



**HIGH  
POINT**  
LAND COMPANY

*HighPointLandCompany.com*

**71+/- Acres  
Grant County, WI  
Lancaster Twp**



**High Point Land Company**

***5627 Lone Elm Tree Rd Potosi, WI 53820***

# Property Photos



# Property Photos



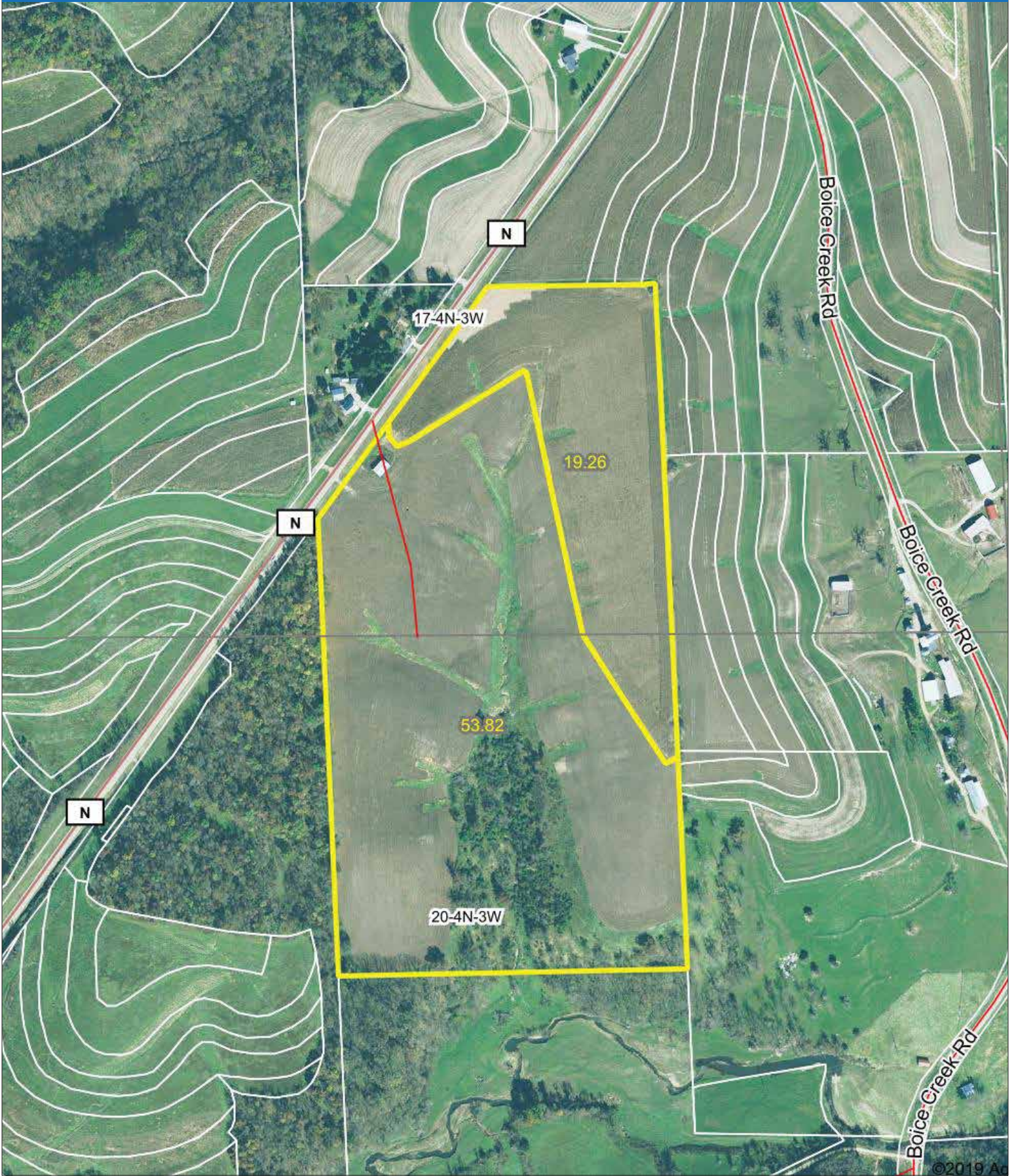
# Property Photos



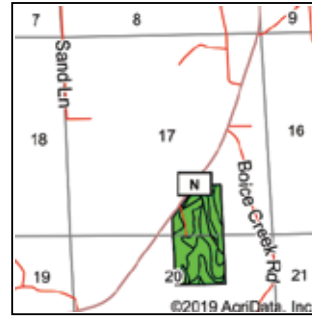
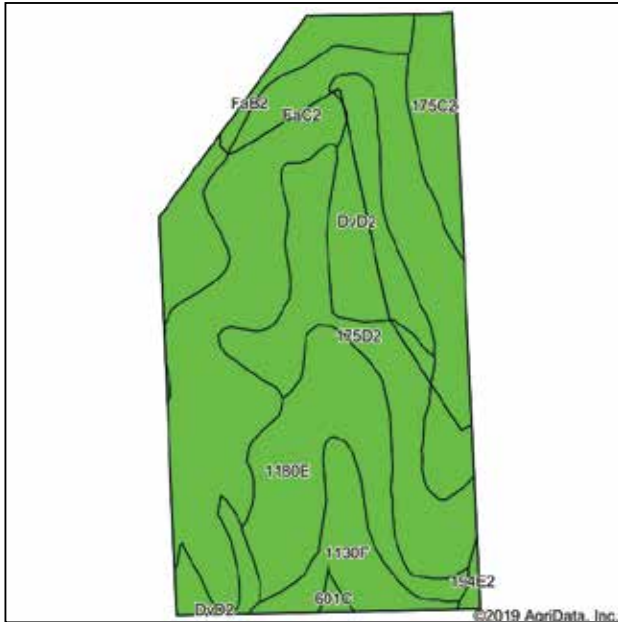
# Property Photos



# FSA Map



# Soil Map



State: **Wisconsin**  
 County: **Grant**  
 Location: **17-4N-3W**  
 Township: **South Lancaster**  
 Acres: **73.08**  
 Date: **4/2/2020**

