



104+/- Acres
Richland County, WI
Bloom Township



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

Property Photos



Property Photos



Property Taxes

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2021**

TOWN OF BLOOM
RICHLAND COUNTY

ALLEN B & ELLEN L BRAITHWAITE
W7614 TEETER RD
POYNETTE WI 53955

BRAITHWAITE, ALLEN B & ELLEN L

BILL NUMBER: 673

SEQ# 1633

IMPORTANT: · Correspondence should refer to parcel number.
· See reverse side for important information.
· Be sure this description covers your property. This description is
for property tax bill only and may not be a full legal description.

240073 239242 145/035 124/375 ACRES: 40.000
SEC 28, T 12 N, R 01 W
PLAT: N/A-N/A
NE 1/4 NE 1/4

Property Address:

Parcel #: 004-2811-0000
Alt. Parcel #: 5200428110000

Assessed Value Land 1,000	Ass'd. Value Improvements PFC/MFL	Total Assessed Value 1,000 50,400	Ave. Assmt. Ratio 0.9834	Net Assessed Value Rate (Does NOT reflect credits)	0.019203859
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements PFC/MFL	Total Est. Fair Mkt. 51,300	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$1.44
Taxing Jurisdiction	2020 Est. State Aids Allocated Tax Dist.	2021 Est. State Aids Allocated Tax Dist.	2020 Net Tax	2021 Net Tax	% Tax Change
RICHLAND COUNTY	55,304	56,198	8.08	8.01	-0.9%
TOWN OF BLOOM	173,730	176,262	3.22	3.19	-0.9%
KICKAPOO AREA SCHOOL DIST	509,886	506,162	6.34	6.85	8.0%
SOUTHWEST WIS TECH COLL	38,128	39,528	1.14	1.15	0.9%
Total	777,048	778,150	18.78	19.20	2.2%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		18.78	19.20	2.2%

Make Check Payable to: TOWN OF BLOOM TREASURER LORA HYNEK 13775 COUNTY HWY H HILLSBORO WI 54634 608-604-5714	Full Payment Due On or Before January 31, 2022 \$82.20	Net Property Tax MANAGED FOREST LAND-CLC 19.20 63.00
	Or First Installment Due On or Before January 31, 2022 \$82.20	
And Second Installment Payment Payable To RICHLAND CO TREASURER JEFFREY EVEN 181 W SEMINARY ST RICHLAND CENTER WI 53581	And Second Installment Due On or Before July 31, 2022 \$0.00	
	FOR TREASURERS USE ONLY	
	PAYMENT _____	
	BALANCE _____	
	DATE _____	

TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2022
\$ 82.20
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

Taxing Jurisdiction KICKAPOO AREA SCHOOL DIST	Total Additional Taxes 23,675.69	Total Additional Taxes Applied to Property 0.87	Year Increase Ends 2030
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PA-6862 (R 8-15)

Property Taxes

Tax Summary

Bill #: 674	Net Mill Rate: 0.019203859
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Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2022	296.20
7/31/2022	289.19

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/26/2022	T	585.39	578

Key:	Property Type: RE - Real Estate, PP - Personal Property
	Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

