Modern, Efficient Commercial Dairy Farm

A Well-Equipped Dairy Facility with Room to Grow!

This 80-acre agricultural property offers an established dairy facility, productive farmland, multiple support buildings, mature timber, and a spacious country home. Developed in 2012 by Fox City Builders, the dairy complex features a steel-framed livestock barn, a milking parlor, automated barn systems, and dedicated facilities for calves and transition cows.

The property offers flexibility for buyers interested in acquiring the real estate alone or negotiating the purchase of machinery, and feed inventory separately for a more comprehensive farm operation.

Land & Agricultural Features

- 80 acres, including approximately 60 acres of tillable farmland and approximately 12 acres of mature timber forestland. 74 additional connected acres available for rent.
- Set up for one person operation if desired.
- Future opportunity to switch to certificated organic farming.
- Tile-drained farmland with a long history of livestock manure application.
- Established forage crops, including alfalfa, grass, red clover, and white clover.
- Local custom-hire services available for field preparation, seeding, forage harvesting, and corn chopping and packing, subject to arrangements with the provider.
- Mature hardwood woodland consisting primarily of sugar maple, with recreational and hunting opportunities.

Dairy Barn & Livestock Facilities

The main livestock barn measures approximately 100' x 320' and was constructed in 2012. Its features include:

- Steel-frame construction with metal exterior and insulated roofing.
- Automated side curtains, cooling fans, and remote overhead doors.
- Sand-bedded free stalls for milking and dry cows.
- Rubber-matted stalls for replacement heifers.
- Automated alley scrapers, a Jamesway manure transfer system, and rotating cow brushes.

The connected transition and calf facility includes specialized calf pens, a calf exercise area, training stalls, pre-calving and special-care cow accommodations, a calving pen, and a holding area.

Milking Parlor & Support Facilities

The two-level milking parlor features a BouMatic Xcalibur 2x10 Parallel 90 LX system, automated takeoff equipment, electronic milk meters, dual plate coolers, and supporting ventilation and vacuum systems.

Additional facilities include:

- A milking house with a 4,000-gallon bulk milk tank and RFID identification system.
- Office and breakroom space.
- Veterinary and supply storage.
- Laundry facilities and dedicated utility rooms.

Buildings, Storage & Infrastructure

The property includes several substantial agricultural and support structures:

- **Concrete bunker silo:** Approximately 240' x 42', with a concrete apron and rubber-lined floor.
- **Machinery shed:** Approximately 8,262 square feet, with partial concrete flooring.
- **Insulated workshop:** Approximately 5,688 square feet, constructed in 2018, featuring concrete floors, floor drains, and overhead doors.
- **Hay shed:** Approximately 2,520 square feet, with a concrete floor.
- **Manure lagoon:** Reported capacity of approximately 2.5 million gallons, with a tractor access ramp and Jamesway pump.
- **Additional grain storage:** Two United Cooperative grain silos may be available through separate purchase/negotiation.
- **Gas station:** May be available for purchase/negotiation

The property also contains two older A.O. Smith Harvestore silos that have not been in use since 2012.

Country Home

The approximately 3,700-square-foot home, built around 1980, provides substantial living space alongside the agricultural operation.

Features include:

- Welcoming foyer and spacious family living area with fireplace.
- Country kitchen with solid-wood cabinetry and ample counter space.
- Spacious dining area.
- Primary suite with two built-in closets and dual access to full bathroom.
- 3 additional bedrooms with expansive views.
- Family room & office space.
- Lower-level rec room with a stone fireplace and kitchenette.
- Main level laundry.

- Andersen windows and exterior finishes that include Masonite hardboard siding.

A separate chicken coop and enclosed poultry run, constructed in 2024, provide additional hobby-farming potential.

Optional Turnkey Farm Package

For buyers seeking to continue dairy operations, additional assets may be available through separate negotiation. These include:

- Existing corn silage, hay silage, dry hay, and straw inventory.
- Total mixed ration mixer wagon and John Deere tractor.
- Skid steer with attachments.
- Front-end loader John Deere tractor.
- One-ton farm truck.
- Gooseneck flatbed trailer and cattle transport trailer.
- Phil’s Lagoon Pump

Equipment condition, inventory quantities, and purchase terms should be reviewed with the seller.

An Opportunity for Agricultural Buyers

Listed under assessed value. The property with 40 acres was appraised at $3,111,000 in October 2025. It is now listed with 80 acres for $2,950,000- tremendous value! Priced for a quick sale following the owner’s passing, this is an exceptional opportunity to acquire an established dairy operation with substantial infrastructure already in place.

With established dairy infrastructure, multiple support buildings, farmland, timber, and a substantial residential component, this property presents an opportunity for an agricultural buyer seeking an existing dairy setup or a versatile rural property with significant infrastructure in place.

For additional information, a complete facility review, or to discuss the available purchase options, contact the listing agent.