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ORGANIC DAIRY FARM FOR SALE

344.25± Assessed Acres, Taylor and Rusk County, Wisconsin

OFFERED AT
\$3,550,000

Highlights:

- Shown by appointment only
- Organic 100% grass dairy operation
- 200 Cow free stall barn with double 8 milk parlor



For additional information, please contact:

William Baker, Broker
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Mark Moelter, Agent
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Property Information

Directions to Property: From Sheldon, go east on County Road D to County Road H, turn left and go north to V then turn right to farm W16663 on the southside of V.

Legal Description: Taylor County, 33N-4W-8 Town of McKinley & Rusk County, 34N-4W-19 & 34N-4W-30 Town of Lawrence

Property Description: Well-established certified organic grazing for cattle, land is mostly put into a non grain organic forage for the cattle. Plenty of room for feed storage. Land is certified organic, currently milking 180 organic milk cows. Property is located in two separate tracts and selling as a total unit. Cows, feed and machinery could be negotiated with the Seller.

Improvements: Double 8 milking parlor; 3,000 gallon bulk tank; 36' x 156' loafing barn off of parlor; 108' x 145' free stall cow barn; 36' x 205' open sided hieffer barn; 52' x 97' calf barn; 1,000,000 gallon manure pit; two section cement feed storage; bunker silo, each section 30' x 120'; large asphalt pad for feed storage; 48' x 105' pole shed for machine storage. New 700' well in 2025. Well-maintained spacious home that offers 2 BR, 2.5 bath, large open kitchen opens into dining/living room. New appliances within the last 4yrs - oven, microwave and dishwasher. Large master bedroom with master bath and main floor laundry. Basement has full bath with potential to have 3 more bedrooms & lots of room for a family room. New AC in 2024 and new water heater in 2025. Large two car insulated & heated garage. All measurements are approximate.

Taxes: \$6,693.32

Farm Data:

