



LAND FOR SALE

Hausner Farms LLC



RICH GREVER, AFM, CCA

Licensed Broker in WI
Designated Managing Broker in IL

217.725.9881

RichG@Hertz.ag



TROY DUKES, AFM, CCA

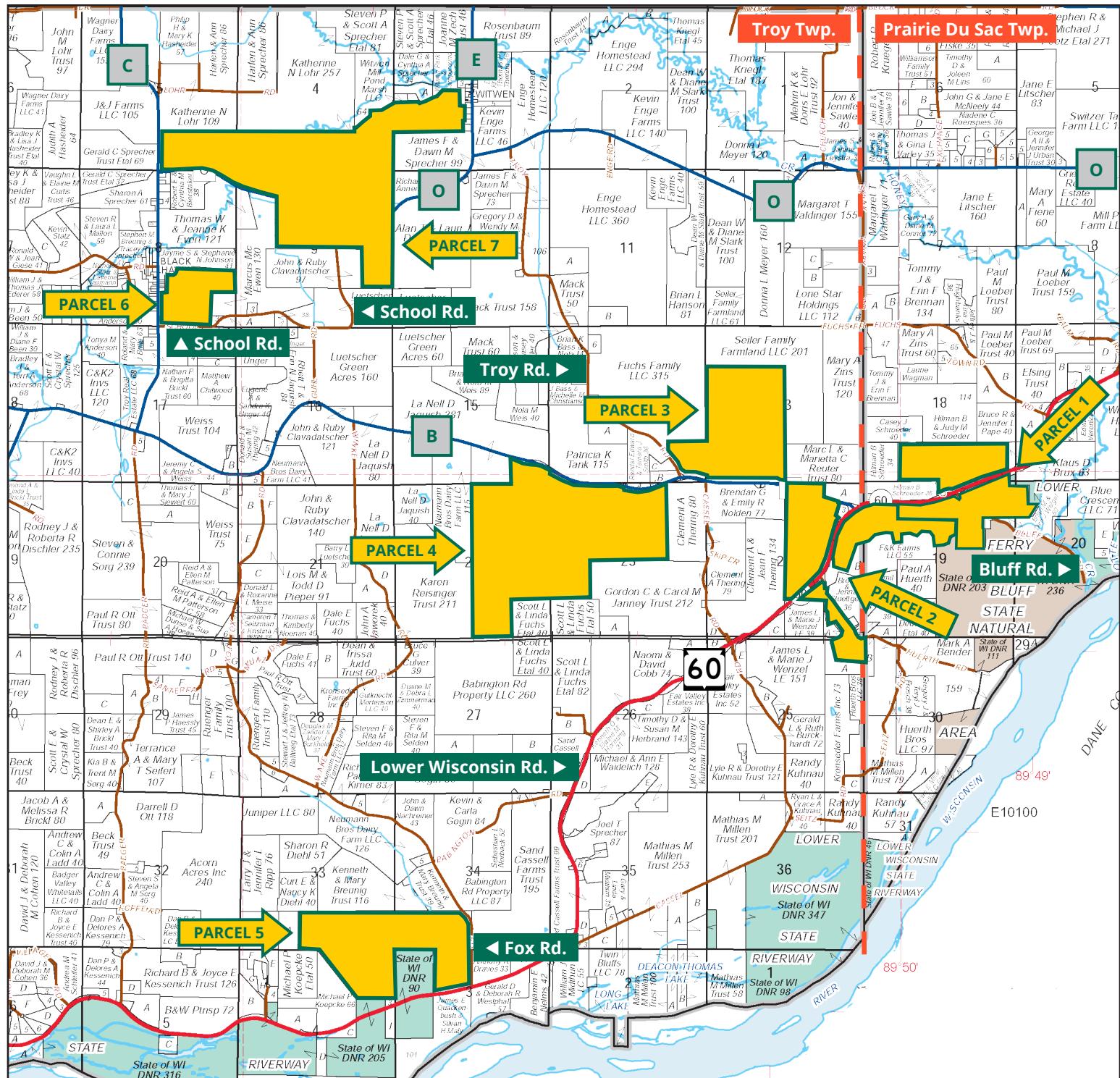
Licensed Salesperson in WI
Licensed Broker in IL

