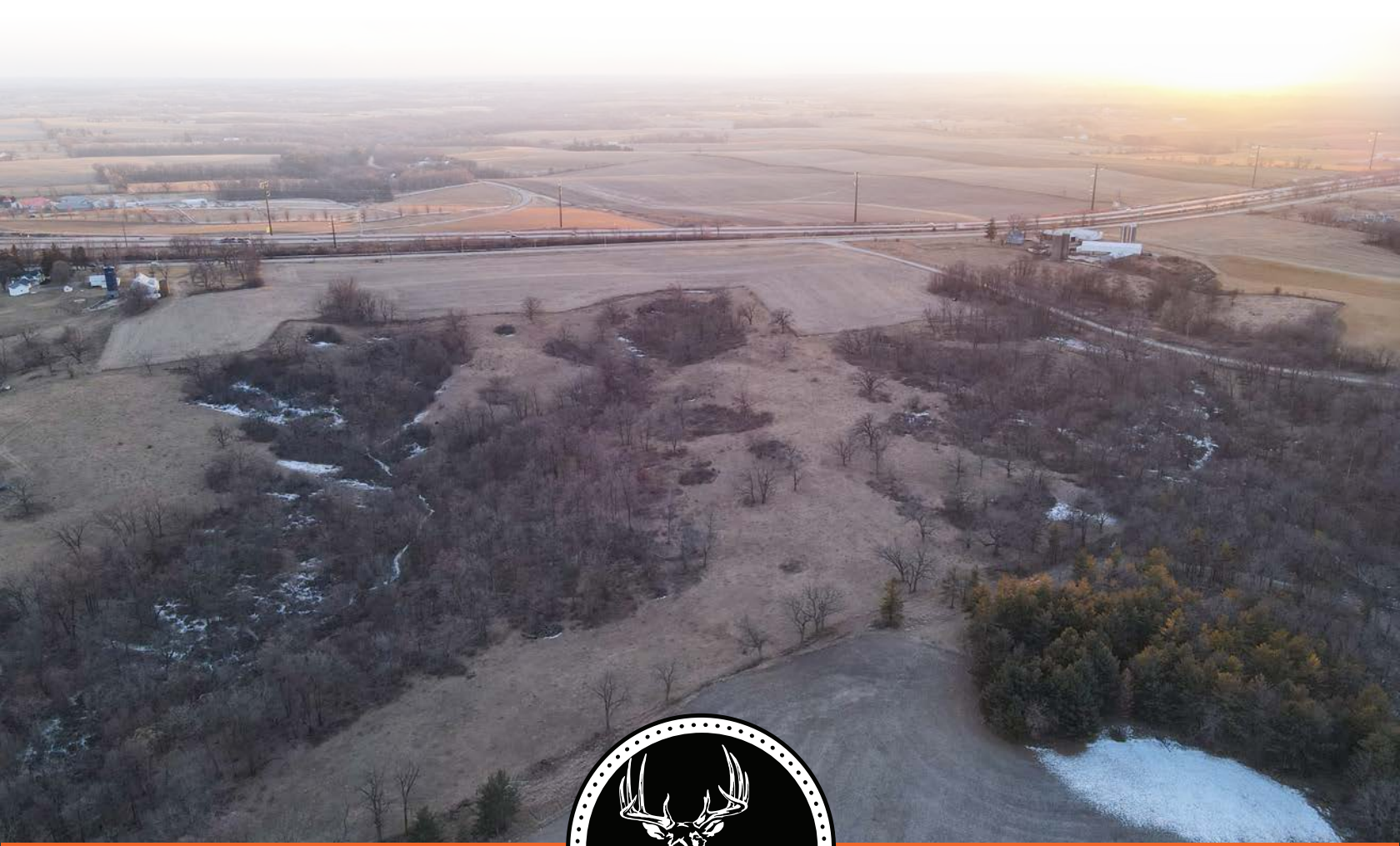


MIDWEST LAND GROUP PRESENTS

54 ACRES IN

DANE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE THOMPSON FARM

Midwest Land Group is proud to bring to market The Thompson Farm, a multigenerational farm lying on the outskirts of Mount Horeb Wisconsin. Available to the market for the first time in 139 years. The Thompson Farm has traditionally been used for the production of cattle, crops, and timber. With the ever-growing expansion of Dane County and Mount Horeb, it provides a prime development opportunity given its strategic location and exceptional characteristics.

