



23+/- Acres
Pierce County, WI
Gilman Township



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

Aerial Map



Property Photos



Property Photos



Property Taxes

TOWN GILMAN TREASURER
 LUANN EMERSON
 W3420 STATE RD 29
 SPRING VALLEY WI 54767

Please inform the treasurer of any address change.

ROBERT A AHERNS
 W4564 690TH AVE
 BELDENVILLE WI 54003

Property Address

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2021
 TOWN OF GILMAN
 PIERCE COUNTY

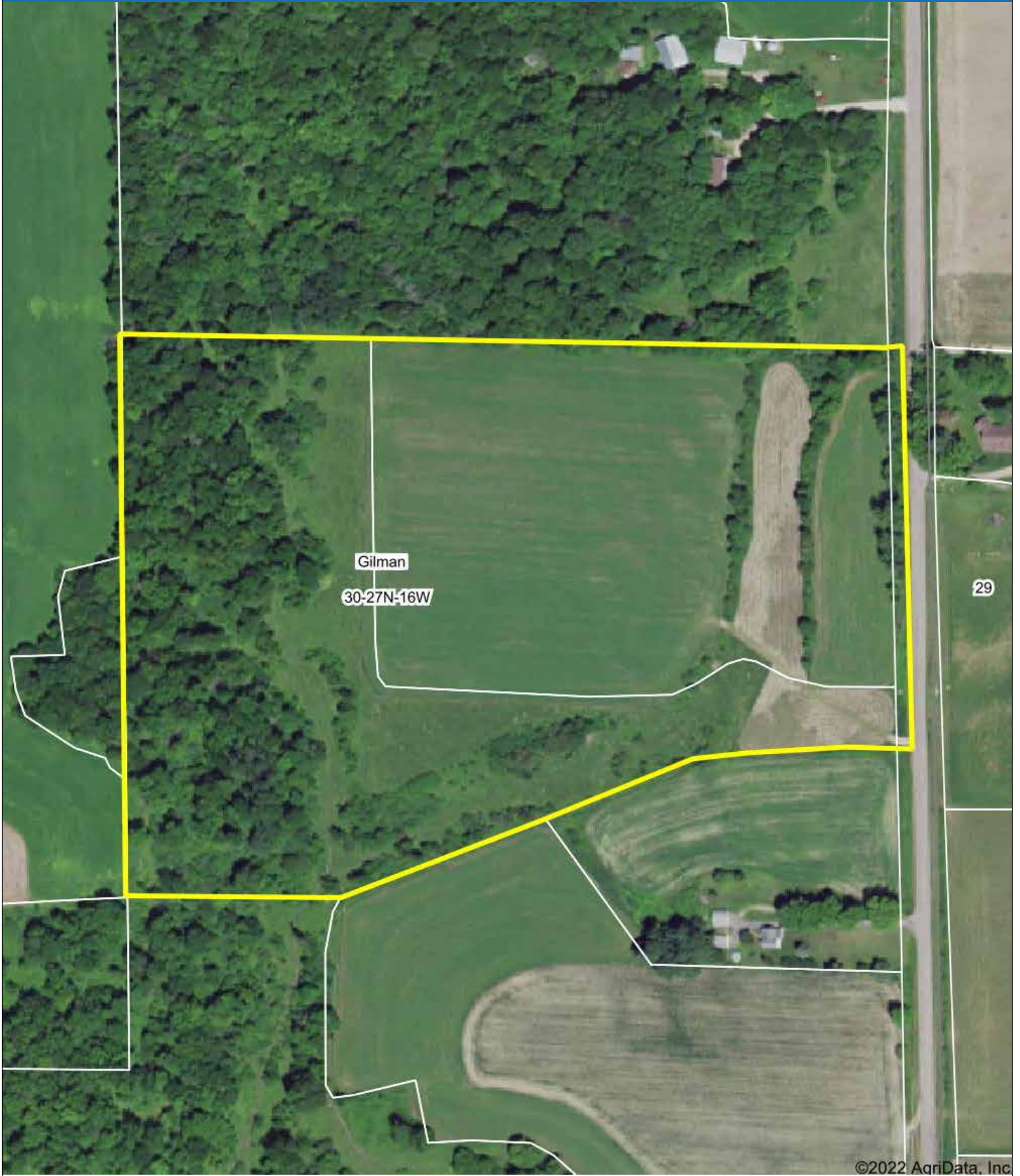
BILL NO. 763

Correspondence should refer to parcel number
PARCEL#: 010-01071-0500
ALT. PARCEL #: 010227163014U515A

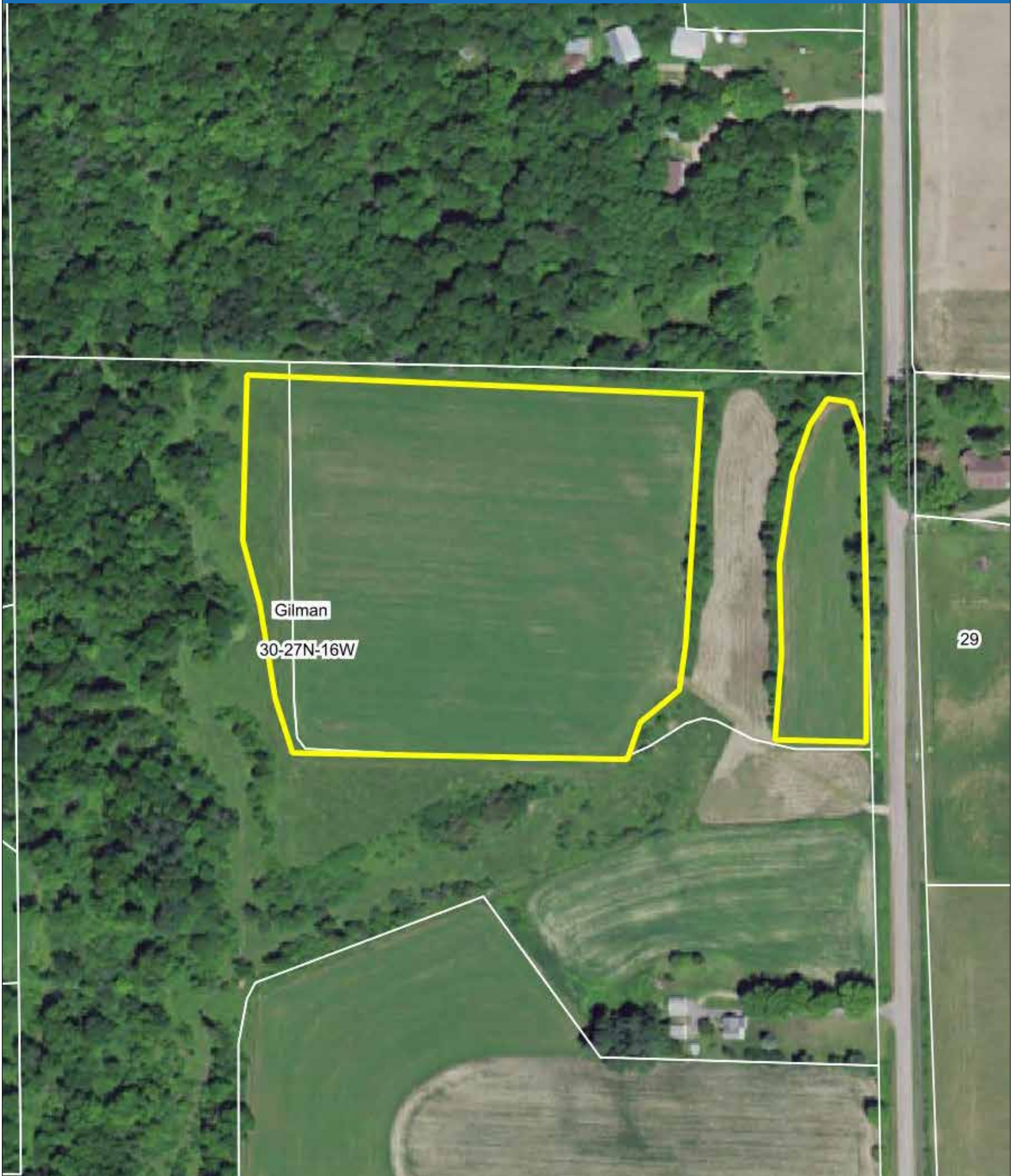
Assessed Value Land	Acc'd Value Improvements	Total Assessed Value	Avg. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
