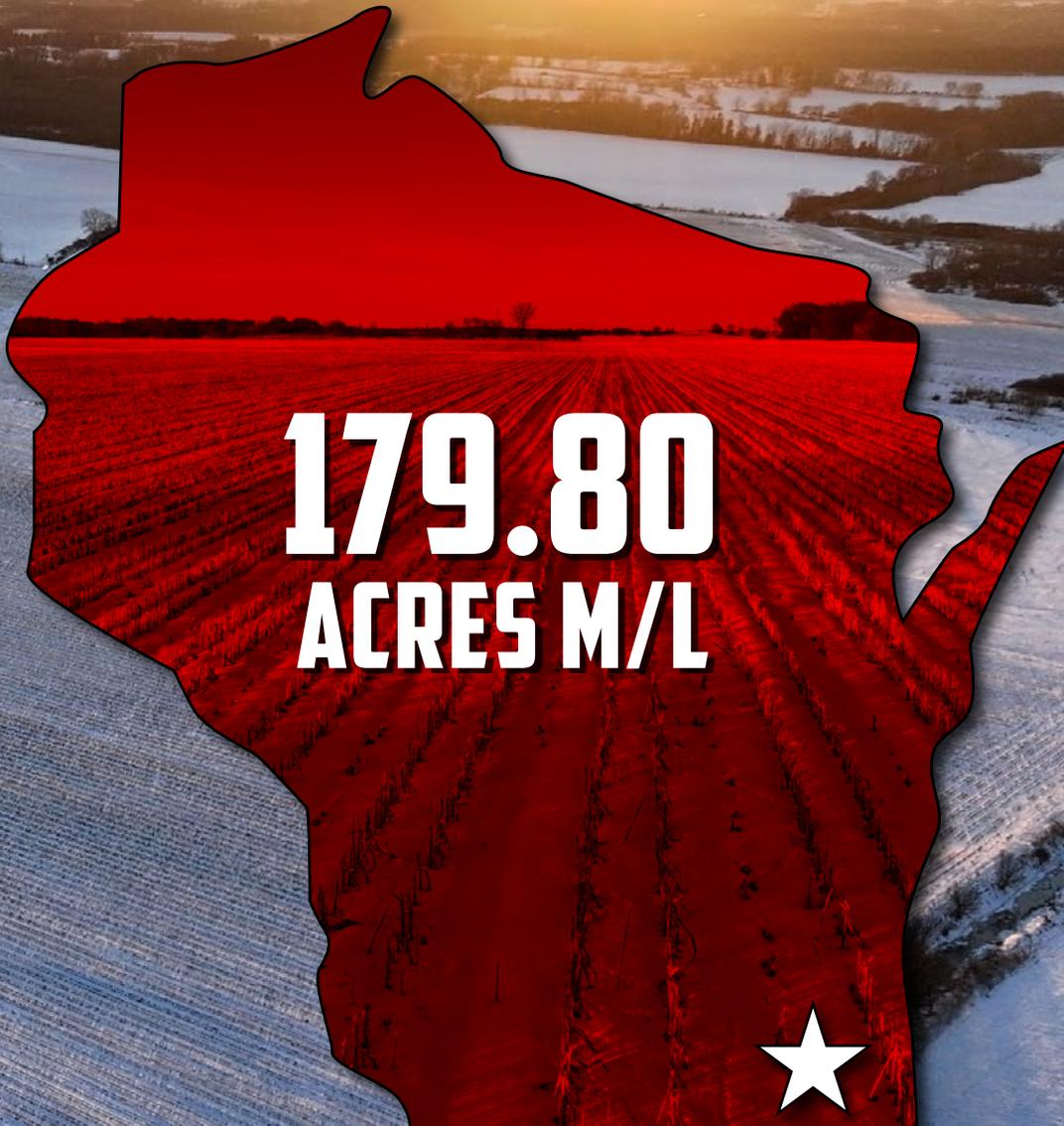


WALWORTH COUNTY, WISCONSIN

Highway 89 | Whitewater, WI 53190

LISTING #19110



179.80
ACRES M/L

LAND AVAILABLE

ADAM CRIST, ALC 608.482.1229

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

DILLON MUTH 262.215.3294

Dillon.Muth@PeoplesCompany.com | WI LIC 84377-94

PeoplesCompany.com

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

WALWORTH COUNTY, WISCONSIN

Peoples Company is thrilled to present an exceptional opportunity to acquire 179.80 m/1 acres of highly productive and versatile farmland in Northwestern Walworth County, Wisconsin. Located just 3 miles South of Whitewater, this property boasts approximately 171.96 FSA cropland acres, making it an ideal choice for those looking to expand their agricultural endeavors. The primary soil types of Houghton muck and Pella silt loam ensure optimal growing conditions for a wide variety of crops.

The property has benefited from extensive drainage improvements, including multiple surface inlets, several 4–5 inch lateral tile lines, and two 14–16 inch main lines that discharge into an east–west ditch located in the eastern portion of the farm near the driveway entrance. This ditch is designed to convey water eastward off the property, passing beneath Highway 89 and connecting to a nearby ditch system, supported by an on-site pump system.

For those looking for an added recreational benefit, this property borders nearly 300 acres of the Clover Valley State Habitat Area. Known for producing quality whitetail hunting opportunities.

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 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.



IMPROVEMENTS

- Extensive Drainage Improvements
- Driveway Access to Highway 89

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TILE MAP

Peoples Company makes no representations or warranties regarding the location, condition, or installation of the tile system. Prospective buyers are advised to conduct their own independent investigation to verify tile placement and functionality. Please refer to Tile Map for approximate tile locations.

Asking Price: \$2,022,750



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
7009A	Houghton muck	110.51	64.27 %	10
7153A	Pella silt loam	42.37	24.64 %	73
7021A	Palms muck	19.08	11.09 %	35

AVERAGE: 28.3



207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #19110



SCAN TO VIEW
LISTING ONLINE!

WALWORTH COUNTY, WISCONSIN

Highway 89 | Whitewater, WI 53190

LAND AVAILABLE



DIRECTIONS

From Whitewater, Wisconsin: From Highway 12 Turn South onto State Highway 89. Continue for 3 miles. The property will be on the right (west) side of the road. Look for the Peoples Company sign.

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