

MIDWEST LAND GROUP PRESENTS

147.2 ACRES

GREEN COUNTY, WI

SAWMILL ROAD, BLANCHARDVILLE, WISCONSIN 53516



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIUM INVESTMENT FARM IN NORTHWEST GREEN COUNTY

Nestled in northwest Green County off Sawmill Road, this exceptional 147.169 acre farm offers the perfect blend of income potential, natural beauty, and development opportunity. With a combination of fertile cropland, mature hardwood timber, and rolling terrain, this property is the versatile investment you've been waiting for.

Approximately 116 of the 147.169 acres are comprised of productive tillable land. The soil consists primarily of New Glarus silt loam, with an NCCPI rating of 50.3. The land is currently leased to a long-term tenant who has done an excellent job maintaining the fields. Three convenient access points make it easy to move large equipment in and out of the property.

The remaining 31+/- acres are wooded, showcasing a healthy stand of hardwood timber. While a selective harvest was recently completed, a significant number of young black walnut trees remain, offering future income potential. Additional hardwood species include white oak, burr oak, and cherry—adding both ecological and economic value.

The current owners have gone through the process of having a certified survey completed, which resulted in 8 tax parcels. Green County has verified the ability to build up to 7 single-family homes across these parcels. The layout includes one 40 +/- acre parcel and seven parcels ranging from 12 to 20 acres, making future development or resale both flexible and appealing. The parcels are thoughtfully designed, with paved road frontage on Sawmill Road and electric service available at the lot line.

Location is another key advantage - secluded enough to enjoy privacy, yet conveniently located just 30 minutes from Verona, 45 minutes from Madison, and within 2 hours of Milwaukee and the Chicago suburbs.

Whether you're looking for a strong agricultural investment, future timber value, or rural development potential, this Green County property checks every box. For more information or to schedule a private showing, contact Jason Heller at (815) 858-4403.



PROPERTY FEATURES

PRICE: **\$1,375,000** | COUNTY: **GREEN** | STATE: **WISCONSIN** | ACRES: **147.2**

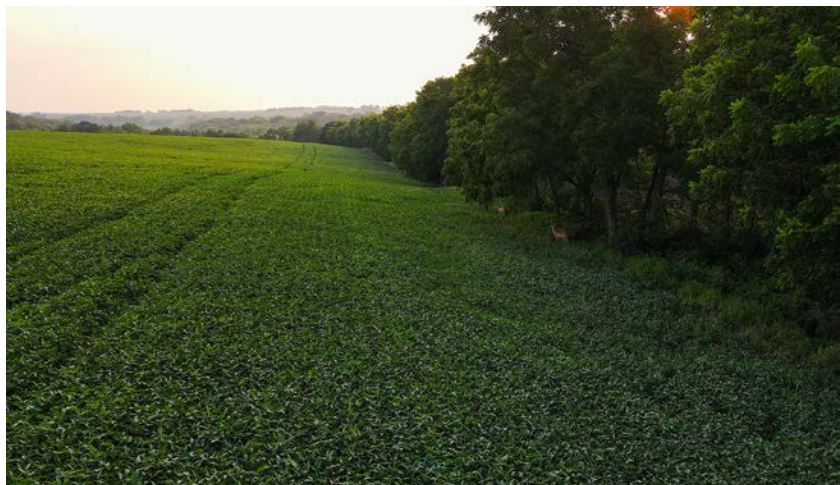
- 147.169 surveyed acres
- 116 +/- tillable acres
- 50.3 NCCPI rating
- Primary soil type is New Glarus silt loam
- Crop lease in place
- 31 +/- wooded acres
- Future timber value
- Certified survey map completed
- Subdivided – 8 total tax parcels
- Ability to build up to 7 single-family homes
- Paved road frontage
- Zoned Agriculture
- 2024 taxes totaled \$1,316.61
- 35 minutes from Verona, WI
- 45 minutes from Madison, WI
- 2 hours from Milwaukee, WI



