

LAND

FOR SALE

St. Croix County, WI

47.97
+/- ACRES

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

SCAN FOR MORE INFO



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HIGH POINT
LAND COMPANY
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Real Estate License:
95483-94

703 S Main St
Fountain City, WI 54629





Summary of Property

47.97+/- Acres • St. Croix County, WI

Listing Price: \$440,000

DESCRIPTION

Located in St. Croix County, WI sits this productive 47.97+/- acre tillable tract. This tract is located off of a hard surface road, and it carries a 70.2 NCCPI across its entirety. If you are a local operator, this tract would provide great returns for many years to come. This tract features 44.01+/- acres of tillable with minimal waterways or obstructions making it an easy farm and well-drained with a 3% slope to the farm. Tracts like this do not come up for sale too often so don't miss out on this great opportunity for you and your operation.

Property Address:

TBD 18th Ave, Baldwin, WI 54002

Property Features:

- 70.2 NCCPI
- 3% Slope
- Off Paved Surface (18th Ave)
- Great Access
- Close to Highway 63
- 44.01 Acres of Tillable
- Beautiful Views

Driving Directions:

From Baldwin, WI, head east on Main Street towards 9th Ave. Turn right at the 2nd cross street onto 8th Ave. Turn right onto Maple Street. Turn left onto US-63 and follow for 5.5 miles. Turn right onto 18th Ave and the destination will be on your left.

