

# LAND AUCTION



## 123.5 AC± | 7 TRACTS | DANE CO, WI

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

**AUCTION DATE:** 11/8/24 | **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** COMMUNITY ROOM, 1210 MILLS ST, BLACK EARTH, WI 53515

Ranch & Farm Auctions is honored to represent the sale of 123.5± total acres in the town of Berry. With seven different tracts available you won't want to miss this! Land rarely trades hands in this tightly held area of Dane County. Located within about a 15 minute drive to Middleton, Waunakee or about a 30 minute drive to Madison. These tracts are nestled in a picturesque setting. Offering breathtaking views and presenting an ideal canvas for your dream home or investment ventures. Great road frontage and potential building sites on 6 of the tracts. This once in a lifetime opportunity offers immense possibilities for both farming and development. Don't miss the chance to own a piece of prime farmland at auction! This area is renowned for its rich, fertile land, which is ideal for agriculture, livestock or creating your dream homestead. These 123.5± acres boast an average NCCPI soil rating of 70.1. With easy access to nearby towns, the location is perfect for those who appreciate the tranquility of country life while still desiring the convenience of nearby shopping centers, restaurants, and entertainment options. Whether you seek to grow your investment portfolio, a place to build your forever home, or both, this land is ready to fulfill your vision!

**TRACT 1 DESCRIPTION:** 15± acres of amazing tillable ground off of Old Settlers Rd in the town of Berry. This tract features a potential homesite and an opportunity for a potential exposed basement walkout. Long straight rows, rich soils and a hard-surfaced road make this tract one of the best in the county for farming as well! Whether looking for an add-on to an existing farm operation, an investment property or to build your dream home, consider bidding at this auction. Real estate of this caliber rarely reaches the market!

**Deeded Acres:** 15± acres  
**FSA Farmland Acres:** 1319± acres  
**Soil Types:** Seaton silt loam, driftless valley, Sable silty clay loam,  
**Soil PI/NCCPI/CSR2:** NCCPI 76.8  
**CRP Acres/payment:** NO CRP  
**Taxes:** TBD after auction  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** No survey needed  
**Brief Legal:** 15± acres located pt NW ¼ S8 T8N R7E Dane Co, WI  
**PIDs:** Part of PID 0807-082-8500-1  
**Lat/Lon:** 43.18812, -89.6956  
**Zip Code:** 53560

**TRACT 2 DESCRIPTION:** 10± acres of exceptional tillable ground off of Old Settlers Rd in the town of Berry. This tract features a potential homesite perfect for capturing the picturesque views of the countryside! Long straight rows, rich soils and a hard-surfaced road make this tract one of the best in the county for farming as well! Whether looking for an add-on to an existing farm operation, an investment property or to build your dream home consider bidding at this auction. Real estate of this caliber rarely reaches the market!

**Deeded Acres:** 10± acres  
**FSA Farmland Acres:** 10± acres  
**Soil Types:** Plano silt loam, Festina silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 81.8  
**CRP Acres/payment:** NO CRP  
**Taxes:** TBD after auction  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** No survey needed  
**Brief Legal:** 10± acres located pt NW ¼ S8 T8N R7E Dane Co, WI  
**PIDs:** Part of PID 0807-082-8500-1  
**Lat/Lon:** 43.18812, -89.6956  
**Zip Code:** 53560

**TRACT 3 DESCRIPTION:** 10± acres of exceptional tillable ground off of State Highway 19 in the town of Berry. This tract is relatively flat and features a potential homesite perfect for capturing the picturesque views of the countryside! The soil boasts an average NCCPI rating of 71.7. Long straight rows, rich soils, great drainage, and a hard-surfaced road make this tract one of the best in the county for farming! Whether looking for an add-on to an existing farm operation, an investment property or to build your dream home consider bidding at this auction. Real estate of this caliber rarely reaches the market!

