



**HIGH
POINT**

LAND COMPANY

HighPointLandCompany.com

49.8+/- Acres
Chippewa County, WI
Village of Lake Hallie



High Point Land Company
159 N Shore Drive Fountain City, WI 54629

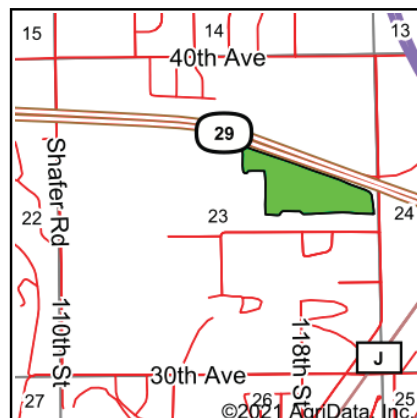
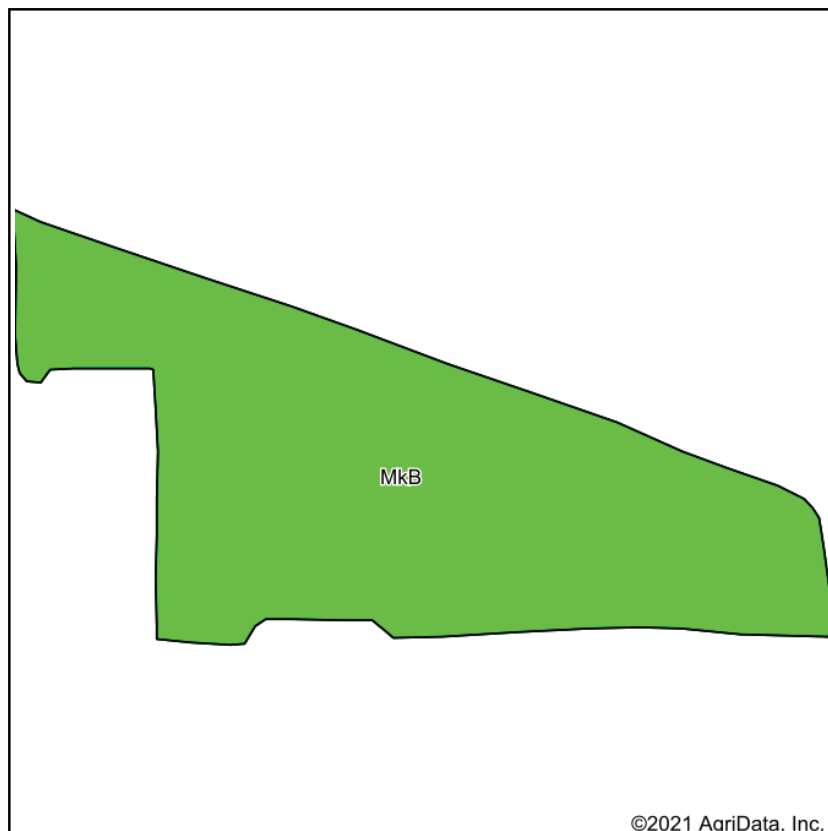
Property Photos



Aerial Maps



Soil Map



State: **Wisconsin**
 County: **Chippewa**
 Location: **23-28N-9W**
 Township: **Hallie**
 Acres: **30.4**
 Date: **4/26/2021**



