



121+/- Acres
Chippewa County, WI
Ruby Township



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

Property Photos



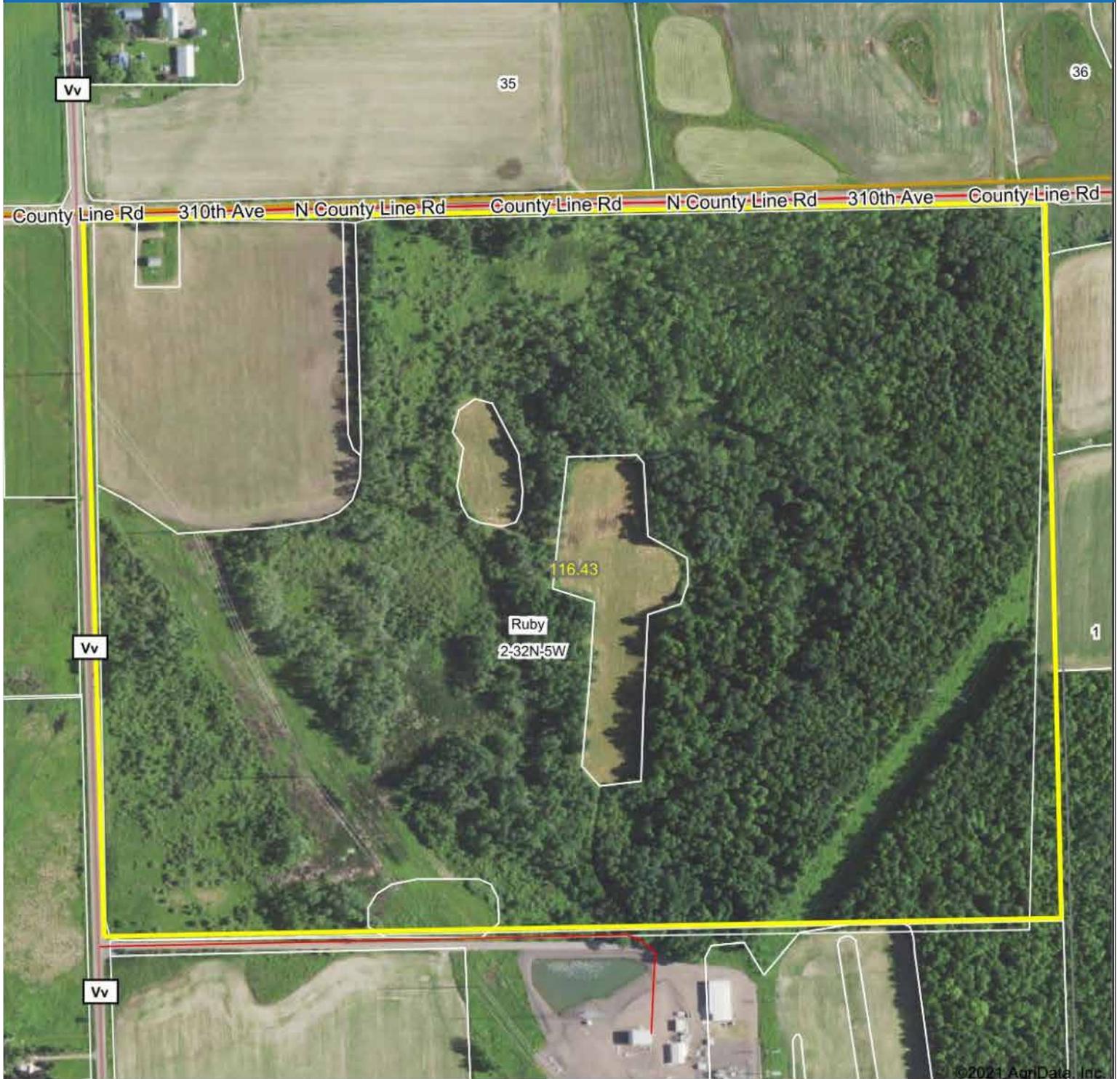
Property Photos



Property Photos



FSA Map



Map Center: 45° 17' 22.3, -90° 57' 4.02



Maps Provided By



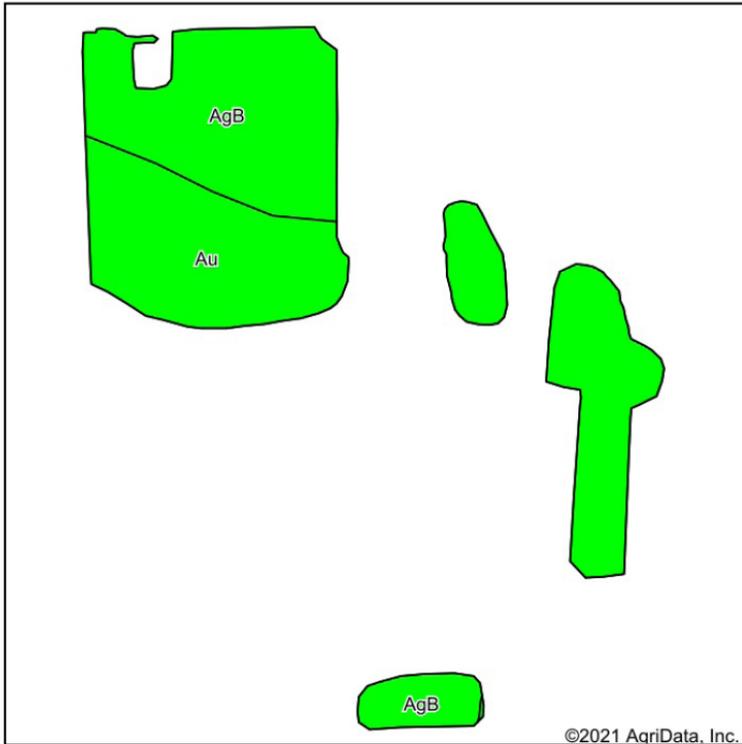
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2-32N-5W
Chippewa County
Wisconsin

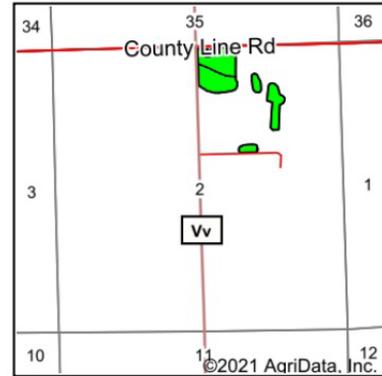


11/18/2021

Soil Map



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Chippewa**
 Location: **2-32N-5W**
 Township: **Ruby**
 Acres: **17.91**
 Date: **11/18/2021**



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Area Symbol: WI017, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Bluegrass white clover Tons	Corn Bu	Corn silage Tons	Oats Bu	Orchardgrass alsike Tons	Orchardgrass red clover Tons	Red clover hay Tons	Reed canarygrass AUM	Soybeans Bu
Au	Auburndale silt loam, 0 to 2 percent slopes	10.32	57.6%		Vlw			79	13	4			4		3
AgB	Almena silt loam, 0 to 3 percent slopes	7.59	42.4%		llw	4	3	104	16	71	4	4	3		3
Weighted Average						4.30	1.7	1.3	89.6	14.3	32.4	1.7	1.7	3.6	1.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topo Map



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 1,133.4
Max: 1,161.4
Range: 28.0
Average: 1,140.6
Standard Deviation: 5.35 ft

