

Farmland Available

Blanchardville



Listing #18114

109.19 ACRES M/L

Adam Crist

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Farmland Available

Peoples Company is thrilled to present an exceptional opportunity to acquire 109.19± acres of highly productive and versatile farmland in the heart of Green County, Wisconsin. Situated just a few minutes from the charming town of Blanchardville, this property boasts 93.29 FSA cropland acres with an impressive Productivity Index (PI) of 59.8, making it an ideal choice for those looking to expand their agricultural endeavors. The primary soil types of Newglarus and Palsgrove silt loam ensure optimal growing conditions for a wide variety of crops.

In addition to its exceptional farming potential, this property presents five prime building sites, each with level terrain and expansive panoramic views of the beautiful countryside. These sites offer the perfect opportunity to create a private country retreat, build your dream home, or establish a peaceful escape while enjoying the serenity and space only rural living can provide. Whether you're looking for a quiet getaway or a place to settle into the tranquility of nature, these building sites offer endless possibilities to build your ideal country lifestyle.

The location offers the perfect balance of seclusion and accessibility, being just 20 minutes from the vibrant community of New Glarus, 30 minutes from Belleville, and 35 minutes from Verona. This makes the property an ideal spot for those who desire the peacefulness of rural living while enjoying easy access to modern conveniences and amenities.

Opportunities like this are rare, as farmland in this region is tightly held and often passed down through generations. This offering represents an extraordinary chance to acquire high-quality farmland in a strong, well-established farming community. Whether you're seeking to expand an existing farm operation, diversify your investment portfolio, or invest in a piece of Wisconsin's agricultural future, this property meets both farming and investment objectives. Don't let this rare opportunity pass by—contact the listing agent today to learn more about this remarkable property.



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Tillable Soils

CODE	LEGEND	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
NgC2	●	Newglarus silt loam	31.05	33.50%	57
PgC2	●	Palsgrove silt loam	19.08	20.59%	74
NgD2	●	Newglarus silt loam	18.72	20.20%	52
NID2	●	Newglarus silt loam	18.05	19.48%	49
PgB2	●	Palsgrove silt loam	9.87	10.65%	76
PgD2	●	Palsgrove silt loam	0.48	0.52%	68
1130F	●	Lacrescent-Dunbarton	0.21	0.23%	12
DsD2	●	Newglarus silt loam	0.02	0.02%	52

AVERAGE: 59.8

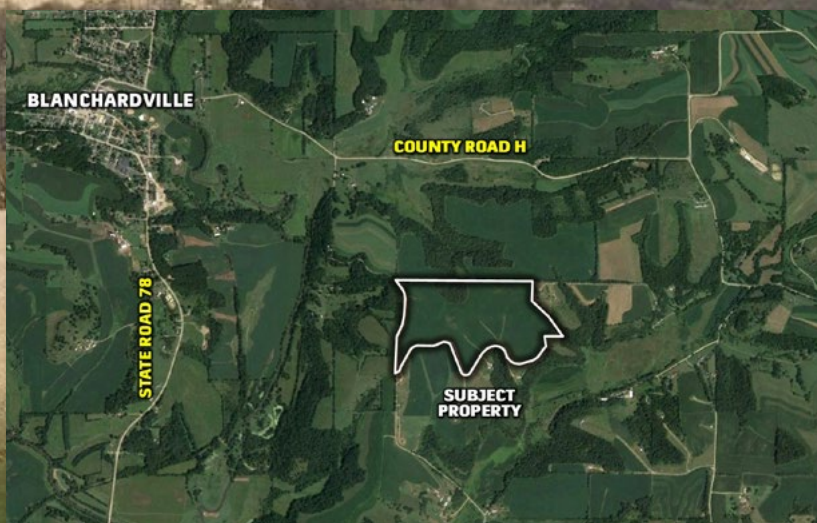
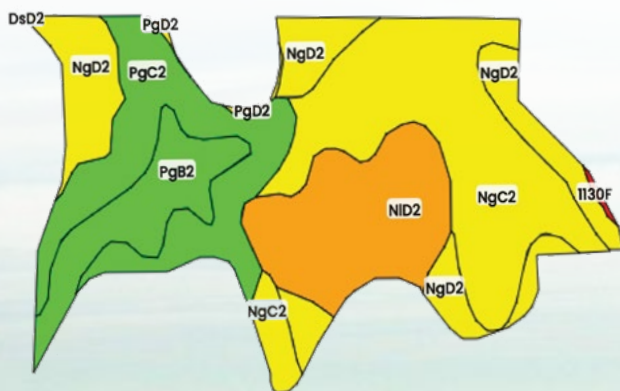


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Asking Price: \$1,250,000

Net Taxes: \$663.00

Listing: #18114



Directions

From Blanchardville, Wisconsin:

Travel on County Road H for one mile. Turn right onto Gould Hill Road. Continue for one mile. The property will be on the left (east) side of the road. Look for the Peoples Company sign.

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207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
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LISTING ONLINE!

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