

# LAND

# FOR SALE

Jackson County, WI

**36**  
+/- ACRES



Registered Wisconsin Auctioneer/Broker- Jacob Hart: Lic# 58203-90 Phone# 507-259-1065



Lic# 92702-94

## SCAN FOR MORE INFO



703 S MAIN ST, FOUNTAIN CITY, WI 54629  
**HIGHPOINTLANDCOMPANY.COM**



Lic# 94636-94

**GARRETT HALAMA**  
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**HIGH  
POINT**  
LAND COMPANY

**ERIC HALVORSON**  
Eric@HighPointLandCompany.com  
715-533-4904





# Summary of Property

## 36+/- Acres • Jackson County, WI

**Listing Price: \$155,000**

### DESCRIPTION

Located in Northeast Jackson County, Wisconsin in the Township of Alma, lies this beautiful 36 +/- acre property. This property is located off of Avon RD. about a mile outside of Alma Center and access to property will be conveyed by legal easement. Additional acreage may be procured for those wanting an exceptional building site close to town! Come enjoy the tremendous views this part of the driftless area has to offer. For the avid outdoorsman, this property is surrounded by big agricultural fields and in between two blocks of big timber. Having approximately 4 acres of tillable land gives way to excellent food plot opportunities and having the South Fork Halls Creek running through the property provides a year round water source for deer and all wildlife. This property has great diversity, and surely one a deer hunter and waterfowl hunter won't want to overlook!

For questions or to schedule a private showing contact Wisconsin Land Agents, Garrett Halama directly at 715-797-0442 or Eric Halvorson 715-533-4904.

### Property Address:

TBD Avon Rd, Alma Center, WI 54611

### Property Features:

- Great Hunting
- Amazing Sunsets
- Food Plot Opportunities
- Year-Round Water Source on Property
- Surrounded by Big Agriculture and Timber
- Close to Town with Opportunity to add Building Site

### Driving Directions:

In Alma Center head east on Hwy 95 on Main Street. When you see the Strawberry Square Gas Station turn right onto East Main Street and take a quick right onto West Wheaton Street. Follow West Wheaton Street and it will turn into Old 95 Rd. Follow that for a short distance and turn right onto Avon Rd. You will continue on Avon Rd and the property is at the very end of the road.

75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Property Photos





75,000  
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# Property Photos





75,000  
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# Property Lines





75,000  
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# Aerial Map



Maps Provided By:  
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Field borders provided by Farm Service Agency as of 5/21/2008

Boundary Center: 44° 25' 27.16, -90° 54' 0.83

**32-23N-4W**  
**Jackson County**  
**Wisconsin**

0ft 825ft 1650ft



7/26/2023



75,000  
ACRES SOLD

# Topo Contours Map



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

Source: USGS 10 meter dem  
Interval(ft): 2.0  
Min: 984.8  
Max: 999.8  
Range: 15.0  
Average: 990.5  
Standard Deviation: 2.56 ft

