

Adam Crist

608.482.1229 | WI LIC 89336-94

Adam.Crist@PeoplesCompany.com

Listing#17937



LAND AVAILABLE

Green County, Wisconsin

76.93 Acres M/L

FARM AND RECREATIONAL LAND | BUILDING SITE

Green County, Wisconsin

Property Details

76.93 Acres ML

Price \$799,000 | Net Taxes \$586.00

Directions to Property

From Monticello, Wisconsin: Travel south on Highway 69. Turn right onto County Highway C. Turn left onto Highpoint Road. Continue for one mile. Continue straight onto Walnut Road. The property will be on the left. Look for the Peoples Company sign.



About the Land

Peoples Company is excited to offer 76.93 acres of beautiful farm and recreational land with several prime building sites in Green County, Wisconsin. This property is perfect for anyone looking to build a custom home or a weekend retreat, with stunning views of the countryside and the perfect balance of privacy and convenience. Located just 15 minutes from Monroe, 15 minutes from New Glarus, and 35 minutes from Verona, it offers peaceful country living with easy access to nearby towns.

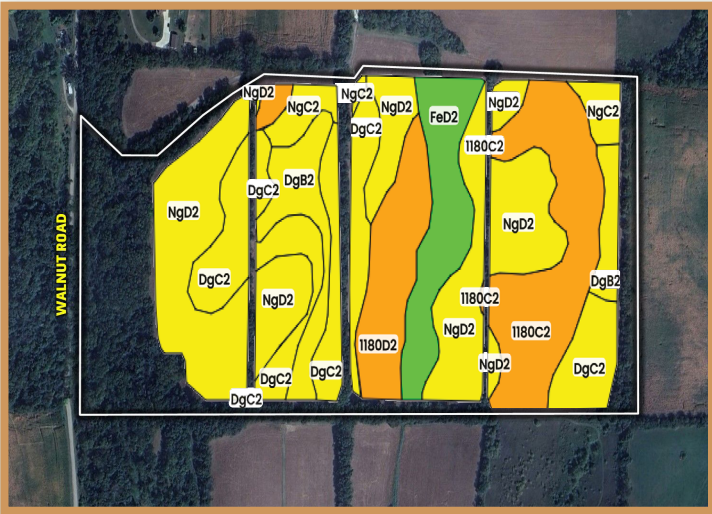
The land already has underground power and a shared driveway, and the mature walnut trees scattered throughout add to its charm. For outdoor enthusiasts, the property also provides excellent opportunities for hiking, ATV riding, horseback riding, and wildlife watching. With 61.54 cropland acres and a Productivity Index (PI) of 55.9, leasing out the tillable land to local farmers could provide a good annual return. The primary soils on the property are Newglarus and Dodgeville silt loam.

Land like this doesn't come up often in Green County, making this a rare chance to create your own home in an extraordinary setting.



Tillable Soils

Code	Soil Description	Acres	% of Field	Code	NCCPI
NgD2	Newglarus silt loam	20.76	33.73%	52	
DgC2	Dodgeville silt loam	12.20	19.82%	63	
1180C2	Newglarus-Dunbarton silt loams	9.81	15.94%	48	
1180D2	Newglarus-Dunbarton silt loams	5.89	9.57%	44	
FeD2	Fayette silt loam	5.71	9.28%	77	
DgB2	Dodgeville silt loam	4.81	7.82%	60	
NgC2	Newglarus silt loam	2.34	3.80%	57	
Weighted Average					55.9



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 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



207 High Street
Mineral Point, WI 53565



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