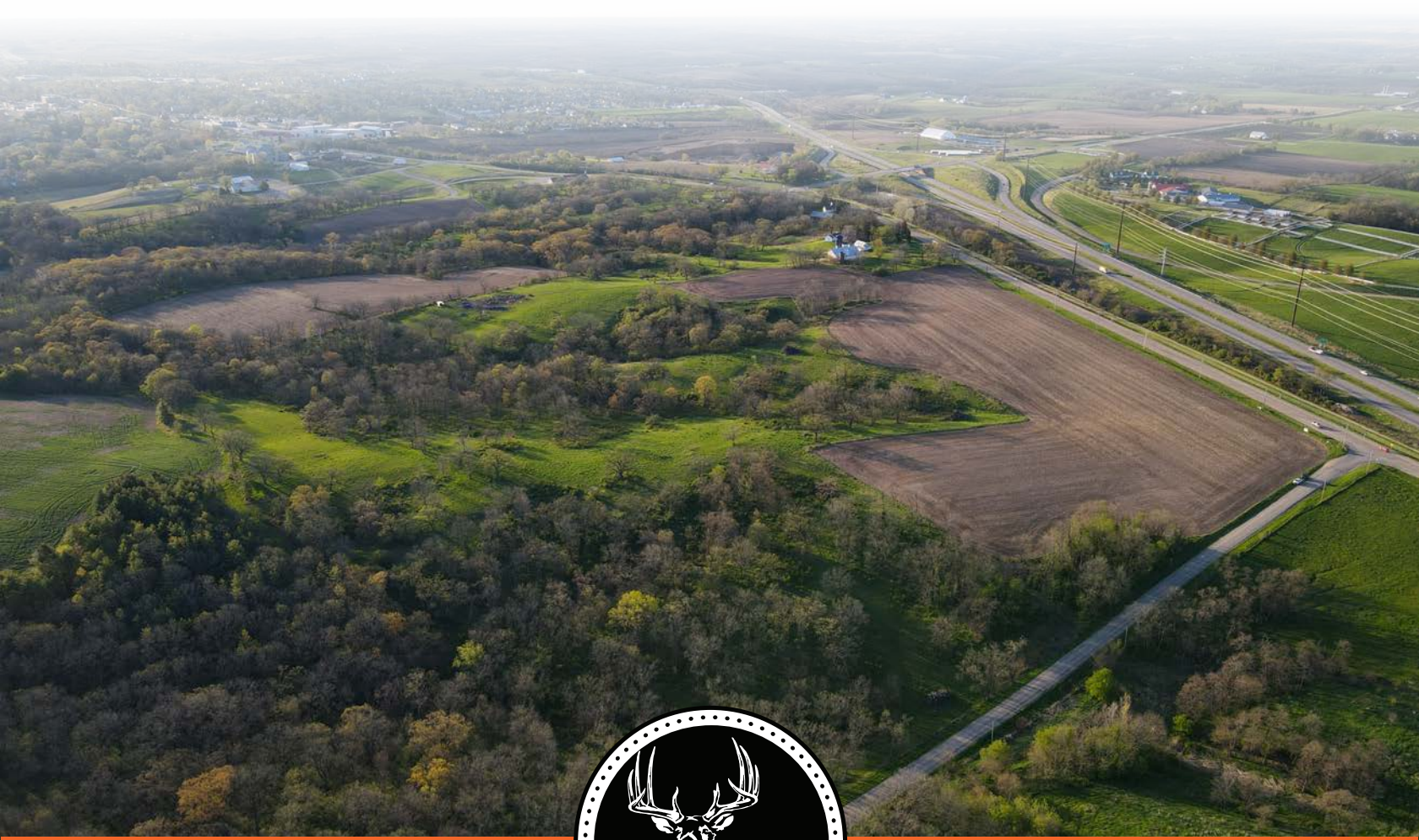


MIDWEST LAND GROUP PRESENTS

54 ACRES IN

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# DANE COUNTY WISCONSIN



[MidwestLandGroup.com](https://MidwestLandGroup.com)