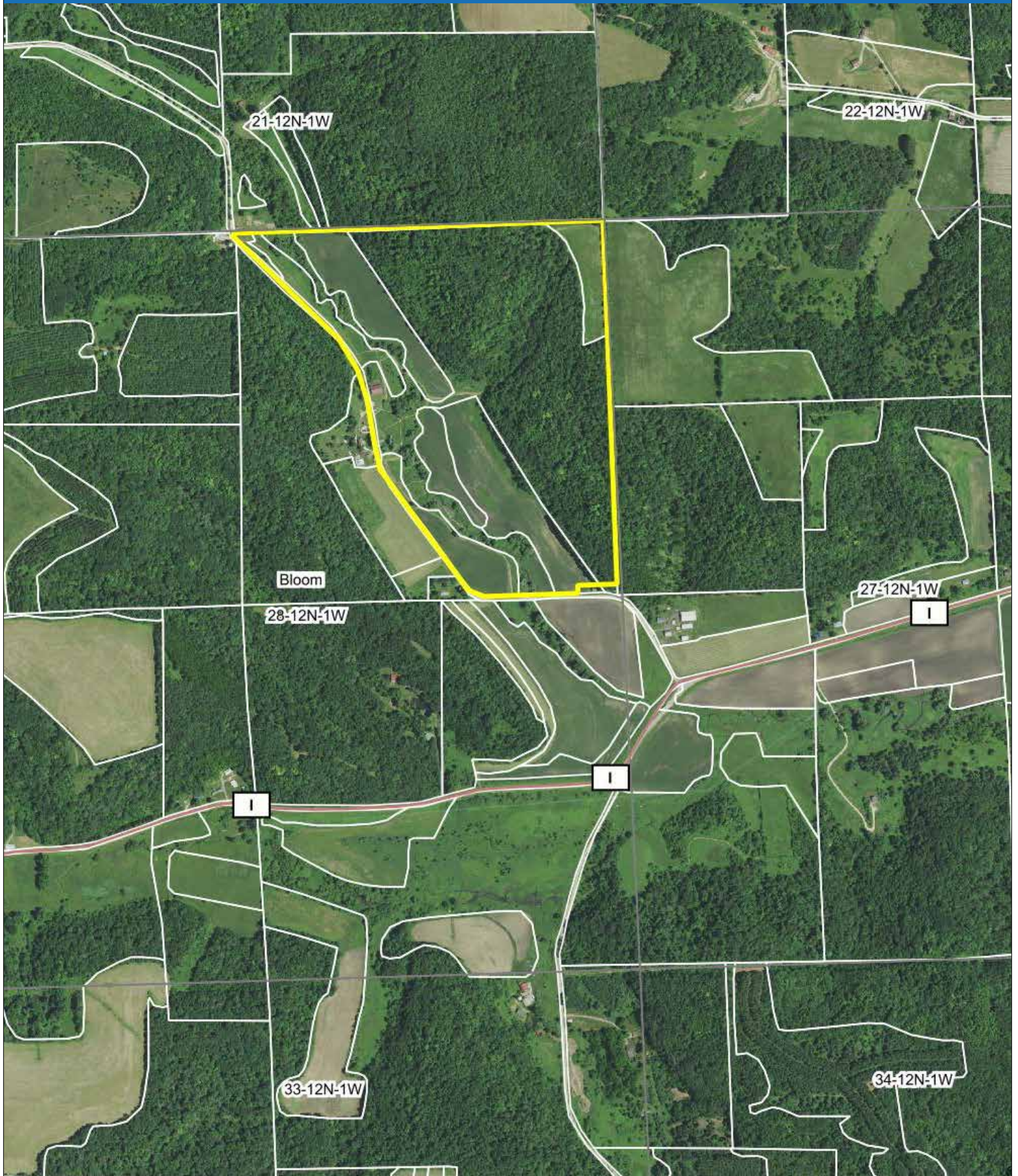
Details

Description	Amount	Paid	Due
Gross Tax	687.33	-	-
School Credit	47.83	-	-
<input checked="" type="checkbox"/> Total	639.50	-	-
First Dollar Credit	61.11	-	-
Lottery Credit	0.00	-	-
Net Tax	578.39	578.39	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
<input checked="" type="checkbox"/> Managed Forest Land	7.00	7.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
			0.00
TOTAL	585.39	585.39	0.00

