

# LAND

# FOR SALE

St. Croix County, WI



**29.99**  
+/- ACRES

SCAN FOR MORE INFO



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**HIGH POINT**  
**LAND COMPANY**

[HIGHPOINTLANDCOMPANY.COM](http://HIGHPOINTLANDCOMPANY.COM)

Real Estate License:  
95483-94, 58203-90

703 S Main St  
Fountain City, WI 54629





# Summary of Property

## 29.99+/- Acres • St. Croix County, WI

**Listing Price: \$400,000**

### **DESCRIPTION**

Located in Wilson, WI sits this 29.99+/- acre property with incredible views. This property features a gravel pit that has been historically active in producing both gravel and sand for any roadway or contractor business. With the increased demand for construction sand and gravel in recent years due to growth in both the private and public construction industries, this is a tremendous opportunity for anyone within the industry or an investor looking to expand their operation or portfolio. This property has an established road with a gate and trail system giving access the total footprint of this tract. Location for this tract is next to none being just 1.5 miles from I-94 interchange and centrally located between Hudson, WI and Menominee, WI. This tract of land would be a great fit for creating a conservation habitat plan, tree plantings, solar opportunities, destination weddings, public access trail system, and much more. This property also features 4.69+/- acres of tillable ground boasting a 58.7 NCCPI across its entirety. If you are looking for a great opportunity don't sit on your hands with this diverse property.

### **Property Address:**

TBD County Road N, Wilson, WI 54027

### **Property Features:**

- Investment Opportunity
- Beautiful Views
- Income Potential
- Trails
- Divisible
- Close to I-94 Interchange
- Great Location
- Off Paved Surface

### **Driving Directions:**

From Baldwin, turn left onto US-63. Continue for 2 miles then turn left to merge onto I-94 toward Menomonie. Take exit 28 towards Elmwood, then merge onto WI-128S. Continue for 1.3 miles then turn left onto County Road N E. Destination will be on the left.

75,000  
ACRES SOLD

# Property Photos



**75,000**  
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# Aerial Map



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Maps Provided By:



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Boundary Center: 44° 54' 51.16, -92° 11' 33.9

0ft 270ft 540ft

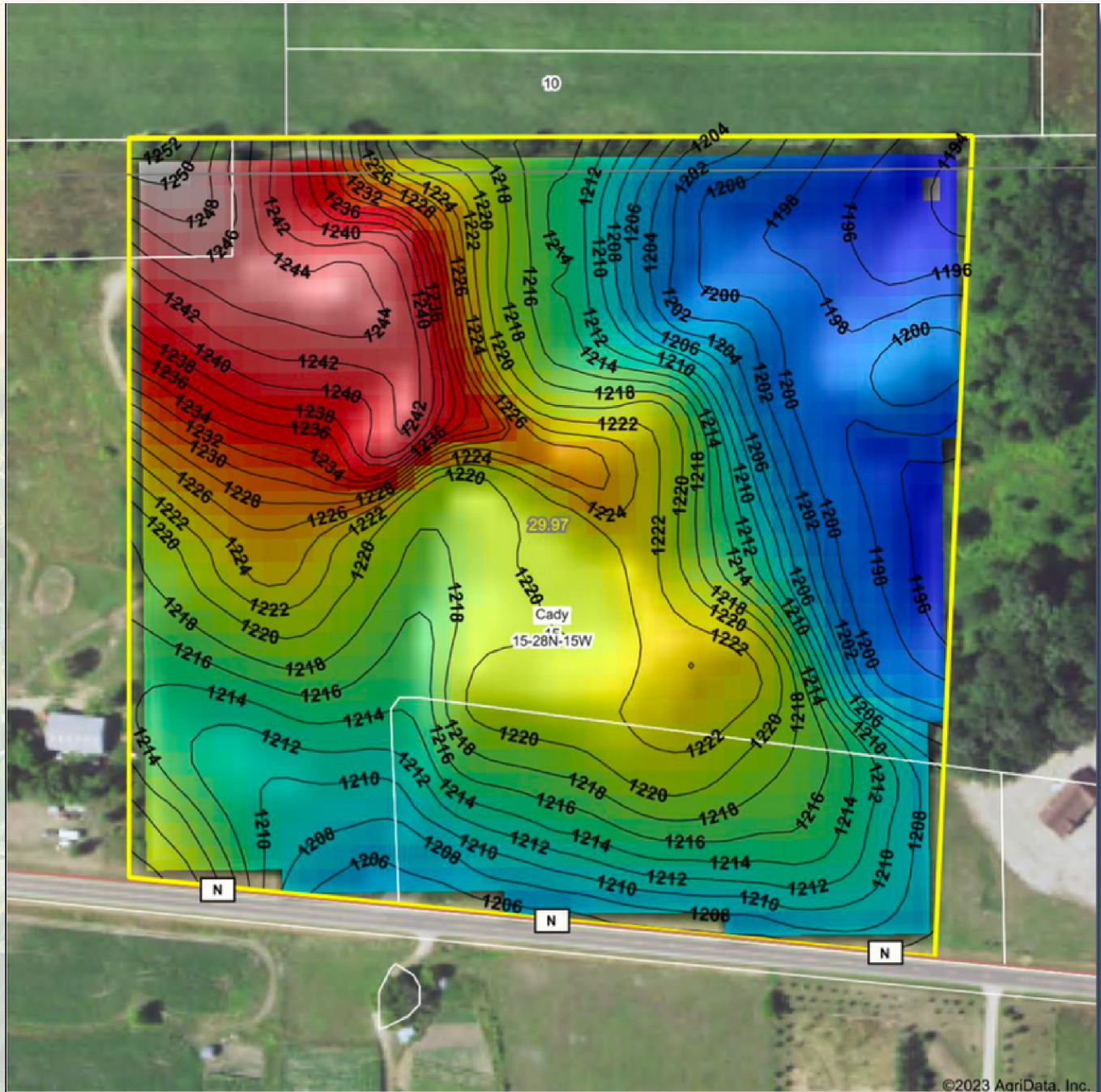
**15-28N-15W**  
**St. Croix County**  
**Wisconsin**