3,400		3,400	0.7602	300		300	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2020 Est. State Aids Allocated Tax Dist.	2021 Est. State Aids Allocated Tax Dist.	2020 Net Tax	2021 Net Tax	% Tax Change	Gross Property Tax
PIERCE COUNTY		69,432	73,737	22.11	23.12	4.6%	80.36
TOWN OF GILMAN		167,106	170,105	15.49	15.51	0.1%	
SPRING VALLEY SCHOOLS		1,872,228	2,033,406	35.89	38.10	6.2%	
CHIPPEWA VALLEY TECH CO		105,065	115,255	3.66	3.63	-0.8%	
Total		2,213,851	2,392,503	77.15	80.36	4.2%	
		First Dollar Credit Lottery & Gaming Credit		77.15	80.36	4.2%	
		Net Property Tax					80.36
School taxes reduced by school levy tax credit		\$6.53					
		IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description. 511049 386327 214/570 ACRES: 36.000 SEC 30, T 27 N, R 16 W, SE¼ of NE¼ PLAT: N/A-NOT AVAILABLE SE 1/4 OF NE 1/4 EX PCL COM ON EL SD 40 648' S OF NE COR; TH W 291'; TH SWLY 274'; TH SELY 287'; TH E		Net Assessed Value Rate (Does NOT reflect credits) 0.023631735		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2022 \$ 80.36 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	
FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases		Total Additional Taxes Applied to Property		Year Increase Ends		RETAIN THIS PORTION AS YOUR COPY SEE REVERSE SIDE FOR IMPORTANT INFORMATION	
Taxing Jurisdiction CHIPPEWA VALLEY TECH CO SPRING VALLEY SCHOOLS		12,774.73 532,532.00		0.46 20.73 2040 2039			