*Property lines are approximate and do not represent a survey

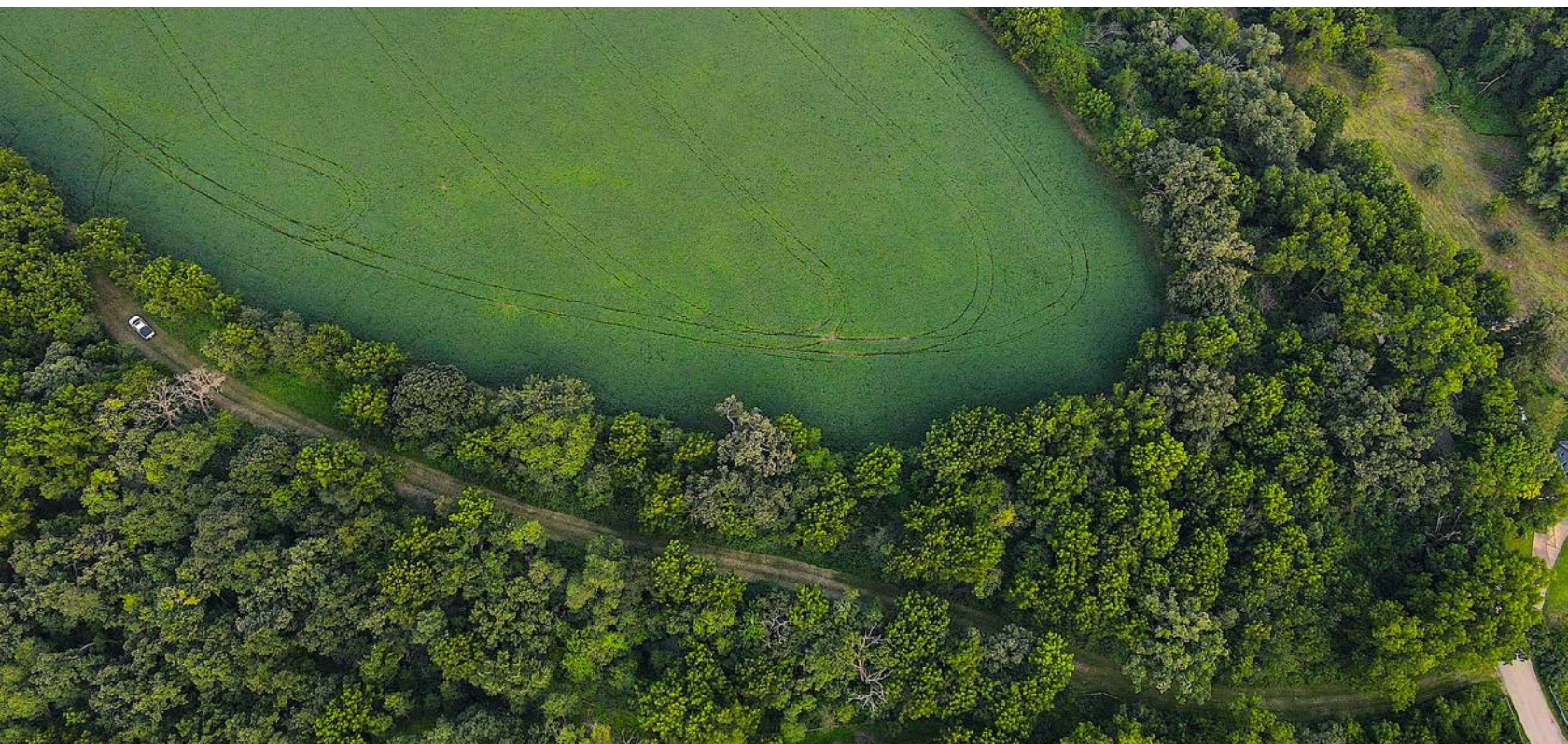