**Deeded Acres:** 10± acres  
**FSA Farmland Acres:** 8.95± acres  
**Soil Types:** Festina silt loam, Otter silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 70.8  
**CRP Acres/payment:** NO CRP  
**Taxes:** TBD after auction  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** No survey needed  
**Brief Legal:** 10± acres pt NW ¼ pt SW ¼ S8 T8N R7E Dane Co, WI  
**PIDs:** PID 0807-082-9250-2  
**Lat/Lon:** 43.18399, -89.69815  
**Zip Code:** 53560

**TRACT 4 DESCRIPTION:** 20.8± acres of exceptional farm ground located off of Far View Rd in the town of Berry. This tract features a potential homesite perfect for capturing the picturesque views of the countryside! You'll be immersed in the views of valleys and rolling hills on this property! Rich soils, great drainage and a hard-surfaced road make this tract one of the best for farming in the county! Whether looking for an add-on to an existing farm operation, an investment property

or to build your dream home consider bidding at this auction. Real estate of this caliber rarely reaches the market!

**Deeded Acres:** 20.8± acres  
**FSA Farmland Acres:** 20± acres  
**Soil Types:** Dodge silt loam, McHenry silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 67.7  
**CRP Acres/payment:** NO CRP  
**Taxes:** TBD after auction  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** Survey needed if bought separately from Tract 5 and 7  
**Brief Legal:** 20.8± acres pt NW ¼ S16 T8N R7E Dane Co, WI  
**PIDs:** Pt of PID 0807-162-8001-0, Pt of PID 0807-162-8501-0  
**Lat/Lon:** 43.17425, -89.67548  
**Zip Code:** 53560

**TRACT 5 DESCRIPTION:** 28.7± acres of exceptional farm ground located on Far View Rd in the town of Berry. This tract features a potential homesite perfect for capturing the picturesque views of the countryside! You'll be immersed in the views of valleys and rolling hills on this property! Long straight rows, rich soils, great drainage, and a hard-surfaced road make this tract one of the best in the county for farming as well! Whether looking for an add-on to an existing farm operation, an investment property or to build your dream home consider bidding at this auction. Real estate of this caliber rarely reaches the market!

**Tract #:** Tracts 5 and 7  
**Deeded Acres:** 28.7± acres and 5± acres  
**FSA Farmland Acres:** 28± acres  
**Soil Types:** McHenry silt loam, Seaton silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 62.8  
**CRP Acres/payment:** NO CRP  
**Taxes:** TBD after auction  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** No survey needed  
**Brief Legal:** 33.7± acres pt NW ¼ S16 T8N R7E Dane Co, WI  
**PIDs:** Pt of PID 0807-162-8001-0 Pt of PID 0807-162-8501-0  
**Lat/Lon:** 43.17494, -89.67196  
**Zip Code:** 53560

**TRACT 6 DESCRIPTION:** 33± acres of exceptional tillable ground Located off of County Road KP in the town of Berry. Access to this farm via gravel easement. Mature oak trees tower along the fence rows. A boastful average NCCPI soil rating of 72. The soil is primarily made up of Dodge silt loam and Troxel silt loam. Rich soils, great drainage and a hard-surfaced road make this tract one of the best in the county. Whether looking for an add-on to an existing farm operation, a premier hunting destination or an investment property consider bidding online at this auction. Real estate of this stature rarely reaches the market.

**Deeded Acres:** 33± acres  
**FSA Farmland Acres:** 32± acres  
**Soil Types:** Dodge silt loam, Troxel silt loam, McHenry silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 72.7  
**CRP Acres/payment:** NO CRP  
**Taxes:** TBD after auction  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession subject to current tenants' rights for 2024  
**Survey needed?:** No survey needed  
**Brief Legal:** 33± acres total pt NE ¼ S16 T8N R7E Dane Co, WI  
**PIDs:** PID 0807-161-9000-8, 0807-161-9600-2  
**Lat/Lon:** 43.1719, -89.66382  
**Zip Code:** 53560

