

Listing #18445

PROPERTY FOR SALE | 63.07 ACRES M/L

Darlington, Wisconsin



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Peoples Company is pleased to present this well-improved 63.07-acre m/l property located just outside Darlington, Wisconsin, which offers a rare combination of residential comfort, livestock-ready infrastructure, and long-term flexibility. Approximately 20 acres m/l sit on the east side of Riverside Road and consist primarily of mature timber with 1.58 acres m/l of tillable ground—ideal for recreation, a private hunting tract, or a future building site. The balance of the property lies west of the road and includes a highly functional farmstead setup anchored by a clean ranch-style home, a heated 40' x 60' shop, and six additional outbuildings tailored for livestock, storage, and feed operations.

The residence features 1,852 square feet of finished living space, including a converted garage, and is equipped with durable luxury vinyl plank flooring, hickory kitchen cabinetry, stainless appliances, and a spacious open living area with a gas fireplace. The home is served by a private well and septic system and sits over an unfinished poured concrete basement with updated utilities including a 200-amp panel and a 2016 Carrier-brand furnace. The home is move-in ready and situated for comfort and function with a metal roof, vinyl siding, and modern windows throughout. To offset electrical costs across the operation, the property includes a solar array of 30 ground-mounted panels and 18 rooftop panels, providing meaningful long-term energy savings.

Serving both current livestock use and future ag or commercial potential, the outbuildings on site are exceptional. Facilities include a calf nursery with a state-of-the-art automated feeding system, a former sow barn with alley scraper and bulk bins, two large cattle feeding barns, a newer dairy parlor with in-floor heat, and multiple working pens, chutes, and feedlots—all supported by three-phase electric service and abundant water capacity. This turnkey setup is positioned for a variety of uses, ranging from calf or steer development to diversified livestock production.

KEY PROPERTY FEATURES:

- **Total Acres:** 63.07 acres m/l
- **Split Parcel:** 20 acres m/l east of Riverside Rd (timber 1.58 ac tillable); balance on west side
- **Ranch-Style Home:** 3 BR, 1.5 BA, 1,852 SF (including converted garage)
- **Shop Building:** 40' x 60' with in-floor heat, 220V electric, floor drain, 4 overhead doors
- **Solar Energy:** 30 ground-mounted and 18 rooftop panels assist with power costs
- **Three-Phase Electrical Service**



DIRECTIONS

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AGRICULTURAL BUILDINGS & HIGHLIGHTS:

- **Building 1:** 40' x 60' with in-floor heat, 220V electric, floor drain, 4 overhead doors
- **Building 2:** 50' x 100' w/ 12' overhang, steer pens, steer stuffers, 3 Ritchie waterers
- **Building 3:** 54' x 85' pole shed w/ concrete pad, manual sliders, 200-amp panel
- **Building 4:** 60' x 90' connected to feedlot; fans, waterers, chute, manure pit access
- **Building 5:** 34' x 160' barn w/ "Calf Expert" auto feeder, sick pen area, bale storage for ~500
- **Building 6:** 68' x 250' former sow barn, alley scraper system, 4 LB White heaters
- **Building 7:** 76' x 60' dairy parlor w/ in-floor heat, office, bath, breakroom, which is connected to a 70' x 340' feedlot featuring 7 pens, automated feeding, 15 fans, and a curtain system
- **Water:** Multiple (2) wells on-site; Ritchie waterers and automated drinkers in pens
- **Storage:** Multiple bulk bins, silos, LP tanks, and heated utility rooms





207 High Street
Mineral Point, WI 53565



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