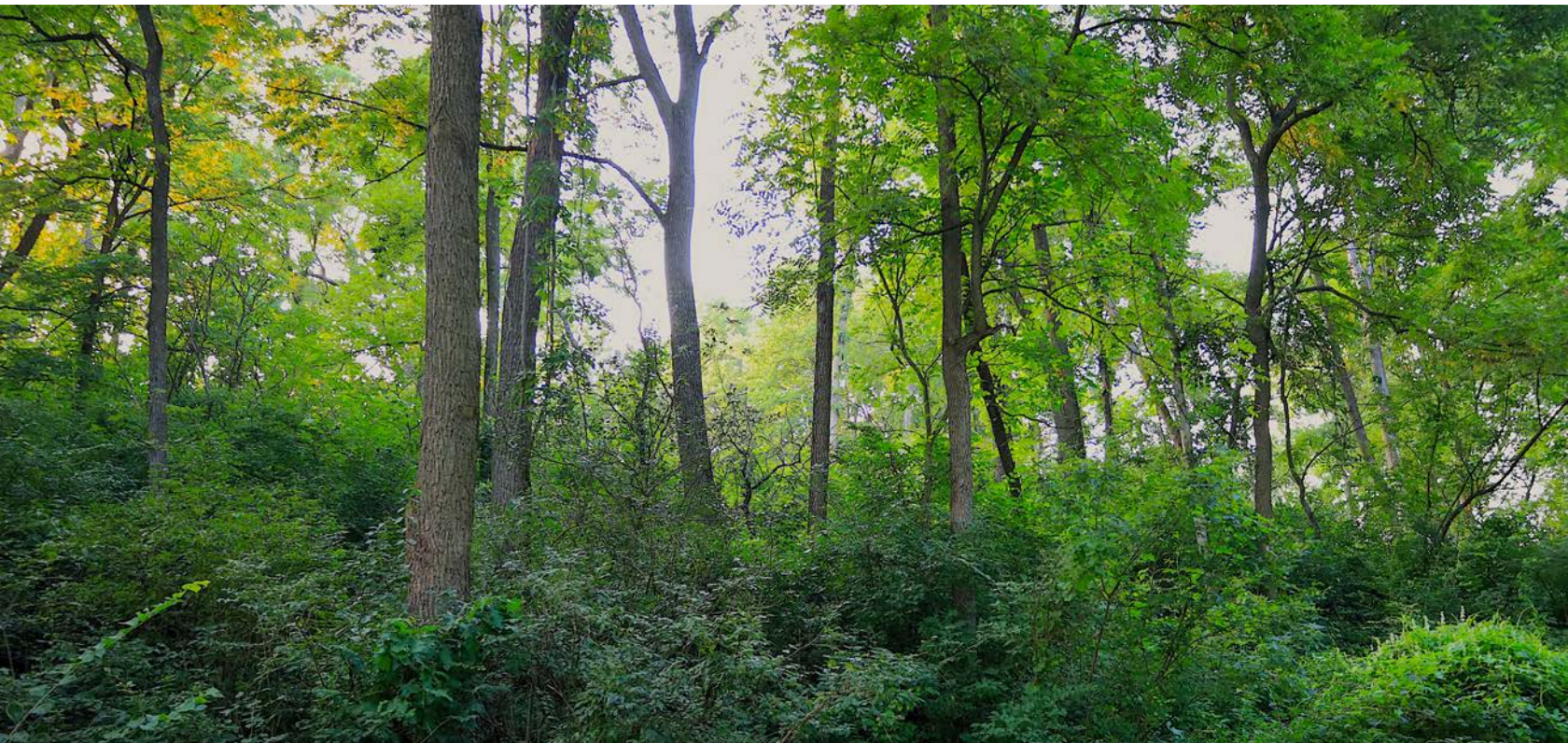
116 +/- TILLABLE ACRES

