

REAL ESTATE FOR SALE

Grant County,
Wisconsin

38[±] Acres

of Tillable Crop Land

LISTING PRICE: \$417,050



The information on this sheet is subject to verification & no liability for errors or omissions is assumed by the Schrader Agency

5 Arrows • CH04G-WI

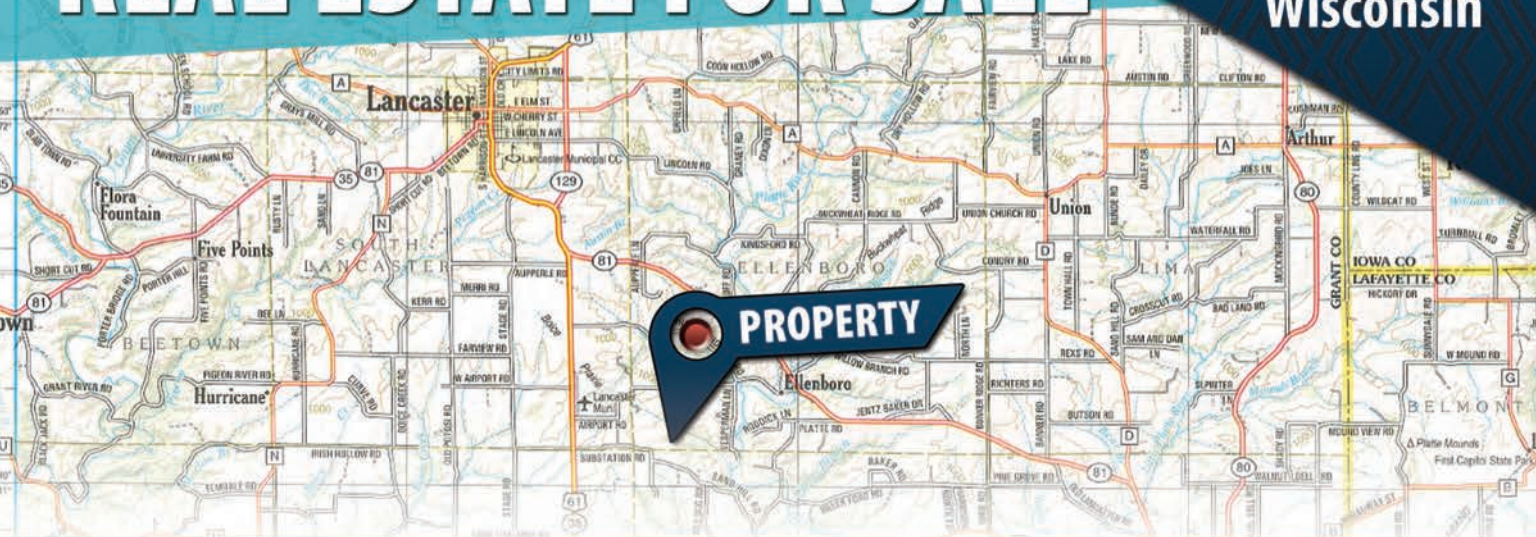
 **SCHRADER**
Real Estate and Auction Company, Inc.

800.451.2709
SchraderAuction.com

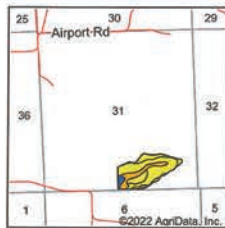
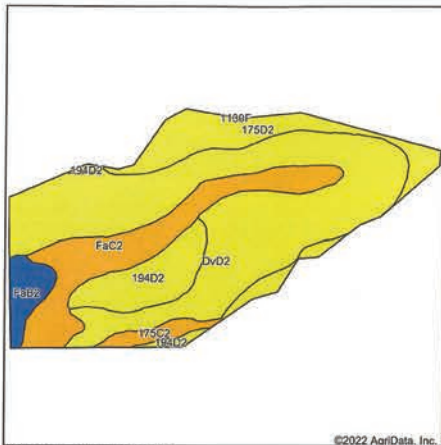
CONTACT:
Chris Hoffman • 608.885.0005
chris@schraderauction.com

REAL ESTATE FOR SALE

Grant County,
Wisconsin



PROPERTY LOCATION: Located off of Highway 61 between Lancaster and Potosi just 11 miles from Platteville, WI.



State: Wisconsin
County: Grant
Location: 31-4N-2W
Township: Ellenboro
Acres: 38.12
Date: 2/19/2022



This smaller acreage is a great opportunity for a farmer to expand their current operation or an investor to make a small addition to their land portfolio.



Soils data provided by USDA and NRCS.
Area Symbol: WI043, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Bluegrass white clover Tons	Com Bu	Com silage Tons	Oats Bu	Orchardgrass alsike Tons	Orchardgrass red clover Tons	Soybeans Bu	Timothy alsike Tons
DvD2	Dubuque silt, deep, 10 to 15 percent slopes, moderately eroded	20.18	52.9%		Iv6	3.1		2	90	14	40	3	3	2.8
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	6.61	17.3%		Ile									
17502	Palatka silt loam, 12 to 20 percent slopes, moderately eroded	5.23	13.7%		Iv6									
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	3.78	9.9%		Iv6									
FaB2	Fayette silt loam, 2 to 8 percent slopes, moderately eroded	1.43	3.8%		Ile									
175C2	Palatka silt loam, 6 to 12 percent slopes, moderately eroded	0.89	2.3%		Ile									
Weighted Average						3.73	1.6		1.1	47.8	7.4	21.2		1.6
												1.6	1.6	15.9

The information on this sheet is subject to verification & no liability for errors or omissions is assumed by the Schrader Agency

5 Arrows • CH04G-WI



800.451.2709
SchraderAuction.com

CONTACT:
Chris Hoffman • 608.885.0005
chris@schraderauction.com