



47+/- Acres
Washburn County, WI
Birchwood Township



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

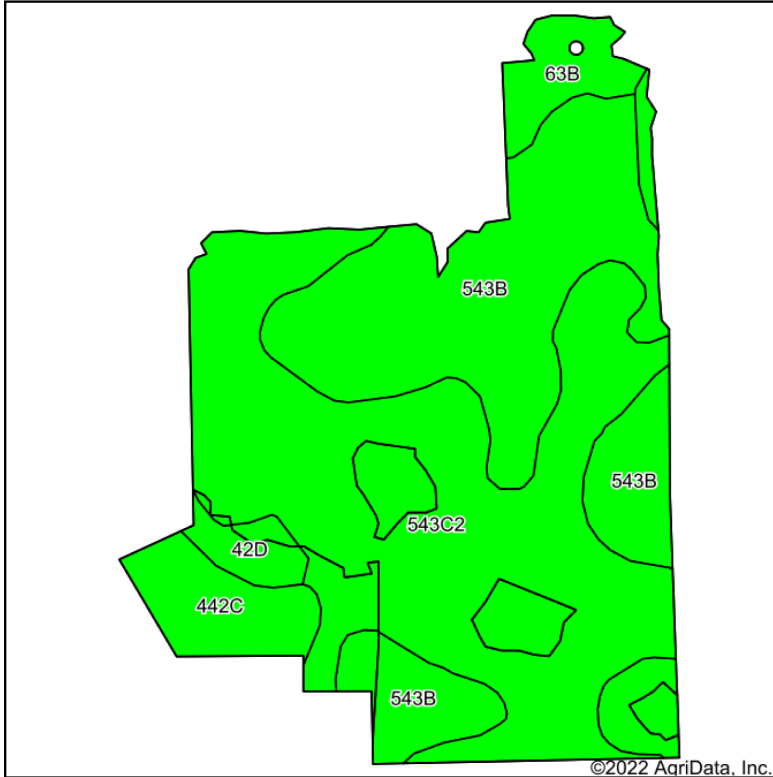
Property Photos



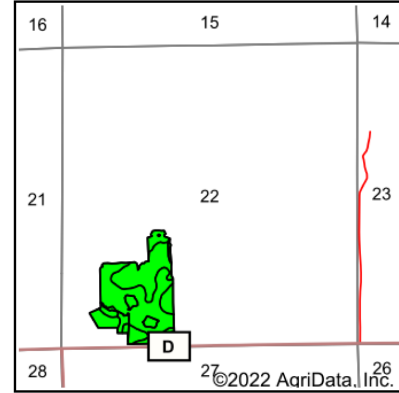
Property Photos



Soil Map



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Washburn**
 Location: **22-37N-10W**
 Township: **Birchwood**
 Acres: **45**
 Date: **10/4/2022**



Maps Provided By:



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Area Symbol: WI129, Soil Area Version: 21

