



**HIGH
POINT**

LAND COMPANY

HighPointLandCompany.com

**220+/- Acres
Clark County, WI
Mentor Township**



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

Aerial Map



Property Photos



Property Photos



Property Photos



Property Photos

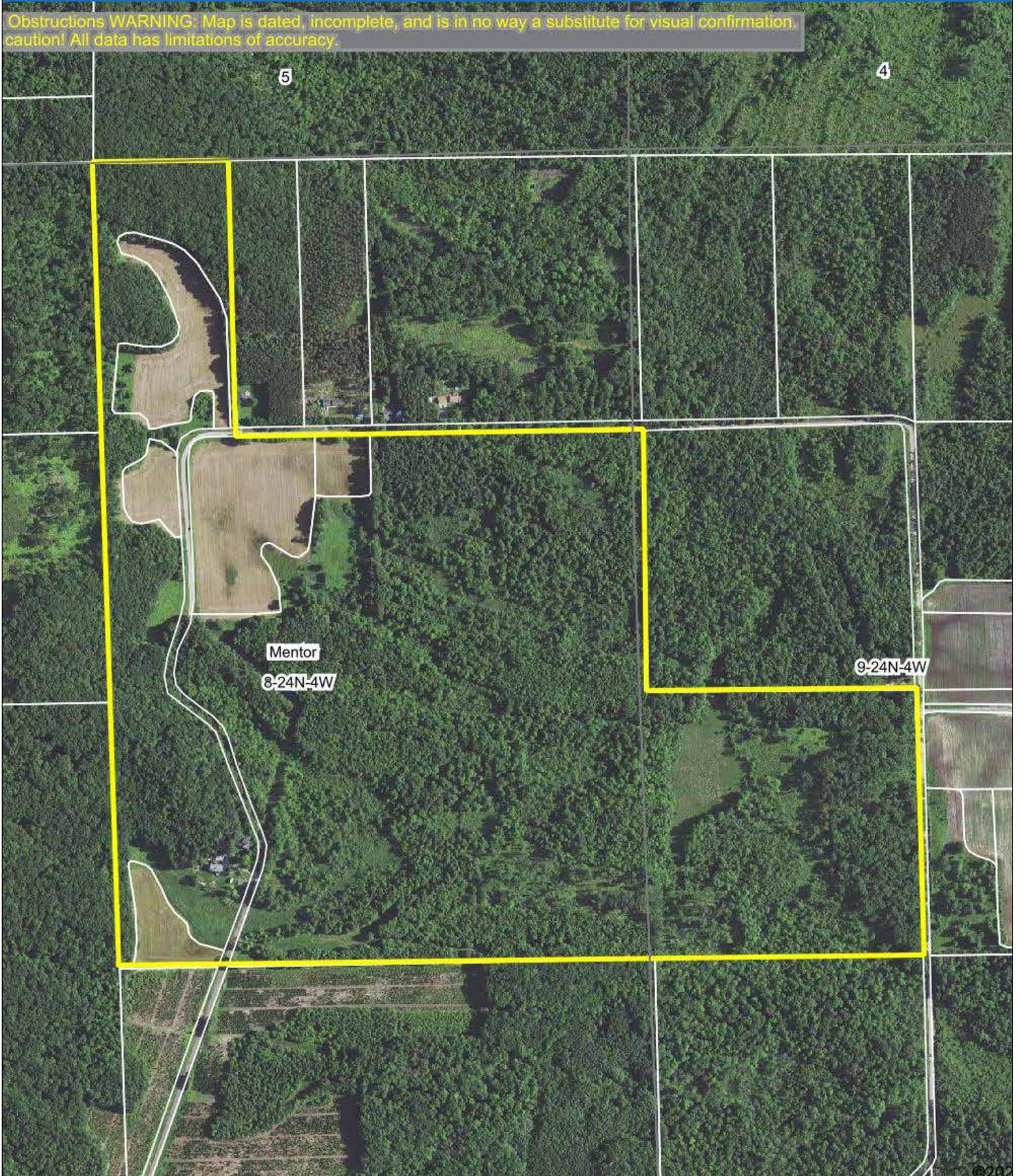


Property Photos

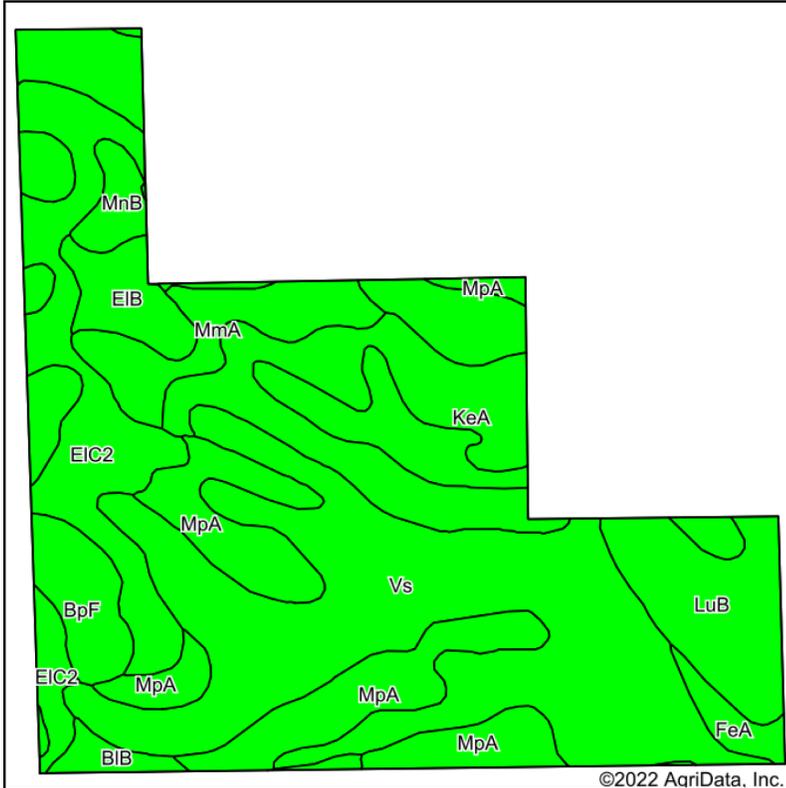


FSA Map

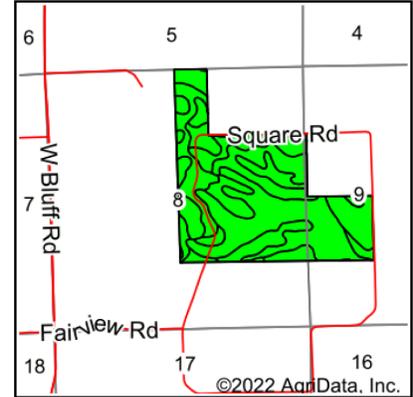
Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. caution! All data has limitations of accuracy.



Soil Map



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Clark**
 Location: **8-24N-4W**
 Township: **Mentor**
 Acres: **218.97**
 Date: **7/13/2022**



Maps Provided By:



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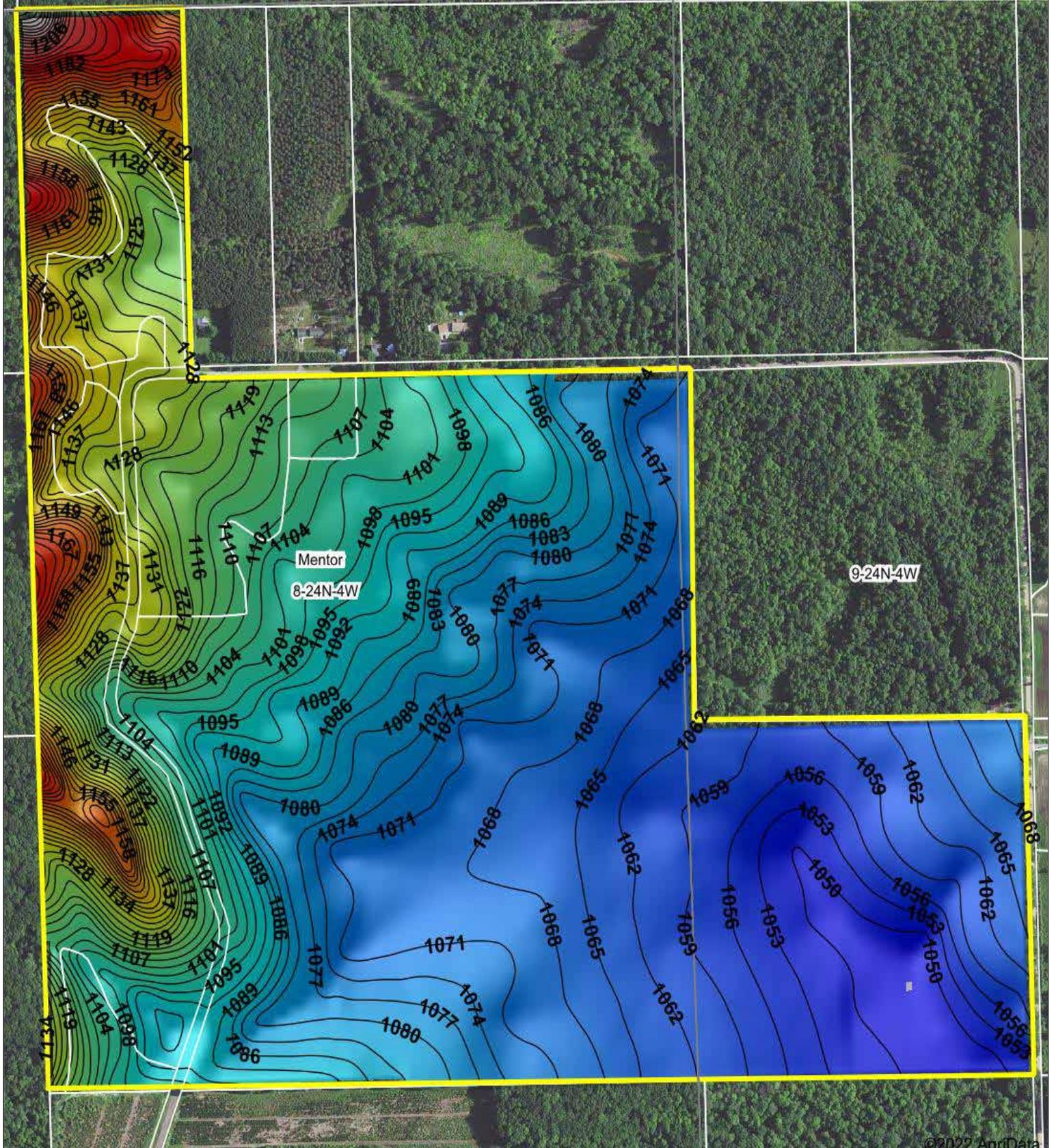
Area Symbol: WI019, Soil Area Version: 20