A principal of the selling LLC holds an active real estate license

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



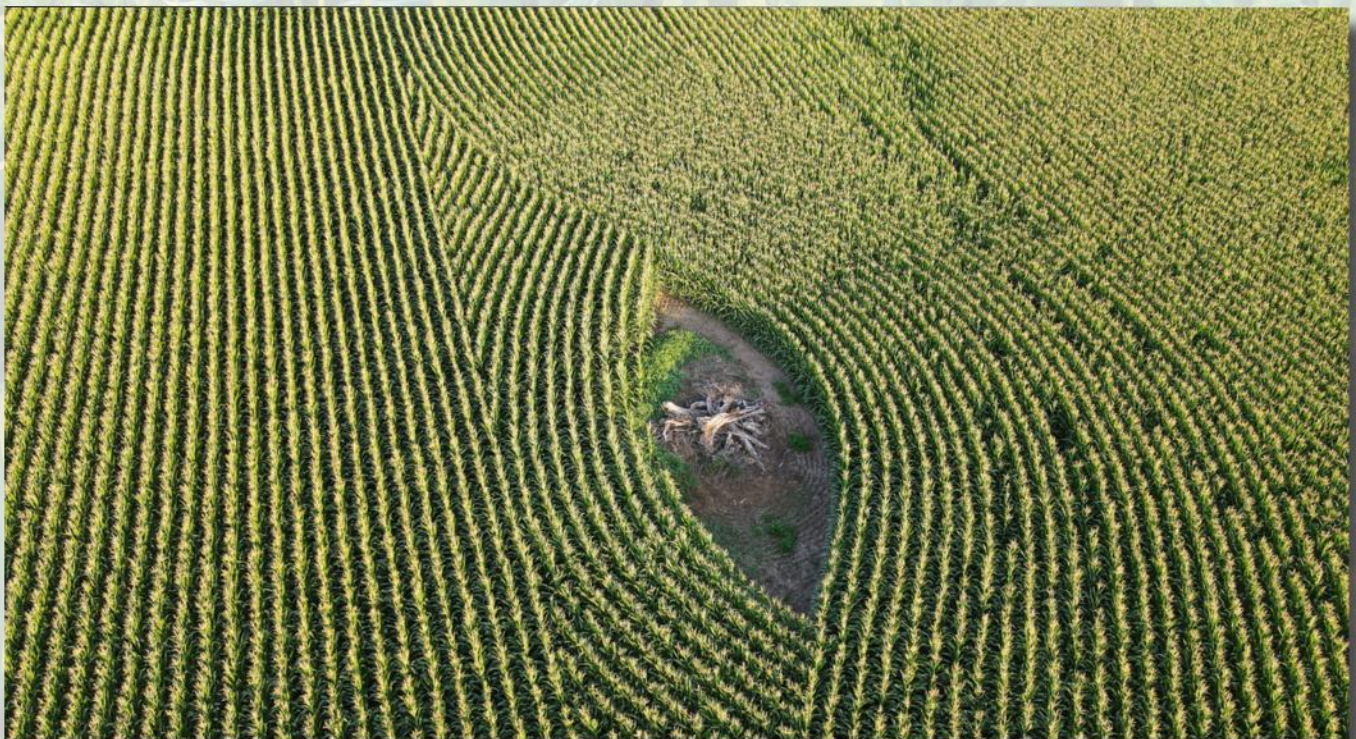
75,000
ACRES SOLD

Property Photos



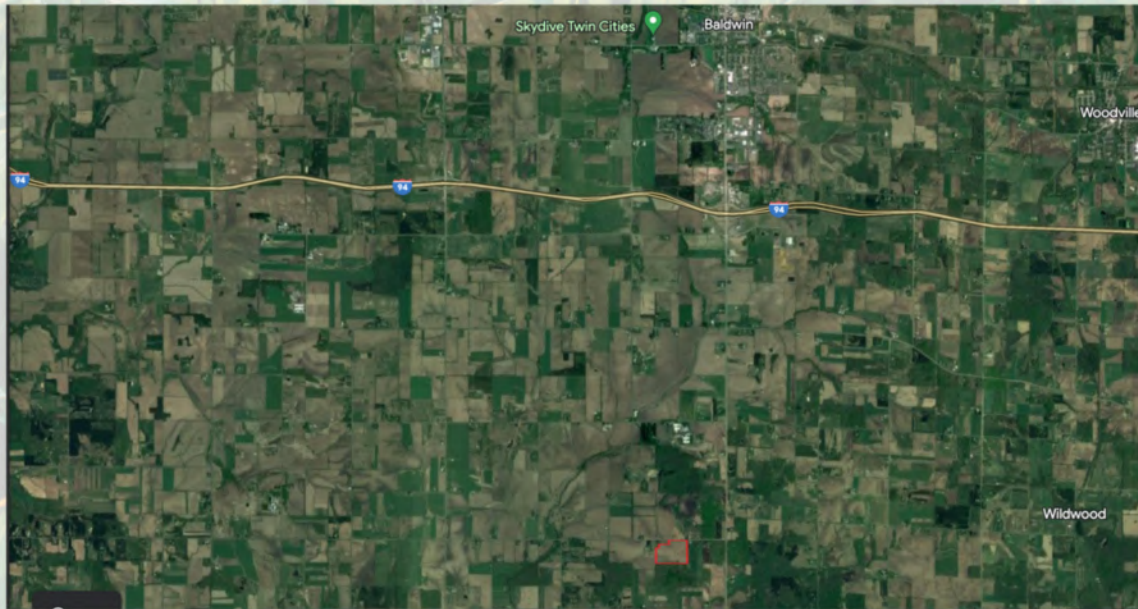
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ACRES SOLD