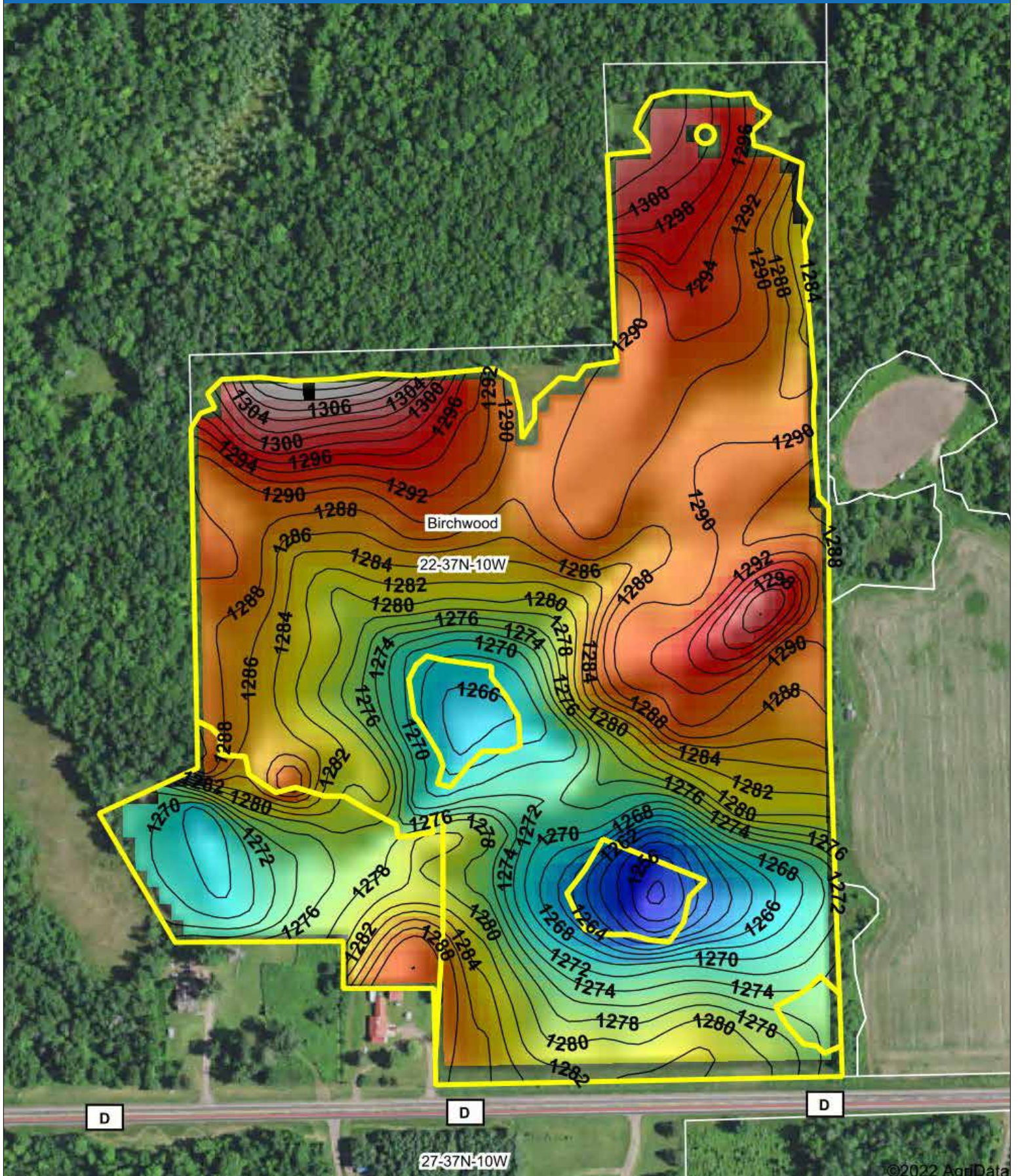
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
543C2	Anigon silt loam, 6 to 12 percent slopes, eroded	22.95	51.0%		IIIe	90	30	63	63	54	45
543B	Anigon silt loam, 2 to 6 percent slopes	16.69	37.1%		Ile	100	34	68	68	59	51
442C	Haugen, very stonyGreenwood complex, 0 to 15 percent slopes	2.54	5.6%		VIIs			42	36	36	23
63B	Crystal Lake silt loam, 1 to 6 percent slopes	1.79	4.0%		Ile			73	72	59	63
42D	Amery sandy loam, 12 to 30 percent slopes, very stony	1.03	2.3%		VIIs			40	40	32	21
Weighted Average								*n 63.5	*n 63.2	*n 54.5	*n 46.2

