

LAND

FOR SALE

Monroe County, WI

30
+/- 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
Garrett@HighPointLandCompany.com
715-797-0442



HIGH POINT
LAND COMPANY

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



Summary of Property

30+/- Acres • Monroe County, WI

Listing Price: \$445,000

DESCRIPTION

Located in Monroe County WI just outside of Norwalk you will find this beautiful 3 bed 1.5 bath with beautiful views of the surrounding countryside. As you travel down the nearly $\frac{3}{4}$ mile dead end shared driveway you will fall in love with the picturesque landscape this property offers. This home which was built in 2017 has had numerous updates with new flooring, Amish built cabinets and much more! This 30+/- acres (dependent on survey to be completed) has a little bit for everyone. The 15+/- tillable acreage is currently organically farmed along with pasture opportunities for cattle and horses with fencing that is currently in place. For the avid hunter this property offers top access and bottom access hunting from Niagara Ave with no shortage of wildlife. Opportunities like this seldom come available in this neighborhood! If you have been looking for the perfect getaway home with acreage look no further.

Seller will re-route the driveway so it does not come through the yard, at the seller's expense.

For additional information call Wisconsin Land Specialist Garrett Halama at 715-797-0442 or email Garrett@highpointlandcompany.com or call Wisconsin Land Specialist Eric Halvorson at 715-533-4904 or email Eric@highpointlandcompany.com

Property Address:

17155 County Highway F, Norwalk, WI 54648

Property Features:

- 3 bed, 1.5 bath
- Shared Well and Shared Driveway with Deeded Legal Access
- New Septic to be Installed by Seller
- Underground Electric
- Survey to be Completed
- Beautiful Views
- Great Hunting
- Pasture/Farming Opportunities
- Top and Bottom Access Hunting

Driving Directions:

From Norwalk, WI head South on WI-71. Turn right on County Rd T. Follow County Rd T until you turn right on County Rd F. Follow County Rd F for approximately 2.5 miles and driveway will be located on the left side of the road.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



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ACRES SOLD

Property Photos



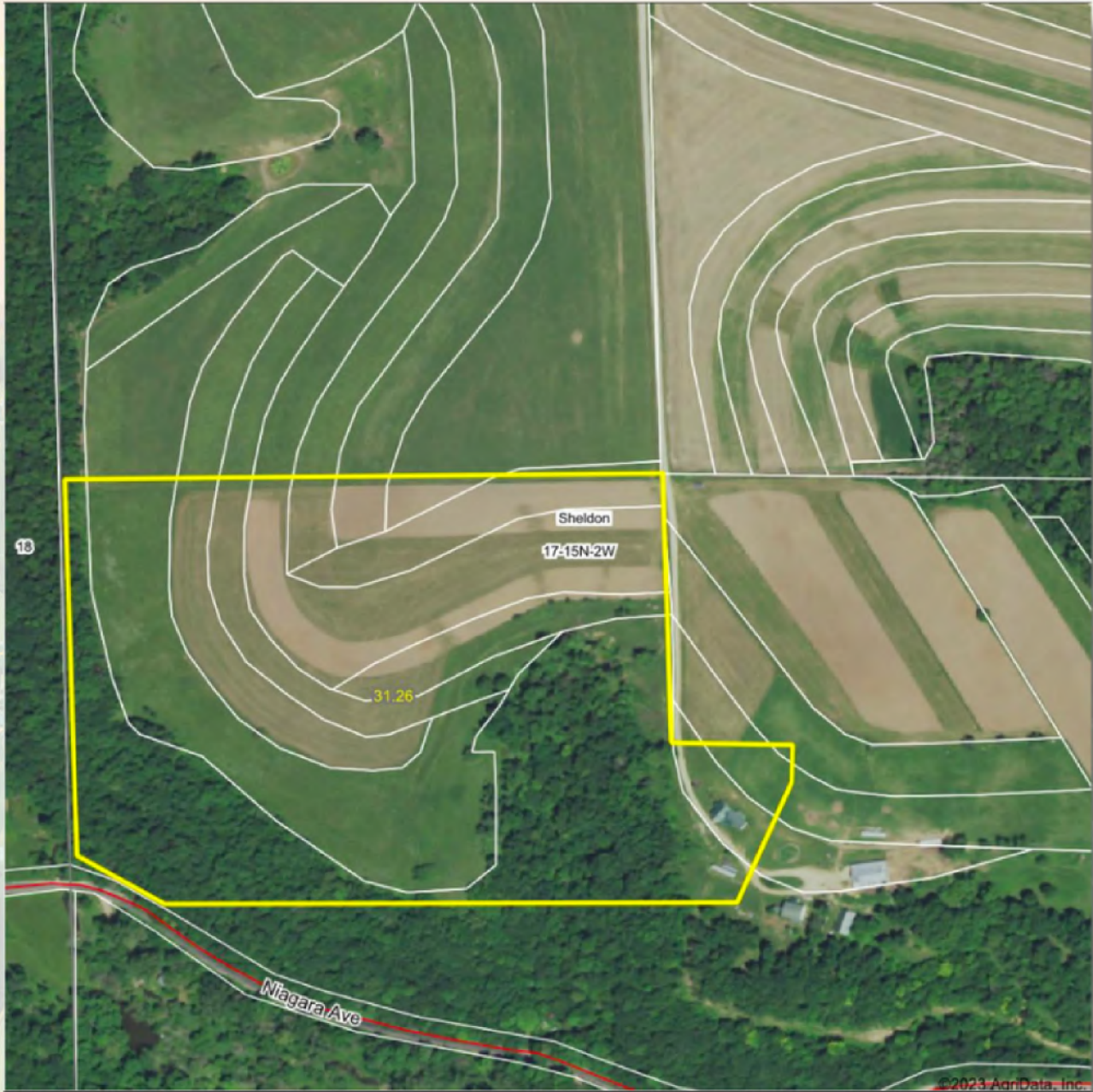
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Property Photos