PA-6835 (R. 8-15)

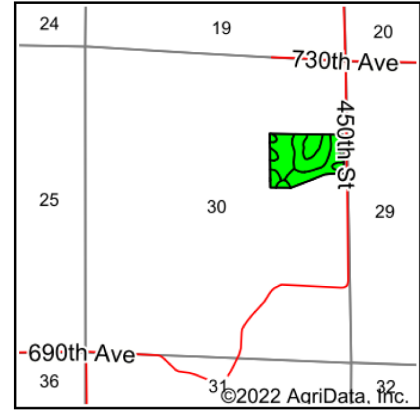
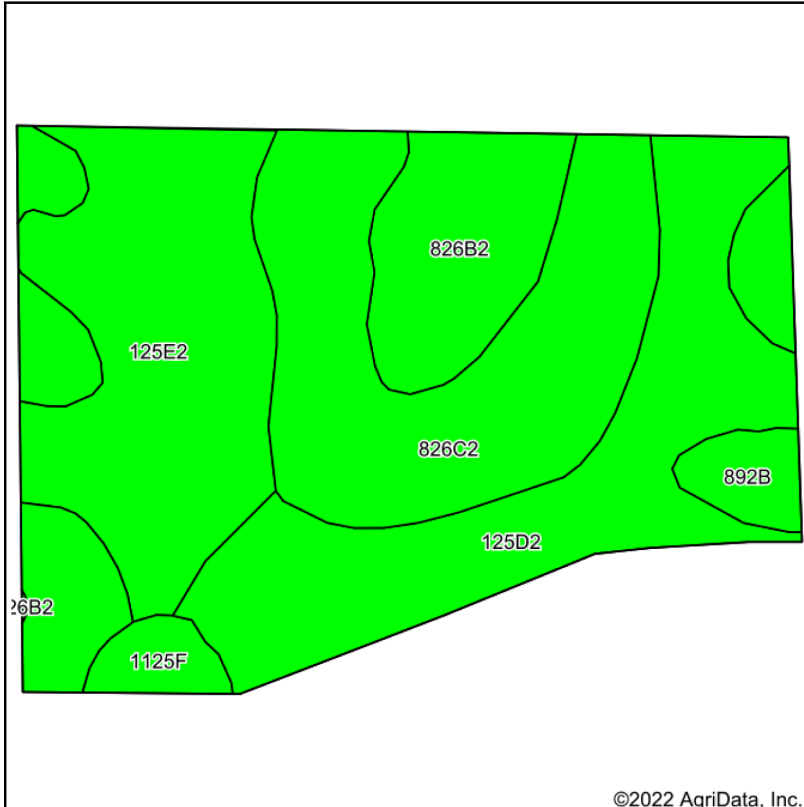
FSA Map



FSA Map



Soil Map



State: **Wisconsin**
 County: **Pierce**
 Location: **30-27N-16W**
 Township: **Gilman**
 Acres: **23.82**
 Date: **8/16/2022**



Soils data provided by USDA and NRCS.

Area Symbol: WI093, Soil Area Version: 21

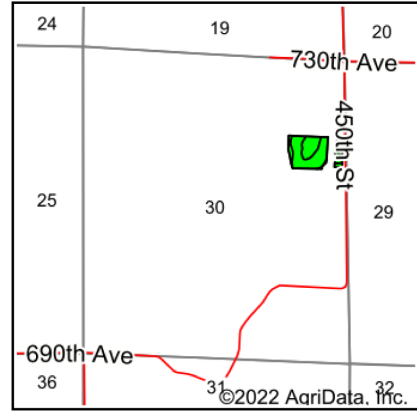
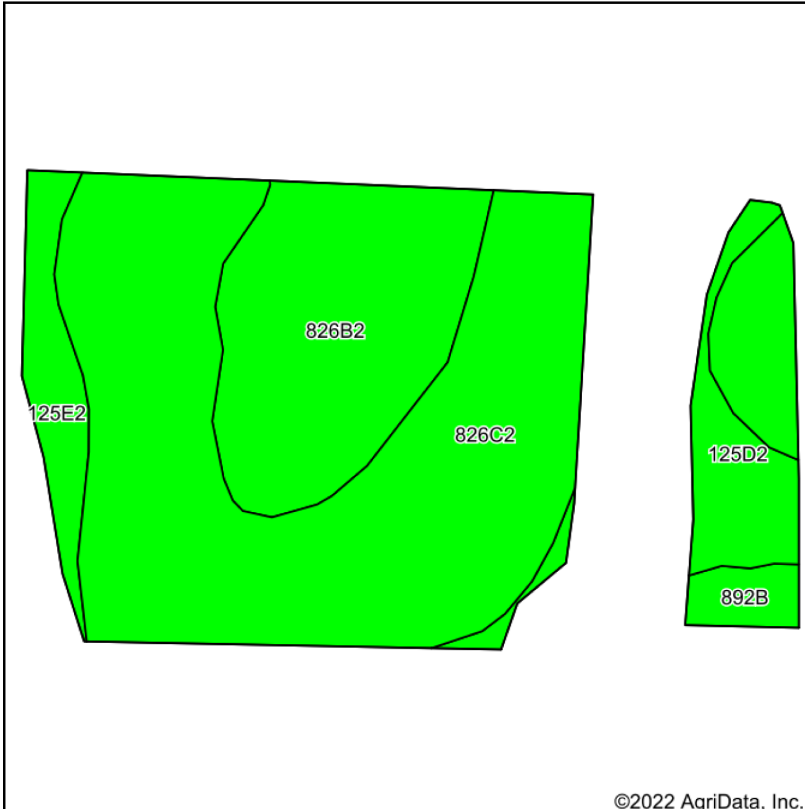
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton			
826C2	Hersey silt loam, 6 to 12 percent slopes, moderately eroded	8.41	35.3%		Ile			83	83	72	79				
125D2	Pepin silt loam, 12 to 20 percent slopes, moderately eroded	6.01	25.2%		IVe			73	73	62	65				
125E2	Pepin silt loam, 20 to 30 percent slopes, moderately eroded	5.79	24.3%		Vle			19	19	16	9				
826B2	Hersey silt loam, 2 to 6 percent slopes, moderately eroded	2.45	10.3%		Ile			81	81	72	79				
892B	Chaseburg silt loam, till plain, 1 to 6 percent slopes, occasionally flooded	0.62	2.6%		Ile	125	44	86	86	66	76	9			
1125F	Dorerton, very stonyElbaville complex, 30 to 60 percent slopes	0.54	2.3%		Vlle			14	14	11	6				
Weighted Average								3.94	3.3	1.1	*n 63.2	*n 63.2	*n 54.3	*n 56.7	*n 0.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soil Map