Tract 1 - McKinley Township

Cropland 154.82 acres+

Non-crop 64.42 acres+

Total 219.24 acres+

Tract 2 - Lawrence Township

Cropland 69.47 acres+

Non-crop 46.97 acres+

Total 116.44 acres+

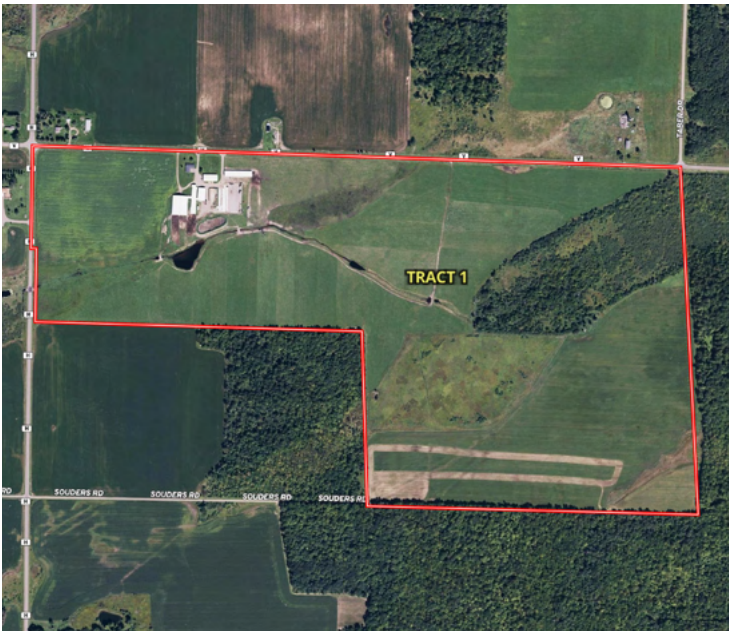
Price: \$3,550,000



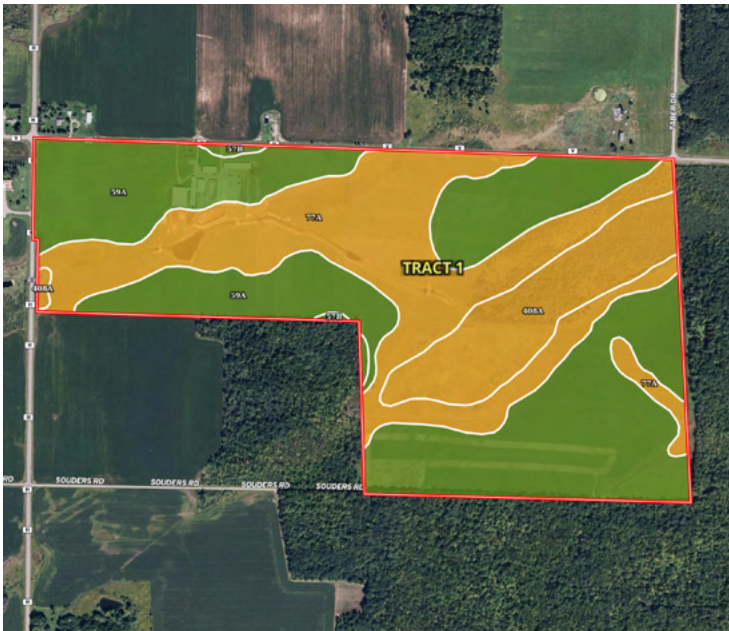
Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Tract 1 - McKinley Township

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
59A	Almena silt loam, 0 to 3 percent slopes	116.26	52.51	0	71	2w
77A	Auburndale silt loam, 0 to 2 percent slopes	75.58	34.14	0	55	6w
408A	Lupton and Cathro soils, 0 to 1 percent slopes	28.05	12.67	0	57	6w
57B	Spencer silt loam, 1 to 6 percent slopes	1.52	0.69	0	69	2e
TOTALS		221.41(*)	100%	-	63.76	3.87

