

ALL INFORMATION IS FROM SOURCES DEEMED TO BE ACCURATE, BUT ACCURACY IS NOT WARRANTED. BUYERS ARE ADVISED TO PERSONALLY VERIFY ALL INFORMATION GIVEN BELOW, AS SOME MAY BE ESTIMATES. NEITHER BROKER NOR SELLER IS RESPONSIBLE FOR INACCURACIES WHICH MAY BE FOUND IN THE BELOW INFORMATION.

FARM FOR SALE



LISTING OFFICE: ACHERMAN ASSOCIATES, LTD
315 MAIN ST. DARLINGTON, WI 53530

Website: www.achermanassociatesltd.com

E-mail: nancyk@achermanassociatesltd.com

PHONE: (608) 776-3737 or 1-800-760-5726

PROPERTY ADDRESS: 17338 Hwy. G, Muscoda, WI 53573 – Secs. 28, 29, 32, & 33, T8N-R1W, Muscoda TWP., Grant Co., WI

PRICE: \$709,000.00 or \$3,344/acre

LISTING NUMBER: 2163F

TYPE OF FARM: Dairy	ACRES: Approx. 212 (to be surveyed)
TILLABLE: 110	TERMS: Cash
BARNs: 36 x 144 w/62 tie stalls, 32 x 64 w/32 freestalls	YOUNGSTOCK: 36 x 48 x 10
MACHINE SHEDS: 48 x 80 x 13	NEAREST TOWN: Muscoda
BULK TANK: 800 gal.	POSSESSION: After March 1, 2011 if offer accepted by September 1, 2010
SILOS: 16 x 55 stave & 16 x 50 poured concrete	TAXES: \$2,740 (2009 approx.)
SCHOOL DISTRICT: Riverdale	BARN CLEANER: Yes
PIPE LINE: Yes	

HOUSE:

TYPE: 2-story	BASEMENT: Partial	ROOF: Asphalt shingles	GARAGE/SHOP: 3-stalls
SIDING: Vinyl	BEDROOMS: 1 down, 3 up	BATHS: 1 down	HEAT: LP

Buildings, tillable land, and pasture of entire property owned by seller are *CURRENTLY* leased for \$3,000/month. Approx. 38 acres in CRP (expires fall of 2010) and 17 acres in CREP (expires 2022). Additional acreage available. Items owned by tenant are not included in sale. **SHOWN BY APPOINTMENT ONLY!!!**