The soil consists primarily of New Glarus silt loam, with an NCCPI rating of 50.3. The land is currently leased to a long-term tenant who has done an excellent job maintaining the fields.



31 +/- WOODED ACRES

The remaining 31+/- acres are wooded, showcasing a healthy stand of hardwood timber. While a selective harvest was recently completed, a significant number of young black walnut trees remain, offering future income potential.



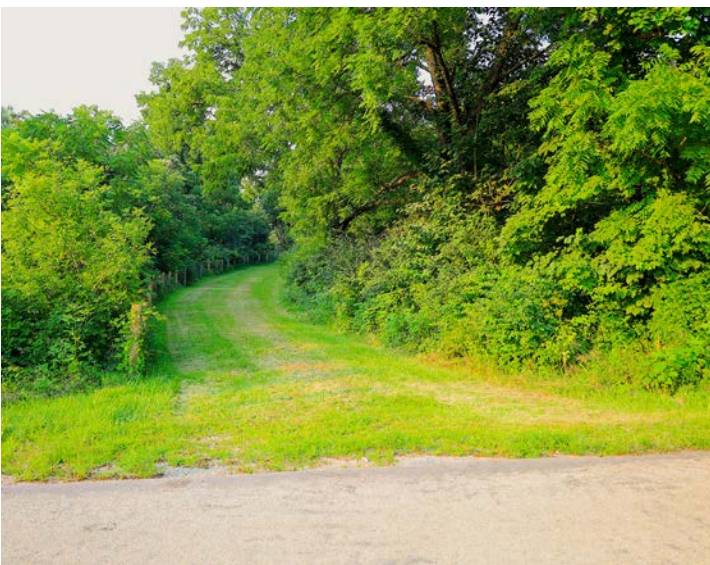
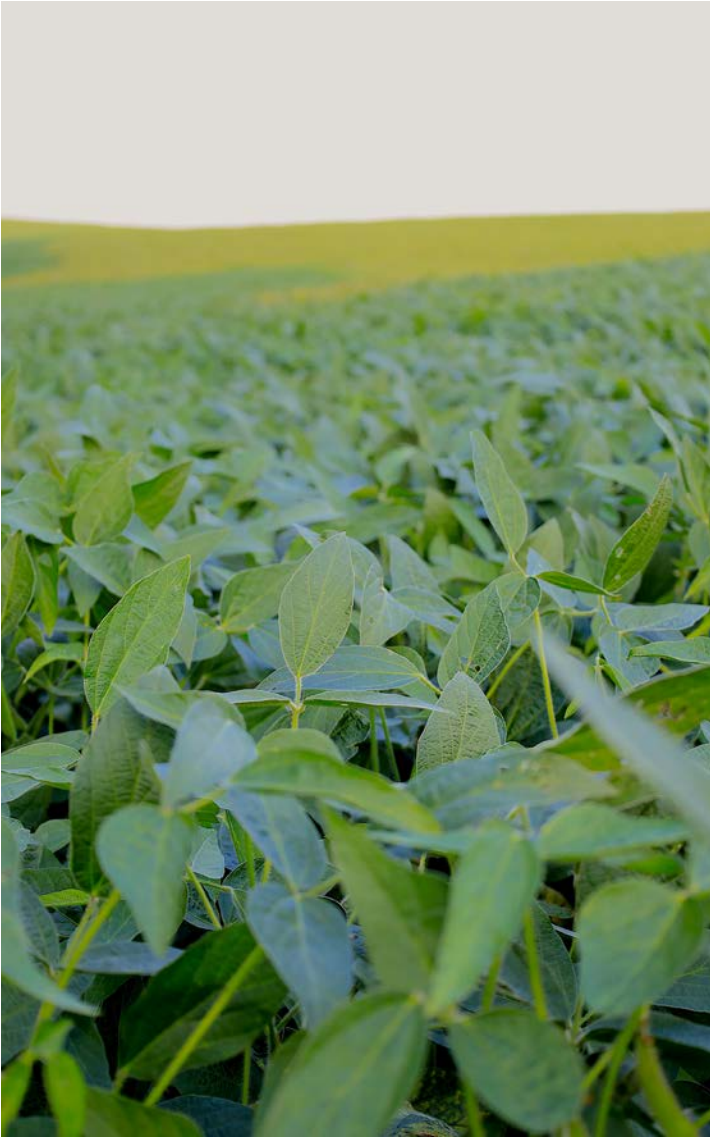
PAVED ROAD FRONTAGE