815.764.9082

TroyD@Hertz.ag

815.748.4440 | 650 North Peace Rd., Ste. A, PO Box 907
DeKalb, IL 60115-0907 | www.Hertz.ag

**3,872.12 Acres, m/l
Sauk County, WI**

Prairie Du Sac & Troy Townships, Sauk County, WI


Map reproduced with permission of Farm & Home Publishers, Ltd.

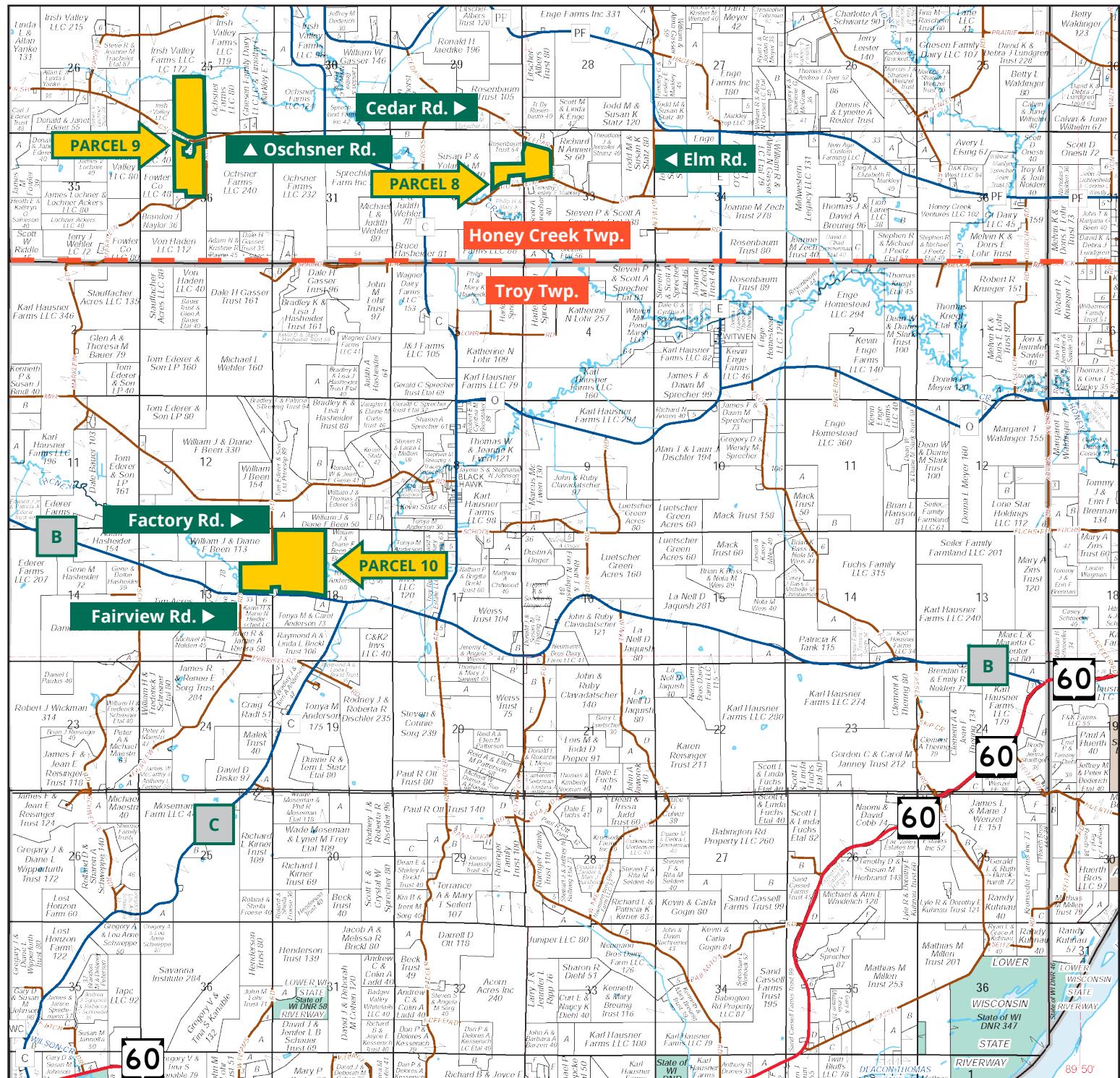
 815.748.4440 | 650 North Peace Rd., Ste. A, PO Box 907 | DeKalb, IL 60115-0907 | www.Hertz.ag
RICH GREVER, AFM, CCA
217.725.9881

