

# REAL ESTATE FOR SALE

GRANT COUNTY, WI

**99± TOTAL ACRES**

**59± TILLABLE**

- 7 MILES NORTH OF LANCASTER, WI
- SECLUDED LOCATION FOR HOME OVERLOOKING SPRING FEED POND
- EXCELLENT ALL AROUND PROPERTY FOR HUNTING AND FARMING

**Directions to Property:** Property is located 7 miles north of Lancaster, Wisconsin on County Road K. The church right next to the property (Mt. Zion Church) has an address of 12007 County Road K, Lancaster, WI, 53183 (church address used for directional purposes only\*) Coordinates 42.9455, -90.74364

**TOTAL PRICE: \$470,000**  
PRICE PER ACRE: \$4,747



**DON'T MISS YOUR CHANCE ON THIS EXCELLENT ALL-AROUND PROPERTY FOR RECREATIONAL, BUILDING, AND FARMING PURPOSES. FEATURES A SECLUDED LOCATION FOR A FUTURE HOME OVERLOOKING SPRING FEED POND.**

**LOCATED CLOSE TO:**

**• LANCASTER, WI • PRAIRE DU CHIEN, WI • DUBUQUE, IA**

**Type of Farm:** Crops, hunting, building site

**County:** Grant County, WI

**Twp:** North Lancaster, section 5

**Total Acreage:** 99± Acres

**Tillable Acreage:** 59± Acres

**Wooded Acreage:** 40± Acres

**Type of Farm:** Crops, hunting, building site

**Taxes Payable 2019/20:** \$900

**Possession Date** 12/01/2020

**Zoning:** Agriculture

**High School:** Lancaster, WI

**Elec. Source:** Available

**Fencing:** Partial

**Listing Agents: Darrell Crapp**

**darrell@schraderauction.com • 608-558-6832**



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GRANT COUNTY, WI

