

# LAND

# FOR SALE

Pierce County, WI

**23.96**  
**+/- ACRES**



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



**TREVOR GLOMSKI**  
**651-380-0821**

Trevor@HighPointLandCompany.com



**HIGH POINT**  
**LAND COMPANY**  
HIGHPOINTLANDCOMPANY.COM

Real Estate License:  
95483-94

703 S Main St  
Fountain City, WI 54629





# Summary of Property

## 23.96+/- Acres • Pierce County, WI

**Listing Price: \$999,000**

### DESCRIPTION

We are thrilled to present this breathtaking 23.96+/- acre property in Pierce County, Wisconsin, situated along the sought-after Rush River. Surrounded by stunning oak timber, this property boasts a charming log home that overlooks a picturesque valley adorned with bluffs, pastures, and breathtaking sunrises. The serene Rush River gracefully winds through the lush green landscape, creating a tranquil atmosphere.

The property offers an array of impressive features, including a delightful 48'x36' five-stall horse barn with a bunkhouse, temperature-controlled 32'x64' and 26'x26' shops, and a spacious 30'x90' pole building for storage. You'll also find 3.5 acres of fiber-rich alfalfa, a sand pit, 2 grain bins, and a concrete silo. Two pastures are available for rent or for your own livestock use.

ADDITIONAL 24.87 CONTIGUOUS ACRES AVAILABLE PROVIDING TILLABLE INCOME, IT'S OWN ACCESS, A BEAUTIFUL BUILDING SITE, 450 FEET OF RIVER FRONTAGE, AND OTHER RECREATIONAL OPPORTUNITIES.

The exquisite pine log home spans 3,073 square feet and boasts a durable steel roof, updated chinking, and meticulous landscaping. Take pleasure in the peaceful wrap-around deck that offers a serene setting. Inside, the home features a remarkable great room with a cathedral ceiling, a fireplace with a raised hearth, and floor-to-ceiling windows that flood the space with natural light. The kitchen showcases custom-built cabinets, a beautiful island for gatherings, and a walk-in pantry. The main level encompasses 2 bedrooms and 2 bathrooms, while the lower level offers an additional bedroom/office and bathroom. An upper loft provides versatility as a sleeping space or home office. With fiber internet connectivity, working from home is both convenient and efficient. For added security, the property includes a surveillance system, ADT, and a mobile application for remote monitoring of all buildings.

Despite its private and serene setting, this property is just minutes away from numerous amenities. Enjoy the class two trout stream touching the property, horseback trails, 222 miles of snowmobile trails, hiking opportunities, kayaking spots, and fantastic birdwatching. This beautiful property is conveniently located 33 minutes from Hudson, WI, 30 minutes from Red Wing, MN, and 56 minutes from Eau Claire, WI.

This meticulously maintained and tranquil log home property is ready for new owners. Don't miss out on this exceptional opportunity for your family.

For more information or to schedule a showing, please contact WI/MN Land Specialist, Trevor Glomski, at 651-380-0821.