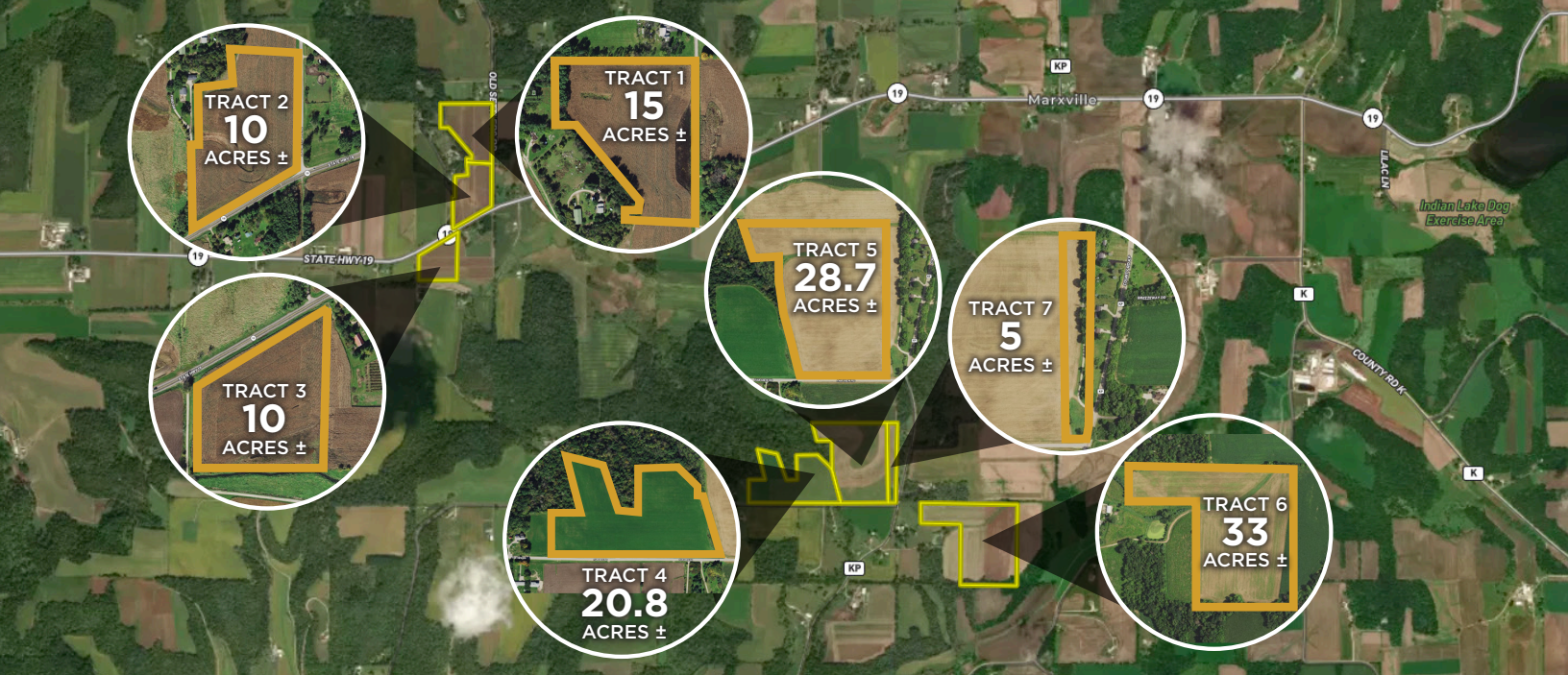
**TRACT 7 DESCRIPTION:** 5± acres of exceptional farm ground located on the corner of Far View Rd and County Rd KP in the town of Berry. This tract features a potential homesite perfect for capturing the picturesque views of the countryside! You'll be immersed in the views of valleys and rolling hills on this property! Long straight rows, rich soils, great drainage, and a hard-surfaced road make this tract one of the best in the county for farming as well! Whether looking for an add-on to an existing farm operation, an investment property or to build your dream home consider bidding at this auction. Real estate of this caliber rarely reaches the market!

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**RANCHANDFARMAUCTIONS.COM**

**GO TO [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

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