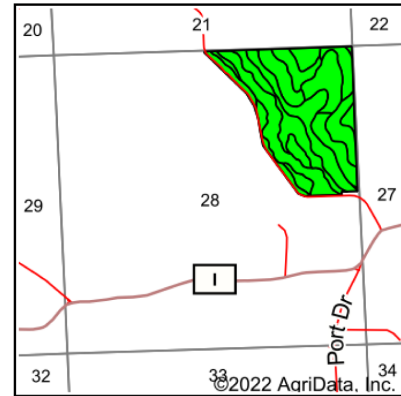
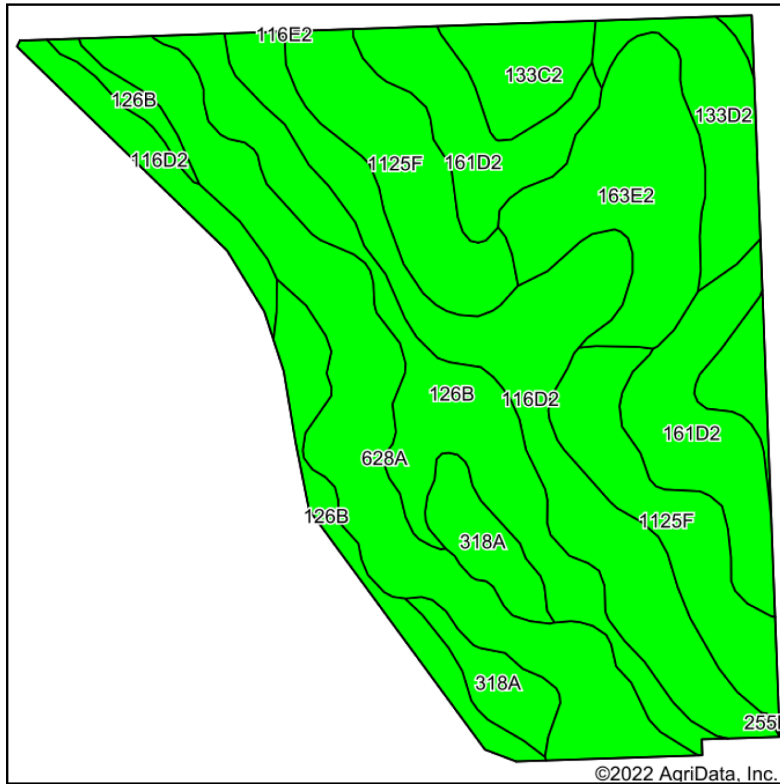
Tax History

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2021	585.39	0.00	0.00	585.39	1/26/2022	0.00	Paid
2020	560.10	0.00	0.00	560.10	1/23/2021	0.00	Paid
2019	522.15	0.00	0.00	522.15	1/29/2020	0.00	Paid
2018	524.59	0.00	0.00	524.59	1/24/2019	0.00	Paid
2017	531.35	0.00	0.00	531.35	1/20/2018	0.00	Paid
2016	503.75	0.00	0.00	503.75	1/26/2017	0.00	Paid
TOTAL	3227.33	0.00	0.00	3227.33		0.00	-

FSA Map



Soil Map



State: **Wisconsin**
 County: **Richland**
 Location: **28-12N-1W**
 Township: **Bloom**
 Acres: **102.99**
 Date: **11/25/2022**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