**Address:** W4002 570th Ave, Ellsworth, WI 54011

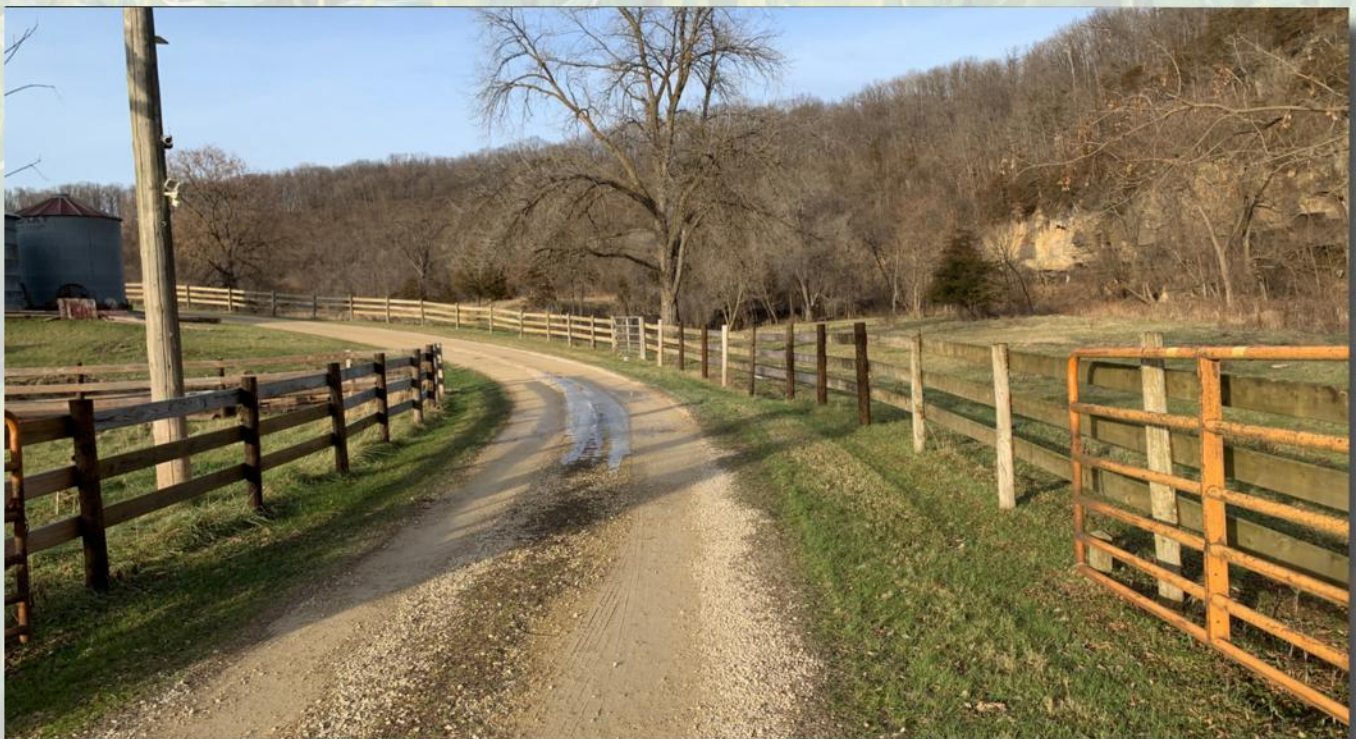
**Directions:** Head east on W Main Street toward N Maple Street, 141 ft. Turn left at the 1st cross street onto N Maple Street, 1.2 miles. Turn right onto 580th Ave/Cross Town Rd. Continue to follow 580th Ave, 1.0 miles. Turn right onto 670th St/Railroad Ave, 0.3 miles. Turn left onto 570th Ave/Cross Town Rd. Continue to follow 570th Ave, 6.7 miles. Watch for signs.

#### Property Features:

- Dream Property
- Incredible Views
- +1000 ft of river frontage
- Great Location
- Private
- Great Fishing
- Horse Barn
- Temp Controlled Shops X2
- 30x90 pole building
- Real Log Home
- Wrap around Deck
- Beautiful Sunrises and Sunsets
- 2 Wells
- River Views
- Bird Watching
- 2 Pastures

75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Aerial Map (Upper)



Maps Provided by:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 44° 44' 53.32, -92° 19' 57.74

0ft 157ft 314ft

9-26N-16W  
Pierce County  
Wisconsin



8/2/2022

**75,000**  
ACRES SOLD

# Aerial Map (Lower)

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



Maps Provided By:  
 **surety**  
CUSTOMER ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com