The land is comprised of 54 +/- total acres, lying on the north side of Highway ID approximately 1 mile west of Mount Horeb. The acres consist of 18 +/- tillable acres, 34 +/- pasture acres, and 2 +/- wooded acres. Currently, there are separate lease agreements in place for the tillable acres and pasture acres. The tillable acres feature a 51.3 NCCPI rating along with flat topography, excellent drainage, and easy field access. The remaining acreage is comprised of excellent cattle pasture featuring a spring-fed creek, new 6-strand barbed wire fencing, and a fantastic mix of shade and grass. A future timber harvest may be possible to provide revenue to the future landowner. There is a stand of black walnut throughout the pasture / timbered acres in the northern portion of the property. A timber cost basis can be provided upon request. The property is currently zoned A1EX, which is an agricultural zoning.

The development potential this property holds is truly one of a kind. Possible types of development include commercial, residential, or a corporate campus just to name a few. Situated just west of the fast-growing Village of Mount Horeb and in the Village's school district, fire department, and utilities area. The property offers excellent visibility from Highway ID providing a 7,900 average daily traffic count. Current road access

is provided on the west side of the property off North Road with an open-ended road construction agreement with the township. On the east side, another access point exists via a deeded easement from Highway ID. Electric, natural gas, and fiber optic utilities are available off of Highway ID.

The tillable acreage bordering Highway ID on the south side of the property would provide exceptional opportunity for commercial development. Highway ID is in the commercial corridor of the township, which desires development. In addition, this area of the property is among the flattest topography available for development in the area, according to sources advising the Thompson family. This area provides exceptional road frontage and visibility for future businesses, as well as opportunities for sign revenue.

Another possible development option would be for residential country-estate style homes. The north side of the property (the pasture area) is partially wooded, providing privacy and magnificent vistas of the Blue Mounds rolling hills which would provide fantastic locations for country-estate style homes. 4 residential density units are available for the property per the township clerk. The location of the property would be ideal for residential development as it's conveniently close to downtown Mount Horeb and a short drive to Verona, Epic, and Madison. Additionally, the township may allow a bed and breakfast, Airbnb, or a home with a side business subject to appropriate approvals.

Recreational opportunities also exist in close proximity including the Military Ridge State Trail, Tyrol Basin Ski Resort, Blue Mounds State Park, and Stewart Lake County Park just to name a few. The Military Ridge State Trail

is located right across Hwy ID with a picnic/rest area near the North Road intersection. This trail is commonly used for walking, bicycling, cross-country skiing, and snowmobiling. Tyrol Basin Ski Resort is also located just 3 miles north. The property currently has a contract with Tyrol Basin for a sign on the property.

The property also features some very unique historical aspects, including the original Military Road that first crossed the state of Wisconsin that was constructed in the 1840s. It is believed by the family the route of the road followed the ridge in the crop field and passed through in front of the adjoining homestead. The Thompson family has also been advised by the Driftless Historium in Mount Horeb that the stave silo in the barn on the adjoining homestead is the last stave barn silo in the state.

Notwithstanding anything herein to the contrary, neither the seller nor Midwest Land Group warrants or represents that the property can be developed, used, rezoned, divided, or permitted in any fashion. It is a buyer's obligation to determine if the property can be developed, used, rezoned, divided, or permitted as required or desired by the buyer. Additionally, the seller does not warrant the accuracy or completeness of any information contained in this document.

An appraisal has been completed on the property and it has been priced accordingly. Additional information available upon request. Showings by appointment only, please contact listing broker Jason Heller at (815) 858-4403 for additional details or to schedule your own private showing.

