



**HAGEMAN
REALTY**

18390 S. 480 W.
Remington, IN 47977

Phone: 219-261-2000
HagemanRealty.com

Proudly presents:

BIDDICK FARM

Iowa & Grant County, Wisconsin

This is a once in a lifetime opportunity to buy some of the very best farmland in Southwest Wisconsin, a very high percent of Tama soils! 340 +/- Acres of nearly all tillable farm ground located in Southern Wisconsin, 278 +/- Acres in Iowa County just East of Edmund and 62 +/- Acres in Grant County south of Livingston.



TOTAL ACRES: 340 +/-
Tillable Acres: 333 +/-

LOCATION:

278 +/- Ac located SE of Edmund

62 +/- Ac located S of Livingston
on State Road 80

IMPROVEMENTS:

None

PRICE: \$3,647,000

278 +/- Acres: \$10,500/Ac

62 +/- Acres: \$10,100/Ac

Terms: Cash

Real Estate Taxes: \$3,326.49/yr

VIEW MAP

<http://bit.ly/BiddickFarm> ▶

HINNERK WOLTERS

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Phone:

219.261.2000

Cell:

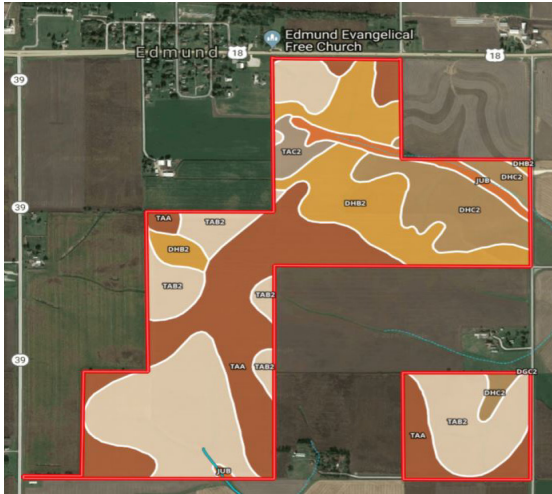
317.517.0753





BIDDICK FARM

**IOWA COUNTY, WI
280 +/- ACRES**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
DhC2	Dodgeville silt loam, deep, 6 to 12 percent slopes, moderately eroded	33.3	11.83	3e
JuB	Judson silt loam, 2 to 6 percent slopes	8.1	2.87	-
TaB2	Tama silt loam, 2 to 6 percent slopes, moderately eroded	97.3	34.6	2e
DhB2	Dodgeville silt loam, deep, 2 to 6 percent slopes, moderately eroded	50.8	18.07	2e
TaA	Tama silt loam, 0 to 2 percent slopes	85.8	30.52	1
TaC2	Tama silt loam, 6 to 12 percent slopes, moderately eroded	5.9	2.09	3e
DgC2	Dodgeville silt loam, 6 to 12 percent slopes, moderately eroded	0.0	0.01	3e
TOTALS		281.2	100%	1.78

GRANT COUNTY, WI 60 +/-ACRES



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
DvC2	Dubuque soils, deep, 6 to 10 percent slopes, moderately eroded	3.3	5.44	3e
TaB2	Tama silt loam, 2 to 6 percent slopes, moderately eroded	56.5	92.88	2e
Or	Orion silt loam	0.2	0.29	3w
Ar	Arenzville silt loam	0.8	1.39	2w
TOTALS		60.8	100%	2.06

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