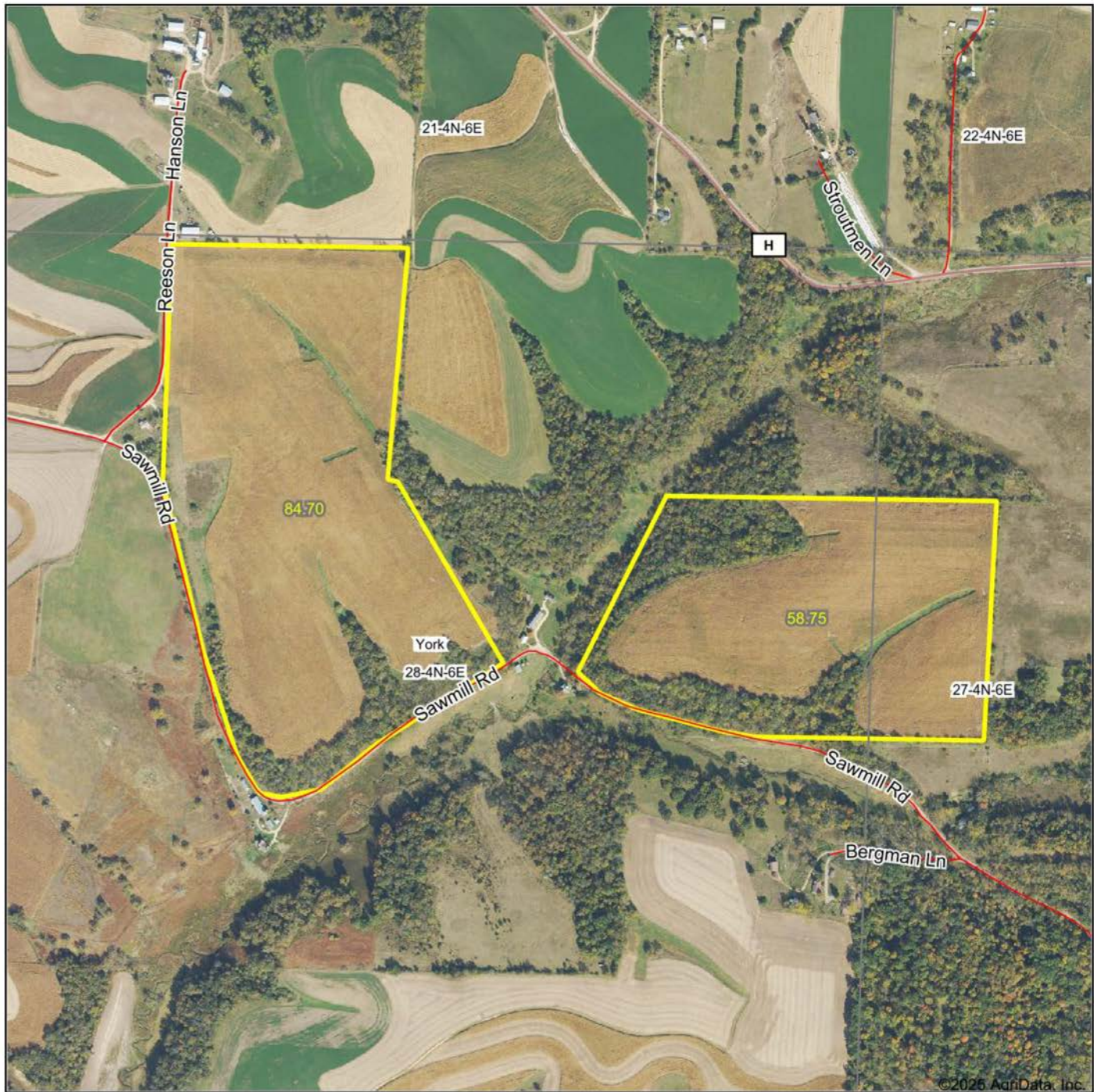
SECLUDED



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 42° 47' 42.05, -89° 47' 6.93

