

• FARMLAND AVAILABLE •

Listing #19870 | Hughes Road | Portland, WI



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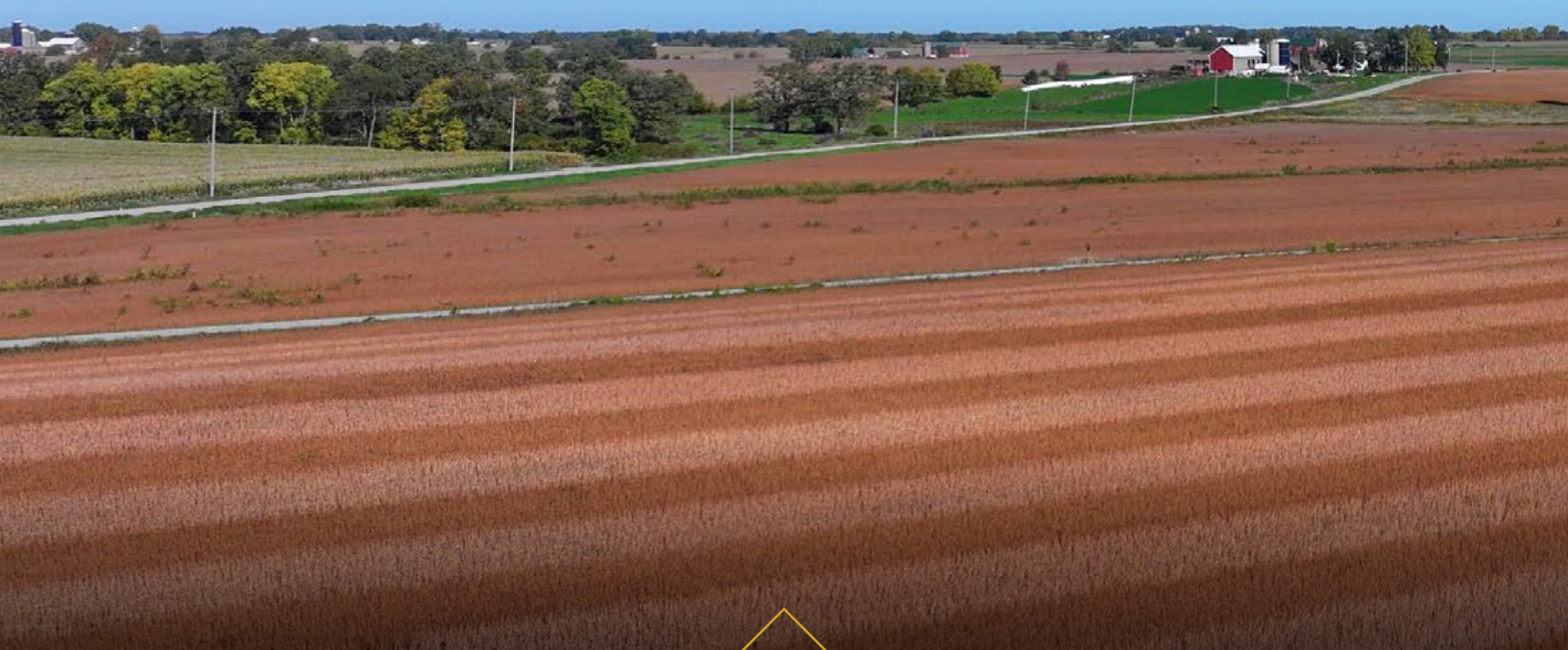
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Peoples Company is pleased to offer an exceptional opportunity to acquire 148.21± acres of highly productive and versatile farmland in southwestern Dodge County, Wisconsin. Conveniently located just 5.5 miles southeast of Columbus, the property includes 146.25 FSA cropland acres. Additionally, 10.98 acres are enrolled in the Conservation Reserve Program through 2032, receiving an annual payment of \$2,791. Providing an outstanding opportunity for farmers, neighboring landowners, and agricultural investors.

The farm is comprised primarily of Pella, McHenry, and St. Charles silt loam soils, well suited for productive row crop agriculture. An important feature of the property is the extensive drainage improvements that have been completed over the years. A network of existing drain tile has been installed throughout portions of the farm to improve water management, promote more consistent field conditions, and enhance overall cropland productivity. These improvements represent a significant investment in the property and have helped support the farm's strong production history.

Peoples Company makes no representations or warranties regarding the location, condition, completeness, or installation of the existing tile system. Prospective buyers are encouraged to conduct their own independent investigation to verify tile locations, condition, and functionality.

