

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**



**LISTING NUMBER:2165F**  
**LISTED BY:FRANK ACHERMAN**  
**LISTING OFFICE: ACHERMAN ASSOCIATES, LTD**  
**315 MAIN ST. DARLINGTON, WI 53530**

**Website:** [www.achermanassociatesltd.com](http://www.achermanassociatesltd.com)

**E-mail:** [nancyk@achermanassociatesltd.com](mailto:nancyk@achermanassociatesltd.com)

**PHONE: (608) 776-3737 800-760-5726**  
**PROPERTY ADDRESS: 1692 EBENEZER RD., FENNIMORE, WI**  
**PRICE:\$ 317,500.00**  
**OWNERS: HERSHBERGER**

<b>TYPE OF FARM: DAIRY/CALF/GOAT</b>	<b>ACRES: 65</b>
<b>TILLABLE: 8.5</b>	<b>LEGAL:P/O SECT.(s) 32, 33 T6N-R1W</b>
<b>BARNs: dairy 40x144 60 cow/w 12x70 lean</b>	<b>PRICE: \$317,500.00</b>
<b>HOGHOUSES/CALF SHED WITH WATERER.</b>	<b>TERMS:CASH</b>
<b>MACHINE SHEDS: 36x72 quanset, 46x100 pole</b>	<b>PRICE PER ACRE:</b>
<b>GRAIN STORAGE: steel silo type mixing/storage bld</b>	<b>TAXES: \$3,251.62 2009</b>
<b>SILOS:18X60 sealed, 2 16x55 stave, 14x45 stave</b>	<b>COUNTY: GRANT</b>
<b>YARDS: partial cemented</b>	<b>NEAREST TOWN: MONTFORT</b>
<b>SCHOOL DISTRICT: IOWA GRANT</b>	<b>POSSESSION: CLOSING</b>
<b>SOIL TYPE:</b>	<b>FENCES: GOOD</b>
<b>CONTIGUOUS: YES</b>	<b>MARKET ABLE TIMBER: SOME</b>
<b>PIPE LINE:2" VACUUM LINE 3"</b>	<b>BULK TANK: COULD BE INCLUDED</b>
<b>BARN CLEANER: PATZ</b>	<b>GOVT. PROGRAMS: CREP-22.4 ACRES THRU</b>
<b>GATES: MANY</b>	<b>2018 @ 2153.60/YEAR</b>
<b>WATER: WELL 160 ft deep air pump</b>	<b>SEWER: SEPTIC</b>

**COMMENTS: SELLER HAS SOLD OFF 1.2 ACRES TO THE FENNIMORE AMISH CHURCH TO BE USED AS A SCHOOL. IF NOT USED FOR 5 YEARS PROPERTY TO REVERT BACK.**

**Included-outdoor wood boiler. Excluded-bulk tank, windmill, solar power system, seller's personal prop.**

**HOUSE:**

<b>TYPE: RANCH</b>	<b>AGE: 45</b>	<b>SQ.FOOTAGE: 1400</b>	<b>GARAGE: 2 CAR DET</b>
<b>SIDING: ALUMINUM</b>	<b>BEDROOMS: 3/4</b>	<b>BATHS: 1.5</b>	<b>KITCHEN: 11X17</b>
<b>DINING ROOM: 12X13</b>	<b>LIVING ROOM: 14X28</b>	<b>BASEMENT: FULL</b>	<b>HEAT: WOOD WATER</b>
<b>ROOF: ?</b>	<b>WINDOWS: NEW 2007</b>		<b>IN FLOOR HEAT</b>
<b>COMMENTS:</b>			