State: **Wisconsin**
 County: **Pierce**
 Location: **30-27N-16W**
 Township: **Gilman**
 Acres: **9.5**
 Date: **8/16/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: WI093, Soil Area Version: 21

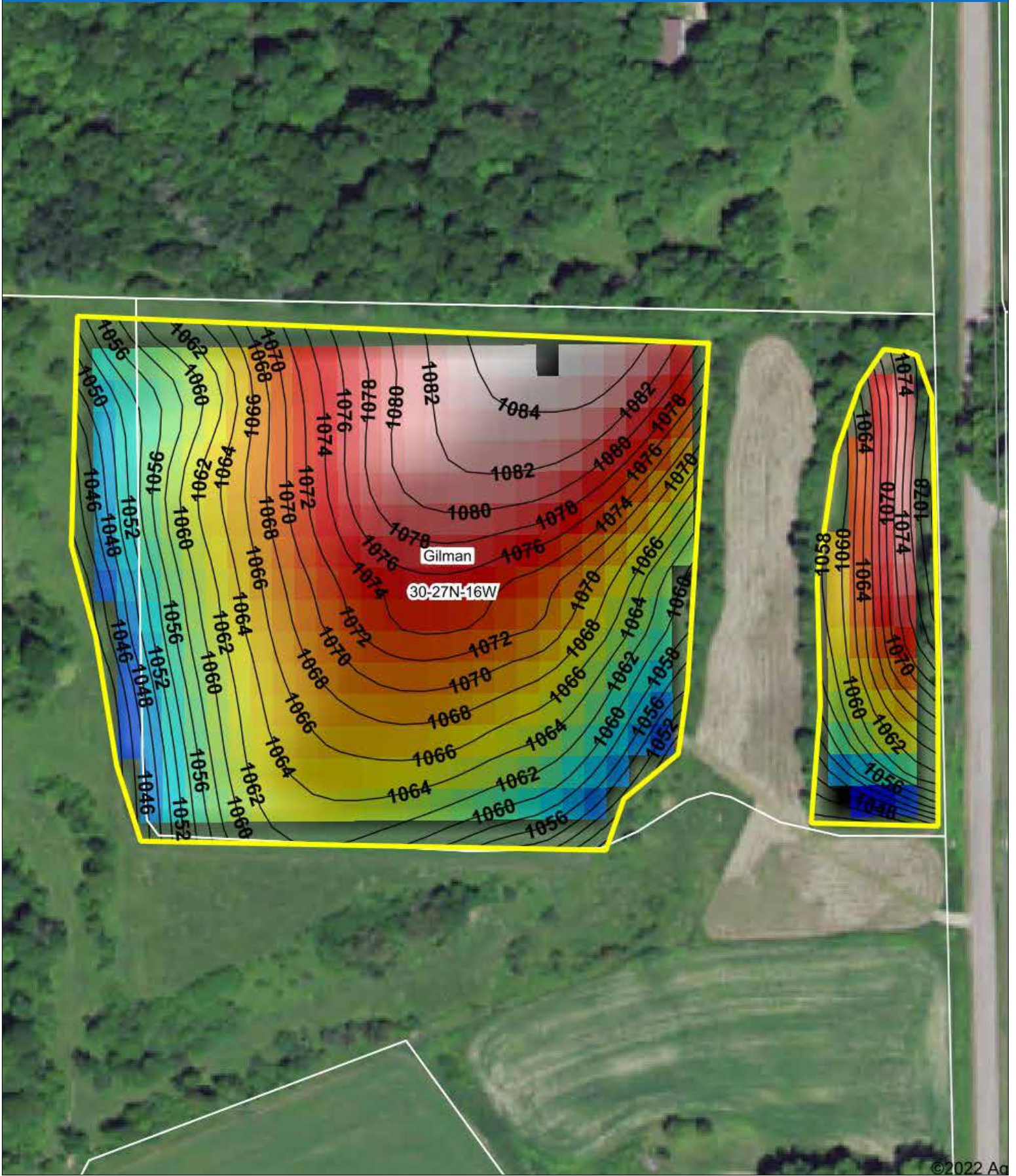
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
826C2	Hersey silt loam, 6 to 12 percent slopes, moderately eroded	5.78	60.8%		Ile			83	83	72	79		
826B2	Hersey silt loam, 2 to 6 percent slopes, moderately eroded	2.23	23.5%		Ile			81	81	72	79		
125D2	Pepin silt loam, 12 to 20 percent slopes, moderately eroded	0.71	7.5%		IVe			73	73	62	65		
125E2	Pepin silt loam, 20 to 30 percent slopes, moderately eroded	0.56	5.9%		Vle			19	19	16	9		
892B	Chaseburg silt loam, till plain, 1 to 6 percent slopes, occasionally flooded	0.22	2.3%		Ile	125	44	86	86	66	76	9	
Weighted Average								1	*n 78.1	*n 78.1	*n 67.8	*n 73.8	*n 0.2

*n: The aggregation method is "Weighted Average using all components"