75,000
ACRES SOLD

Aerial Map



Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 46' 32.64, -90° 38' 55.92

0ft 350ft 701ft



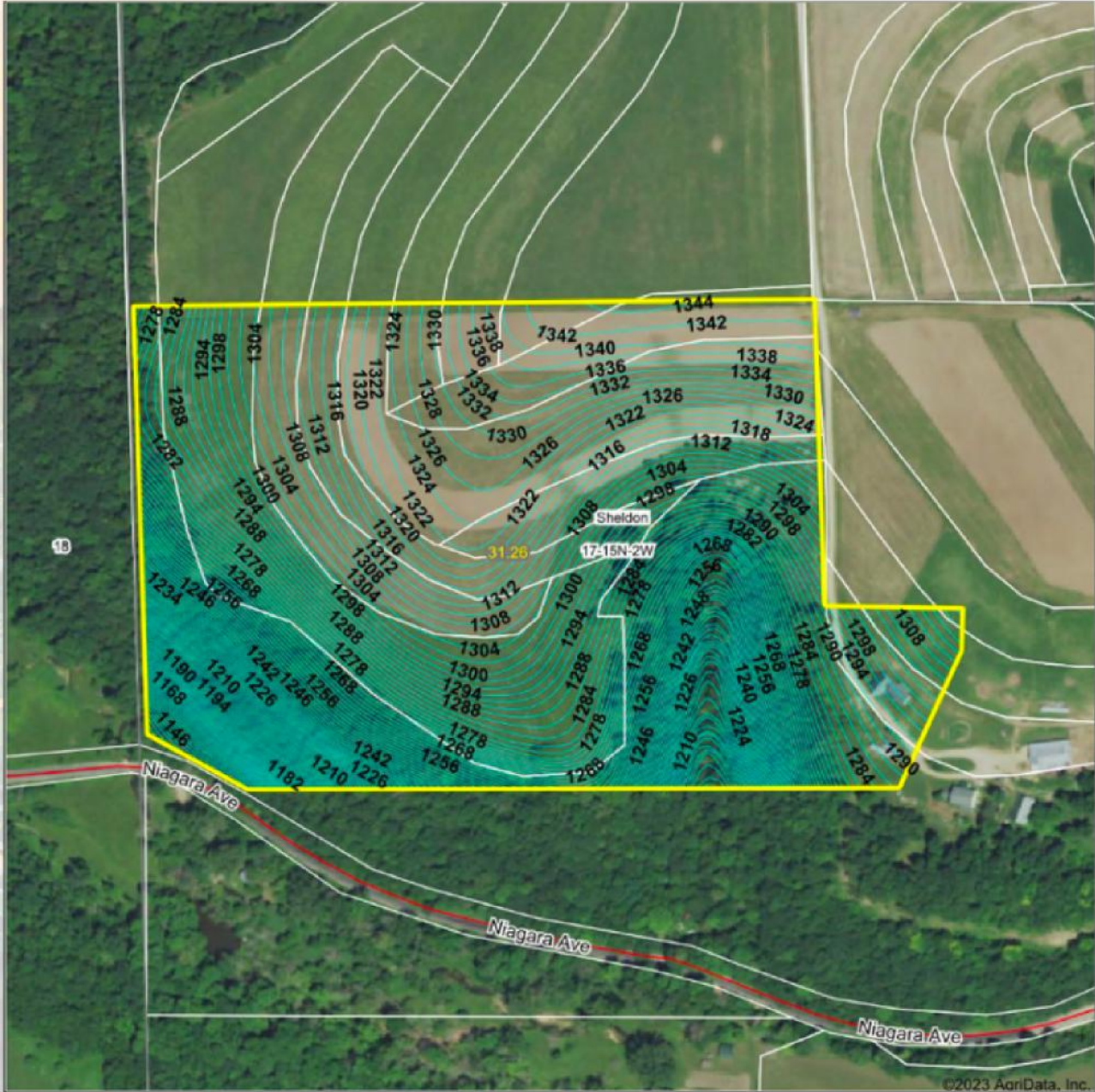
17-15N-2W
Monroe County
Wisconsin

10/29/2023

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

75,000
ACRES SOLD

Topo Contours Map