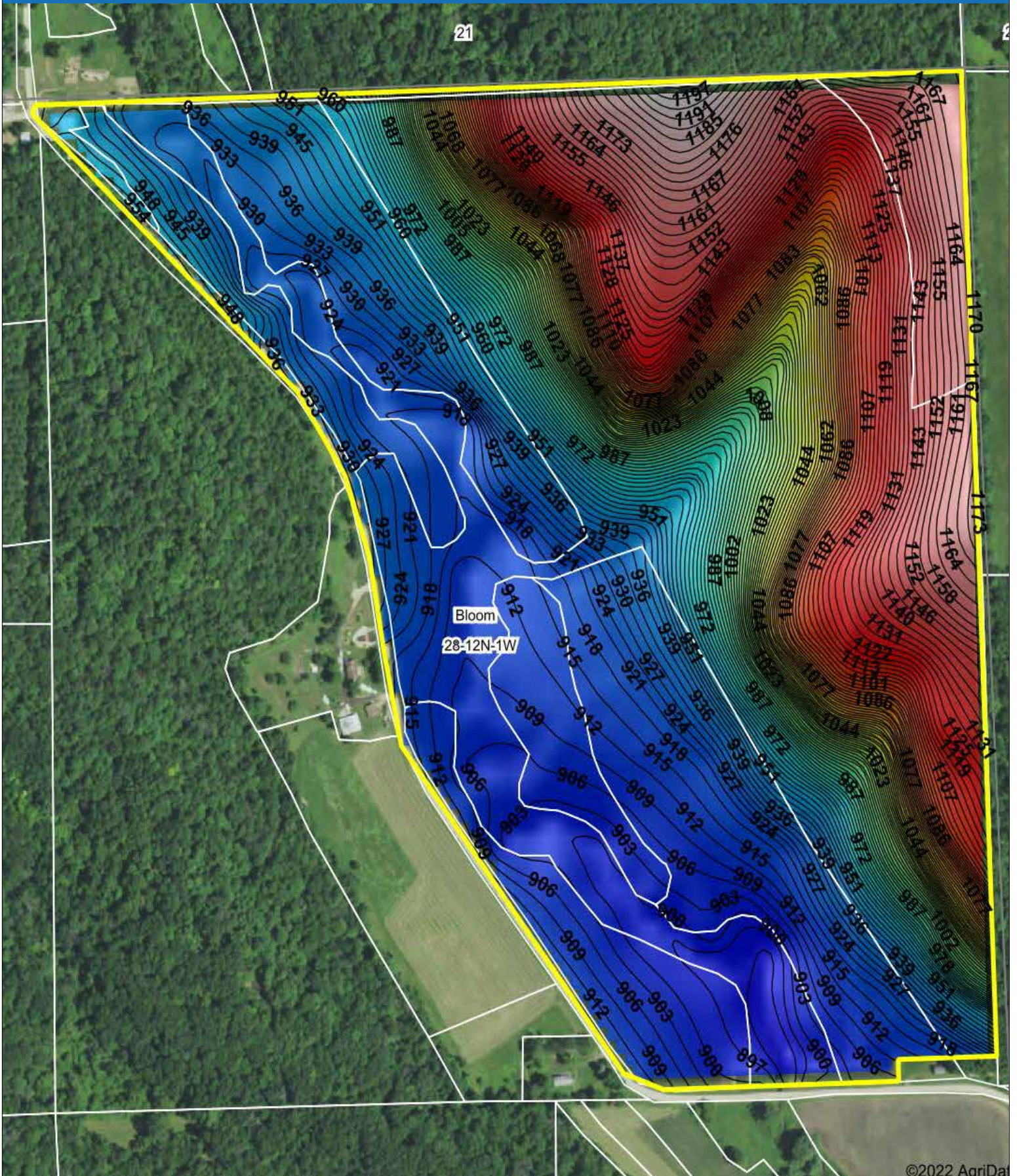
Area Symbol: WI103, Soil Area Version: 18											
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
116D2	Churchtown silt loam, 12 to 20 percent slopes, moderately eroded	18.30	17.8%		IVe			75	75	62	67
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	16.51	16.0%		IIw			89	79	54	89
126B	Barremills silt loam, 1 to 6 percent slopes	16.44	16.0%		Ie	150	54	91	91	79	90
1125F	Dorerton, very stonyElbaville complex, 30 to 60 percent slopes	14.30	13.9%		VIIe			13	13	11	5
161D2	Fivepoints silt loam, 12 to 20 percent slopes, moderately eroded	12.34	12.0%		VIe			51	51	45	43
163E2	Elbaville silt loam, 20 to 30 percent slopes, moderately eroded	9.90	9.6%		VIe			17	17	15	10
133C2	Valton silt loam, 6 to 12 percent slopes, moderately eroded	5.34	5.2%		IIe			70	70	66	68
133D2	Valton silt loam, 12 to 20 percent slopes, moderately eroded	5.01	4.9%		IIIe			65	65	59	60
318A	Bearpen silt loam, 0 to 3 percent slopes, rarely flooded	4.85	4.7%		IIw			89	89	75	89
Weighted Average								*n 62.7	*n 61	*n 50.5	*n 58