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

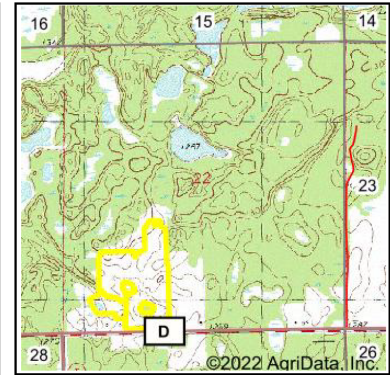
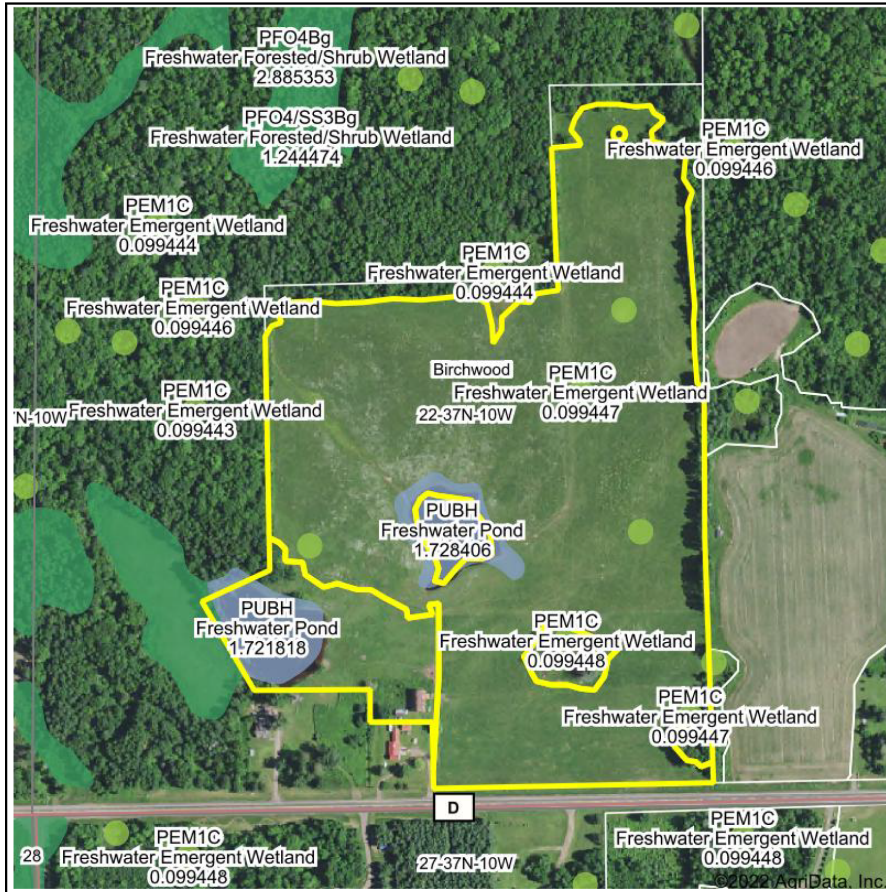
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topo Map



Wetlands Map

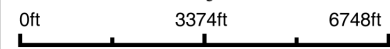


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 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
PUBH	Freshwater Pond	3.32
PEM1C	Freshwater Emergent Wetland	0.62
PSS3/EM1Bg	Freshwater Forested/Shrub Wetland	0.07
	Total Acres	4.01

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

Listing Summary

47+/- Acres Washburn County, WI

Located in Washburn County Wisconsin sits this incredibly rare 47+/- acre property. This property is just a few minutes west of Birchwood, off County Road D giving a potential buyer convenience as well as privacy. The tract offers 3 beautiful ponds, great topography and a blank canvas for a buyer to turn this property into an outdoorsman's paradise.

Investors this property includes three, 3-acre RR2 lots with approved driveway permits for a strong return on investment in a highly sought after neighborhood. If you are looking for a property near multiple lakes including Balsam, Chatek, and Birch, and have the ability to have a small hobby farm this property is perfect for you. Do not wait to learn about the possibilities with this incredible multi-parcel property.

Contact Wisconsin Land Specialist, Trevor Glomski 651-380-0821 or trevor@highpointlandcompany.com for more details and showings.

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:

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