Modern, Efficient Commercial Dairy Farm

Buyer Information

W8496 Long Road | Watertown, Wisconsin 53098 | Dodge County, Town of Shields

80 ACRES • COMMERCIAL DAIRY FACILITY • FARMHOUSE • SUPPORT BUILDINGS

Property Overview

This agricultural property combines an established commercial dairy facility with 80 acres of land, a 3,700 sq ft country farmhouse, mature woodland, and a range of agricultural support buildings. The dairy complex was constructed in 2012 by Fox Cities Builders and includes a freestall barn, BouMatic double-10 parallel milking system, calf and transition facilities, feed storage, manure handling infrastructure, and dedicated office and utility space.

The 80-acre property may suit continued dairy production, a family-operated agricultural business, or another compatible agricultural use. Machinery, feed inventory, and certain other items may be subject to separate negotiation; buyers should confirm the final included-asset list with the seller's agent. Additional connected land is available for rent.

Land & Agricultural Resources

- The sale includes 80 acres of which approximately 60 are tillable and approx. 12 acres mature forest woodland.
- Productive agricultural ground with silt loam and silty clay loam soils described in the seller-provided materials.
- Tile drainage is reported across the fields to support field access and crop production.
- The property has a long history of dairy manure application, with the seller's materials describing more than 70 years of use on the main farm acreage.
- Forage fields include alfalfa, red clover, white clover, and grass stands.
- Opportunity to switch to certificated organic farming.
- Woodland offers recreational and hunting opportunities, subject to applicable laws and any property restrictions.
- Local custom-hire operators have historically provided fieldwork and harvesting services, potentially allowing a buyer to avoid purchasing a full line of field equipment. Availability and terms should be confirmed.

Dairy Barn & Herd Facilities

Main Freestall Barn

The main freestall barn measures approximately 100' x 320' and was built in 2012. The seller describes a steel-frame structure with metal siding, insulated roofing, concrete alleys, wide feed lanes, automatic waterers, curtain-sidewall ventilation, remote overhead doors, circulation fans, rotating cow brushes, and automated alley scrapers.

- Approximately 225 sand bedded free stalls.
- Approximately 98 rubber matted free stalls for replacement heifers.
- Approximately 20 free stalls for special need cattle
- Approximately 14 free stalls for calves
- 2 straw pens for 20+ calves
- Indoor plastic houses- 16 included, extra available for purchase
- Numerous potential herd-capacity configurations, including changes that may increase the number of milking cows housed. Any capacity estimates depend on layout, management practices, regulatory requirements, and professional review.
- Supports calf rearing and transition-cow management. Described features include calf pens, a straw-bedded exercise area, training stalls, special-care and pre-calving stalls, a calving pen, and a holding area.
- Farm is designed and set-up for one-man operation if desired.

Milking Parlor & Milk House

- BouMatic Xcalibur 90 LX double-10 (2 x 10) parallel milking system.
- Vertical-raise rapid-exit stalls, automatic take-off detachers, milk meters, RFID identification, plate-cooler heat exchange, vacuum and pulsation equipment, and clean-in-place wash systems, as described by the seller.
- Underparlor service area housing milk, vacuum, pulsation, and control lines.
- Milk house with a reported 4,000-gallon Dari-Kool stainless-steel bulk tank.
- Office and service wing with workspace, breakroom, half bath, veterinary storage, laundry facilities, utility rooms, and mechanical systems.
- The seller reports Grade A milk production and an established relationship with Foremost. Any licenses, delivery arrangements, premiums, and contract transferability must be confirmed directly with the relevant parties.

Manure Management & Site Infrastructure

- Concrete manure storage lagoon reported at approximately 2.5 million gallons and measuring about 175' x 175', with an access ramp.
- Extensive concrete yard and paved connections between major farm buildings, supporting equipment and feed movement in varied weather.
- The seller states that the lagoon and related systems meet applicable requirements; buyers may independently verify permits, capacity, maintenance history, and current regulatory compliance with Dodge County and the Wisconsin DNR.

Feed Storage, Workshops & Other Buildings

- Concrete bunker silo measuring approximately 240' x 42' x 8', with a concrete apron and rubber floor lining.
- Machinery and equipment storage building reported at approximately 8,262 square feet, with partial concrete flooring.
- Insulated workshop reported at approximately 5,688 square feet, built in 2018, with concrete floors, floor drains, overhead doors, and insulated metal walls and roof.
- Hay shed reported at approximately 2,520 square feet with a concrete floor.
- Two older A.O. Smith Harvestore silos, reportedly unused since 2012.
- Two United Cooperative grain silos are available for purchase or negotiation.
- An on-site fuel station with agricultural diesel and gasoline storage is available for purchase or negotiation.

Farmhouse & Residential Amenities

The multi-level farmhouse is a four-bedroom residence with a main-floor kitchen and a basement kitchenette. The home and grounds provide a residential component alongside the working farm.

- Main-floor kitchen and additional basement kitchenette.
- Exterior siding described as HardieBoard/Masonite hardboard.
- Separate residential well and conventional septic system, according to the seller.
- Residential well- new in 2024/25, & HVAC, reverse osmosis, water heater etc new in 2024/25
- A separate agricultural well serving the dairy complex, milking parlor, bulk tank cooling, and livestock watering.
- A separate conventional septic system serving the barn/office service wing.
- Chicken coop and enclosed poultry run constructed around 2024.
- Raised vegetable garden made from repurposed concrete feed troughs.
- Established landscaping, including lilacs, peonies, mature shade trees, weeping willows, and evergreen windbreaks.
- Loop driveway, parking for family and visitors, and concrete parking area near the milking parlor and farm office.
- A potential additional residential build site is described on the southern portion of the main parcel. The seller reports prior soil/percolation testing; buyers should verify test results, buildability, zoning, setbacks, and utility access with the appropriate authorities.

Optional Livestock, Equipment & Feed

The seller indicates that the following assets may be available by separate negotiation. They should not be assumed included in the real estate purchase unless expressly stated in the final offer and purchase agreement.

- TMR mixer wagon and John Deere tractor.
- Skid steer with a full implement quick-attach suite, material bucket, heavy grapple, dedicated sand shooter and more.
- John Deere Front-end loader tractor.
- Available feed inventory may include corn silage, haylage, dry hay, and straw, subject to quantity and terms at closing.
- Heavy-duty 1 ton farm work truck.
- Gooseneck flatbed trailer and a dual-axle cattle transport trailer.
- Phil's Lagoon pump

Location & Regional Access

- Approximately 10 minutes to Watertown for agricultural suppliers, veterinary services, equipment dealers, and daily amenities.
- Approximately 15 minutes to Johnson Creek and its retail and commercial services.
- Approximately 40 minutes to Madison and 50 minutes to Milwaukee, according to the seller's estimates.
- Approximately 2.5 hours to Chicago O'Hare International Airport.

Important Information

This summarizes information supplied by the seller for preliminary buyer review. Property dimensions, acreage, building areas, equipment specifications, capacity estimates, operating history, permit status, and other statements have not been independently verified unless expressly stated otherwise. Final inclusions, exclusions, price, and terms are governed by the executed purchase agreement.