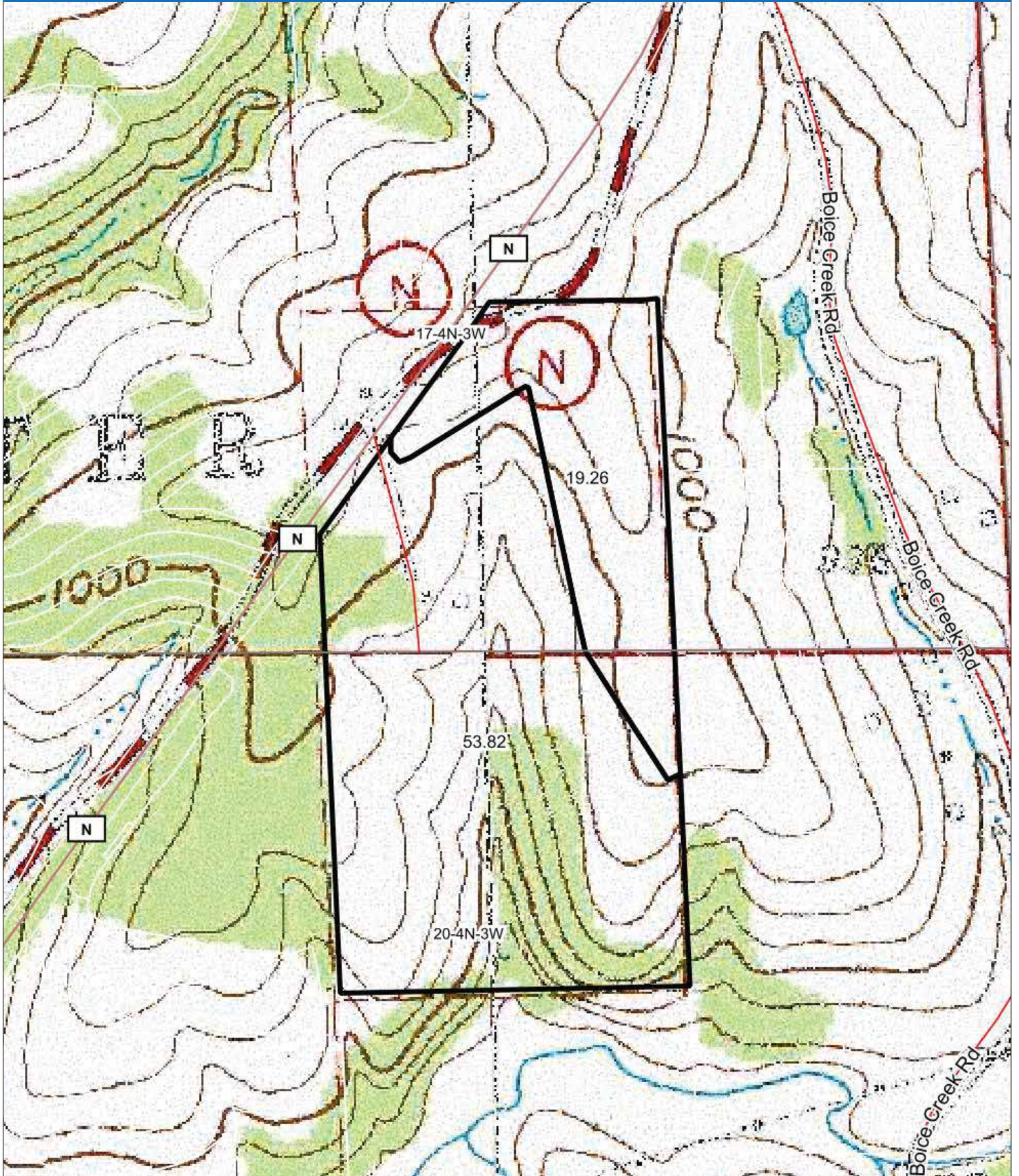


Soils data provided by USDA and NRCS.

Area Symbol: W1043_Soil Area Version: 14																
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Non Irr Class *c	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Oats	Orchardgrass alsike	Orchardgrass red clover	Red clover hay	Soybeans	Timothy alsike	
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	27.23	37.3%		IIIe											
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	11.63	15.9%		IVe											
1180E	Newglarus Dunbarton, very stony, silt loams, 20 to 30 percent slopes, very rocky	11.10	15.2%		VIIe											
DvD2	Dubuque soils, deep, 10 to 15 percent slopes, moderately eroded	8.01	11.0%		IVe	3.1		2	90	14	40	3	3		30	2.6
FaB2	Fayette silt loam, 2 to 6 percent slopes, moderately eroded	5.81	8.0%		IIe											
1130F	Lacrescent Dunbarton complex, very stony, 30 to 60 percent slopes	4.77	6.5%		VIIIs				1			1.6	1.8			1.4
175C2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	3.89	5.3%		IIIe											
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	0.33	0.5%		VIe											
601C	Beaver creek cobbly fine sandy loam, 3 to 12 percent slopes, occasionally flooded	0.31	0.4%		VIIs	3.2	1.8	80	13	65		2.6	2.8	2.2	26	2.4
<b>Weighted Average</b>						<b>0.4</b>	<b>0.3</b>	<b>10.2</b>	<b>1.6</b>	<b>4.7</b>	<b>0.4</b>	<b>0.5</b>	<b>*</b>	<b>3.4</b>	<b>0.4</b>	

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# Topo Map





# Listing Summary

## **71+/- Acres (56+/- Tillable Acres) Grant County — Lancaster, WI**

This land has all you need. The property offers 71+/- acres with 56 +/- acres tillable. Farm it yourself or rent it out for extra income. The property features a beautiful spot to build your country home and have horses or hobby farm of your dreams. Property has a nice sized pole shed in good shape and a pretty pasture with a spring fed creek. Have your own private hunting spots with good flood plot areas available.

Located in the Lancaster school district and only minutes from larger cities. Don't let this one get away.

Call Land Specialist, Darrell Crapp 608-558-6832 or Darrell@h-praa.com for more details and your private showing.

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“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

**CONTACT LAND AGENT:**

Darrell Crapp

608-558-6832

[Darrell@hpraa.com](mailto:Darrell@hpraa.com)

