

— PROPERTY FOR SALE —

Grant County

Wisconsin

229.98
ACRES M/L

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Listing #19281

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

Located at the end of a quiet dead-end drive, just north of Lancaster, Wisconsin, this 229.98 m/l acre property presents a rare opportunity to own a true 50/50 combination farm in one of southwest Wisconsin's most sought-after areas. Offering a complete blend of highly productive farmland and exceptional recreational habitat, this property is well-positioned for farmers, investors, and outdoor enthusiasts alike.

The farm includes 161.90 m/l FSA tillable acres, featuring Fayette silt loam and Palsgrove silt loam soils with an NCCPI rating of 62.8. The farmland is currently leased for the 2026 growing season, providing immediate income potential. Additional details regarding the lease are available upon request. Access is available from Whitcomb Lane along the east boundary, as well as from established agricultural ingress/egress on County Road K, allowing for efficient farming operations.

What truly sets this property apart is its exceptional water features. Borah Creek, a Class I trout stream, and Rogers Branch, a Class II trout stream, both traverse the property before feeding into the Grant River. It is rare to find a property with even one trout stream—having two enhances both the recreational appeal and long-term value.

This area of Grant County is well known for producing Boone & Crockett caliber whitetails, and this farm is no exception. The combination of productive tillable acreage, multiple water sources, and diverse timber creates an ideal environment for growing and holding mature deer. The property features hardwood ridges, heavily timbered draws, and natural pinch points that are perfectly set up for strategic stand placement. Several elevated locations offer excellent vantage points for tower stands, overlooking rolling hills and secluded valleys.

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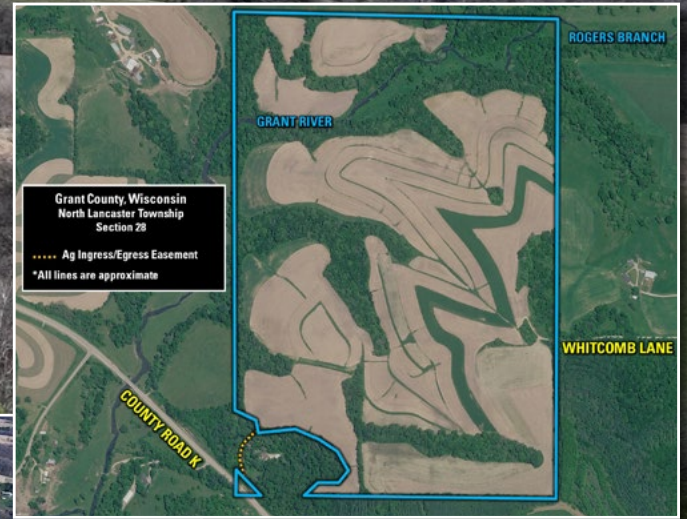
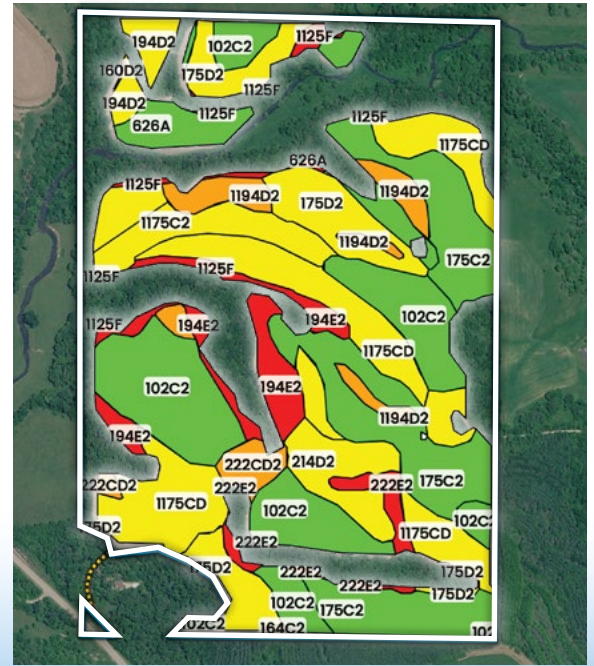


Beyond its agricultural and recreational strengths, the property offers multiple scenic building sites, making it an excellent candidate for a private residence or weekend retreat. The dead-end access provides a high level of privacy and seclusion, while still being conveniently located just minutes from Lancaster. Whether you are looking to expand your farming operation, invest in a high-quality income-producing asset, establish a premier hunting property, or build your dream home in the countryside, this Grant County farm checks all the boxes.

Tillable Soils

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI	LEGEND
102C2	Fayette silt loam	33.06	20.42 %	84	Green
175C2	Palsgrove silt loam	30.72	18.97 %	74	Light Green
1175CD	Dubuque soils	29.42	18.17 %	53	Yellow
175D2	Palsgrove silt loam	14.18	8.76 %	68	Light Yellow
214D2	Gale silt loam	12.60	7.78 %	58	Yellow
194E2	Newglarus silt loam	8.54	5.27 %	14	Red
1194D2	Newglarus complex	7.19	4.44 %	49	Orange
1175C2	Dubuque soils	6.88	4.25 %	56	Yellow
626A	Arenzville silt loam	5.55	3.43 %	88	Green
194D2	Newglarus silt loam	3.42	2.11 %	52	Yellow

AVERAGE NCCPI : 62.8



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207 High Street
Mineral Point, WI 53565



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



Directions

From Lancaster, Wisconsin: Travel northwest out of town for 0.25 miles on County Road K from the U.S. Highway 61 intersection and turn right (northeast) onto Mt. Ridge Road. Continue north for 1.25 miles and turn left (west) onto Whitcomb Lane. Continue for 0.50 miles to the eastern property boundary. Look for the Peoples Company sign.



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