8/24/2023

**75,000**  
ACRES SOLD

# Topo Hillshade Map



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Source: USGS 10 meter dem

0ft      222ft      444ft

Interval(ft): 2

Min: 1,193.0

Max: 1,251.3

Range: 58.3

Average: 1,216.4

Standard Deviation: 13.48 ft



8/24/2023

**15-28N-15W**  
**St. Croix County**  
**Wisconsin**

Boundary Center: 44° 54' 51.16, -92° 11' 33.9



Maps Provided By:



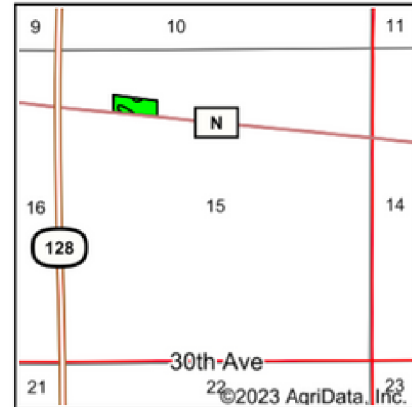
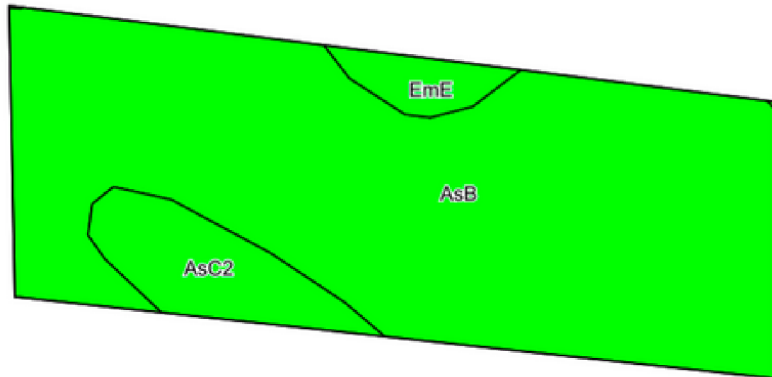
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Field borders provided by Farm Service Agency as of 5/21/2008





# Soils Map



State: **Wisconsin**  
 County: **St. Croix**  
 Location: **15-28N-15W**  
 Township: **Cady**  
 Acres: **4.69**  
 Date: **8/24/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: WI109, Soil Area Version: 18

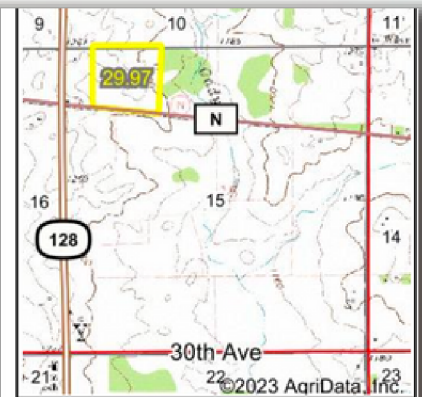
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
AsB	Arland silt loam, 2 to 6 percent slopes	4.08	87.0%		Ile	90	30	61	61	50	46	
AsC2	Arland silt loam, 6 to 12 percent slopes, eroded	0.45	9.6%		IIle	80	26	55	55	43	38	
EmE	Emmert loamy sand, 12 to 35 percent slopes	0.16	3.4%		Vlls			9	9	8	7	
<b>Weighted Average</b>						<b>2.27</b>	<b>86</b>	<b>28.6</b>	<b>*n 58.7</b>	<b>*n 58.7</b>	<b>*n 47.9</b>	<b>*n 43.9</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**75,000**  
ACRES SOLD

# Wetlands Map



State: **Wisconsin**  
 Location: **15-28N-15W**  
 County: **St. Croix**  
 Township: **Cady**  
 Date: **8/24/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 367ft 733ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.10
Total Acres		0.10

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



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