RichG@Hertz.ag

TROY DUKES, AFM, CCA
815.764.9082

TroyD@Hertz.ag

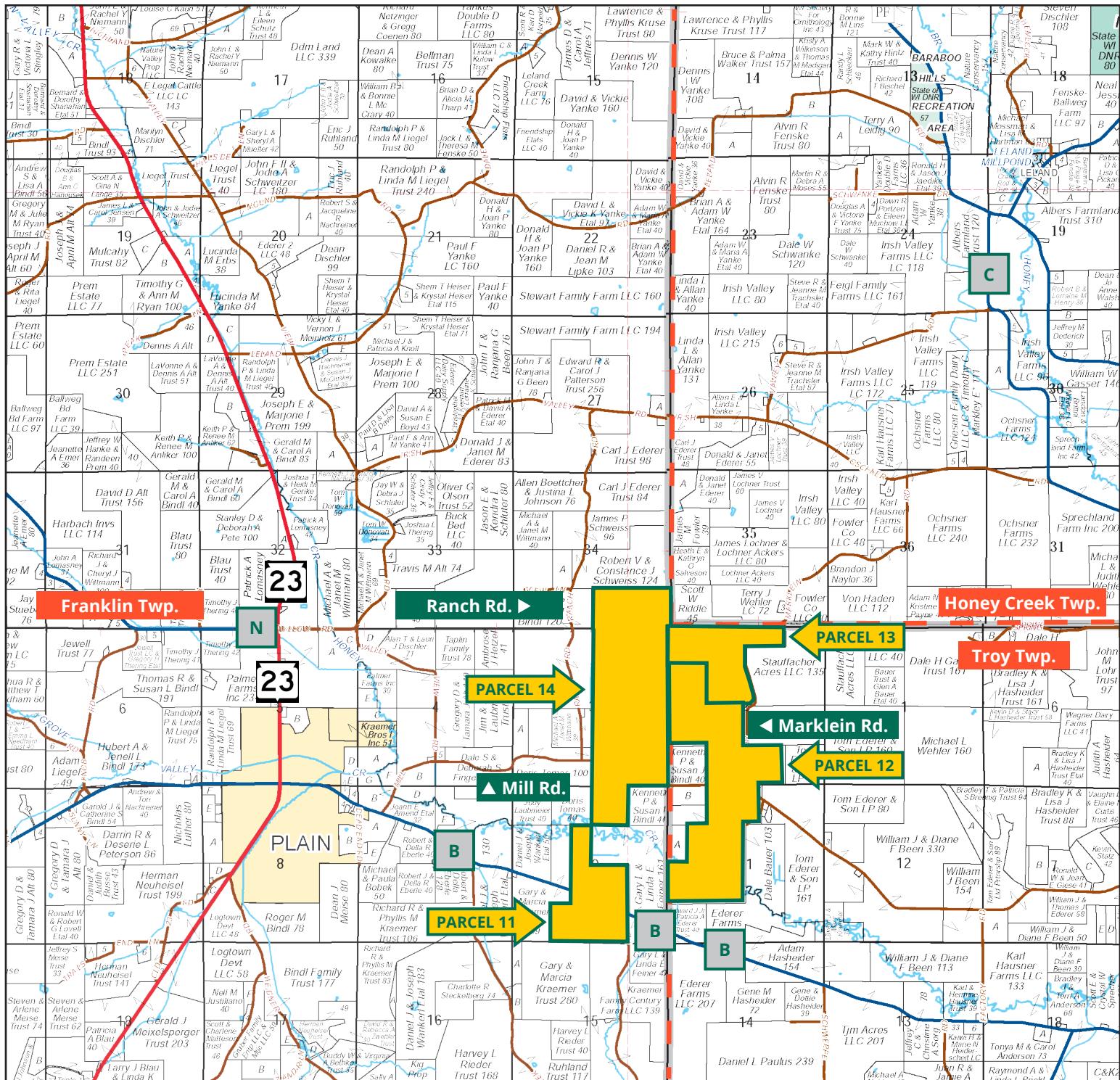
Honey Creek & Troy Townships, Sauk County, WI



