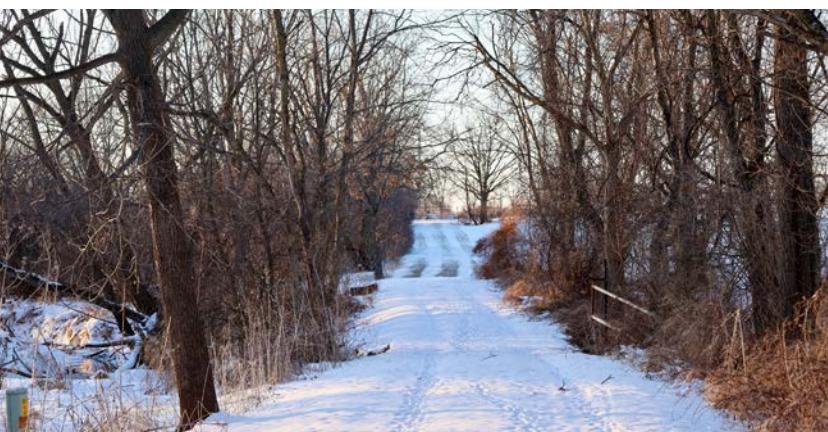


MIDWEST LAND GROUP PRESENTS



# WALWORTH COUNTY, WI

146 ACRES



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRODUCTIVE 146 +/- ACRE FARM NEAR SHARON, WISCONSIN

This highly productive 146 +/- acre farm is located just outside the town of Sharon in Walworth County and offers an excellent opportunity to expand or enhance an existing row-crop operation. The property features 111.11 +/- FSA acres of tillable ground with an NCPPI overall score of 86.4, reflecting strong soil productivity across the farm.

Soils are predominantly Pecatonica silt loam, Pella silt loam, and Flagg silt loam—well-regarded soils that support consistent yields and long-term agricultural value. Multiple access points along County Highway B

provide convenient ingress and egress to the southern fields, while well-maintained trails allow seamless access across Ladd Creek to the northern tillable acres.

Ladd Creek winds through the property, adding recreational appeal and natural character to an already strong agricultural tract. The tillable acres are leased for the 2026 growing season, with the land available for owner operation or potential re-lease beginning in 2027. This is a rare opportunity to acquire a high-quality, well-located Walworth County farm with excellent soils, access, and long-term upside.