0ft 842ft 1684ft



Maps Provided By:



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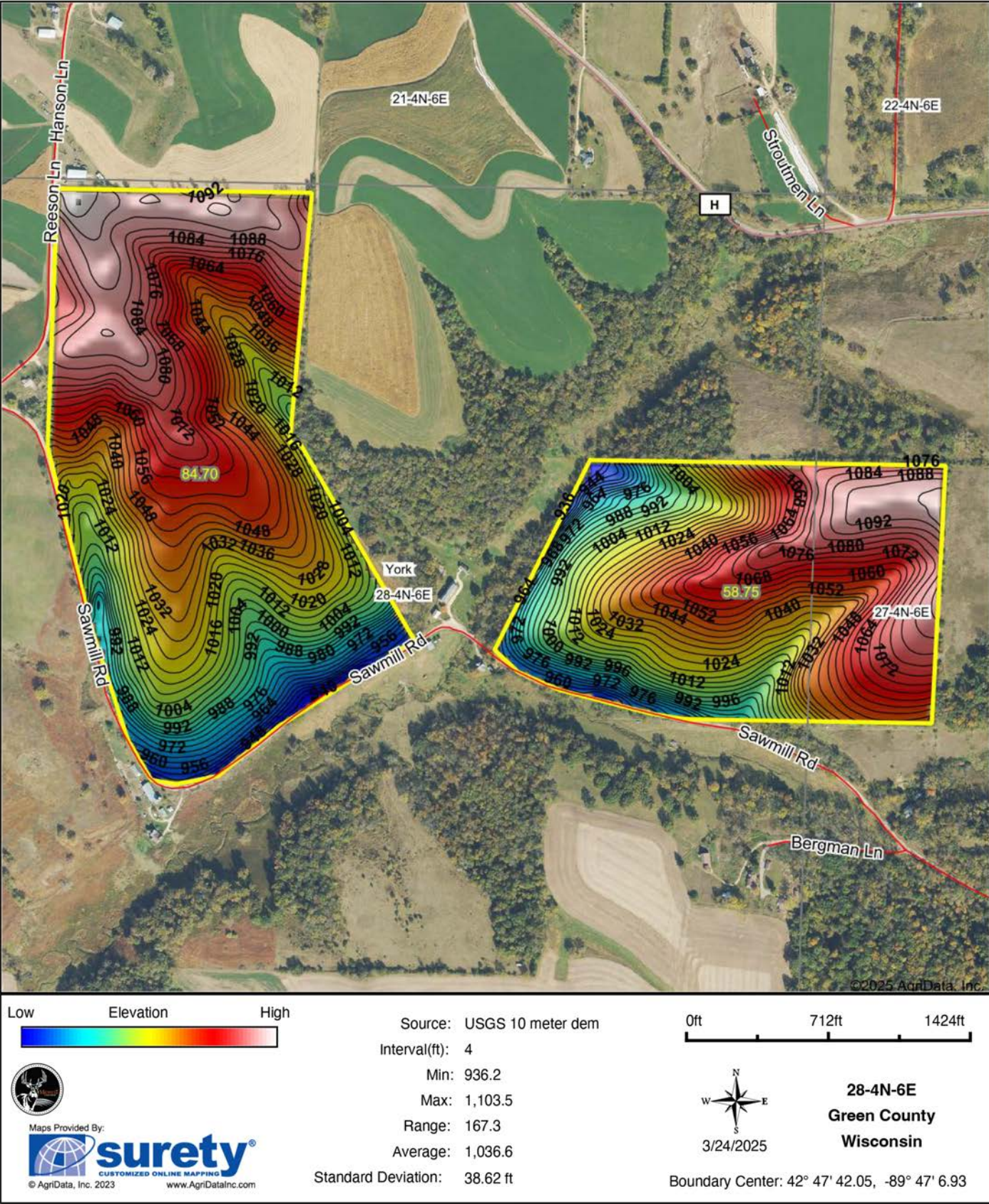
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28-4N-6E
Green County
Wisconsin

