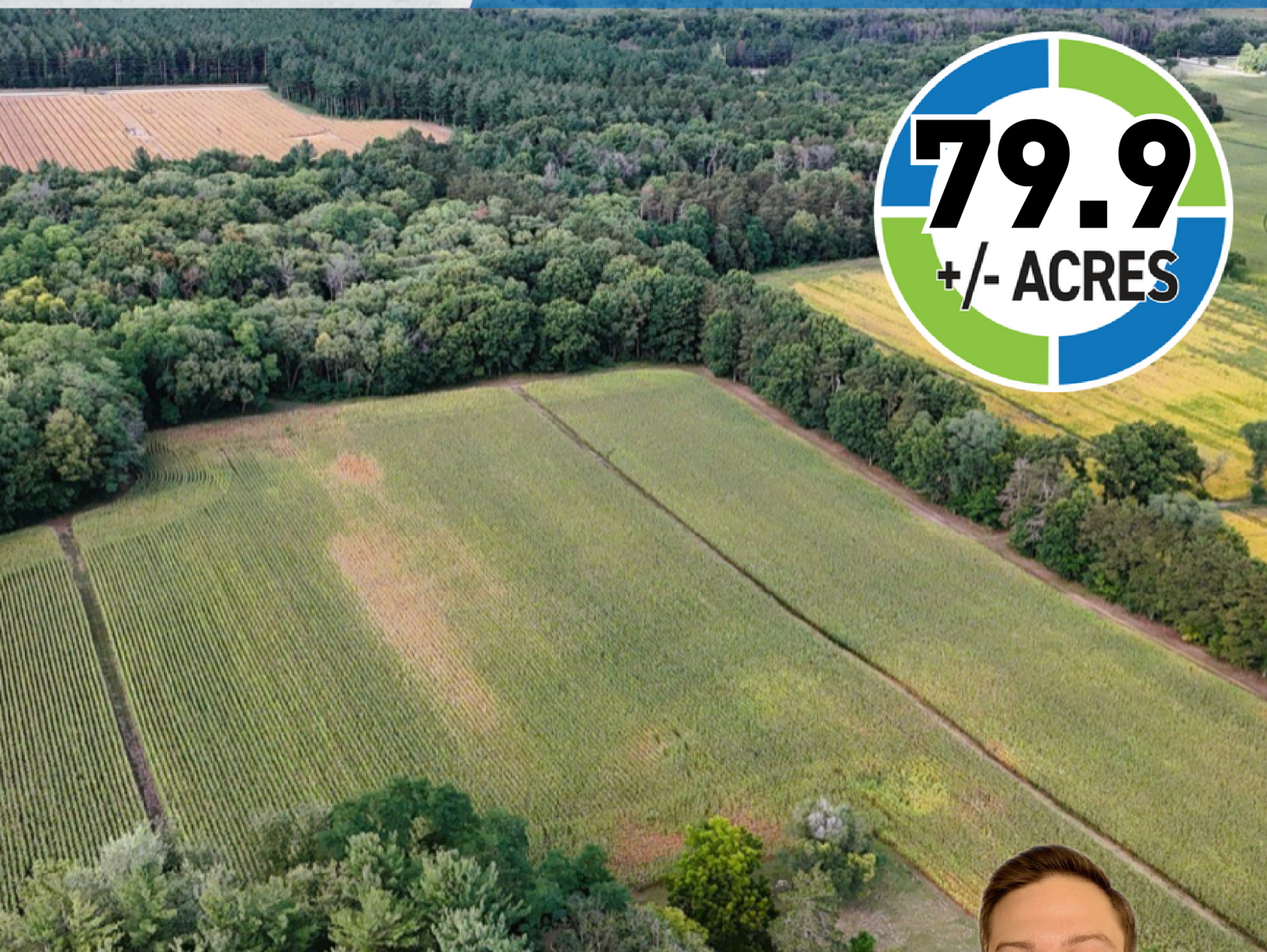


# LAND

# FOR SALE

Iowa County, WI

**79.9**  
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



**JOE HANSBERY**  
**608-386-5925**

Joe@HighPointLandCompany.com

Real Estate License:  
98220-94

703 S Main St  
Fountain City, WI 54629



**HIGH POINT**  
**LAND COMPANY**

[HIGHPOINTLANDCOMPANY.COM](http://HIGHPOINTLANDCOMPANY.COM)





# Summary of Property

## 79.9+/- Acres • Iowa County, WI

**Listing Price: \$599,900**

### **DESCRIPTION**

Sitting just south of the Lower Wisconsin State Riverway is the 79.9+/- deeded acre tract. Not having seen the open market in nearly 200 years, this mixed tillable and forested land is comprised of four parcels with one in the limits of the Village of Arena in Iowa County. 37.5+/- acres of tillable ground offer opportunity for income or endless sites for your long-awaited dream home!