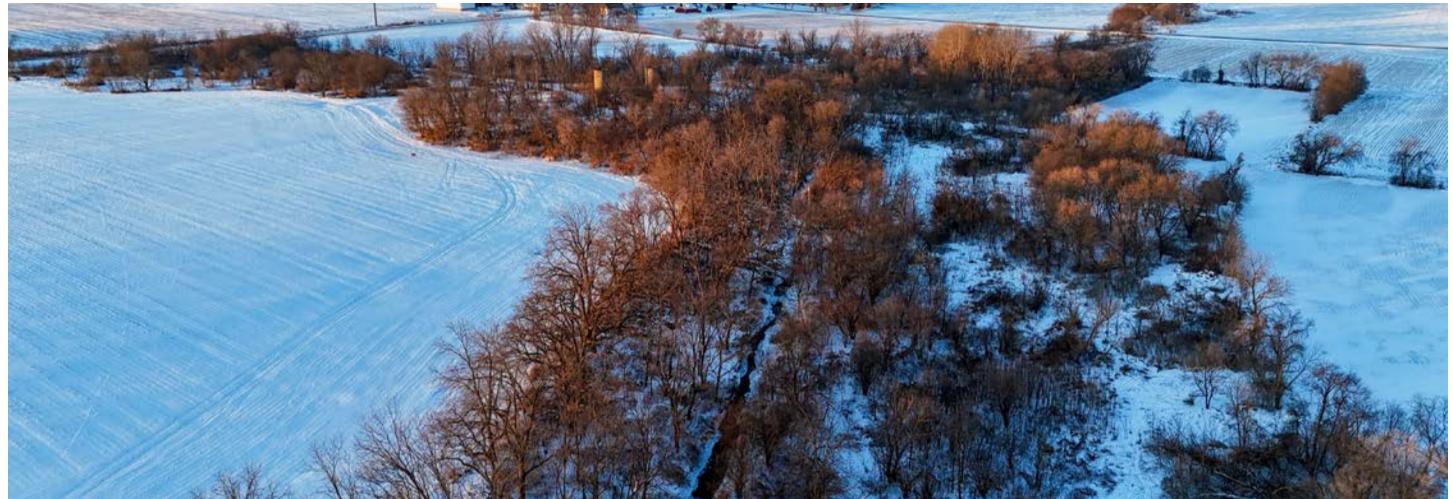
## PROPERTY FEATURES

COUNTY: **WALWORTH** | STATE: **WISCONSIN** | ACRES: **146**

- 111.11 +/- FSA tillable acres
- NCPPI overall score of 86.4
- Predominantly Pecatonica, Pella, and Flagg silt loam soils
- Well-suited for expanding or enhancing a row-crop operation
- Multiple access points along County Highway B
- Maintained trails provide access across Ladd Creek to northern fields
- Ladd Creek adds recreational and natural value to the property
- Tillable acres leased for the 2026 growing season, open for 2027 operation

# LADD CREEK

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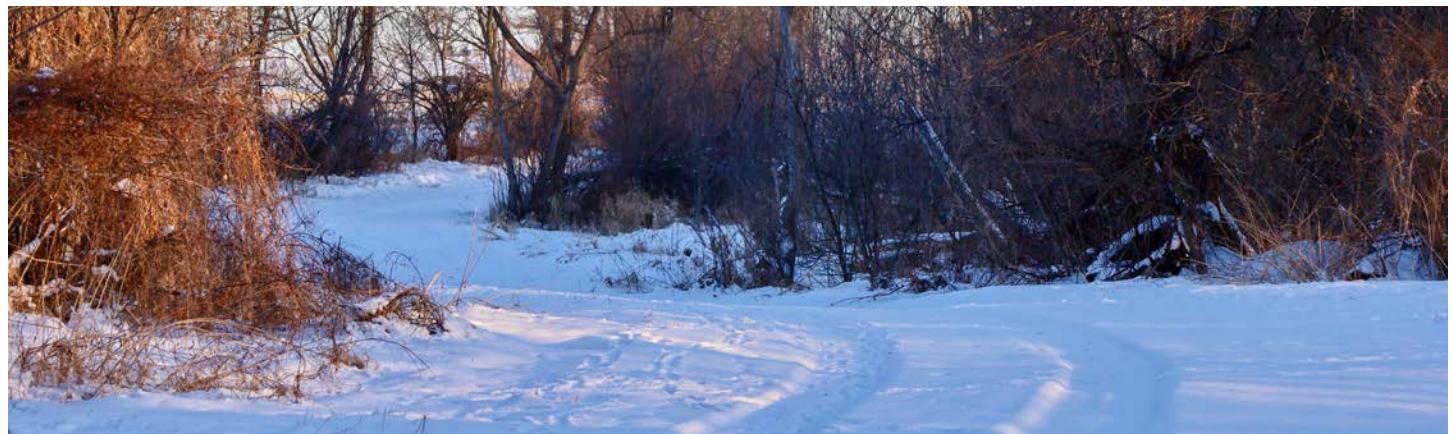
111.11 +/- FSA TILLABLE ACRES