Map Center: 44° 44' 48.15, -92° 20' 3.75

0ft 276ft 553ft

**9-26N-16W**  
**Pierce County**  
**Wisconsin**



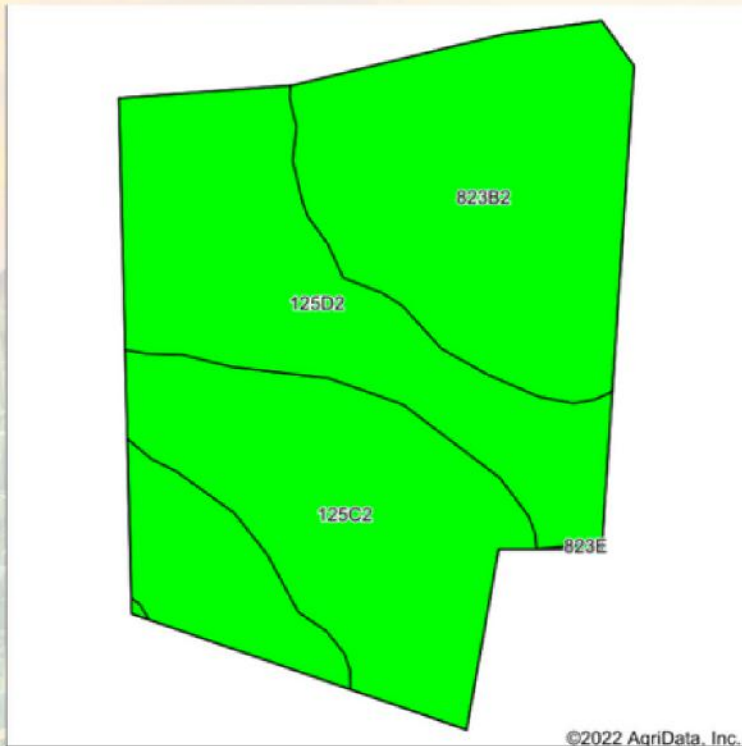
7/25/2022

Field borders provided by Farm Service Agency as of 5/21/2008.





# Soils Map (Upper)



State: **Wisconsin**  
 County: **Pierce**  
 Location: **9-26N-16W**  
 Township: **El Paso**  
 Acres: **12.18**  
 Date: **7/25/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: WI093, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
125D2	Pepin silt loam, 12 to 20 percent slopes, moderately eroded	4.65	38.2%		IVe			73	73	62	65	
823B2	Whalan silt loam, 2 to 6 percent slopes, moderately eroded	4.10	33.7%		Ile	100	34	46	46	35	42	
125C2	Pepin silt loam, 6 to 12 percent slopes, moderately eroded	3.43	28.2%		IIle			80	80	69	73	
<b>Weighted Average</b>						<b>3.05</b>	<b>33.7</b>	<b>11.4</b>	<b>*n 65.9</b>	<b>*n 65.9</b>	<b>*n 54.9</b>	<b>*n 59.5</b>

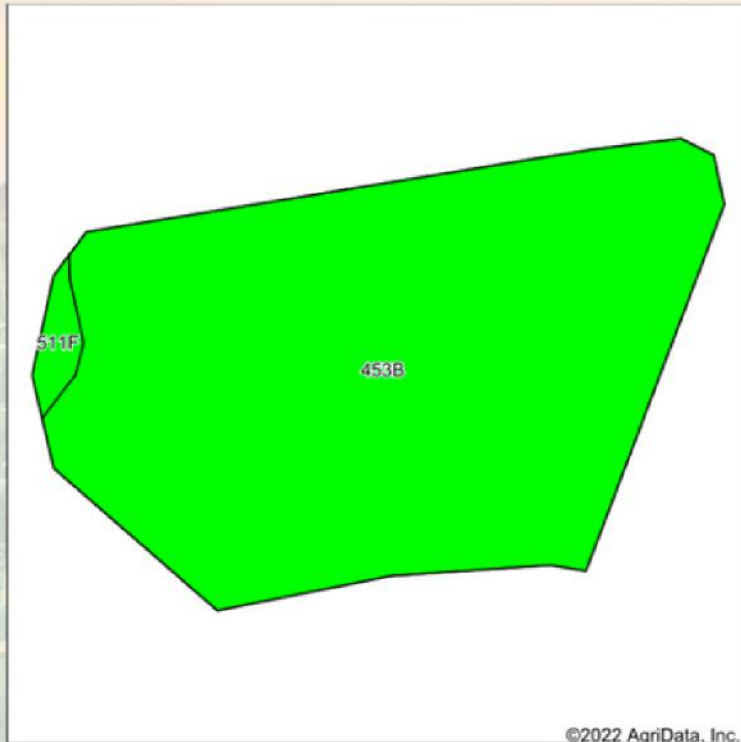
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Soils Map (Lower)



State: **Wisconsin**  
 County: **Pierce**  
 Location: **9-26N-16W**  
 Township: **El Paso**  
 Acres: **3.08**  
 Date: **7/25/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: WI093, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
453B	Burkhardt sandy loam, 2 to 6 percent slopes	3.02	98.1%		IIIs	IIe	75	24	48	48	48	26
511F	Plainfield sand, 15 to 60 percent slopes	0.06	1.9%		VIs		35	14	10	10	7	3
<b>Weighted Average</b>									<b>*n 47.3</b>	<b>*n 47.3</b>	<b>*n 47.2</b>	<b>*n 25.6</b>