Opportunities to acquire farmland of this scale and productivity in southwestern Dodge County are limited, as agricultural land throughout the area is tightly held and often remains within families for generations. Located in a strong and well-established agricultural community, this offering provides an excellent opportunity to expand an existing farming operation, add quality farmland to an investment portfolio, or make a long-term investment in Wisconsin agriculture.



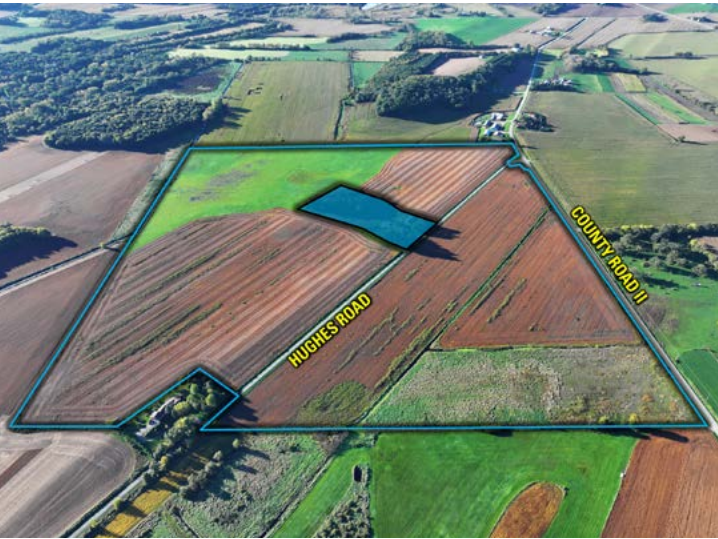
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TILLABLE SOILS MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
7253A	Pella silty clay loam	67.31	50.51 %	91
7009A	Houghton muck	17.82	13.37 %	10
7310C2	McHenry silt loam	16.31	12.24 %	59
7245A	St. Charles silt loam	15.28	11.47 %	92
7198A	Elburn silt loam	4.63	3.48 %	82
7513A	Granby fine sandy loam	3.88	2.91 %	15
7021A	Palms muck	3.87	2.91 %	35
7243C2	St. Charles silt loam	3.15	2.36 %	84
7310B	McHenry silt loam	1.01	0.76 %	72

AVERAGE NCCPI: 71.9

CROP YIELDS		
YEAR	CORN	SOYBEANS
2022		67
2023	196	
2024		40
2025	194	
Average Yield History	195	53

148.21

± ACRES

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207 High Street
Mineral Point, WI 53565



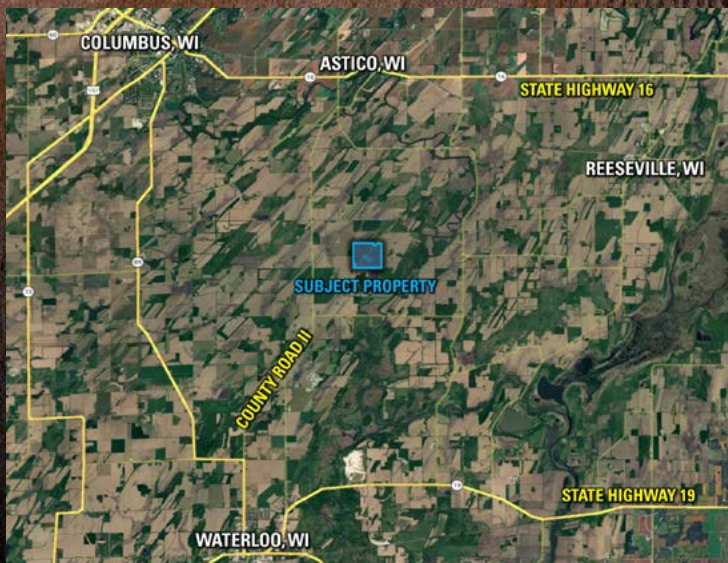
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SCAN THE QR CODE
FOR MORE DETAILS!

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DIRECTIONS

From Columbus, WI: Travel east on WI-16 for 3.3 miles to County Road TT. Turn south and continue for 0.3 miles. Turn west onto County Road T and travel 4 miles to Spur Road. Turn east and continue to County Road II. Turn north onto County Road II and travel 0.5 miles to Hughes Road. Look for the Peoples Company Sign.

From Waterloo, WI: Travel north via WI-89 N for approximately 2 miles. Continue onto County Road T for 3.4 miles. Turn right onto County Road I for 0.3 miles. Turn left onto County Road II and continue for 1.2 miles. The property is located on the east side of County Road II, with Hughes Road continuing through the property. Look for the Peoples Company Sign

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