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

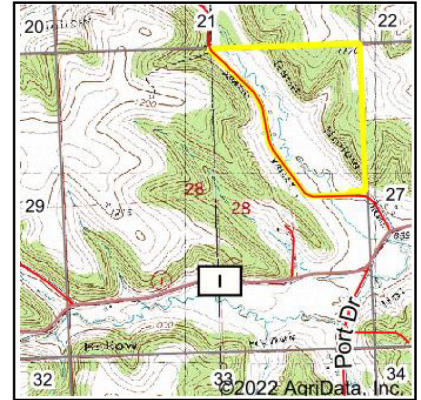
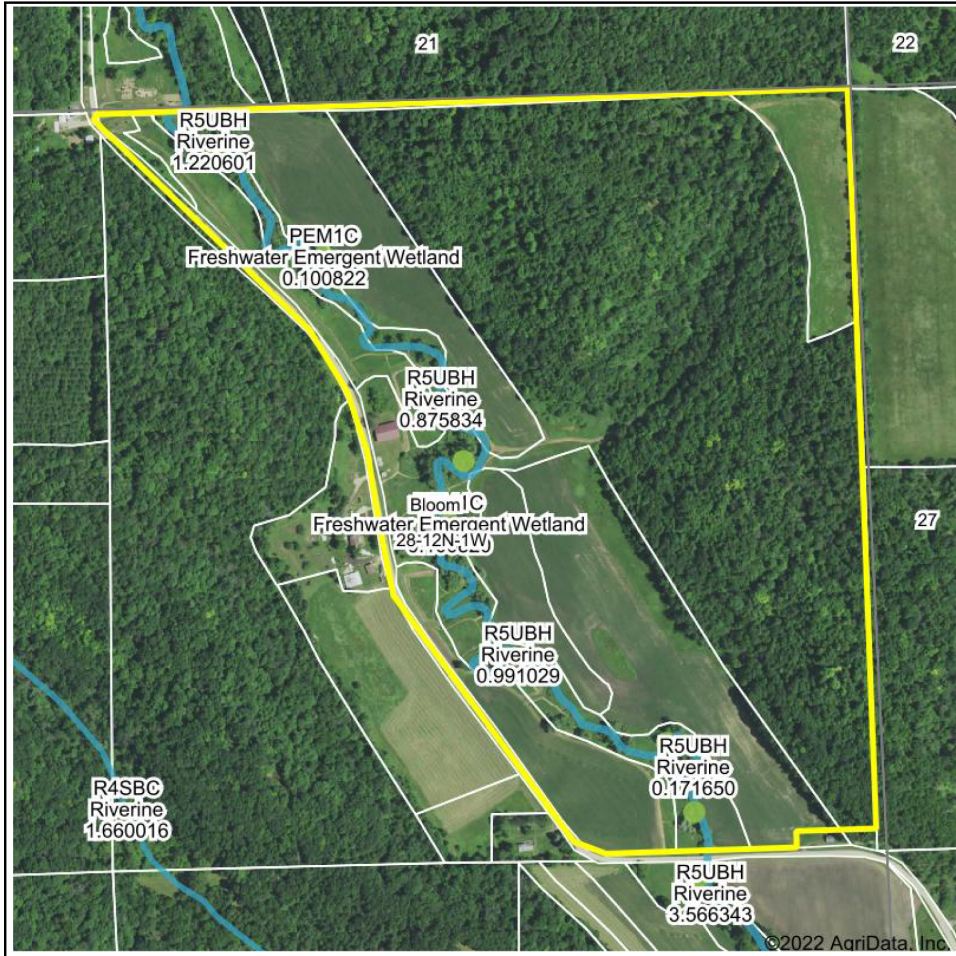
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topo Map



Wetlands Map



State: **Wisconsin**
 Location: **28-12N-1W**
 County: **Richland**
 Township: **Bloom**
 Date: **11/25/2022**

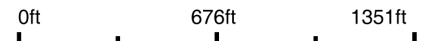


Maps Provided By:



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Classification Code	Type	Acres
R5UBH	Riverine	2.67
PEM1C	Freshwater Emergent Wetland	0.60
Total Acres		3.27

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

Listing Summary

104+/- Acres Richland County, WI

Check out this one-of-a-kind property located in NW Richland County, WI. With 104+/- acres this property has something for everybody with some of the best views the driftless region has to offer. Come and build your dream home overlooking the meandering Gault Hollow Creek, a well-known Class 2 Trout stream that winds throughout the property. This property boasts a 50' x 72' pole shed for all the toys along with a milk house and garage that are set up with power and nestled just off Gault Valley Rd.

As you cross the Gault Hollow creek and follow the extensive trail system throughout the property you will find yourself on top of a towering ridge system with rock outcroppings giving you views of Gault Valley for miles around. As you wind back through the mature forest you will find a secluded nearly 4 acre field that would make for an excellent food plot opportunity. With the great diversity this property offers it's no wonder this area is home to some of the best whitetail hunting and turkey hunting in the area! Whether you are looking to build your dream home, watch wildlife, fish or just relax, this property is one you are not going to want to miss!

To schedule a private showing contact Wisconsin Land specialist Eric Halvorson 715-533-4904 or eric@highpointlandcompany.com or Garrett Halama 715-797-0442 or garrett@highpointlandcompany.com.

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



150 N Shore Drive
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:
Eric Halvorson
715-533-4904
Eric@highpointlandcompany.com