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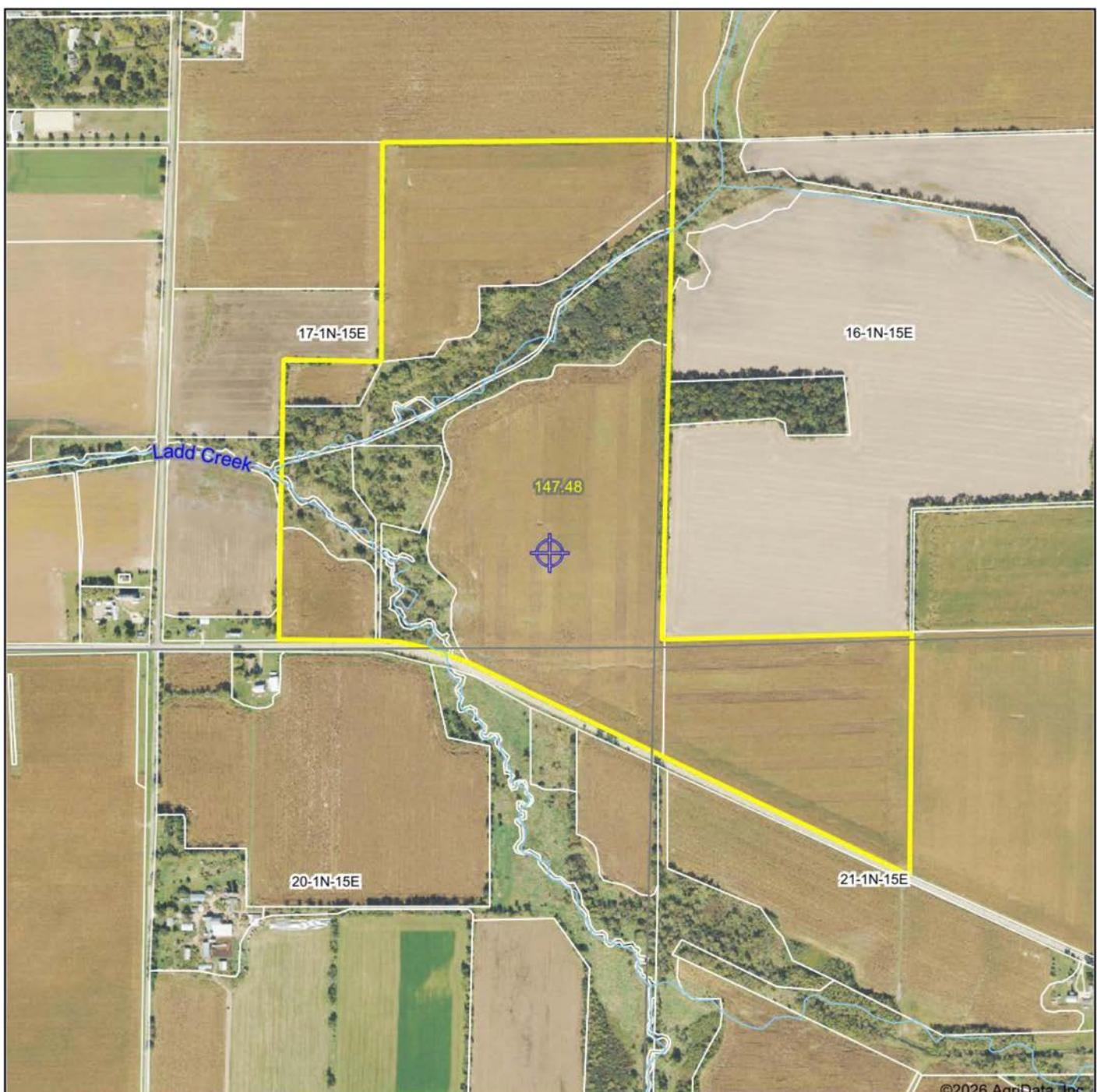


## MAINTAINED TRAILS

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# AERIAL MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 42° 32' 17.61, -88° 44' 18.79

