



Land for Sale
GREEN COUNTY, WI





LISTING #18593

AIRPORT ROAD

VALLEYVIEW ROAD

Outdoor Enthusiast's Dream!

GREEN COUNTY, WI

Peoples Company proudly presents 46.61± acres of land just southeast of New Glarus, Wisconsin. This captivating property offers a rare blend of income potential, natural beauty, and recreation. With 35.55± FSA tillable acres, including 32.40± acres currently enrolled in the CRP Filter Strip Program through September 2025, you will enjoy \$6,867 of annual income while supporting conservation and wildlife habitat.

The property is bisected by the Little Sugar River, creating a peaceful landscape ideal for wildlife watching, hiking, and walking. Located next to the Sugar River State Trail, this tract is a paradise for outdoor lovers who enjoy biking, birdwatching, or fishing. When the CRP contract expires, you may choose to re-enroll or bring the land back into production. Whether you are seeking an investment, a weekend retreat, or a recreational escape, this property delivers scenery, income, and opportunity.



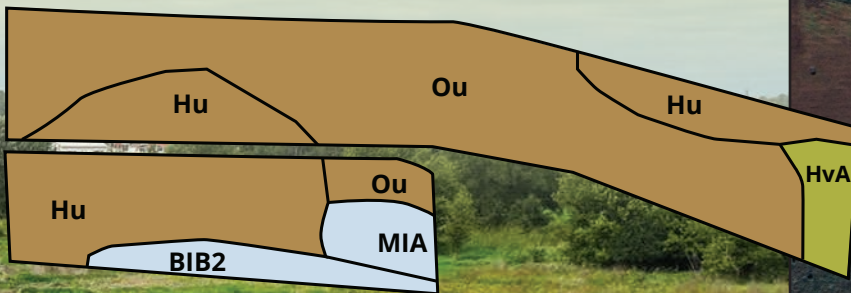
DIRECTIONS From New Glarus, Wisconsin:

Travel east on 6th Avenue to Elmer Road and continue south for approximately 0.75 miles to where the road becomes Valley View Road. Continue south for 0.25 miles, and the property will be along the east side of the road. Look for the Peoples Company sign.



46.61 ACRES M/L

ASKING PRICE: \$299,900



TILLABLE SOILS

Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Non-Irr)	Drainage Class
Ou	Otter silt loam, frequently flooded	18.42	51.83%	35	3	Poorly Drained
Hu	Houghton mucky peat, 0 to 2 percent slopes	12.00	33.75%	10	3	Very Poorly Drained
BIB2	Billett sandy loam, 2 to 6 percent slopes, moderately eroded	1.96	5.51%	59	3	Well Drained
MIA	Meridian loam, 0 to 2 percent slopes	1.63	4.58%	58	2	Well Drained
HvA	Huntsville silt loam, 0 to 2 percent slopes, occasionally flooded	1.54	4.33%	84	2	Moderately Well Drained



207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #18593



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

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