# MIDWEST LAND GROUP IS HONORED TO PRESENT

# THE THOMPSON FARM

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Build your dream country estate on 54 acres of rolling hills, open fields, and woods. This rare offering combines rural charm, scenic vistas, and convenience - Ideal for those who desire refined country living, proximity to Madison's cultural and professional opportunities, and top-tier schools. Multi-site potential includes private residence(s), Airbnb, equestrian estate, hobby farm, retreat, family compound, small-scale farming, and many other land uses. Potential sports and recreational activities include biking, riding, hiking, hunting, skiing, and more on or near the property. This exceptionally well-located property also offers exciting income and investment potential.

Notwithstanding anything herein to the contrary, neither 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.

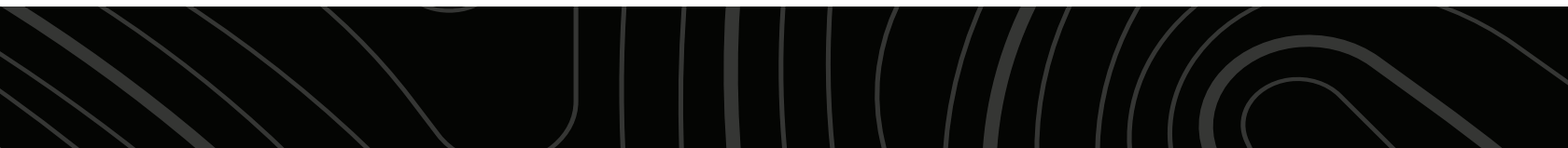
Additional information available upon request. Showings by appointment only, please contact listing broker Jason Heller at (815) 858-4403 for additional details or to schedule your own private showing.

## PROPERTY FEATURES

PRICE: **\$1,995,000** | COUNTY: **DANE** | STATE: **WISCONSIN** | ACRES: **54**

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- Horeb Schools and services
- Fiber optic internet and natural gas
- Land use flexibility with town zoning
- Multiple opportunities to monetize the property
- Driving time - just minutes to Mt. Horeb and Verona
- You can select the name for the public road into the property
- Biking, skiing, swimming, kayaking, fishing, snowmobiling, and other activities nearby
- Farm and pasture income could help pay taxes on new buildings
- Light commercial development also an option
- Hwy 78 on/off ramp to Hwy 18-151 within a short distance from the property
- 2024 taxes total \$214

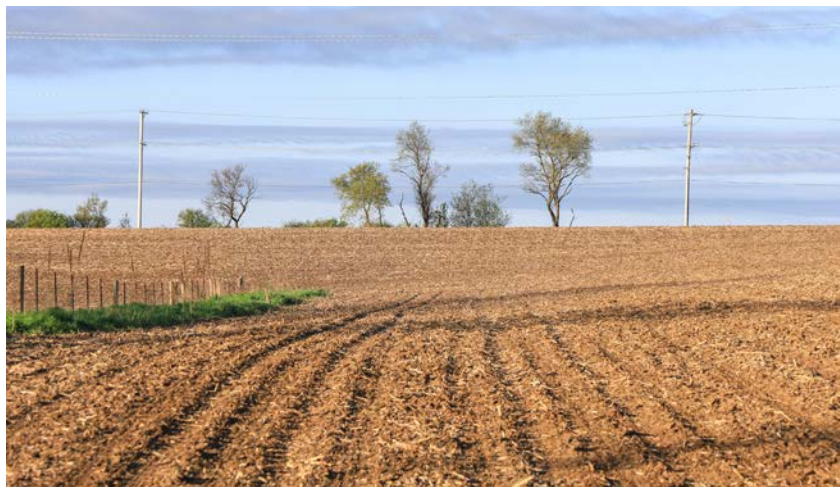
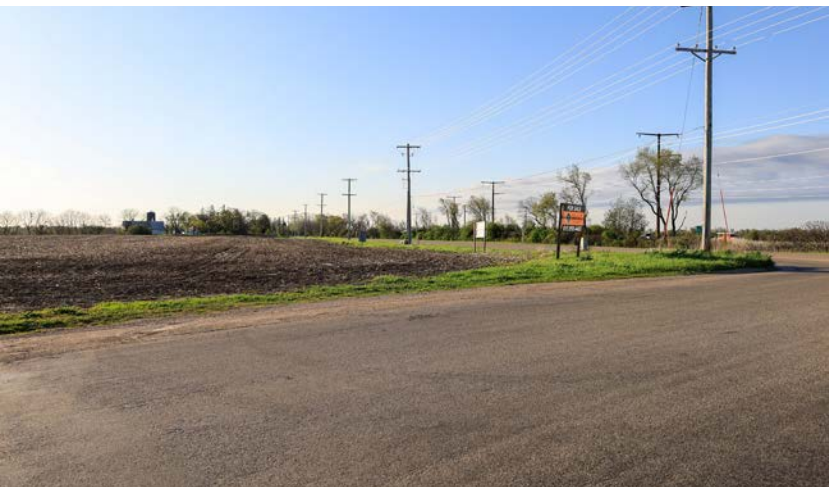




