

LAND

FOR SALE

Barron County, WI

18.7
+/- ACRES



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

SCAN FOR MORE INFO



Real Estate License:
95483-94

703 S Main St
Fountain City, WI 54629

TREVOR GLOMSKI
651-380-0821

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HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

18.7+/- Acres • Barron County, WI

Listing Price: \$589,000

DESCRIPTION

Welcome to this stunning Barron County, Wisconsin property, offering the perfect blend of business and pleasure. Nestled on a picturesque 18.2 acre lot in Oak Grove Township, just northeast of Rice Lake, WI, this property is a true gem.

The main attraction is a beautiful 2-bedroom, 1-bathroom home featuring a breathtaking timber-framed great room and endless views. With a 3 car garage, it provides ample space for vehicles and storage. Additionally, there is a remarkable 40' x 128' x 16' heated shop on the property, complete with a 20' x 16' tool crib/office/bathroom. The shop boasts a wood-burning boiler, 14' garage doors, and generous space for storage, woodworking, and business equipment. Adjacent to the shed is a 32' x 80' saw shed, with 16' x 80' insulated space, equipped with a 2000 Woodmizer LT40 HD Super Hydraulic and a 42 hp Kubota Diesel turbo (available to include or remove).

The land itself offers a versatile 18.2 acres, with a prime 3.5 acre building suite conveniently located off 23rd Street. This provides an excellent opportunity for a quick return on investment or the chance to live near loved ones in a beautiful neighborhood. The property offers multiple garden locations and is ideal for hunting deer and turkeys.

The house, built in 2001, presents an impressive timber-framed covered foyer and a steel roof. This 2-bedroom, 1-bathroom home on a simple slab foundation provides accessible and comfortable country living. The 2,800 sq. ft. space includes a stunning great room with exposed timber-framed ceilings, in-floor heating, two well-sized bedrooms, a laundry room with extra storage, an office, and a spacious 3-car garage, perfect for boats or trailers. High-speed Mosaic Fiber optic internet is available, making remote work a breeze.

The shop, constructed in 2006, offers over 5,000 sq. ft. of heated space with 16' side walls and two 14' tall garage doors. With a wood-burning boiler for heating, and a 20' x 16' tool shed that can accommodate tools, an office, and toilet hookups (septic but no well), the possibilities for this shop are limitless. Separate Excel Energy meters for the house and shop make it convenient to rent out either or both, while also allowing the option to build on the 3.5 acre site off 23rd Street.

Don't miss out on this exceptional Barron County property that seamlessly combines residential comfort, business potential, and natural beauty. Contact me today to schedule a showing.

Property Address:

2445 23rd Street, Rice Lake, WI 54868

Property Features:

- Sawmill
- 32' x 80' with 16' x 80' insulated saw shed
- 128' x 40' x 16' Heated Shop
- Fiber Optic High Speed Internet
- Beautiful Views
- Quiet

Driving Directions:

From Rice Lake, head East on W Evans Street toward N Wilson Ave. In .1 miles, turn left at the 1st cross street onto N Wilson Ave. In .2 miles turn Left onto W Knapp St. In .1 miles, turn right onto WI-48 E/20 1/4 St/Hammond Ave. Continue to follow WI-48 E for 4.3 miles then turn left onto 23rd St. Continue for 1.5 miles then arrive at destination.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