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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: 1,139.2

Max: 1,344.0

Range: 204.8

Average: 1,287.7

Standard Deviation: 39.67 ft

0ft 308ft 617ft



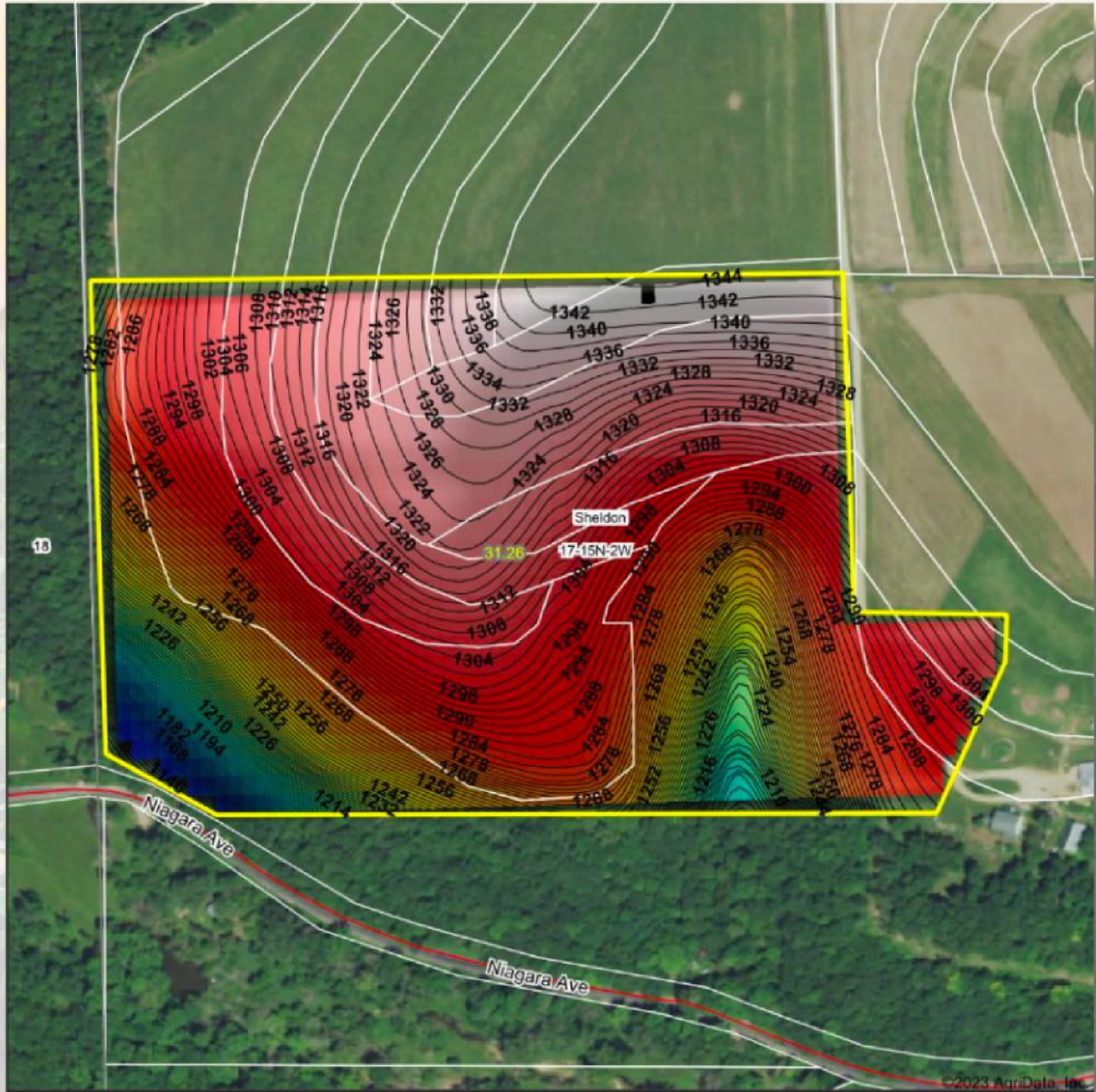
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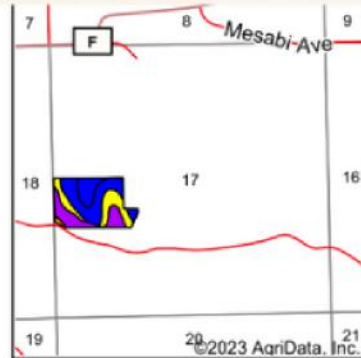
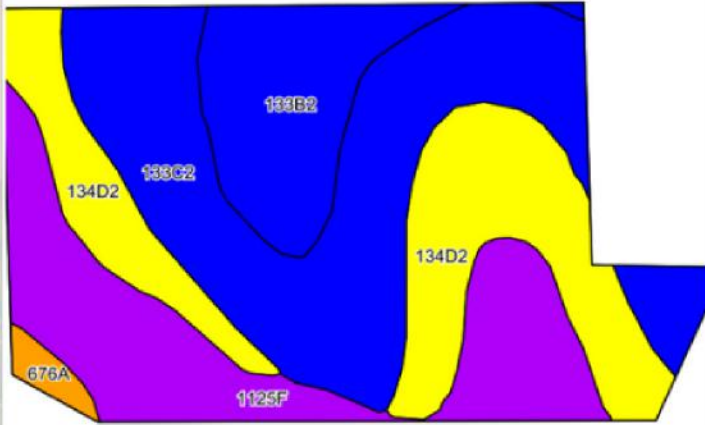
Topo Hillshade Map