# LIGHT COMMERCIAL DEVELOPMENT

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The tillable acreage bordering Highway 10 on the south side of the property would provide exceptional opportunity for commercial development. Highway 10 is in the commercial corridor of the township, which desires development.





# CLOSE TO DOWNTOWN MOUNT HOREB

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# MINUTES TO MT. HOREB AND VERONA

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# LAND USE FLEXIBILITY

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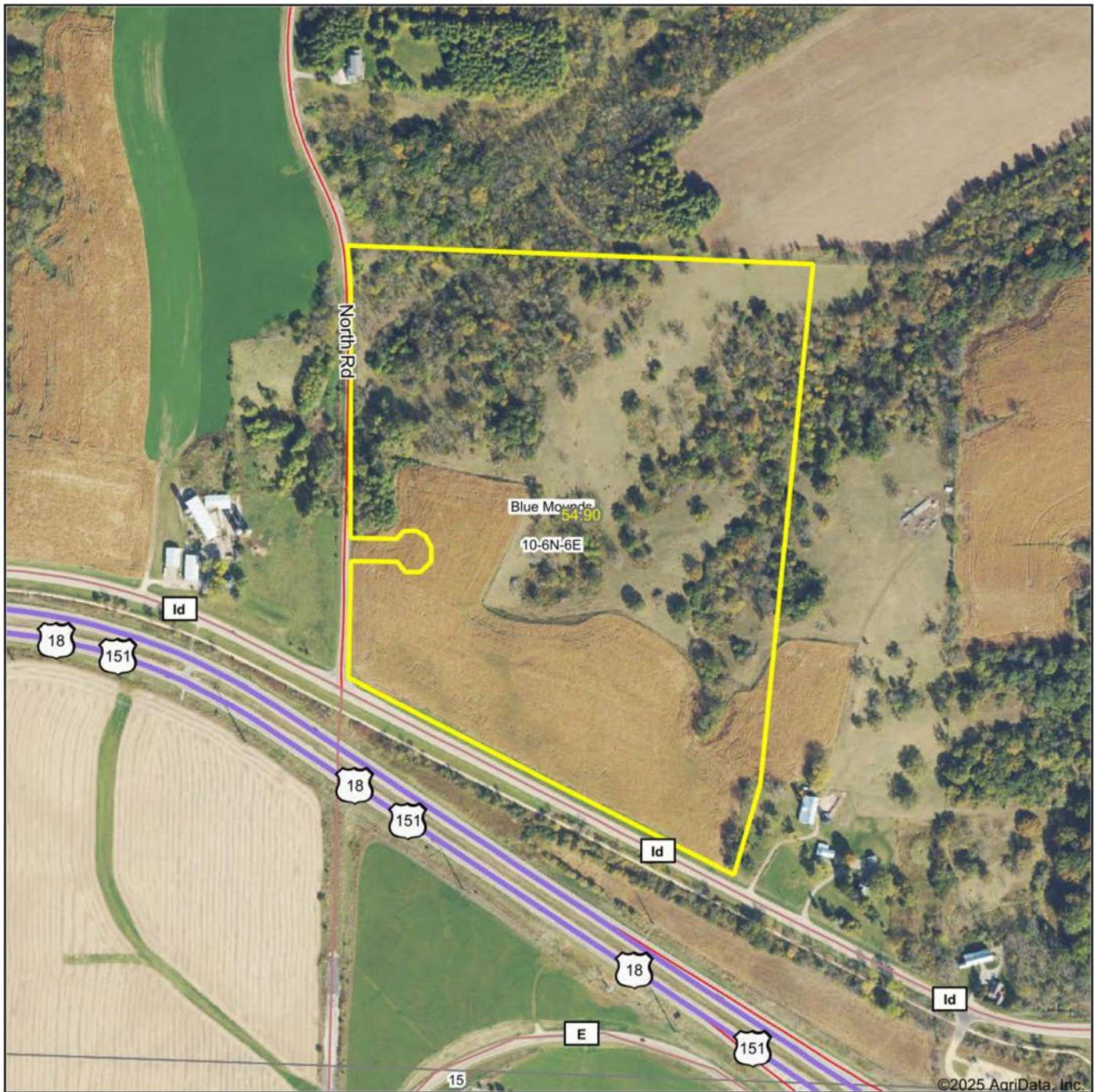
# ADDITIONAL PHOTOS

