PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS



FARMLAND FOR SALE

GRANT COUNTY, WISCONSIN

104.26±
SURVEYED ACRES

Substation Road, Lancaster, WI 53813

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LISTING
#19892

855.800.LAND | PeoplesCompany.com

104.26± ACRES | GRANT COUNTY, WI

Property Overview

Peoples Company is pleased to present 104.26 surveyed acres of high-quality Grant County, Wisconsin farmland, including 89.56 FSA cropland acres with an impressive NCCPI rating of 76.6. This highly productive farm features exceptional soil quality, with more than 75% of the tillable acres consisting of Fayette silt loam soils, positioning it for strong agricultural performance and long-term productivity. The farm is open for the 2027 growing season, providing buyers with an immediate opportunity to put this quality land into production. Conveniently located just 5 miles south of Lancaster, Wisconsin, the property offers excellent access off Substation Road and is situated in Sections 6, 31, and 1 of Ellenboro, Harrison, and Potosi Townships, respectively, in Grant County, Wisconsin.

Opportunities to purchase farmland of this caliber are increasingly rare in Grant County. The combination of highly productive soils, a strong NCCPI rating, substantial tillable acreage, and a desirable location creates an outstanding opportunity for farmers and investors alike. Whether expanding an existing operation or adding a quality agricultural asset to an investment portfolio, this farm offers the characteristics buyers seek in premier Wisconsin farmland.





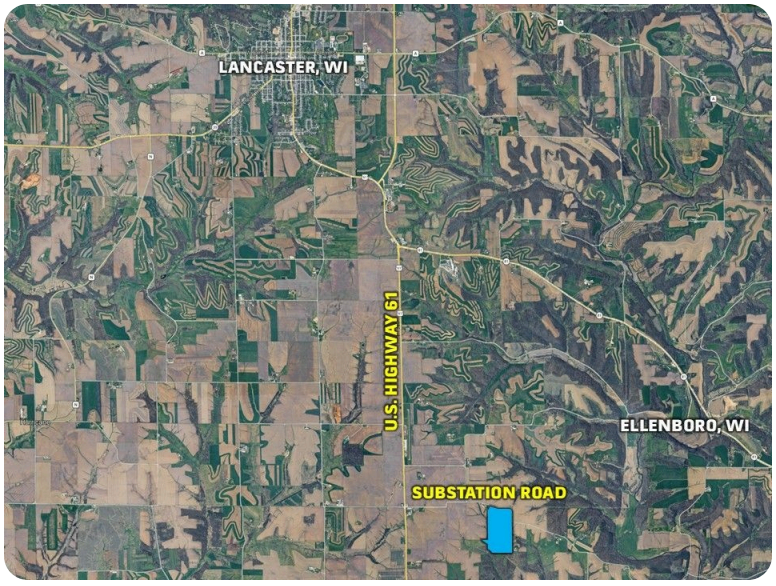
AT A GLANCE

Key Features

Surveyed Acres	104.26±	**School District**	Lancaster School District
NCCPI	76.6	**General Area**	South of Lancaster, WI
Net Taxes	$610.00	**Zoning**	Agricultural

LOCATION

Regional Map



DIRECTIONS

From Lancaster, WI: Travel south on U.S. Highway 61 for five miles. Turn left (east) onto Substation Road. Look for the Peoples Company sign.

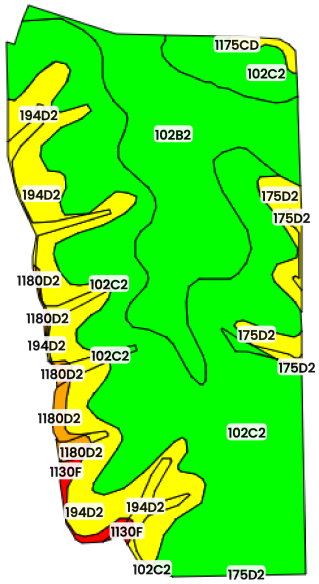
LEGAL DESCRIPTION

W1/2 NW1/4; Part of The NE1/4 NW1/4; Part of The SE1/4 NW1/4 OF Section 6, Township 3 North, 2 West, Grant County, and Part of The SE1/4 NE1/4 OF Section 1, Township 3 North, 3 West, Grant County, and Part of The SW1/4 SW1/4 OF Section 31, Township 4 North, 2 West, Grant County, Wisconsin. The exact legal description shall be taken from the Title Commitment.

89.56 FSA CROPLAND ACRES | NCCPI 76.6

Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NCCPI
102C2	Fayette silt loam	47.92	53.50%	84
102B2	Fayette silt loam	20.16	22.51%	85
194D2	Newglarus silt loam	15.97	17.83%	52
175D2	Palsgrove silt loam	2.84	3.17%	68
1180D2	Newglarus-Dunbarton silt loams	1.33	1.49%	44
1130F	Lacrescent-Dunbarton complex	0.78	0.88%	11
1175CD	Dubuque soils	0.56	0.62%	53
			Average	**76.6**



Soils data provided by USDA and NRCS.

PROPERTY BOUNDARY

Aerial Map









PEOPLES COMPANY
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207 High St
Mineral Point, WI 53565

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Listing #19892

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Substation Road, Lancaster, WI 53813

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