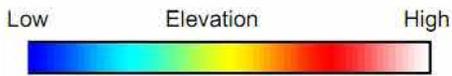
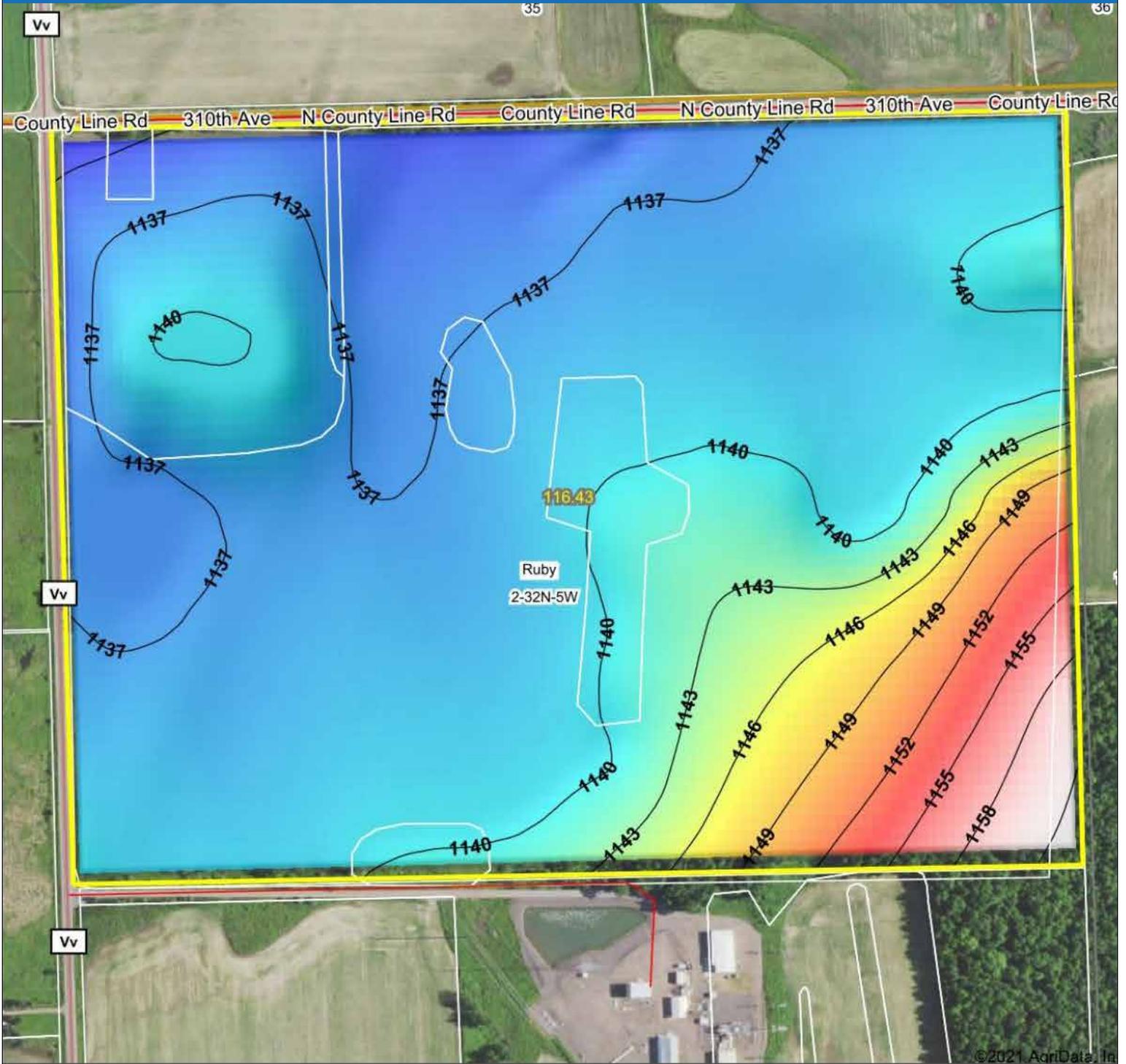


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2-32N-5W
Chippewa County
Wisconsin

Map Center: 45° 17' 22.3, -90° 57' 4.02

Topo Hillshade Map



© AgriData, Inc. 2021 www.AgriDataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,133.4
 Max: 1,161.4
 Range: 28.0
 Average: 1,140.6
 Standard Deviation: 5.35 ft