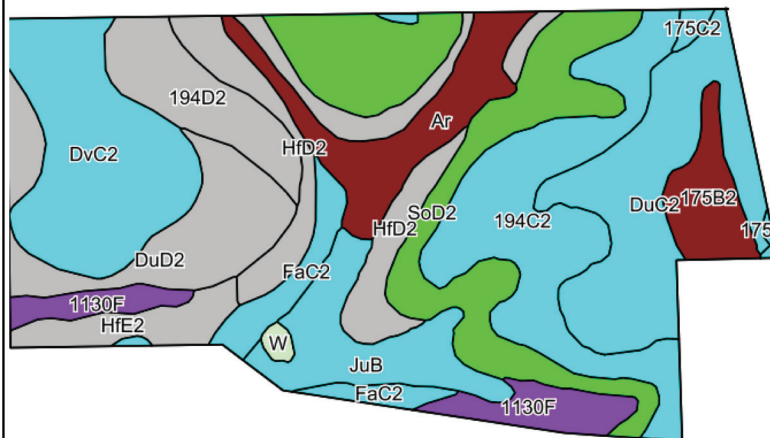
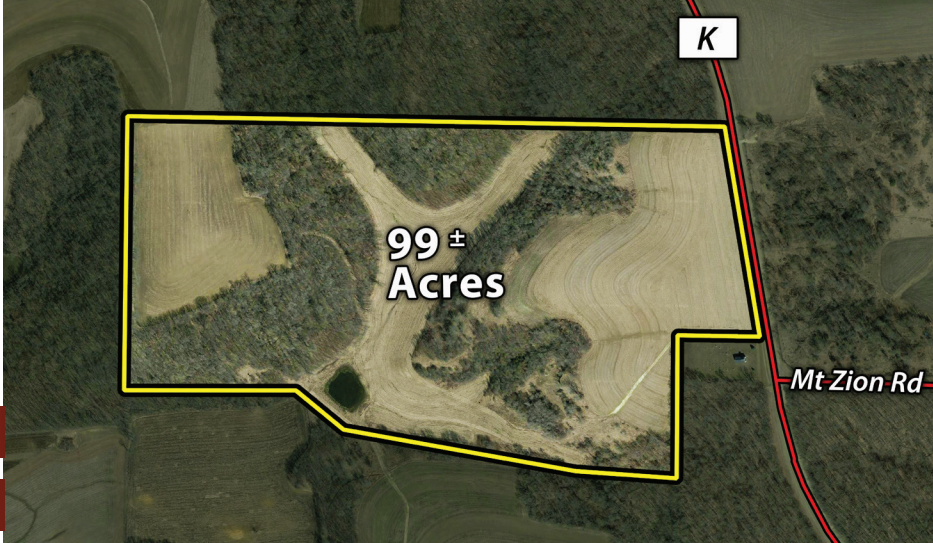
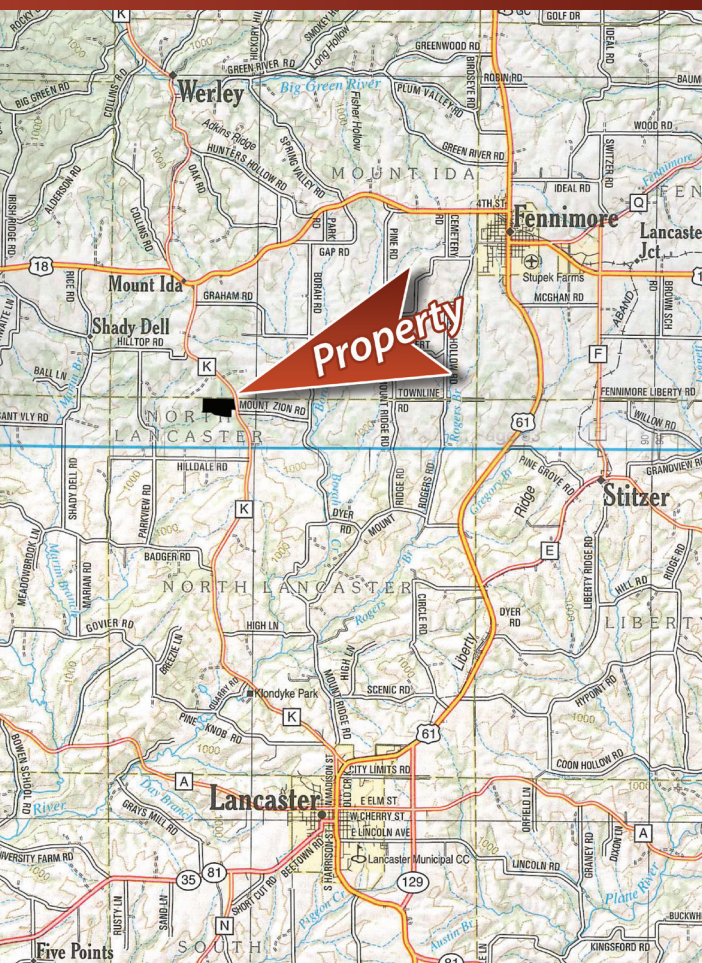
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Area Symbol: W1043 Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Cor n	Soybeans
SoD2	Sogn silt loam, 10 to 15 percent slopes, moderately eroded	14.64	14.8%	30	10
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	13.18	13.3%		
DvC2	Dubuque soils, deep, 6 to 10 percent slopes, moderately eroded	11.93	12.0%	95	31
DuC2	Newglarus complex, 6 to 12 percent slopes, moderately eroded	11.63	11.7%		
HfD2	Hixton fine sandy loam, 10 to 15 percent slopes, moderately eroded	8.60	8.7%	70	23
DuD2	Newglarus complex, 12 to 20 percent slopes, moderately eroded	7.64	7.7%		
Ar	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	6.16	6.2%		
JuB	Judson silt loam, 3 to 10 percent slopes	5.88	5.9%	145	48
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	5.22	5.3%		
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	4.07	4.1%		
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	3.24	3.3%		
175B2	Palsgrove silt loam, 2 to 6 percent slopes, moderately eroded	3.21	3.2%		
HfE2	Hixton fine sandy loam, 15 to 20 percent slopes, moderately eroded	2.80	2.8%	70	23
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	0.63	0.6%		
W	Water	0.35	0.4%		
		<b>Weighted Average</b>	<b>32.5</b>		<b>10.7</b>