PROPERTY FEATURES

PRICE: **\$2,180,000** | COUNTY: **DANE** | STATE: **WISCONSIN** | ACRES: **54**

- 34 +/- pasture acres & 2 +/- timber acres
- 18 +/- tillable acres
- Numerous development opportunities including commercial and residential
- Located along the commercial corridor of the township
- Excellent road frontage & visibility on Highway ID and North Road
- Flat topography bordering Highway ID provides ease of development
- 4 residential density units available for property for high-value country-style estates
- Electric, natural gas, and telephone are available at lot line. Fiber optic nearby
- Recreational and historical attributes
- Zoned A1EX currently
- 2024 taxes totaled \$214.44
- Township of Blue Mounds zoning
- Within the Village of Mount Horeb's extraterritorial jurisdiction
- 1 +/- mile from downtown Mount Horeb, WI
- About 15 minutes from Epic
- About 20-25 minutes from Madison, WI, south beltline



COMMERCIAL DEVELOPMENT

The tillable acreage bordering Highway 1D on the south side of the property would provide exceptional opportunity for commercial development. Highway 1D is in the commercial corridor of the township, which desires development.



CLOSE TO DOWNTOWN MOUNT HOREB



TRAFFIC COUNT



RESIDENTIAL DEVELOPMENT

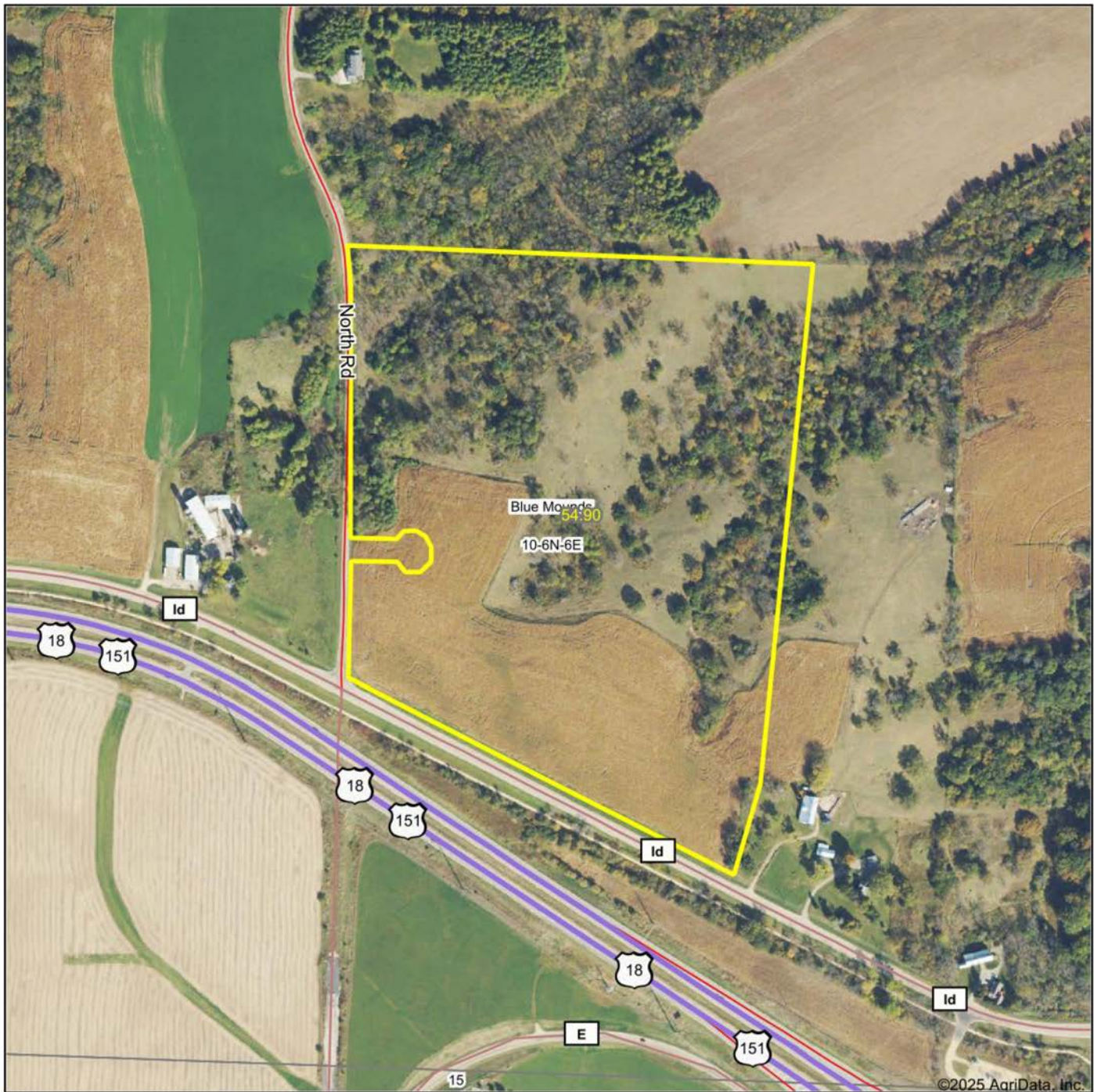
The north side of the property (the pasture area) is partially wooded, providing privacy and magnificent vistas of the Blue Mounds rolling hills which would provide fantastic locations for country-estate style homes. 4 residential density units are available for the property per the township clerk.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 43° 0' 26.49, -89° 46' 2.41