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2-32N-5W
 Chippewa County
 Wisconsin

map center: 45° 17' 22.3, -90° 57' 4.02

Listing Summary

121+/- Acres (17.9+/- Tillable Acres) Chippewa County — Ruby Township

Located in Chippewa County Wisconsin in the township of Ruby lies this diversified 121 more or less acre property. This property can be purchased in its entirety, or bought in two available tracts. Tract one consists of 60.18 more or less acres with approximately 13 acres of tillable ground that has been put into hay production. Having great diversification of timber and browse on this tract paired with being surrounded by neighboring big agricultural fields, big timber areas, and the ability to walk out your back door and hunt; this is what an avid hunter dreams of! You can continue to rent the tillable acres out, put it into food plots, or build your forever home with a shed and take in all that country living has to offer! This tract showcases a beautiful barn style 24X30 cabin with electric, water, and septic that you can use as a family getaway, vacation rental, or hunting camp to make memories with friends and family to last a lifetime!

Tract two consists of 60.7 more or less acres with approximately 2 acres of tillable ground that has been put into hay production. This would make for an ideal food plot location with how the field lays for prevailing winds, easy access to slip in and out of your stand, tons of browse with high stem count to meet whitetail deer daytime feeding needs, and having multiple points of access makes this a great tract!

If you are an outdoor enthusiast and love to hunt, fish, snowmobile, ride atv/utv, or just love to view wildlife; this is the place you'll surely want to see! This property is conveniently located less than 10 minutes to the famed Lake Holcombe, 20 minutes to Ladysmith for all amenities, 25 minutes to Rusk County Airport, 1 hour from Chippewa Valley Airport, and a little over an hour to Eau Claire!

With all this area has to offer, to let this amazing opportunity slip by! If you would like to set up a private showing contact Wisconsin Land Specialist Garrett Halama directly at 715-797-0442 or email Garrett@Highpointlandcompany.com.

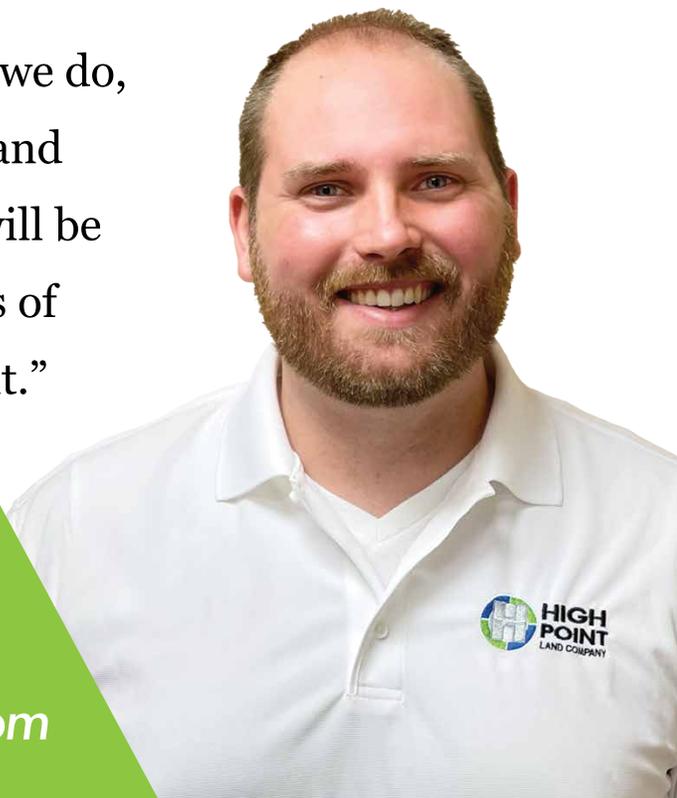
High Point Land Company
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“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done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



CONTACT LAND AGENT:
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