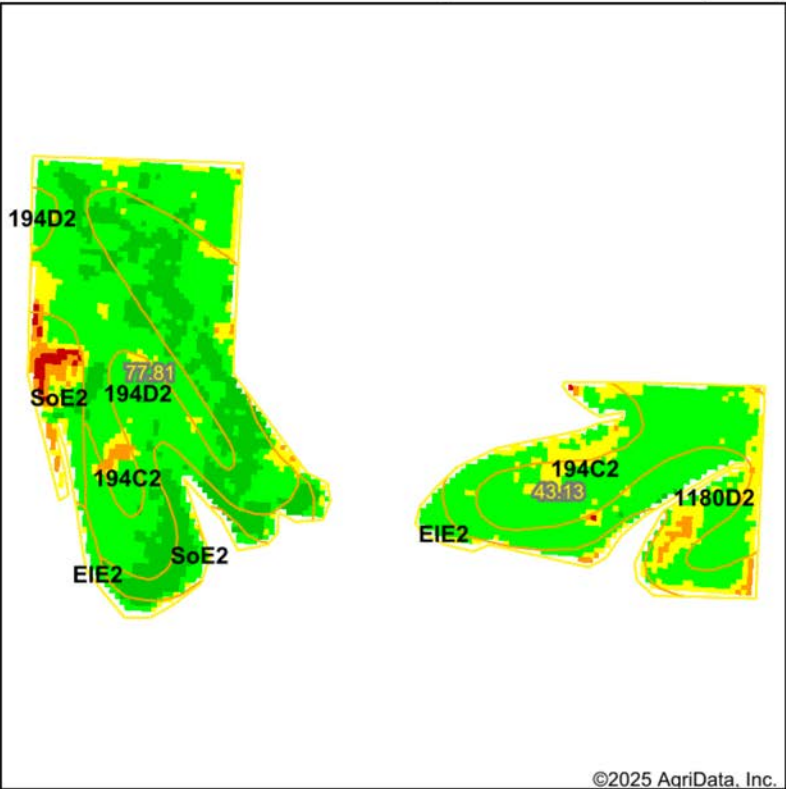


3/24/2025

HILLSHADE MAP



SOILS MAP



Low RELATIVE BIOMASS High	Value
	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: **Green**
Location: **28-4N-6E**
Township: **York**
Acres: **120.94**
Date: **3/24/2025**

Crop:

