

LISTING #18405



Lafayette County, Wisconsin



266.47 ACRES M/L

Pasture & Farmland Available



ADAM CRIST | 608.482.1229 | WI LIC 89336-94



Introducing the ultimate 50/50 farmstead where productive farmland meets well-equipped pastureland in one exceptional Lafayette County, Wisconsin package. Situated at the end of a private, dead-end drive, this 266.47-acre farm presents a rare and balanced opportunity, featuring 109.02 FSA-certified tillable acres and extensive pastureland, making it ideal for row crop producers, cattle operations, and agricultural investors alike.

At the heart of the property stands a charming 1.5-story farmhouse, built in the early 1900s, featuring 1,254 square feet and three bedrooms, with a full bathroom located on the second floor. A small creek winds through the landscape, enhancing both the property's natural beauty and its livestock functionality.

Cattlemen and producers will find excellent supporting infrastructure. The farm features 436 feet of permanent concrete feeding alley, along with a 46' x 70' equipment/cattle shed that provides versatile space for livestock or machinery. An expansive 42' x 118' shed with an additional 24' x 118' lean-to (partially concreted) offers ample storage and operational flexibility. A 32' x 66' Quonset building further enhances the property's utility. Two wells, including one recently installed, ensure reliable water service to both the home and farmstead.



Pasture & Farmland Available

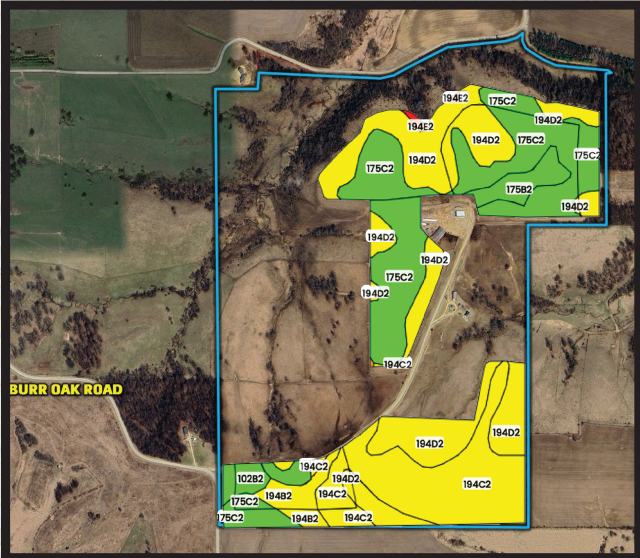


266.47 ACRES M/L



The land is anchored by Palsgrove and New Glarus silt loam soils with an overall NCCPI of 62.4, supporting dependable yields and long-term investment value. Multiple grazing paddocks, a quiet rural setting, and well-maintained infrastructure create an ideal environment for rotational grazing, cow-calf operations, or backgrounding.

Tillable Soils



CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
175C2	Palsgrove silt loam	39.78	34.99%	74
194D2	Newglarus silt loam	38.11	33.52%	52
194C2	Newglarus silt loam	24.92	21.93%	57
194B2	Newglarus silt loam	4.06	3.57%	58
175B2	Palsgrove silt loam	3.97	3.49%	76
102B2	Fayette silt loam	2.31	2.03%	85
194E2	Newglarus silt loam	0.49	0.43%	14
1180C2	Newglarus-Dunbarton silt loams	0.04	0.04%	48

Average: 62.4

ASKING PRICE \$2,717,994 | GROSS TAXES \$4,472 | NCCPI 62.4



Whether you're an established operator seeking expansion, an investor pursuing income-producing land with agricultural tax advantages, or someone envisioning a legacy farm to steward for generations, this property offers unmatched potential.

The farm is leased for the 2025 growing season and will be available for farming in 2026. Contact the listing agent for lease details.



**INTERESTED IN THIS
PROPERTY?**

**SCAN THE QR CODE
TO LEARN MORE!**

Directions

From Belmont Wisconsin: Travel on US Highway 151 for 3.8 miles, turn right onto Burr Oak Road, travel 7 miles to Frontz Lane. Look for the Peoples Company signs.





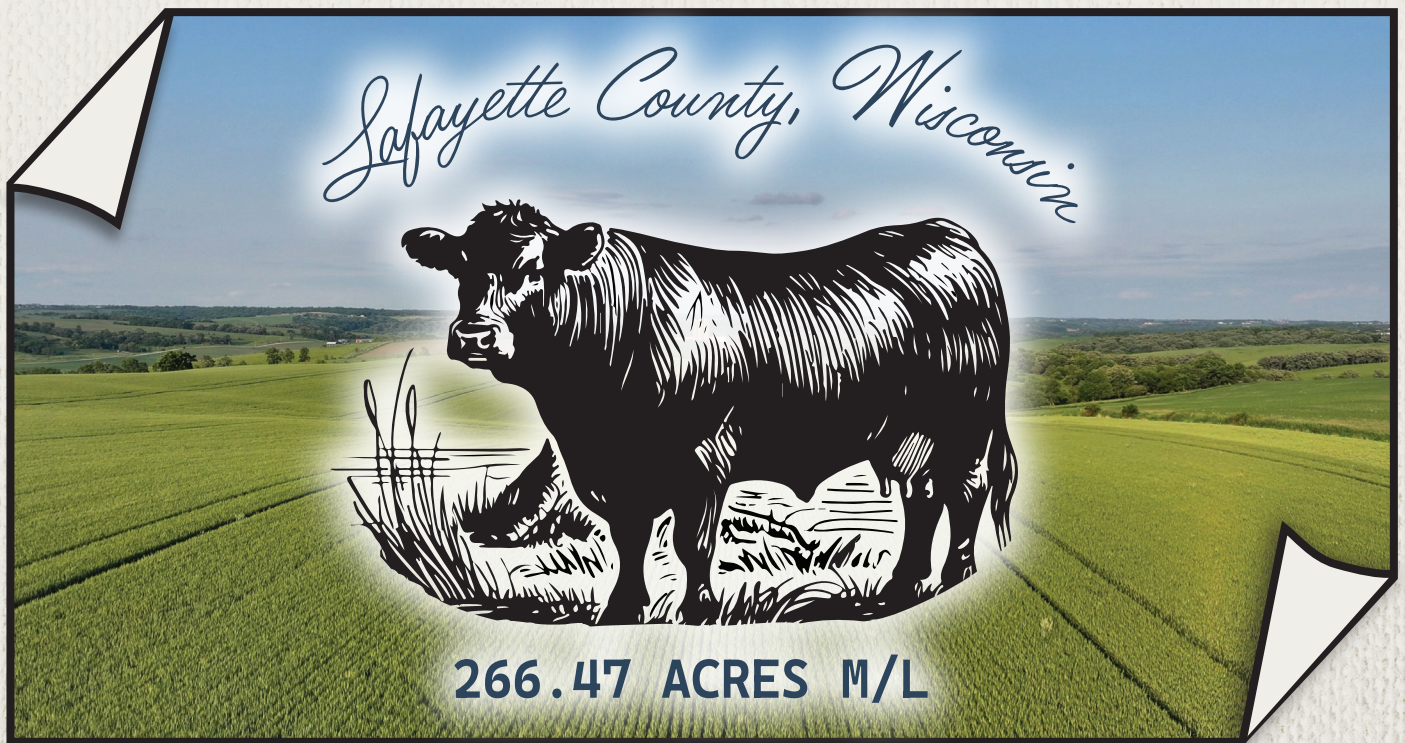
207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #18405



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



Pasture & Farmland Available

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

ADAM CRIST | Adam.Crist@PeoplesCompany.com | WI LIC 89336-94