

LAND AUCTION



46.37 AC± | 2 TRACTS | GRANT CO, WI
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 6/9/26 AUCTION TIME: 11 AM CT
AUCTION LOCATION: LANCASTER COUNTRY CLUB
5 GOLF RD, LANCASTER, WI 53813

This great property is in a highly sought-after area in Southwest Wisconsin. Located in Grant County, WI, just 7.5 miles southwest of Lancaster, this property is being offered in two tracts and offers a good mix of income today with flexibility down the road.

Both parcels are currently enrolled in CRP, and the plan is set to expire on September 30, 2026. After that, the new owner has options to keep it in a program or put it back into production. Current CRP rent is \$287.85 per acre.

Tract 1 is approximately 25 acres with a 72.98 NCCPI average. Tract 2 is approximately 21.37 acres and carries an 82.83 NCCPI average. Soils on both tracts largely consist of Fayette silt loam and Dubuque soils. Both tracts have blacktop road frontage, making access simple, and electricity is nearby if you're considering future building or improvements. A survey will be completed prior to closing to confirm the final acreage.

Whether you're looking to add acres to your operation, invest in income-producing land, or pick up a piece of ground for a future hobby farm, these tracts of land are ones you don't want to miss!



TRACT 1 DESCRIPTION: 25± TOTAL ACRES

25± total acres with FSA, estimated 24.04± acres of tillable acres. This tract features an NCCPI rating of 72.98. The soils on this tract consist of Fayette Silt Loam, Dubuque Soils, and Newglarus Silt Loam. Road frontage along the entire south boundary provides blacktop access to the property, with electricity nearby. This highly productive acreage would be ideal for someone looking to expand their farming operation or continue CRP enrollment for a yearly return.

TRACT 2 DESCRIPTION: 21.37± TOTAL ACRES

21.37± total acres with FSA, estimated 18.21± acres of tillable land. This tract features an NCCPI rating of 82.83. The soils on this tract consist of Fayette Silt Loam and Dubuque Soils. Road frontage along the entire north boundary provides blacktop access to the property and electricity. This highly productive acreage would be ideal for someone looking to expand their farming operation or continue CRP enrollment for a yearly return.

Tract #:	Both Tracts
Deeded Acres:	46.37± acres
Soil Types:	Fayette silt loam, Dubuque soils, Newglarus silt loam, NCCPI 76.9
Soil PI/NCCPI/CSR2:	
CRP Acres/Payment:	Enrolled in CRP through September 30, 2026, \$287.85 per acre TBD
Taxes:	
Lease Status:	No leases, enrolled in CRP
Possession:	At closing
Survey Needed?:	Survey to be completed prior to closing
Brief Legal:	25± acres located pt SE SW and pt SW SE S25 T4N R4W Grant Co WI / 21.37± acres located pt NE NW and pt NW NE S36 T4N R4W Grant Co WI 002-00561-0000, pt 002-00564-0000, 002-00881-0000, 002-00876-0000
PIDs:	
Lat/Lon:	42.78685, -90.79265
Zip Code:	53813

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
KYLE SCHULTZ, AGENT: 608.406.4609 | kyle.schultz@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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 | Kyle Schultz, WI Land Specialist for Whitetail Properties Real Estate, LLC, 608.406.4609 | Cody Lowderman, WI Auctioneer License: 2632-52



TRACT 1
25
ACRES ±

TRACT 2
21.37
ACRES ±

PIGEON RIVER RD

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