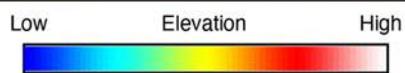
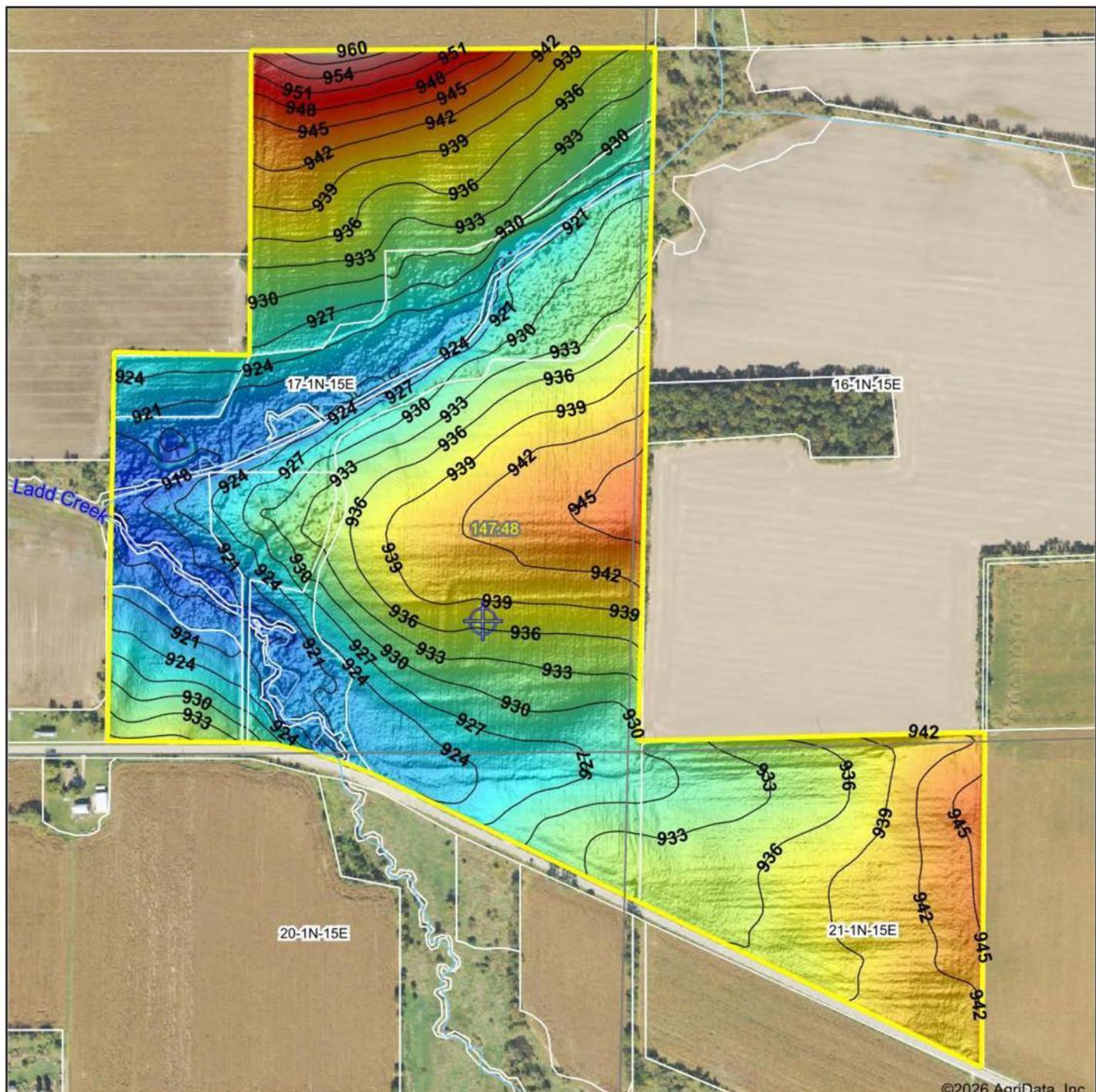
0ft 823ft 1645ft

**17-1N-15E**  
**Walworth County**  
**Wisconsin**



1/14/2026

# HILLSHADE MAP



Source: USGS 10 meter dem

0ft 594ft 1187ft

Interval(ft): 3

Min: 912.8

Max: 963.7

Range: 50.9

Average: 933.1

Standard Deviation: 8.33 ft



17-1N-15E  
Walworth County  
Wisconsin  
1/14/2026

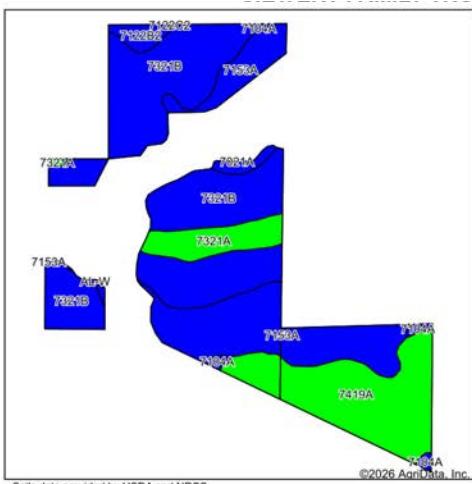
Boundary Center: 42° 32' 17.61, -88° 44' 18.79



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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# SOILS MAP



Soils data provided by USDA and NRCS.

