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Farm for Sale



LISTING NUMBER: 2167F

LISTING OFFICE: ACHERMAN ASSOCIATES, LTD

315 MAIN STREET, DARLINGTON, WI 53530

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E-mail: nancyk@achermanassociatesltd.com

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

PROPERTY ADDRESS: 13506 Dunbarton Road, Gratiot, WI 53541

PRICE: \$1,039,500.00 or \$3,500/acre

TYPE OF PROPERTY: Farm	ACRES: Approx. 297 (m/l)
TILLABLE: Approx. 175.5 acres (m/l)	FENCES: Fair
BARN: 49 stanchions (need replaced), (needs new roof)	TERMS: Cash
TAXES: \$3,500.00	TAX YEAR: 2009
SCHOOL DISTRICT: Black Hawk	NEAREST TOWN: Gratiot
MACHINE SHED: 45 x 82	CATTLE SHED: 48 x 72 (concrete floor)
RENT: \$175/tillable acre (30,712.50), \$40/pasture acre (\$2,160)	PASTURE: 75 acres, 54 acres rented

297 acre secluded dairy farm with approx. 70 acres pasture. Barn has 600 gal. Mueller bulk tank, 5 Boumatic milking units, 2" pipeline, Berg barn cleaner. 4-bedroom farmhouse with outdoor woodburner heat. The septic does not have a drainfield.