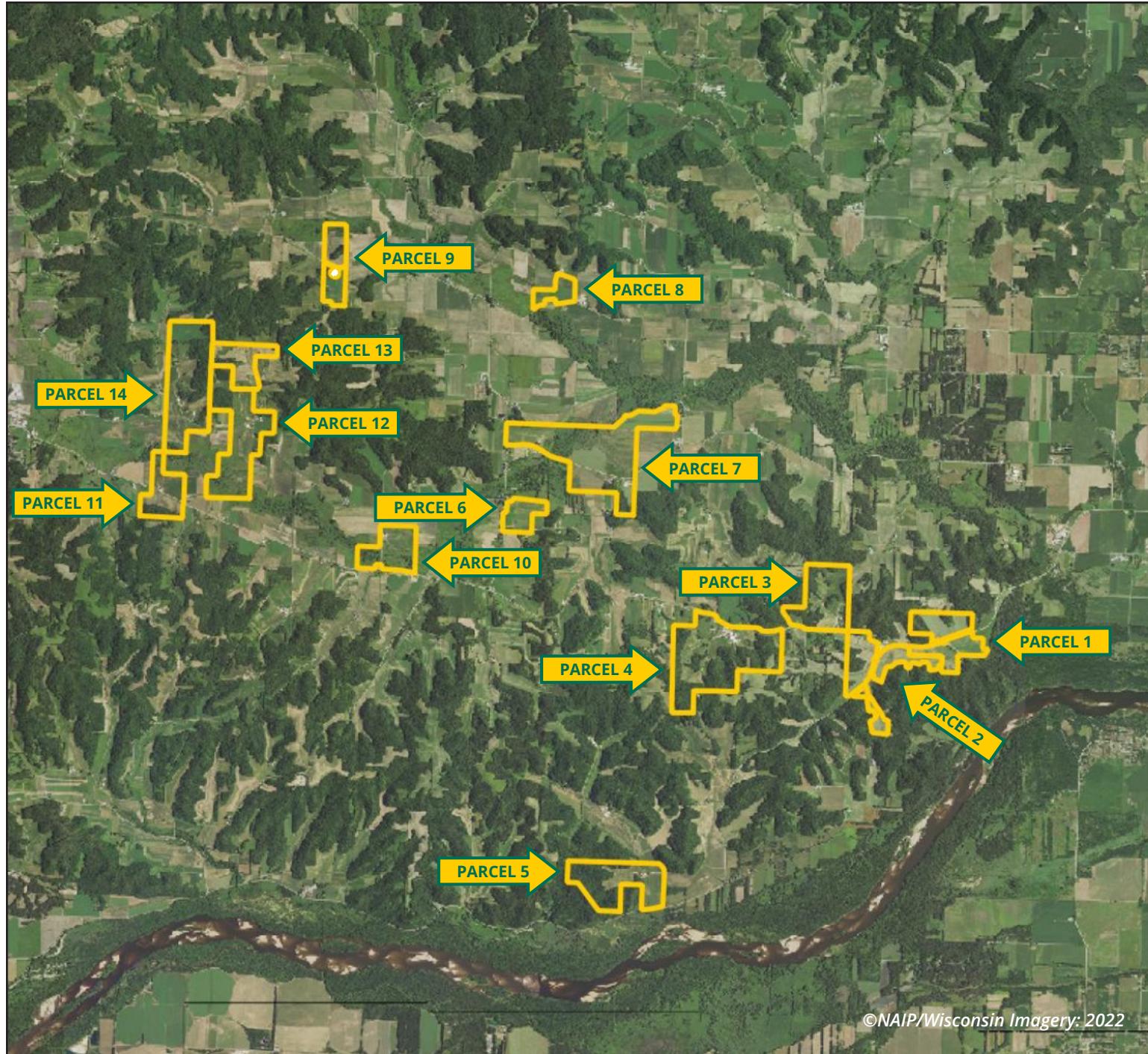
815.748.4440 | 650 North Peace Rd., Ste. A, PO Box 907 | DeKalb, IL 60115-0907 | www.Hertz.ag

