

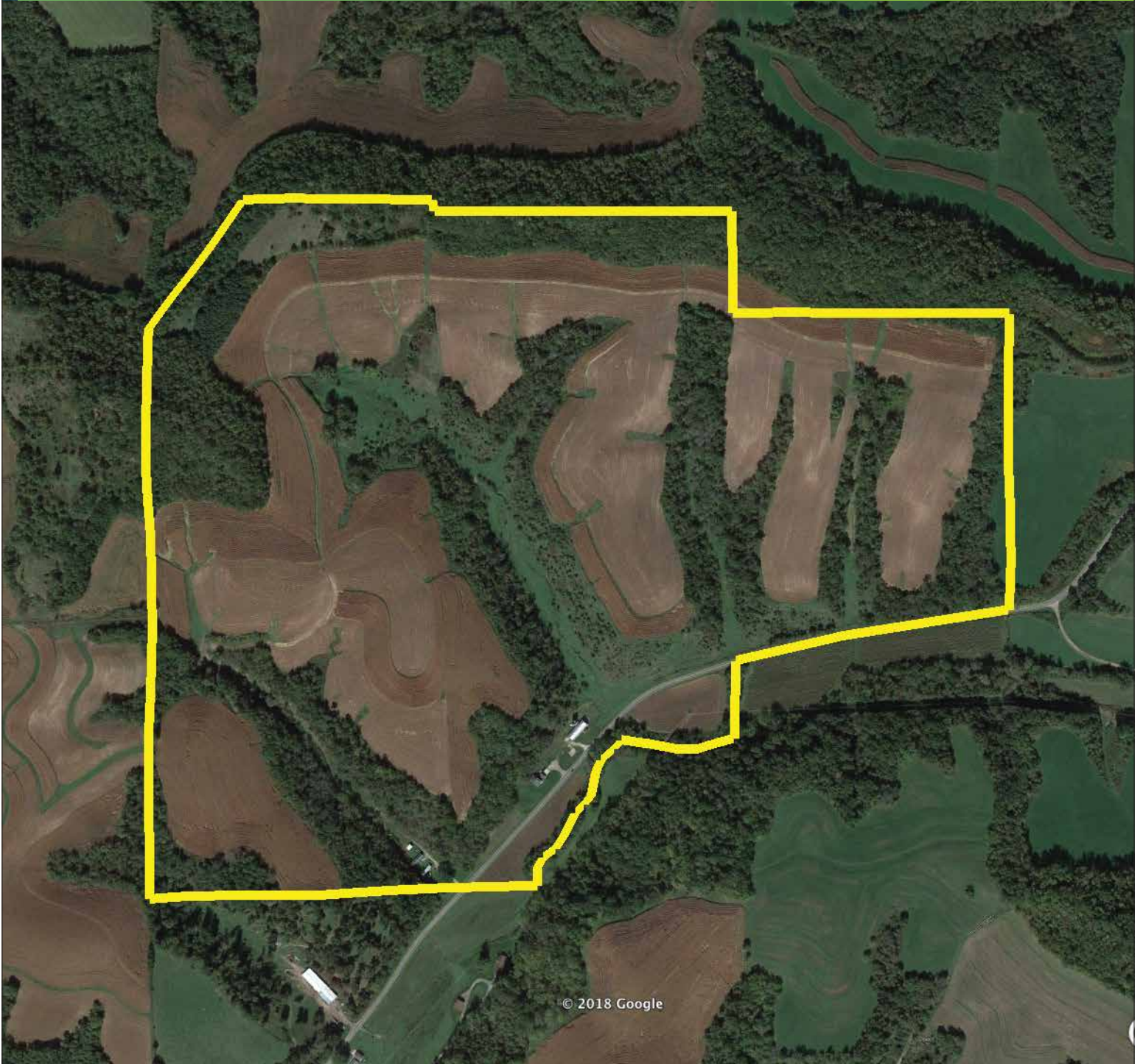


# HIGH POINT

REALTY & AUCTION

507-218-1243 [www.HPRAA.com](http://www.HPRAA.com)

## 215+/- Acres Trempealeau County Arcadia, WI



© 2018 Google

**High Point Realty & Auction**  
*150 N Shore Drive Fountain City, WI 54629*



# Property Photos





# Property Photos





# Property Photos





# Property Photos



# Listing Summary

## **215+/- Acres Arcadia, WI Trempealeau County**

Located in Trempealeau County, WI sits this beautiful 215 acre tract that offers a little bit of everything. This property has an annual income of almost \$40,000 a year and has an ROI of 4.3%. The property makes good income off the 140 acres of tillable land rent, renting the farm house, 2 trailers on the southeast corner of the property and 20 acres of pasture ground rental. The property also features 50 wooded acres that offers great hunting opportunities with several fingers of woods cutting up, through the top field. This property hunts big with all the edge it has to hunt. While shooting the property video we had a good buck chase a doe right by us in the field and had another doe and 2 fawns come right by as well. The property has an updated 1700 square foot house right off black top, that has a 2 car attached garage, 3 bedroom and 2 bath. The neighborhood is known for harvesting giant deer. The property has also been tested for Frac Sand and is located right off blacktop for easy access. This property could also make a great housing development with the right planning. This is a rare find to have a property produce income like this and still offer great recreational opportunities!

**High Point Realty & Auction**

*150 N Shore Drive Fountain City, WI 54629*





# HIGH POINT

REALTY & AUCTION

507-218-1243 [www.HPRAA.com](http://www.HPRAA.com)

150 N Shore Drive  
Fountain City, WI 54629



“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

## CONTACT LAND AGENT:

Lucas Mestad

507-696-6228

[Lucas@hpraa.com](mailto:Lucas@hpraa.com)