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

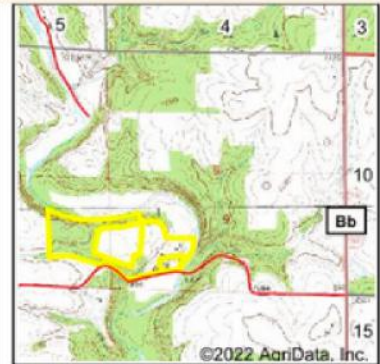
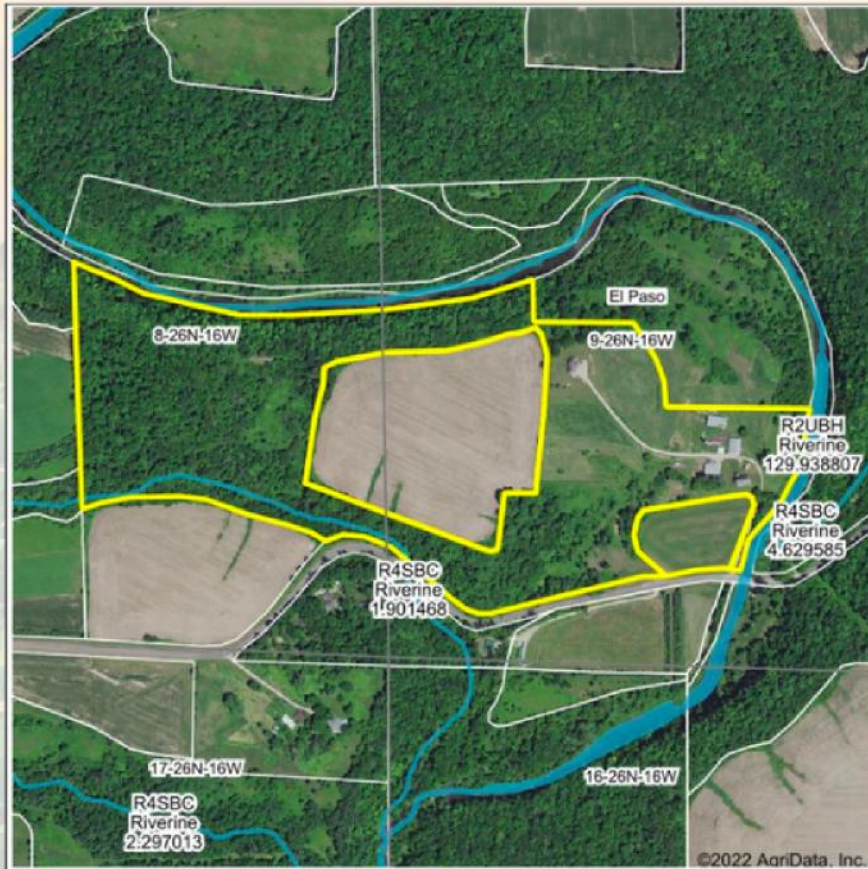
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

**75,000**  
ACRES SOLD

# Wetlands Map



State: **Wisconsin**  
 Location: **9-26N-16W**  
 County: **Pierce**  
 Township: **El Paso**  
 Date: **8/2/2022**



Maps Provided By:  
**surety**  
CUSTOMER ONLINE SUPPORT  
 © AgriData, Inc. 2021 [www.AgriDataInc.com](http://www.AgriDataInc.com)



0ft 785ft 1569ft

Classification Code	Type	Acres
R4SBC	Riverine	0.70
R2UBH	Riverine	0.05
Total Acres		0.75

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



**23.96**  
**+/- ACRES**

**PIERCE COUNTY, WI**

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



**TREVOR GLOMSKI**  
**651-380-0821**

Trevor@HighPointLandCompany.com



**HIGH POINT**  
**LAND COMPANY**  
HIGHPOINTLANDCOMPANY.COM

Real Estate License:  
95483-94

703 S Main St  
Fountain City, WI 54629