HIGH POINT
 LAND COMPANY

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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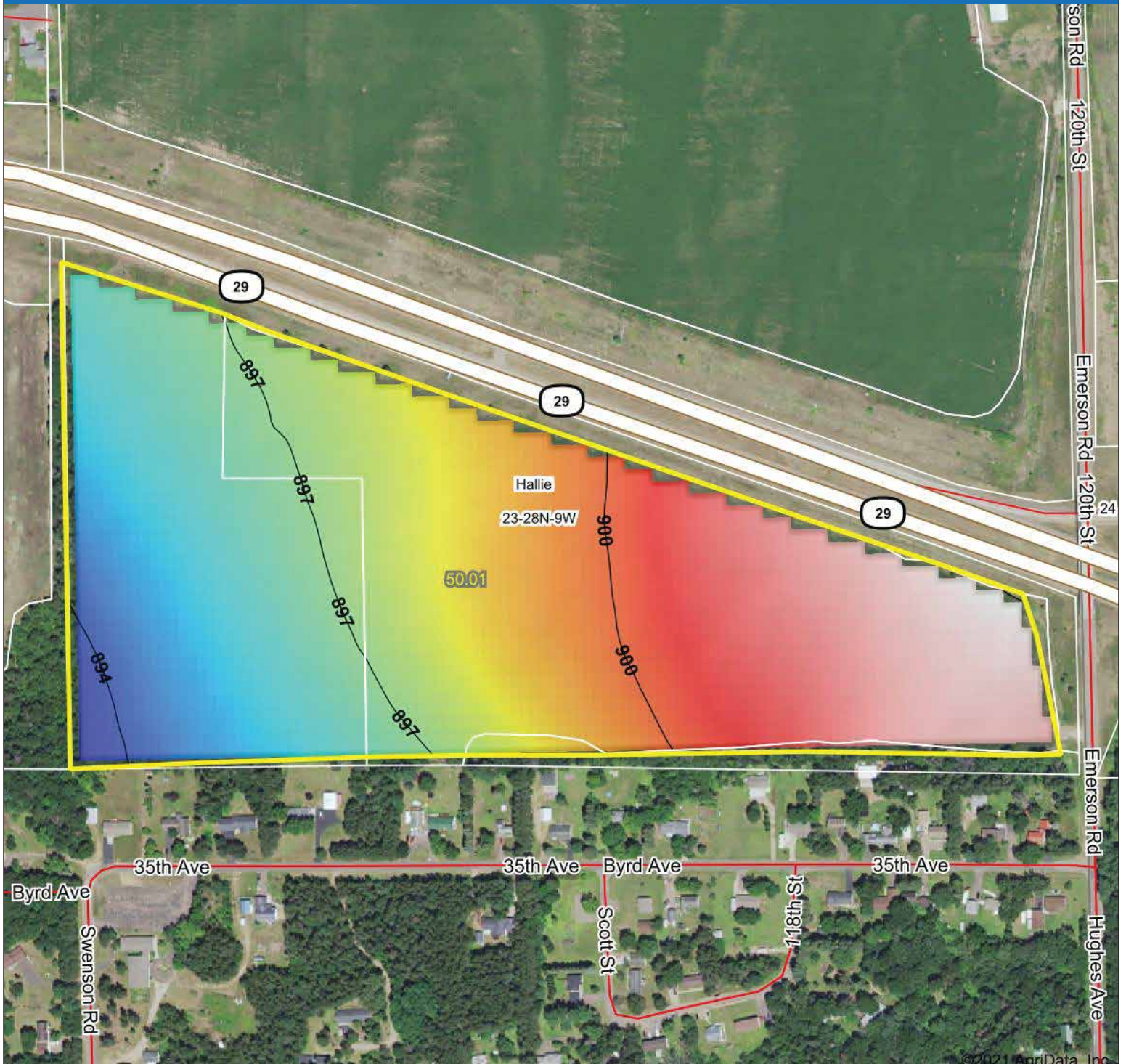
Soils data provided by USDA and NRCS.

Area Symbol: W1017, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c	Alfalfa hay	Corn	Corn silage	Grass clover	Kentucky bluegrass	Oats	Soybeans	Winter wheat
MkB	Menahga loamy sand, 0 to 6 percent slopes	30.40	100.0%		IVs	2.3	45	7	3.8	1.7	40	15	24
Weighted Average						2.3	45	7	3.8	1.7	40	15	24

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topo Map



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3

Min: 893.5

Max: 903.0

Range: 9.5

Average: 898.4

Standard Deviation: 2.46 ft

0ft 418ft 835ft



4/26/2021

23-28N-9W
Chippewa County
Wisconsin

map center: 44° 53' 37.9, -91° 26' 1.89

Field borders provided by Farm Service Agency as of 5/21/2008.

Listing Summary

49.8+/- Acres (30.4+/- Tillable Acres) Chippewa County — Village of Lake Hallie

Attention developers and investors! Located in Chippewa County, WI on the north west side of Lake Hallie, and off of a hard surfaced road, sits this pristine 49.8+/- acre parcel. With both Highway 29 and Hwy 53 located very close to this property, it is a text book example of "location, location, location!" This farm is mostly flat throughout its entirety. The potential development layout is almost endless! With the rapid growth of Chippewa Falls, WI and Lake Hallie, you aren't going to want to miss out on this great opportunity. This property is located 10 minutes from Chippewa Valley Regional Airport, 15 minutes from Eau Claire, WI, 10 min from Chippewa Falls, and an hour and a half from Minneapolis, Minnesota.

Contact WI Land Specialist, Garret Halama at 715-797-0442 or Garrett@highpointlandcompany.com for more details.

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“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:

Garrett Halama

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