0ft 268ft 535ft



7/26/2023

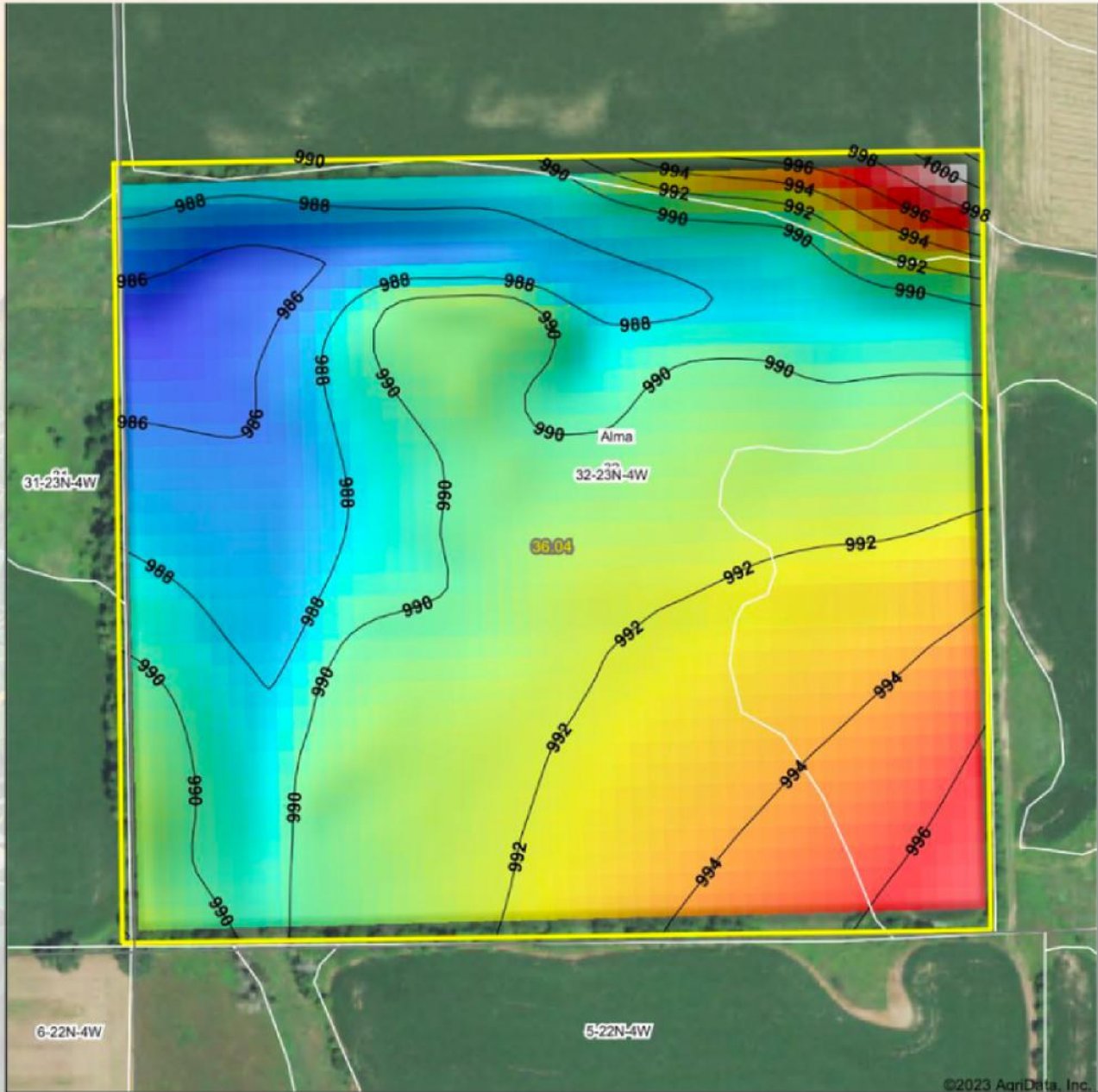
32-23N-4W  
Jackson County  
Wisconsin

Boundary Center: 44° 25' 27.16, -90° 54' 0.83



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ACRES SOLD

# Topo Hillshade Map



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Maps Provided by:



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

Source: USGS 10 meter dem

Interval(ft): 2

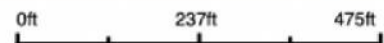
Min: 984.8

Max: 999.8

Range: 15.0

Average: 990.5

Standard Deviation: 2.56 ft



7/26/2023

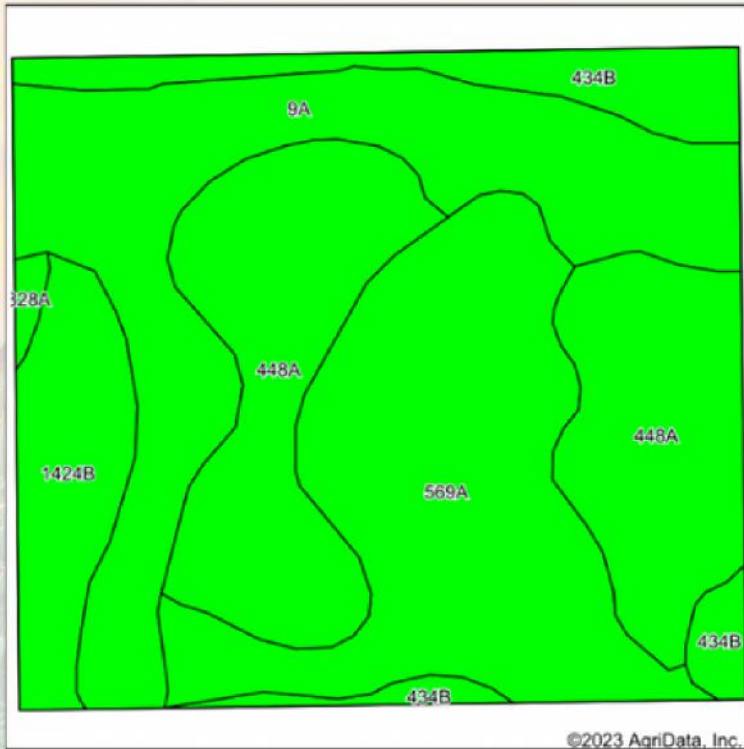
**32-23N-4W**  
**Jackson County**  
**Wisconsin**

Boundary Center: 44° 25' 27.16, -90° 54' 0.83





# Soils Map



State: **Wisconsin**  
 County: **Jackson**  
 Location: **32-23N-4W**  
 Township: **Alma**  
 Acres: **36.04**  
 Date: **7/26/2023**



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

Area Symbol: WI053, 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			
448A	Sooner silt loam, 0 to 3 percent slopes	10.32	28.6%		IIw	105	35	74	74	64	65			
569A	Newlang muck, 0 to 2 percent slopes, frequently flooded	9.91	27.5%		VIw			13	13	9	13			
9A	Houghton and Palms mucks, 0 to 1 percent slopes, frequently flooded	9.60	26.6%		VIIw	120	42	5	3	4	2			
434B	Bilson sandy loam, 1 to 6 percent slopes	3.04	8.4%		IIIs	95	32	65	65	56	53			
1424B	Merit-Gardenvale silt loams, 1 to 6 percent slopes	2.97	8.2%		IIe	105	32	67	67	63	52			
328A	Rowley silt loam, 0 to 3 percent slopes	0.20	0.6%		IIw			88	87	76	87			
<b>Weighted Average</b>								<b>4.52</b>	<b>78.7</b>	<b>26.5</b>	<b>*n 37.6</b>	<b>*n 37.1</b>	<b>*n 32.2</b>	<b>*n 32</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.



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# Wetlands Map



State: **Wisconsin**  
 Location: **32-23N-4W**  
 County: **Jackson**  
 Township: **Alma**  
 Date: **7/26/2023**



0ft 389ft 778ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	9.78
R5UBH	Riverine	0.62
R4SBC	Riverine	0.46
		Total Acres 10.86

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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