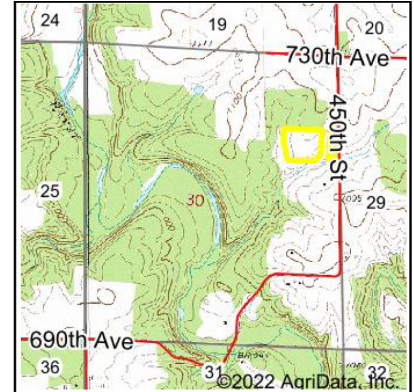
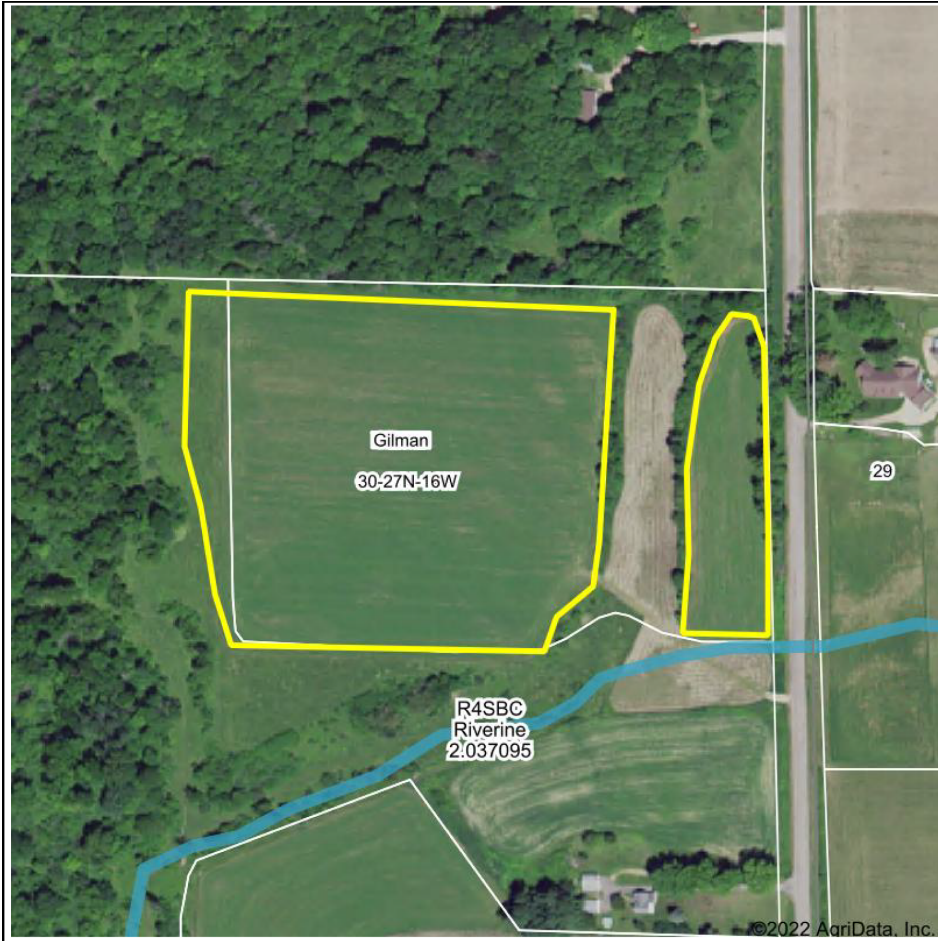
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

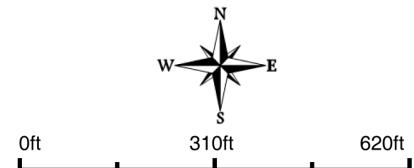
Topo Map



Wetlands Map



State: **Wisconsin**
 Location: **30-27N-16W**
 County: **Pierce**
 Township: **Gilman**
 Date: **8/16/2022**



Classification Code	Type	Acres
		Total Acres 0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Summary of Listing Strategy

23+/- Acres (9.5+/- Tillable Acres) Pierce County — Gilman Township

Located in Pierce County Wisconsin sites this incredible 23+/- acre property. This property offers 9.5+/- acres of tillable ground carrying a 78.1 NCCPI and is located off a paved road just under 2 minutes from the famed Rush River that is filled with nature views and some of the best trout fishing western Wisconsin has to offer.

This tract offers incredible views and a location to build that dream country home within 45 minutes of the Metro. The acreage also gives a potential buyer an opportunity to pasture cattle, or horses with existing fencing on the property as well as have a great crop rental income. If you are looking for a place to call home and hunt, this property has a phenomenal population of both deer and turkey giving a buyer the best of both worlds.

This property is in a highly sought-after area so you are not going to want to miss out on this opportunity!

For more details contact Wisconsin Land Specialist, Trevor Glomski at 651-380-0821 or trevor@highpointlandcompany.com.

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



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Fountain City, WI



“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:
Trevor Glomski
651-380-0821
Trevor@highpointlandcompany.com