0ft 503ft 1007ft



Maps Provided By:



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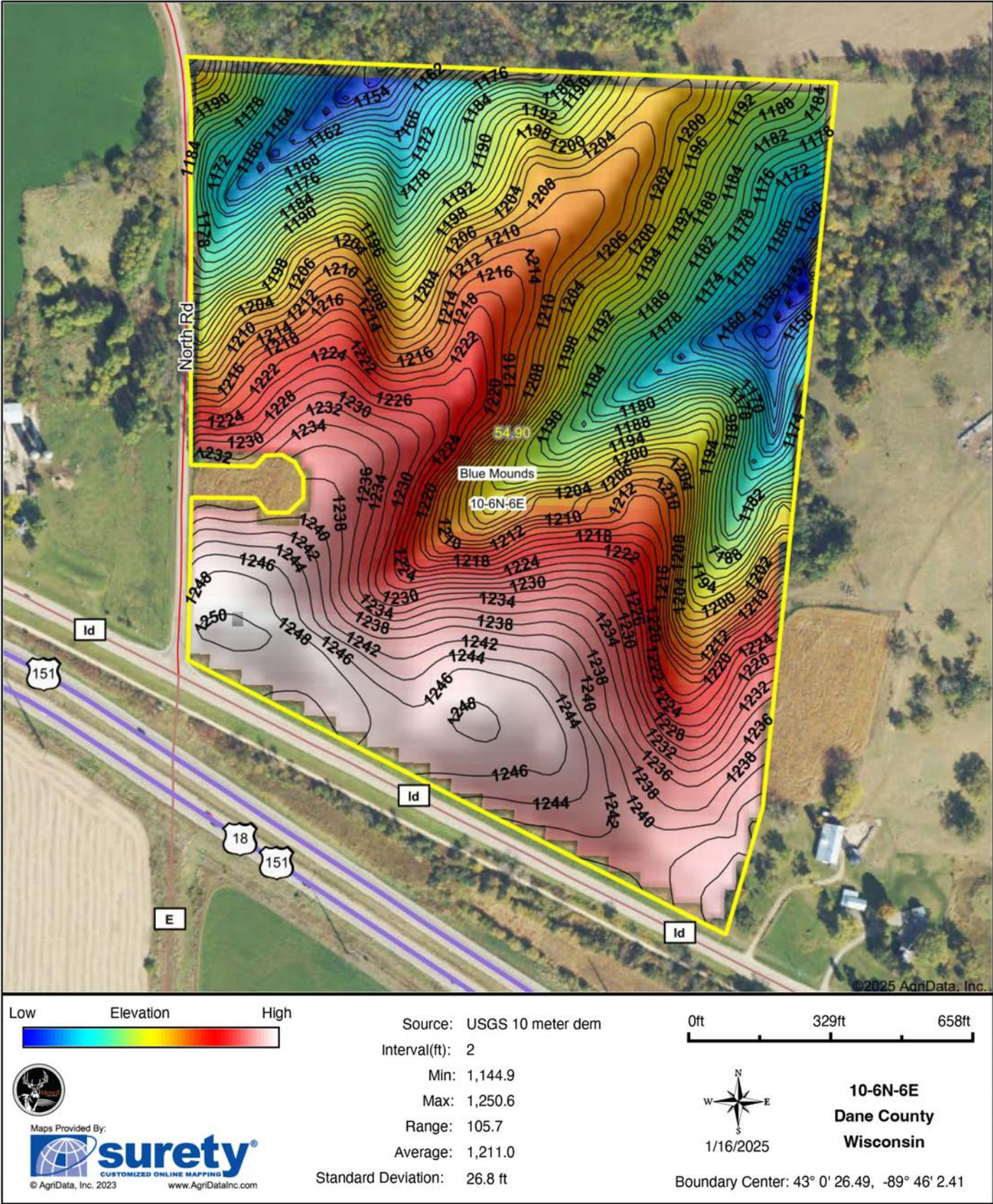
www.AgriDataInc.com