Area Symbol: WI127, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class 'c'	Alfalfa hay Tons	Bluegrass white clover Tons	Corn Bu	Corn silage Tons	Grass legume AUM	Kentucky bluegrass AUM	Oats Bu	Orchardgrass alsike Tons	Orchardgrass red clover Tons	Red clover hay Tons	Reed canarygrass AUM	Soybeans Tons	Soybeans Bu	Timothy alsike Tons	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans		
7321B	Pecatonica silt loam, 2 to 6 percent slopes	50.34	45.4%	■	> 6.5ft.	llw	4.6		120	20	7.3		4.1	70					40		42	92	92	75	86		
7153A	Pella silt loam, 0 to 2 percent slopes	27.67	24.9%	■	> 6.5ft.	llw																72	72	10	52		
7419A	Flagg silt loam, 0 to 2 percent slopes	22.81	20.5%	■	> 6.5ft.	l	5		135	22	7.5		4.3	80					45		47	90	90	76	81		
7321A	Pecatonica silt loam, 0 to 2 percent slopes	6.91	6.2%	■	> 6.5ft.	l	4.7		125	20	7.3		4.1	75					41		44	93	93	76	87		
7122B2	Westville silt loam, 2 to 6 percent slopes, eroded	2.02	1.8%	■	> 6.5ft.	llw	4.3		110	18	7.1		4	70					36		42	84	84	69	72		
7104A	Flagg silt loam, mottled subsoil variant, 0 to 3 percent slopes	1.24	1.1%	■	> 6.5ft.	llw	5.1		150	25	8		4.6	75					4.4			50	45	87	80	87	
AL-W	Alluvial land, wet	0.12	0.1%	■	> 6.5ft.	Vlw																31.1	..	32.7	..	86.4	
						<b>Weighted Average</b>	<b>1.74</b>	<b>3.5</b>	<b>..</b>	<b>93.5</b>	<b>15.4</b>	<b>5.5</b>	<b>..</b>	<b>3.1</b>	<b>54.9</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>..</b>	<b>31.1</b>	<b>..</b>	<b>32.7</b>	<b>..</b>	<b>86.4</b>	<b>..</b>	<b>58.9</b>	<b>..</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

Jordan is a dedicated, hard-working land agent passionate about helping clients navigate the land market in Southern Wisconsin. Growing up in Waukesha County, Jordan has a deep appreciation for the area's unique charm and potential. Ever since he could put on his own boots, Jordan has been hunting and helping manage his family farms in Grant and Crawford counties to produce year after year. Traveling across the different landscapes across the state has allowed him to appreciate all of the landscapes and markets the state has to offer.

Graduating from Marquette University with his Master's in Management and playing 5 years of Division I lacrosse has instilled the importance of teamwork into his approach to the real estate business. After spending 2 years at the Midwest Land Group office helping over 100 agents across 13 states build their businesses, he is ready to get back to supporting the state that holds such a large place in his heart. Being a part of hundreds of transactions through the home office gave Jordan a deep accountability in the fact that all parties involved in a transaction must fully own their roles for the best outcome possible and is never afraid to go above and beyond for his clients to ensure they achieve their goals.

In his spare time, Jordan enjoys spending time with his wife Elaina. They enjoy diving deeper into their faith life through their local church and organizations such as Young Life and FCA. When he isn't spending time with his family, you'll likely find Jordan working out with his friends or spending some time out on the open water fishing. If you're in the market for recreational, farmland, or investment properties in Wisconsin, be sure to give Jordan a call!



## JORDAN SCHMID

LAND AGENT

**262.737.8823**

[JordanSchmid@MidwestLandGroup.com](mailto:JordanSchmid@MidwestLandGroup.com)



# MidwestLandGroup.com

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