Property Photos



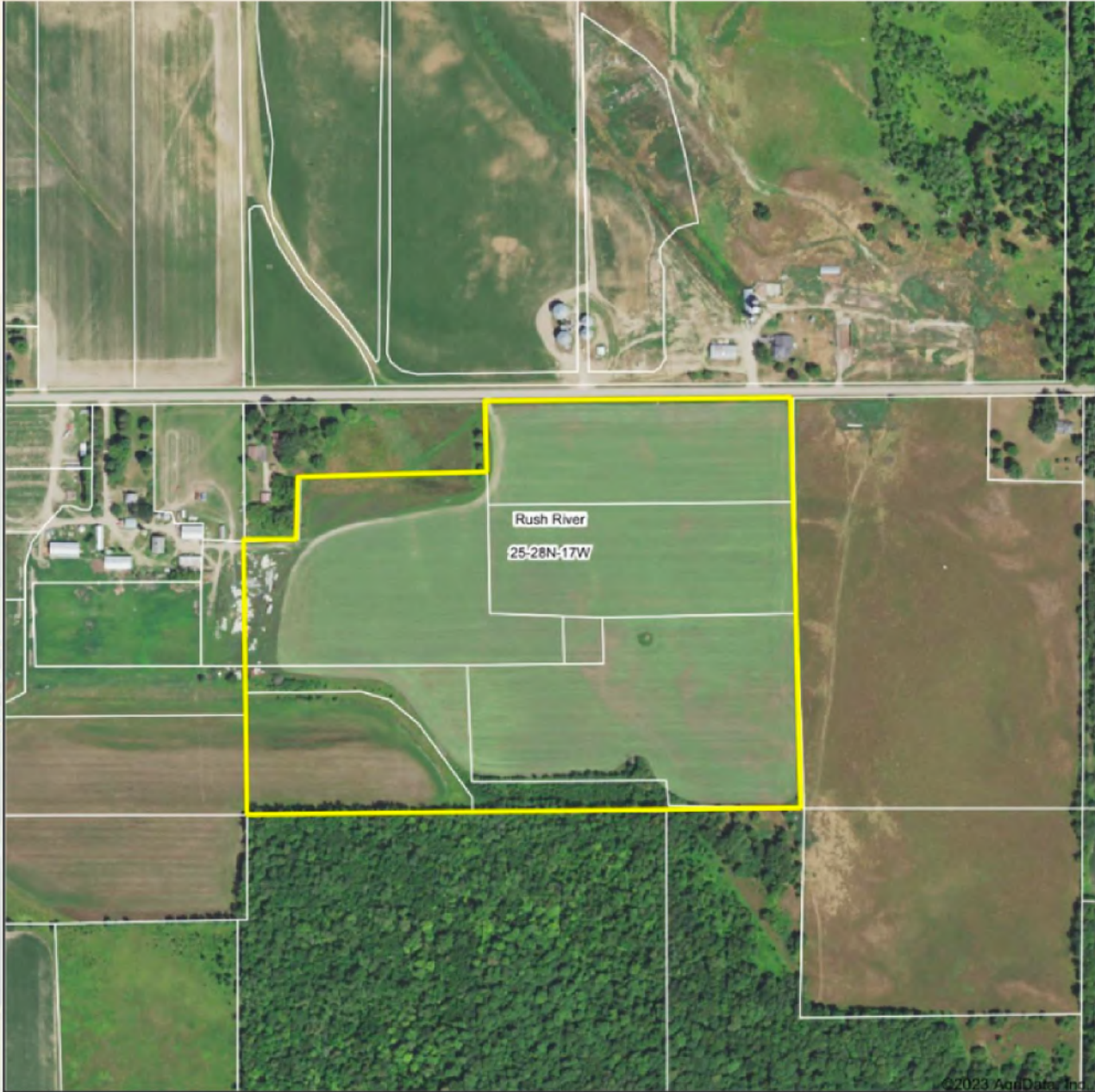
75,000
ACRES SOLD

Aerial



75,000
ACRES SOLD

Aerial Map



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

Map Center: 44° 53' 10.58, -92° 23' 10.52

0ft 490ft 981ft

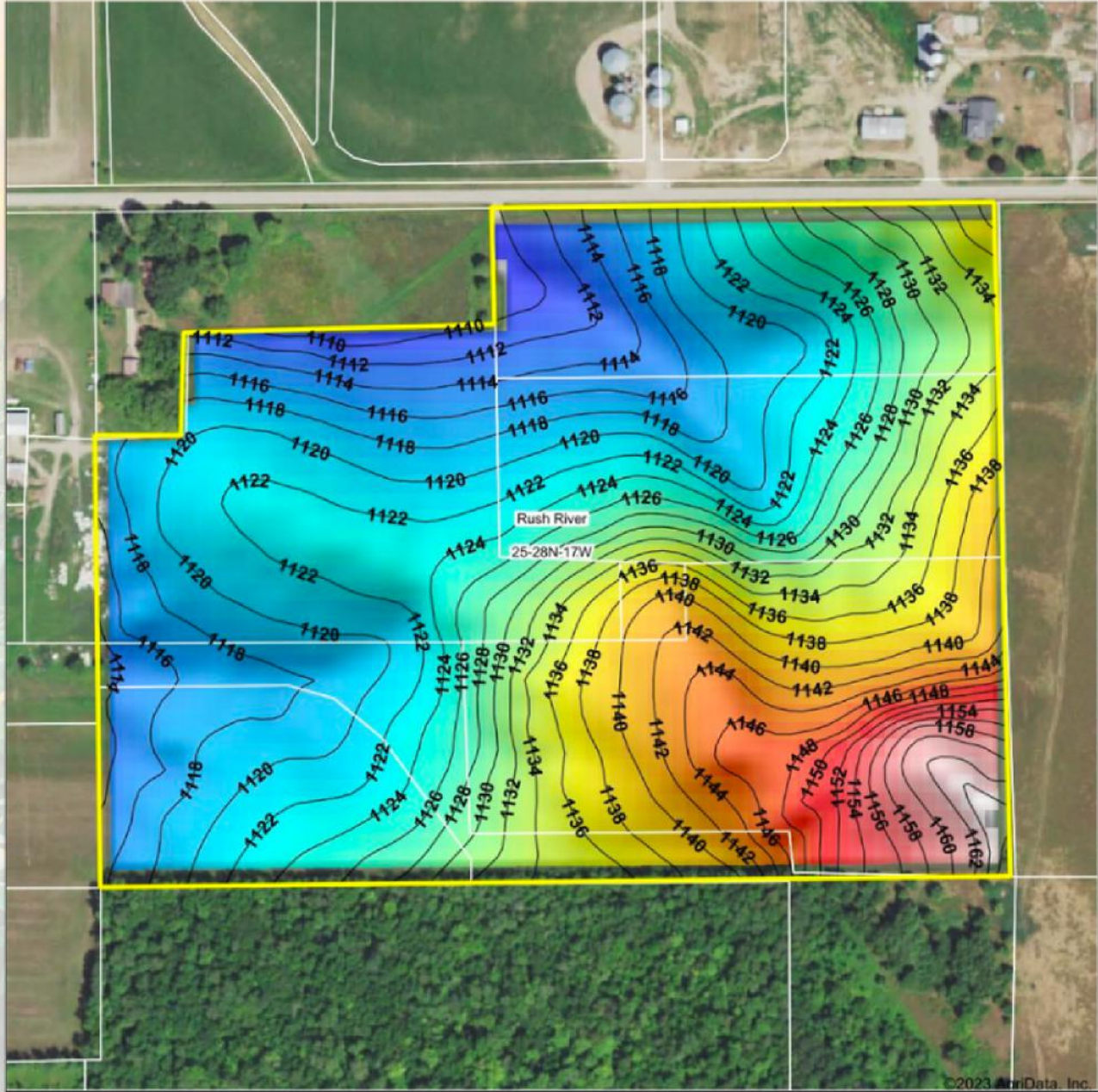
25-28N-17W
St. Croix County
Wisconsin



3/15/2023

75,000
ACRES SOLD

Topo Hillshade Map



Low Elevation High



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: 1,108.6