10-6N-6E
Dane County
Wisconsin

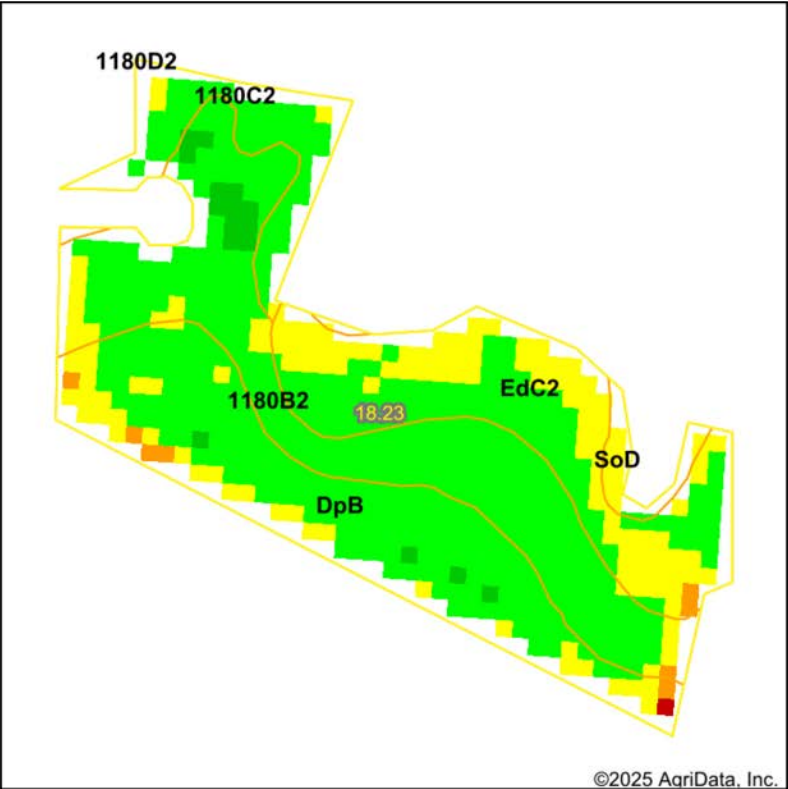


1/16/2025

HILLSHADE MAP



SOILS MAP



	Value
Low RELATIVE BIOMASS High	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

State: Wisconsin
County: Dane
Location: 10-6N-6E
Township: Blue Mounds
Acres: 18.23
Date: 1/16/2025

Crop:



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

Area Symbol: WI025, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2024
1180B2	Newglarus-Dunbarton silt loams, 2 to 6 percent slopes, moderately eroded	5.85	32.1%	Well drained	Ile	53	77.3
DpB	Dodgeville silt loam, 2 to 6 percent slopes	5.56	30.5%	Well drained	Ile	61	77.1
EdC2	Edmund silt loam, 6 to 12 percent slopes, eroded	4.62	25.3%	Well drained	IVe	40	74.9
1180C2	Newglarus-Dunbarton silt loams, 6 to 12 percent slopes, moderately eroded	1.78	9.8%	Well drained	IIle	52	77.9
SoD	Sogn silt loam, 2 to 20 percent slopes	0.42	2.3%	Somewhat excessively drained	VIIIs	20	0
Weighted Average					2.72	*n 51.3	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



BROKER CONTACT

Jason Heller is a dedicated, hard-working land broker 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 BROKER
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MidwestLandGroup.com

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