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
Vs	VeendumElmlake mucks, 0 to 2 percent slopes	82.27	37.6%		Vlw			36	15	36	10
MpA	Merrillan fine sandy loam, 0 to 3 percent slopes	28.94	13.2%		IIIw	65	21	52	46	52	43
EIC2	Elevasil sandy loam, 6 to 12 percent slopes, moderately eroded	25.24	11.5%		IIIe			42	40	42	28
KeA	Kert silt loam, 0 to 3 percent slopes	23.83	10.9%		IIw	75	25	62	51	62	51
BpF	BooneElevasil complex, 15 to 45 percent slopes, rocky	18.12	8.3%		VIIIs			15	15	14	7
LuB	Ludington sand, 1 to 6 percent slopes	14.88	6.8%		IVs			29	29	26	17
MmA	Merimod silt loam, 0 to 3 percent slopes	10.54	4.8%		IIIs	145	33	73	73	69	58
EIB	Elevasil sandy loam, 2 to 6 percent slopes	6.07	2.8%		IIIIs			45	44	45	29
MnB	Merit silt loam, 1 to 6 percent slopes	3.67	1.7%		IIe			75	75	67	62
FeA	FairchildElmlake complex, 0 to 3 percent slopes	2.80	1.3%		IIIw			30	22	29	13
BIB	Bilson sandy loam, 0 to 6 percent slopes	2.61	1.2%		IIIIs	90	30	64	64	53	43
Weighted Average					4.35	24.8	7.4	*n 42.4	*n 32.1	*n 41.6	*n 25.3