The mixed forest contains a stand of mature white pines, and mature red oaks are widely scattered throughout. A labyrinth of trails connects the three agricultural fields and provides ample real estate for your morning walk or easy access to your favorite deer stand. Also, a DNR approved irrigation well placed in the center of the North field provides peace of mind and extra insurance against crop damaging droughts.

From this property, you are 45 minutes from downtown Madison or 3 minutes from the Arena canoe landing of the Wisconsin River. Whether you are looking for country living or to add an income stream to your portfolio, look no further, this property is sure to check the boxes for you.

For a private showing, contact local Wisconsin Land Specialist, Joe Hansbery, directly at 608-386-5925 or email him at [Joe@HighPointLandCompany.com](mailto:Joe@HighPointLandCompany.com)

### **Property Address:**

TBD Willow Street, Arena, WI 53503

### **Property Features:**

- 37.5+/- Tillable Acres
- Numerous Buildable Sites
- 45 Minutes from Downtown Madison
- 3 Minutes from the Arena Canoe Landing
- Irrigation Well
- Multiple Trails

### **Driving Directions:**

When traveling West on Frank Lloyd Wright Memorial Hwy. Turn right onto Willow Street. Go for a half mile. Your destination will be on your right.



75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

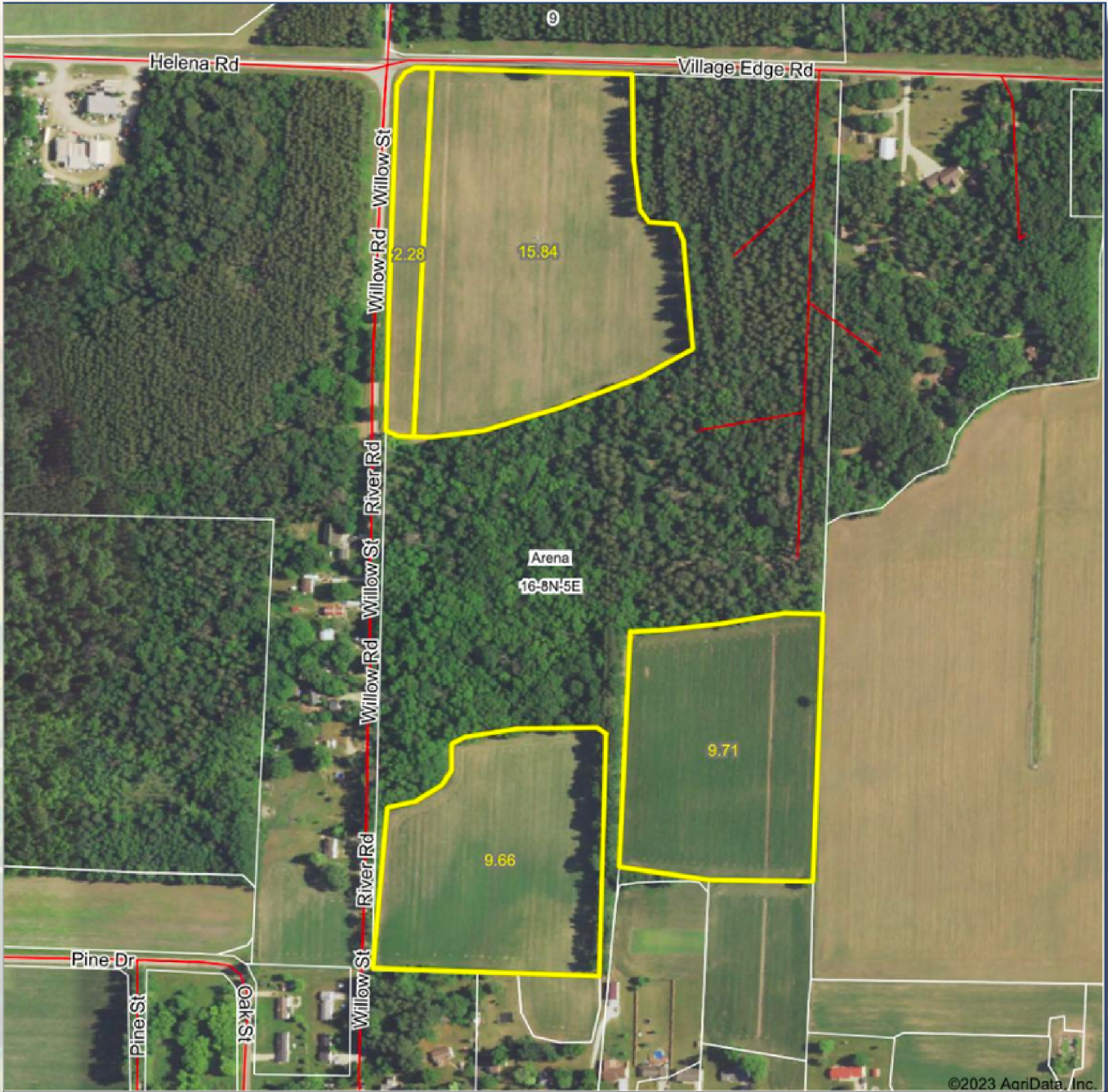
# Property Photos





75,000  
ACRES SOLD

# Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 43° 10' 20.97, -89° 54' 36.35



**16-8N-5E**  
**Iowa County**  
**Wisconsin**

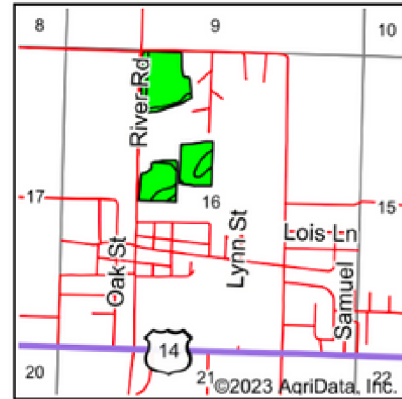
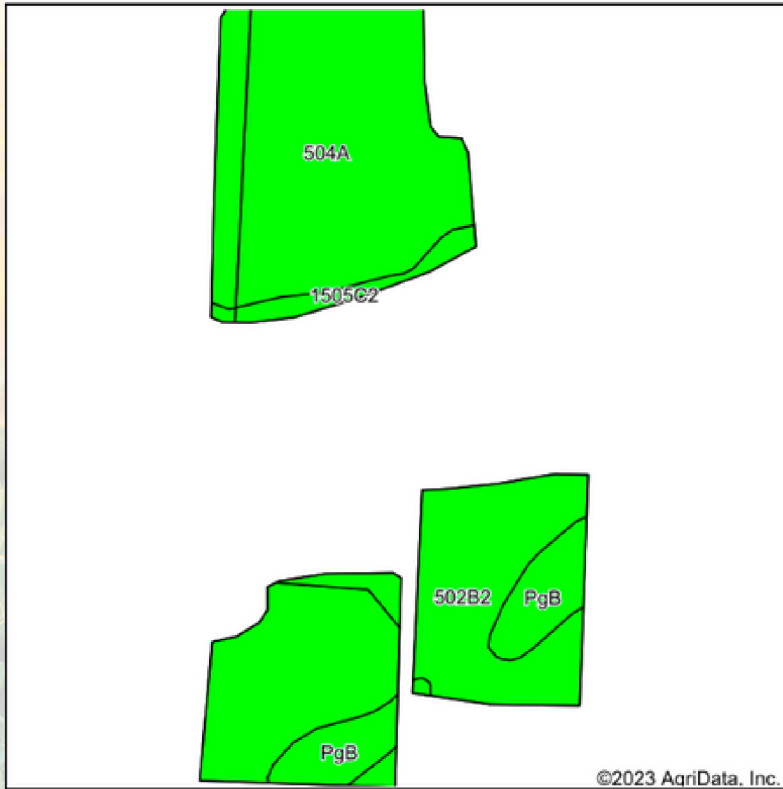
9/13/2023

Field borders provided by Farm Service Agency as of 5/21/2008





# Soils Map



State: **Wisconsin**  
 County: **Iowa**  
 Location: **16-8N-5E**  
 Township: **Arena**  
 Acres: **37.49**  
 Date: **9/13/2023**



Soils data provided by USDA and NRCS.

Area Symbol: WI049, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
504A	Sparta loamy fine sand, 0 to 3 percent slopes	24.06	64.2%		IVs				32	31	31	29
502B2	Chelsea fine sand, 2 to 6 percent slopes, moderately eroded	8.49	22.6%		IVs		60	18	30	29	27	30
PgB	Plainfield loamy fine sand, 2 to 6 percent slopes	3.73	9.9%		IVs	IIIe	55	18	25	22	25	23
1505C2	Sparta-Blownout land complex, 0 to 15 percent slopes	1.21	3.2%		IVs				31	31	30	29
<b>Weighted Average</b>					<b>4.00</b>	<b>*-</b>	<b>19.1</b>	<b>5.9</b>	<b>*n 30.8</b>	<b>*n 29.7</b>	<b>*n 29.5</b>	<b>*n 28.6</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



**79.9**  
**+/- ACRES**

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