Max: 1,165.0

Range: 56.4

Average: 1,127.8

Standard Deviation: 11.65 ft



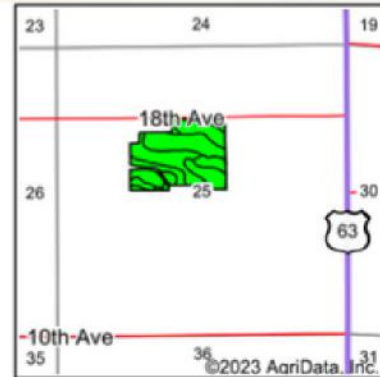
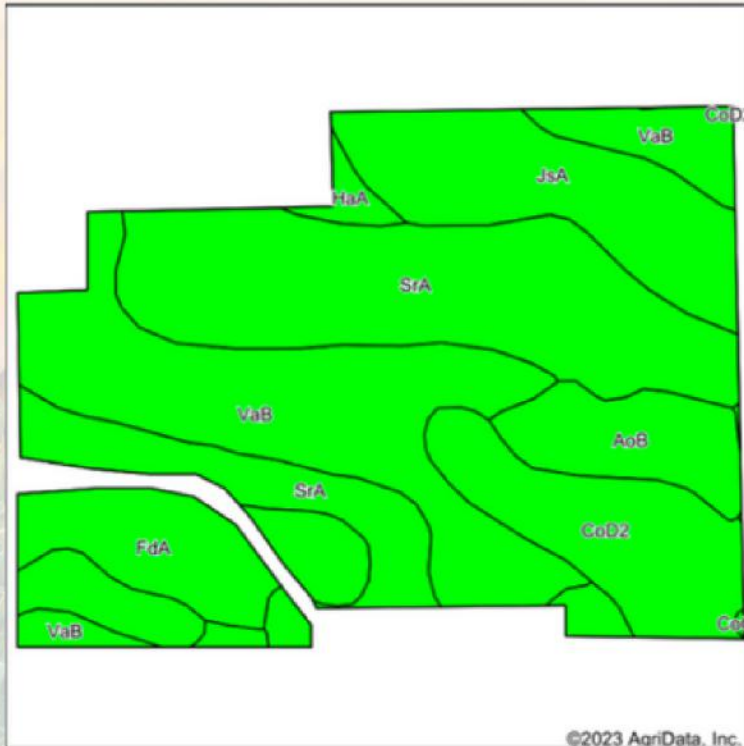
3/15/2023

25-28N-17W
St. Croix County
Wisconsin

map center: 44° 53' 10.58, -92° 23' 10.52



Soils Map



State: **Wisconsin**
 County: **St. Croix**
 Location: **25-28N-17W**
 Township: **Rush River**
 Acres: **44.01**
 Date: **3/15/2023**



Soils data provided by USDA and NRCS.