RICH GREVER, AFM CCA
217.725.9881
 RichG@Hertz.ag

TROY DUKES, AFM, CCA
815.764.9082
 TroyD@Hertz.ag



Est. FSA/Eff. Crop Acres: 2,175.44 | Soil Productivity: 61.80 NCCPI



Location

Various locations in Prairie Du Sac, Troy, Honey Creek and Franklin Townships of Sauk County. Properties are located near Sauk City and Plain, Wisconsin.

Price & Terms

- \$46,500,000
- \$12,008.93/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2025 - 2026: \$140,354.16
Special Assessments: \$2,866.00
Total 2025 Real Estate Taxes: \$143,220.16
Gross Acres: 3,872.12
Net Taxable Acres: 3,871.44

Lease Status

Property is currently owner operated.

FSA Data

Farm Number 7181 Tract 3696

FSA/Eff. Crop Acres: 83.94*
Corn Base Acres: 83.94*
Corn PLC Yield: 105 Bu.

Farm Number 11760 Tract 15328

FSA/Eff. Crop Acres: 62.76
Corn Base Acres: 45.38
Corn PLC Yield: 149 Bu.
Beans Base Acres: 5.41
Beans PLC Yield: 37 Bu.
Oats Base Acres: 1.29
Oats PLC Yield: 59 Bu.
Wheat Base Acres: 2.0
Wheat PLC Yield: 45 Bu.

Farm Number 12620

Tracts: 978, 2081, 2088, 2102, 2779, 2798, 8610, 12451, 13025, 13349, 14787, 14004, 15172,
FSA/Eff. Crop Acres: 2,028.74*
Corn Base Acres: 1,301.84*
Corn PLC Yield Range: 108 - 142 Bu.
Bean Base Acres: 72.80*
Bean PLC Yield Range: 34 - 37 Bu.
Wheat Base Acres: 2.89*
Wheat PLC Yield Range: 38 - 58 Bu.
Oats Base Acres: 11.51*
Oats PLC Yield Range: 55 - 60 Bu.
**Acres are estimated pending reconstitution of farm by the Sauk County FSA office.*

Soil Types/Productivity

Main soil types are Billett, La Farge, Jackson, and Chaseburg. The NCCPI productivity rating on the estimated FSA/Eff. crop acres is 61.80. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Nearly level to steep.

Drainage

Natural.

Dwellings

The properties include several residential dwellings. Contact agent for details.

Buildings/Improvements

The operation includes multiple parlors, freestall barns, machine sheds, cattle sheds, barns, and feed storage facilities spread across several farm sites. Contact agent for details.