Corn - 94%
Grassland/Pasture - 4%

*USDA CropScape



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

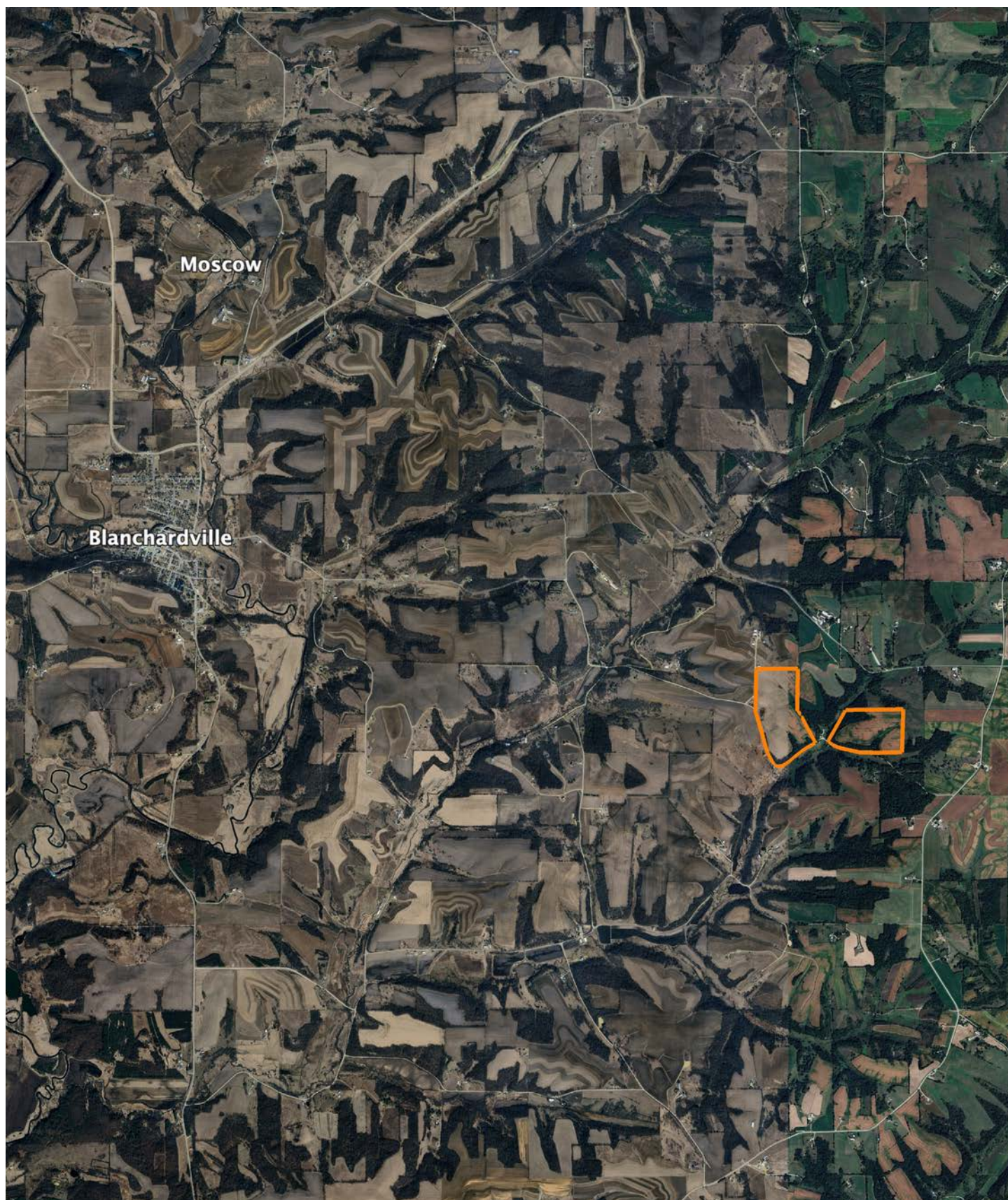
Area Symbol: WI045, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2024
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	44.61	36.9%	Well drained	IIIe	58	77.4
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	33.79	27.9%	Well drained	IVe	53	79.4
1180D2	Newglarus-Dunbarton silt loams, 12 to 20 percent slopes, moderately eroded	20.56	17.0%	Well drained	IVe	48	76.2
SoE2	Sogn silt loam, 12 to 30 percent slopes, moderately eroded	14.04	11.6%	Somewhat excessively drained	VIIIs	35	77
EIE2	Elk mound sandy loam, 20 to 30 percent slopes, moderately eroded	7.94	6.6%	Well drained	VIIe	28	77
Weighted Average					4.18	*n 50.3	

*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
815.745.4365
JHeller@MidwestLandGroup.com



MidwestLandGroup.com

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