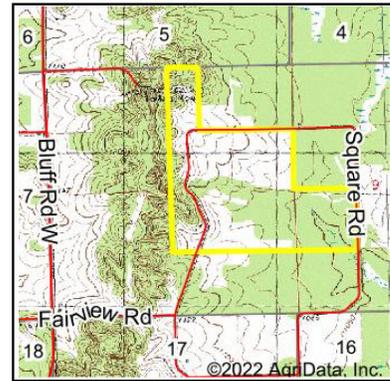
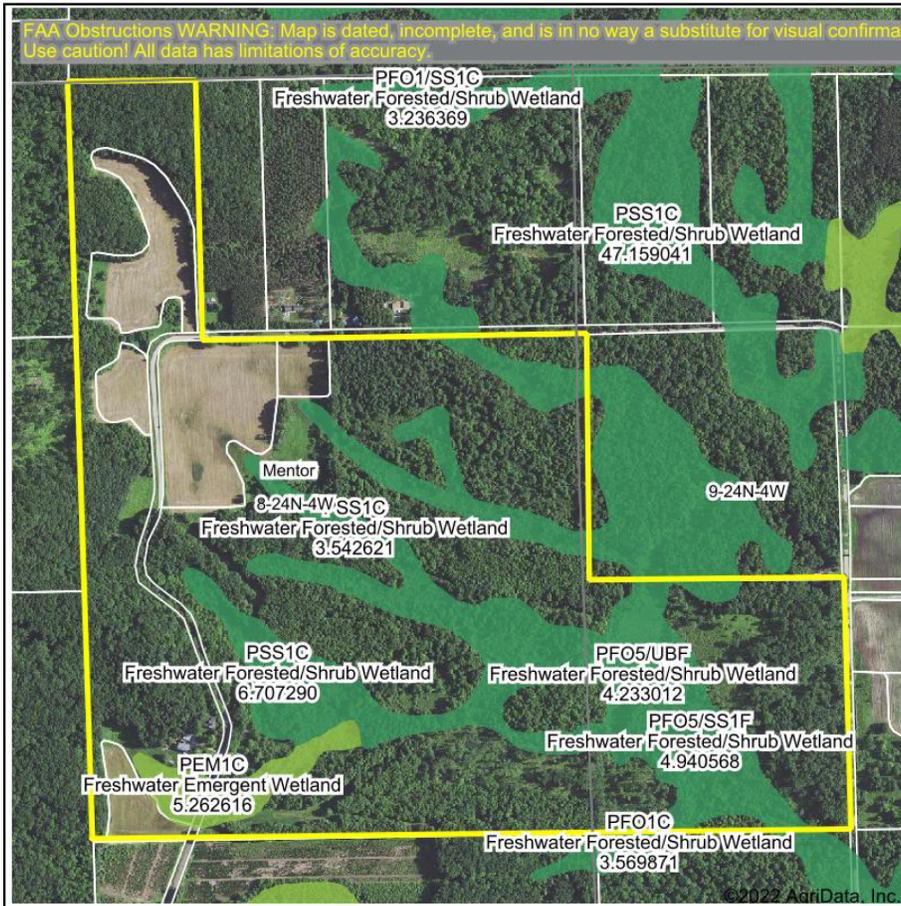
Topo Map

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Wetlands Map



State: **Wisconsin**
 Location: **8-24N-4W**
 County: **Clark**
 Township: **Mentor**
 Date: **7/13/2022**


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Classification Code	Type	Acres
PSS1C	Freshwater Forested/Shrub Wetland	14.65
PFO1/SS1C	Freshwater Forested/Shrub Wetland	8.08
PFO1C	Freshwater Forested/Shrub Wetland	6.97
PSS1/EM1C	Freshwater Forested/Shrub Wetland	6.15
PEM1C	Freshwater Emergent Wetland	5.26
PFO5/SS1F	Freshwater Forested/Shrub Wetland	4.94
PFO5/UBF	Freshwater Forested/Shrub Wetland	4.23
PFO1/EM1C	Freshwater Forested/Shrub Wetland	3.84
Total Acres		54.12

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

Listing Summary

220+/- Acres (36+/- Tillable Acres) Clark County — Mentor Township

Located in SW Clark County you will find this one-of-a-kind property which boasts 220 acres along with a 4 bed 2 bath country home nestled amongst nature. This one-of-a-kind home is teeming with rusticness yet elegance and has been cared for 50 years having too many updates to list! You will fall in love with the open concept this home has to offer along with the beautiful wrap around porch leading to the screened porch where wildlife can be observed year-round. When outside you will be greeted by rock walls and flower beds that lead down the driveway to the old barn, workshop, blacksmith building and the coach house. The homestead would be a perfect fit for anybody looking to hobby farm, enjoy equestrian activities or simply to escape the city life and enjoy the peace and quiet.

Square Road gives way to multiple points of access for the ability to enter the property from multiple locations. A towering ridge system on the western border located directly behind the home allows for easy access to hunt deer, turkey and bear right out the back door. This area is known for great deer hunting, trophy bear hunting and excellent turkey hunting with a very strong turkey population. This property is located only a few miles from HWY 12 for easy access to Black River Falls, Osseo and Neillsville WI for most amenities. The extensive trail system throughout the property allows for easy access for multiple stand locations.

If quiet country living is something you have always dreamed about you will surely want to check this property out!

For questions or to schedule a private showing contact Wisconsin Land Specialist Garrett Halama at 715-797-0442 or email Garrett@highpointlandcompany.com or Wisconsin Land Specialist Eric Halvorson at 715-533-4904 or email Eric@highpointlandcompany.com

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150 N Shore Drive Fountain City, WI



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