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# AERIAL MAP



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

0ft 503ft 1007ft



Maps Provided By:



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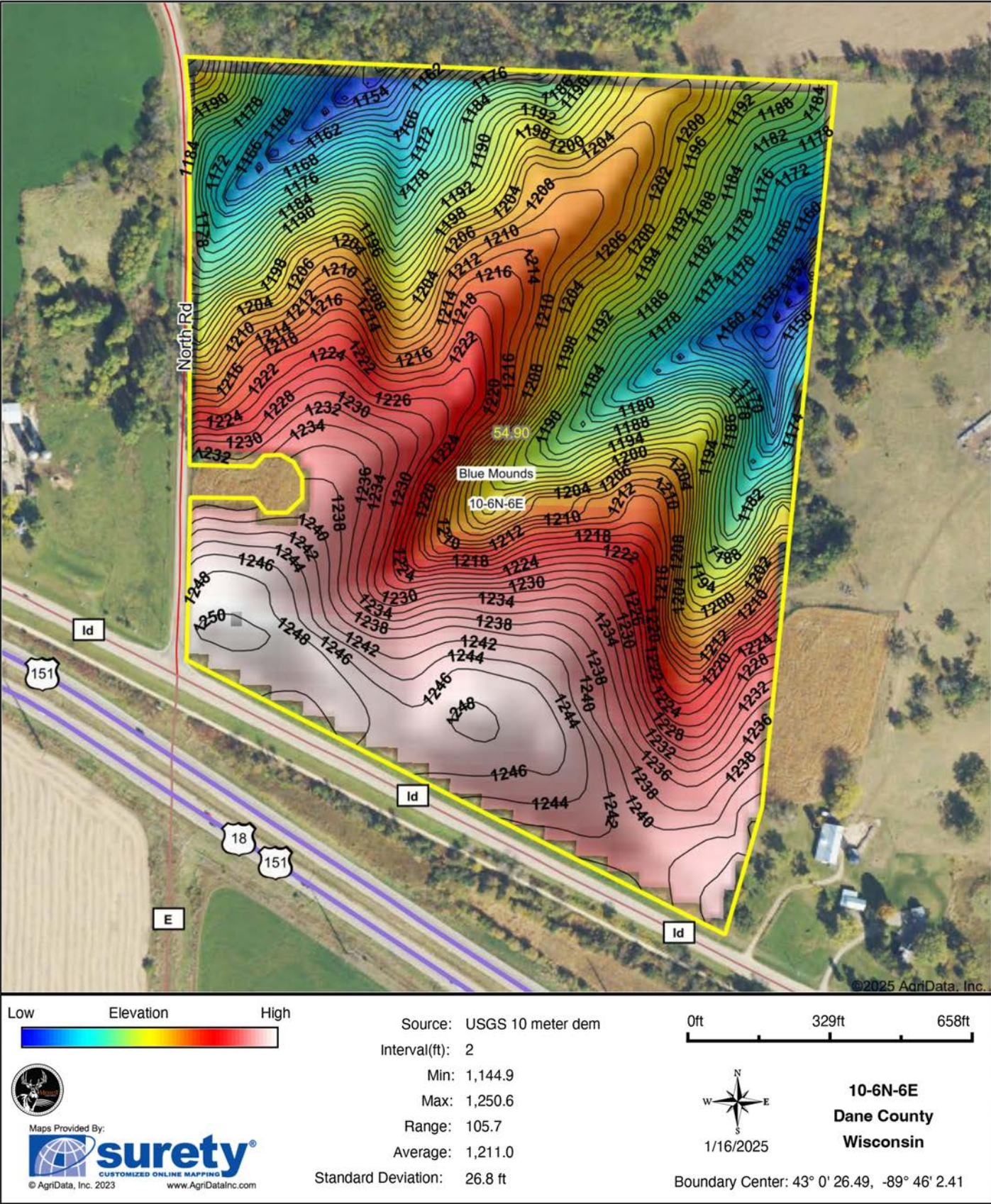
**10-6N-6E**  
**Dane County**  
**Wisconsin**