Water & Well Information

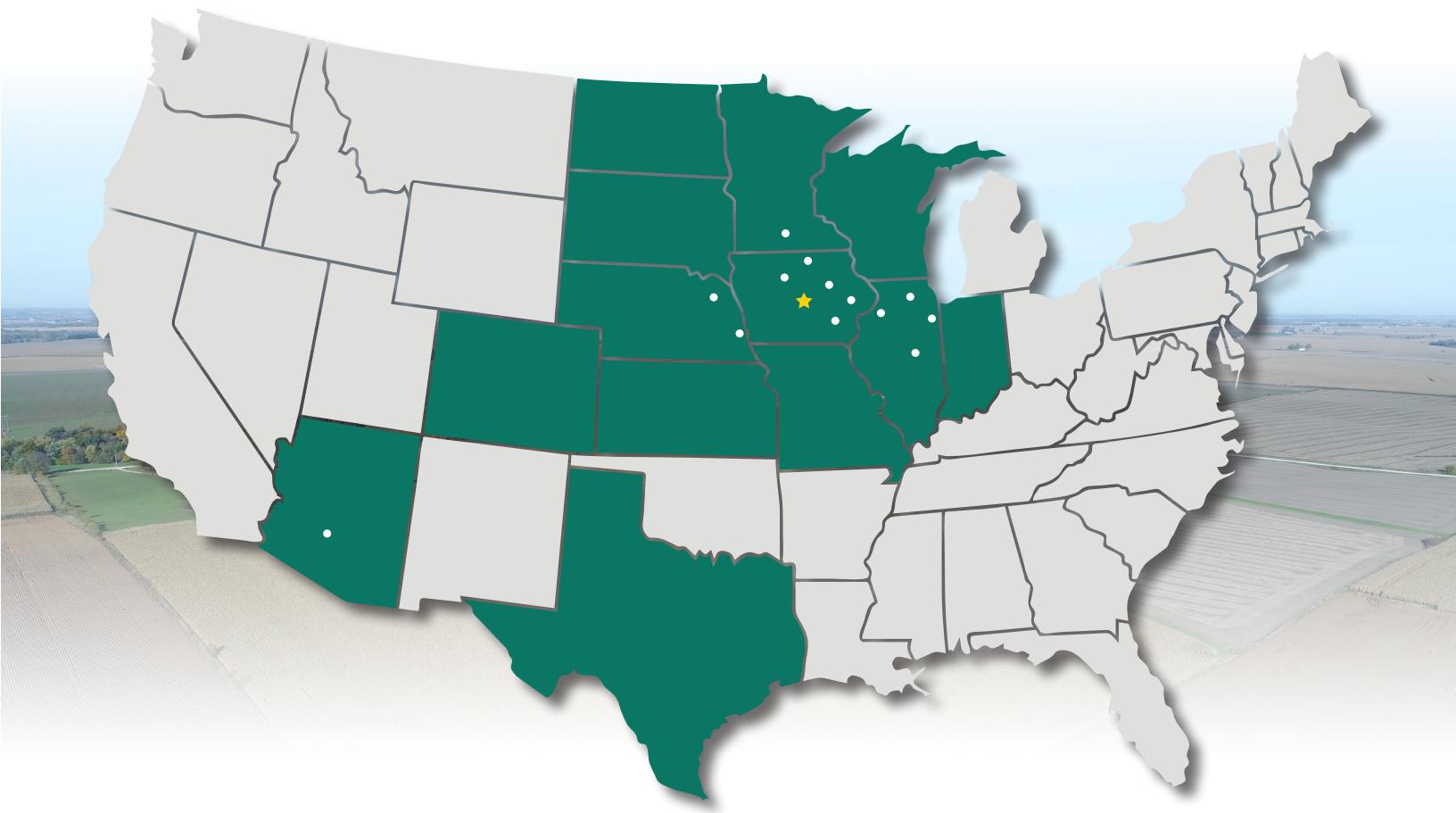
Various wells on acreage sites. Contact agent for details.

Comments

Turn-key dairy operation with quality crop land and recreational opportunities spread among several farms. Contact agent for details.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management