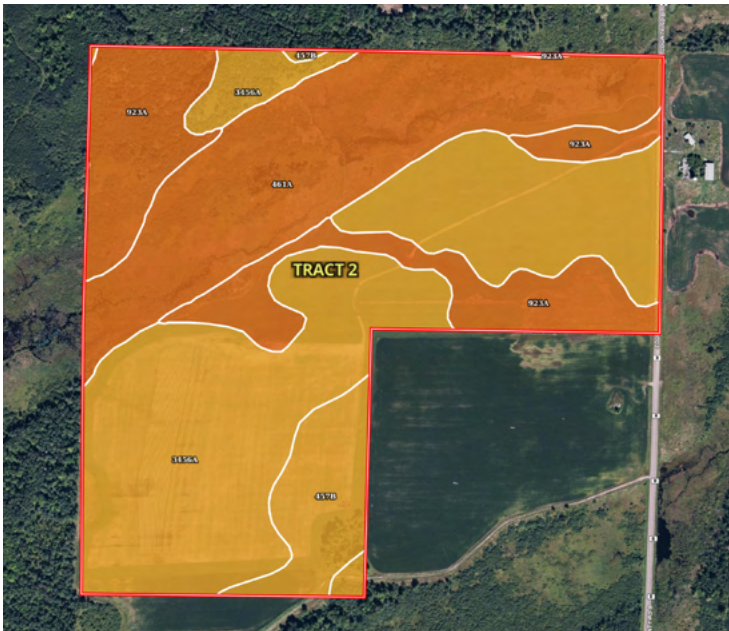


Tract 2 - Lawrence Township

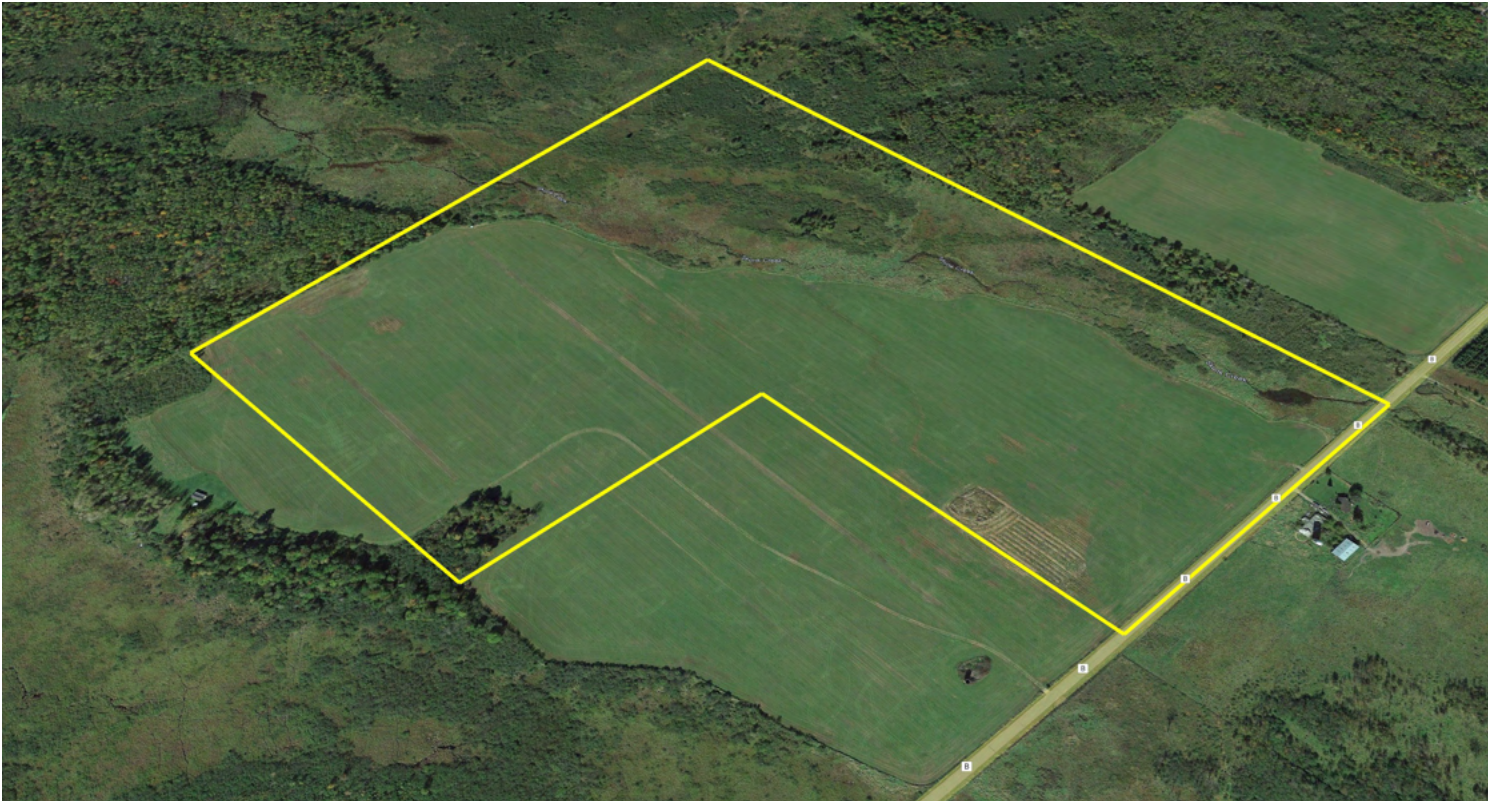
Aerial Map



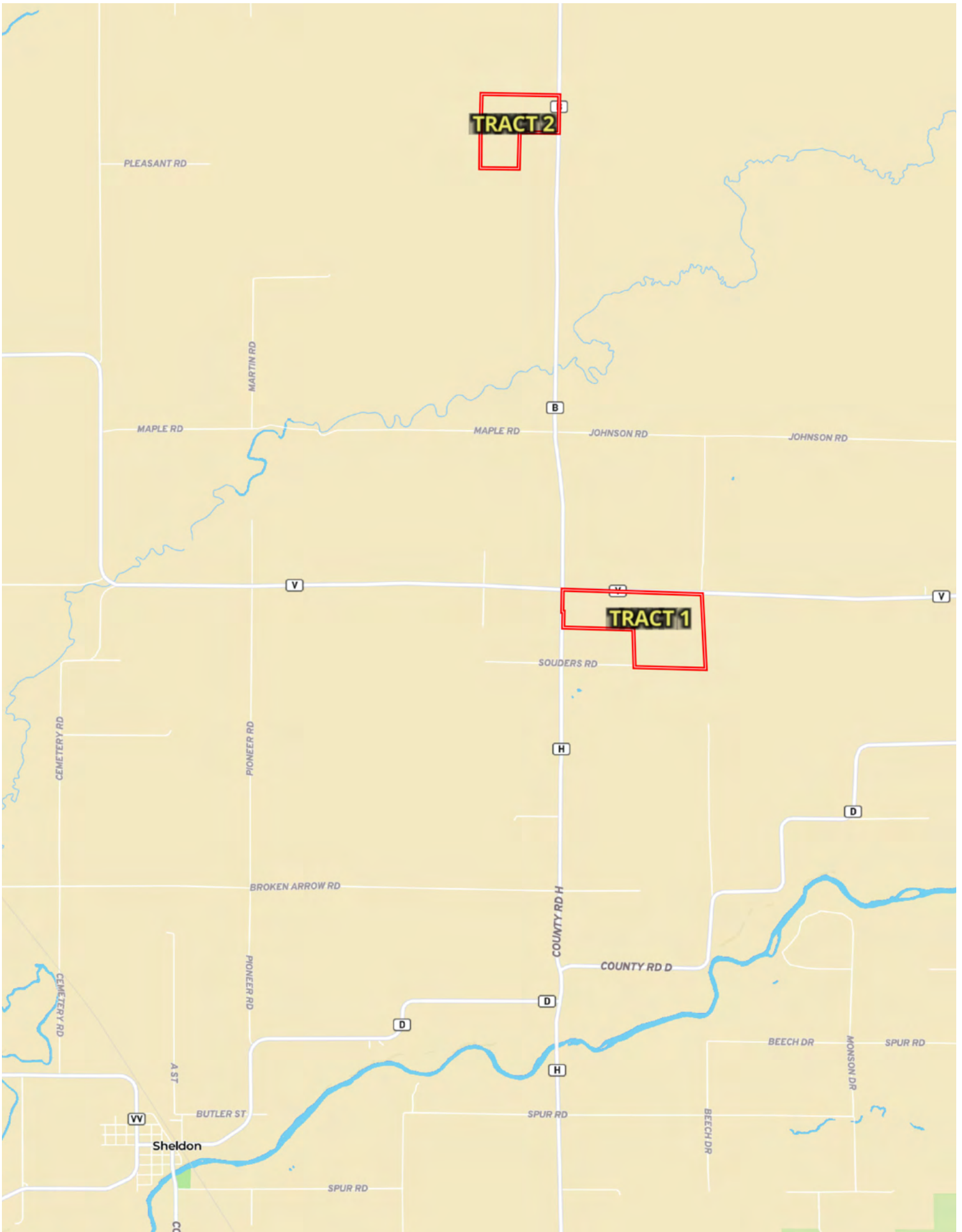
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3456A	Magnor, very stony and Magnor silt loams, 0 to 4 percent slopes	56.82	46.73	0	50	6s
461A	Bowstring muck, 0 to 1 percent slopes, frequently flooded	32.76	26.94	0	36	7w
923A	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	23.49	19.32	0	43	7w
457B	Freeon, very stony and Freeon silt loams, 2 to 6 percent slopes	8.51	7.0	0	52	6s
TOTALS		121.5 8(*)	100%	-	45.01	6.46



Location Map



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