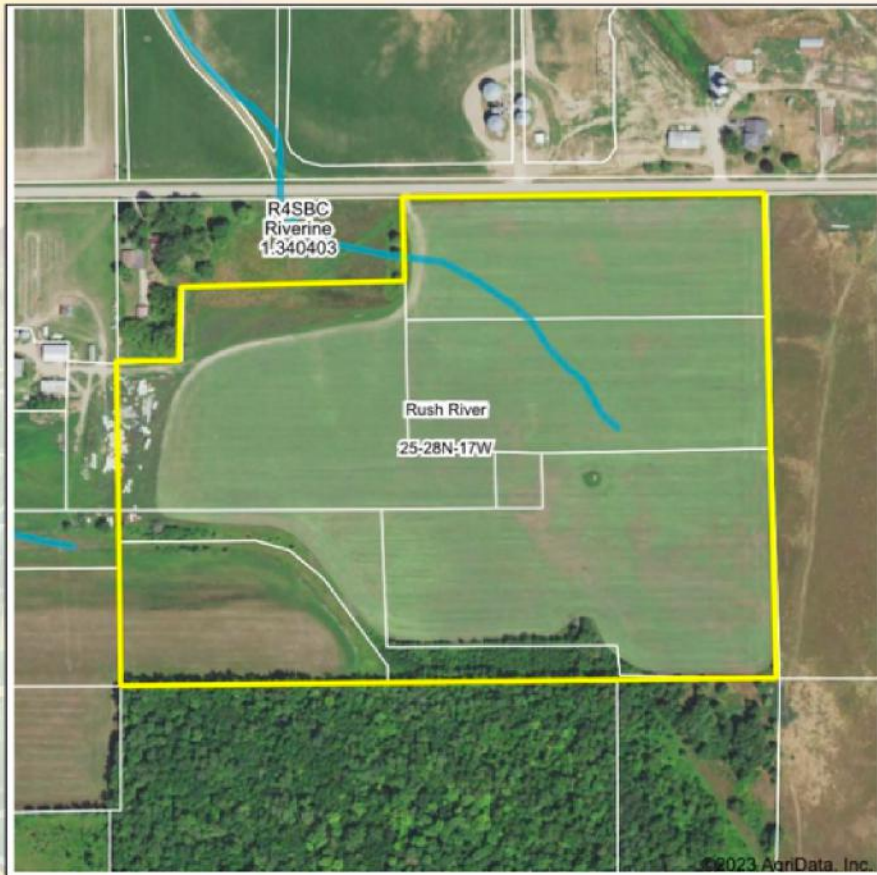
Area Symbol: WI109, Soil Area Version: 18

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
SrA	Skyberg silt loam, 0 to 3 percent slopes	15.31	34.8%		llw	115	38	72	51	50	72
VaB	Vlasaty silt loam, 2 to 6 percent slopes	11.34	25.8%		lle	130	43	80	80	57	66
JsA	Jewett silt loam, sandy substratum, 0 to 2 percent slopes	5.64	12.8%		lls	95	31	65	65	54	53
CoD2	Chetek-Onamia complex, 12 to 20 percent slopes, eroded	4.57	10.4%		Vle			43	43	34	25
FdA	Floyd silt loam, 0 to 3 percent slopes	3.97	9.0%		llw	125	41	86	54	54	86
AoB	Antigo silt loam, 2 to 6 percent slopes	2.72	6.2%		lle			54	54	50	41
HaA	Halder silt loam, 0 to 3 percent slopes	0.46	1.0%		llw	85	28	64	64	47	49
Weighted Average					2.42	97.8	32.3	*n 70.2	*n 60	*n 51	*n 62.2

*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.



Wetlands Map



State: **Wisconsin**
 Location: **25-28N-17W**
 County: **St. Croix**
 Township: **Rush River**
 Date: **3/15/2023**



0ft 478ft 957ft

Classification Code	Type	Acres
R4SBC	Riverine	0.34
Total Acres		0.34

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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