

LAND AUCTION

101.07 AC± | 1 TRACT | SAUK CO, WI



LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 10/5/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: SPRING GREEN COMMUNITY CENTER

117 S WASHINGTON STREET, SPRING GREEN, WI 53588

This tillable tract is located just west of Spring Green, Wisconsin in Sauk County, an area known for productive row crop ground along the Wisconsin River valley. The property offers documented soil quality, existing irrigation infrastructure, and a prime location, making this ideal for an investment property or additional tillable ground to add to your portfolio.

Soil quality on the property is measured by an NCCPI average score of 50.8. The tillable ground is made up of a mix of soil types, including Sparta loamy sand, Dakota loam, Boone sand, and Gotham loamy sand. The soil makeup allows for good drainage across the property. Additionally, a few buffer strips are in place to prevent soil erosion. The current tenant has planted a rotation of corn and soybeans over the past several years. The farm is currently leased, but has open tenancy for 2027, giving you the opportunity to renew the lease or use it yourself.

A pivot irrigation system is included with the sale. Four new towers were added to the irrigation system in 2008, along with a new well. The pivot spans 7 towers for a total length of 1200 feet of irrigation coverage. The towers have pressure-regulated sprinkler heads for even water pressure across the pivot system.

The property is currently rented, and the existing renter has indicated a willingness to continue renting the ground for the 2027 season if the incoming buyer is interested in maintaining that arrangement. This gives you the opportunity to use this piece as a long-term investment piece while simultaneously generating income from rental use. Given its soil quality, irrigation infrastructure, and rental history, this property may be of interest to buyers evaluating farmland as a long-term holding, whether as part of an existing farming operation, a land investment portfolio, or a 1031 exchange.

Its location just west of Spring Green places the property within the broader Sauk County agricultural area, with access to local grain markets, equipment dealers, and agricultural services common to this part of Wisconsin. This highly desirable location for quality tillable ground is ideal for anyone interested in long-term investment or growing their current tillable acreage in the Sauk County area. Call Land Specialists Evan Ruesch, Brian Ruesch, or Alden Tinder for additional information today!

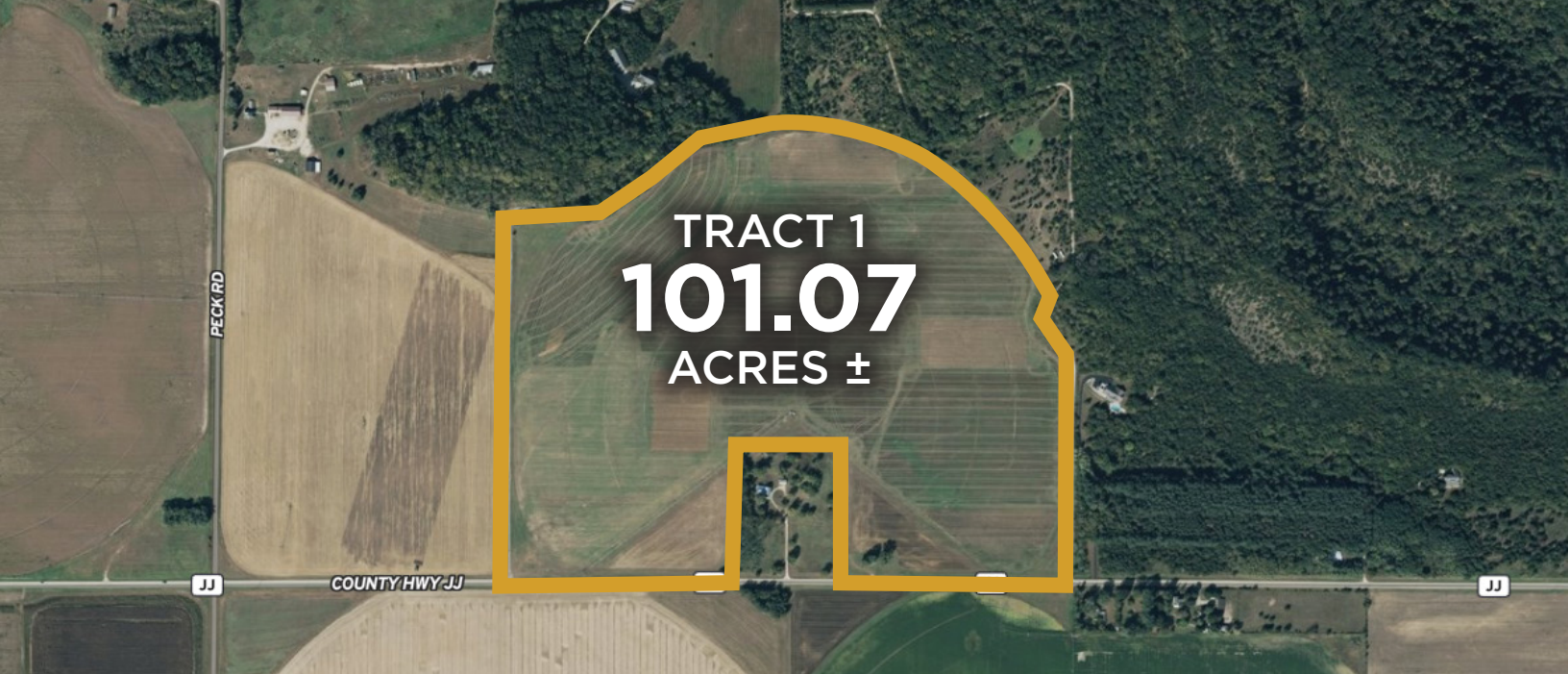
Deeded Acres:	101.07
Soil Types:	Sparta loamy sand, Dakota loam, Boone sand, and Gotham loamy sand
Soil PI/NCCPI/CSR2:	NCCPI 50.8 average
CRP Acres/Payment:	NO CRP
Taxes:	\$492.59
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed:	No survey needed
Brief Legal:	101.07± acres located pt W ½ NW ¼ S33 and pt E ½ NE ¼ S32 T9N R3E in Sauk Co WI
PIDs:	032-1229-00000, 032-1254-00000
Lat/Lon:	43.2146, -90.1503
Zip Code:	53588

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
EVAN RUESCH, AGENT: 715.697.5537 | evan.ruesch@whitetailproperties.com
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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeff Evans, WI Broker for Whitetail Properties Real Estate, LLC, WI Lic 57567-90 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Evan Ruesch, WI Land Specialist for Whitetail Properties Real Estate, LLC, 715.697.5537 | Brian Ruesch, WI Land Specialist for Whitetail Properties Real Estate, LLC, 715.213.4468 | Alden Tinder, WI Land Specialist for Whitetail Properties Real Estate, LLC, 608.247.2815 | Cody Lowderman, WI Auctioneer License: 2632-52



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