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 2 Min: 1,139.2 Max: 1,344.0 Range: 204.8 Average: 1,287.7 Standard Deviation: 39.67 ft</p>	<p>0ft 278ft 556ft</p>
<p>HIGH POINT LAND COMPANY</p> <p>Maps Provided By:</p> <p>surety CUSTOMER ONLINE SUPPORT</p> <p><small>© AgriData, Inc. 2023 www.AgrDataInc.com</small></p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008</small></p>	<p></p> <p>10/29/2023</p> <p>17-15N-2W Monroe County Wisconsin</p> <p>Boundary Center: 43° 46' 32.64, -90° 38' 55.92</p>	



Soils Map



State: **Wisconsin**
 County: **Monroe**
 Location: **17-15N-2W**
 Township: **Sheldon**
 Acres: **31.26**
 Date: **10/29/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: WI081, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Bluegrass white clover Tons	Corn Bu	Corn silage Tons	Oats Bu	Orchardgrass alsike Tons	Orchardgrass red clover Tons	Red clover hay Tons	Soybeans Bu	Timothy alsike Tons	*n NC Ov
133C2	Valton silt loam, 6 to 12 percent slopes, moderately eroded	11.50	36.8%		lie											
134D2	Lamoille silt loam, 12 to 20 percent slopes, moderately eroded	7.91	25.3%		IVe											
1125F	Dorerton, very stony-Elbaville complex, 30 to 60 percent slopes	7.09	22.7%		Vlie											
133B2	Valton silt loam, 2 to 6 percent slopes, moderately eroded	4.34	13.9%		lie											
676A	Kickapoo fine sandy loam, 0 to 3 percent slopes, occasionally flooded	0.42	1.3%		llis	4.4	3	110	16	75	3.8	4	3.4	38	3.6	
Weighted Average						3.65	0.1	1.5	0.2	1	0.1	0.1	1.5	0.5	1.5	1.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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