1/16/2025

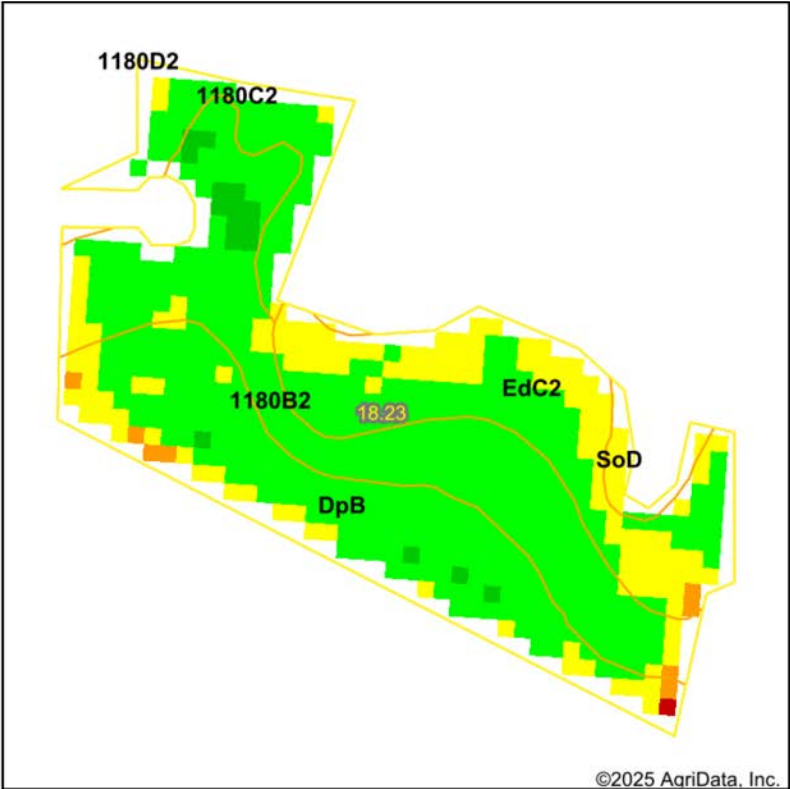


# HILLSHADE MAP





# 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

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# 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  
**815.745.4365**  
JHeller@MidwestLandGroup.com



## MidwestLandGroup.com

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