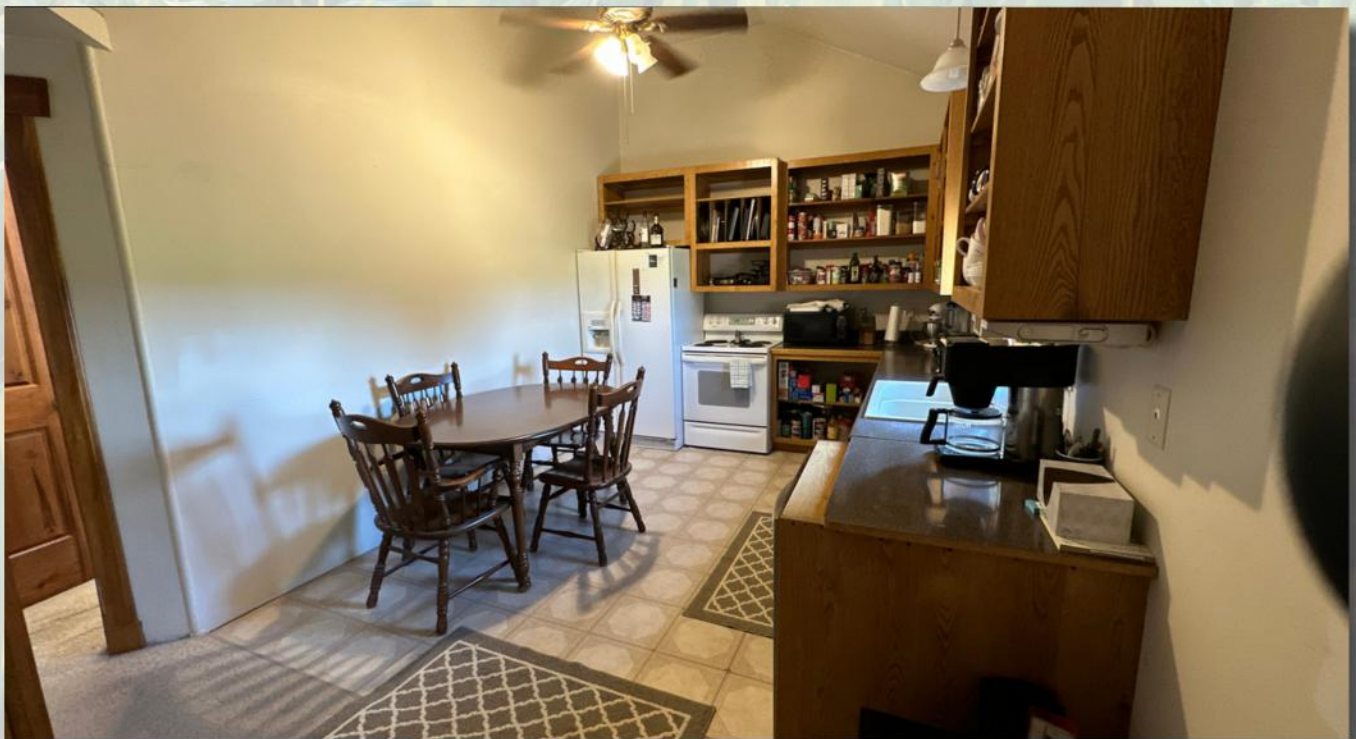
75,000
ACRES SOLD

Property Photos



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Property Photos



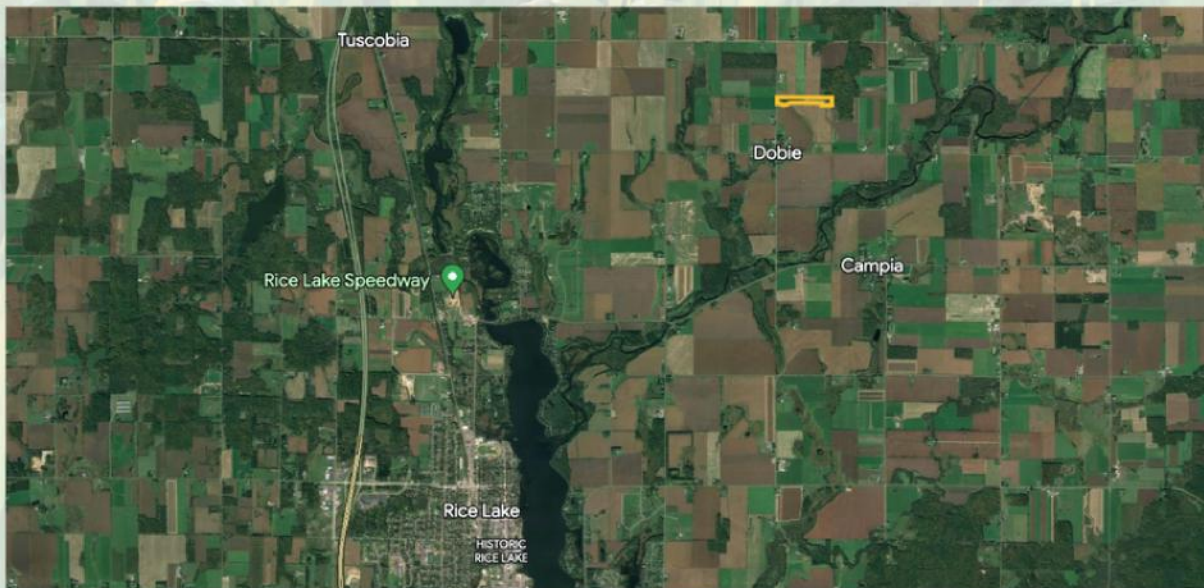
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Aerial Map



Parcel 1

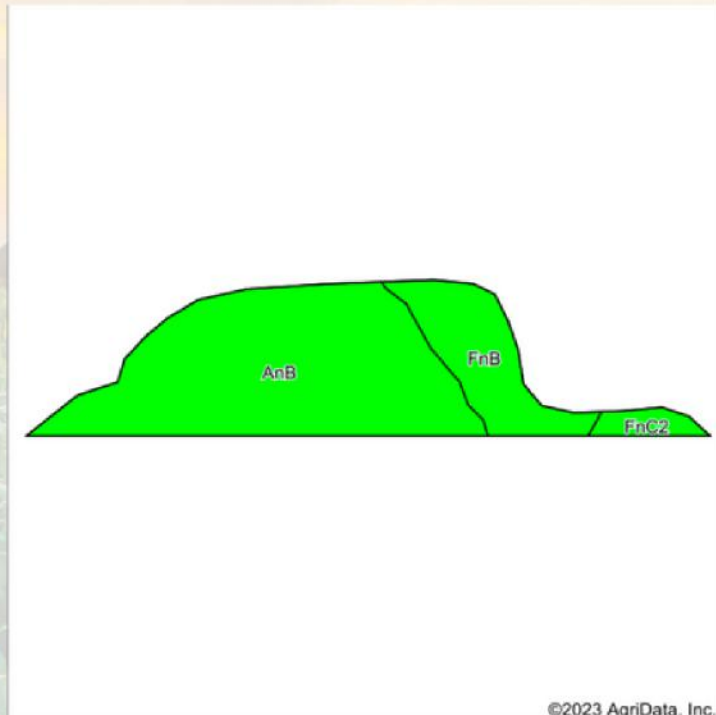


Parcel 2





Soils Map



State: **Wisconsin**
 County: **Barron**
 Location: **36-36N-11W**
 Township: **Oak Grove**
 Acres: **2**
 Date: **7/1/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: WI005, Soil Area Version: 22

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
AnB	Anigon silt loam, 2 to 6 percent slopes	1.49	74.5%		lle	lle	90	30	65	65	57	47
FnB	Freeon silt loam, 2 to 6 percent slopes	0.43	21.5%		lle				62	62	57	48
FnC2	Freeon silt loam, 6 to 12 percent slopes	0.08	4.0%		llle				60	60	55	47
Weighted Average					2.04	*-	67	22.4	*n 64.2	*n 64.2	*n 56.9	*n 47.2

*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.

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