

LAND

FOR SALE

Polk County, WI

15.5
+/- ACRES



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

SCAN FOR MORE INFO



TREVOR GLOMSKI
651-380-0821

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HIGH POINT
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

Real Estate License:
95483-94

703 S Main St
Fountain City, WI 54629





Summary of Property

15.5+/- Acres • Polk County, WI

Listing Price: \$147,000

DESCRIPTION

Located in Polk County, WI 4 miles south of Balsam Lake sits this incredible 15.5 acre property. This property features a beautiful building site overlooking a pond, mature oak timber, great hunting, and a convenient location on WI-46 and WI-8. There are two access points to this property making it easy for any buyer to split or have easterly and southerly access to your deer stand. This property has topography changes making it a great place to hold deer, turkey's, and other wildlife. If you are looking for a place to build off the lake with the convenience of access to multiple lakes. This property has been perc tested and qualifies for a mound system.

Don't miss out on this incredible property to make memories on for many years to come in the heart of Polk County.

Property Address:

TBD WI-46, Balsam Lake, WI 54810

Property Features:

- Buildable
- Perc Test Completed
- Great Timber
- Great Hunting
- Easy Commute from Twin Cities
- Close to Balsam Lake, WI

Driving Directions:

Head South on WI-46 S Continue to follow WI-46 S Pass by Subway (on the left) Destination will be on the right.

75,000
ACRES SOLD

Property Photos



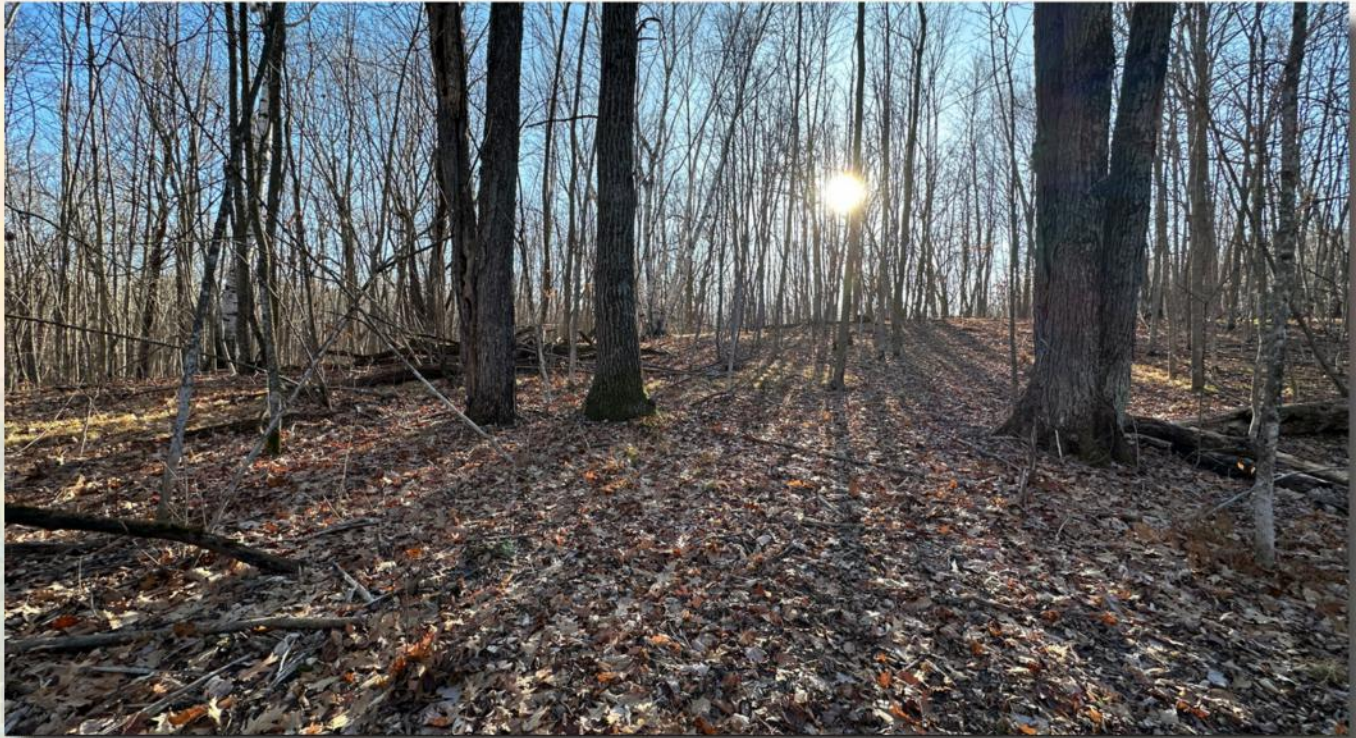
75,000
ACRES SOLD

Property Photos



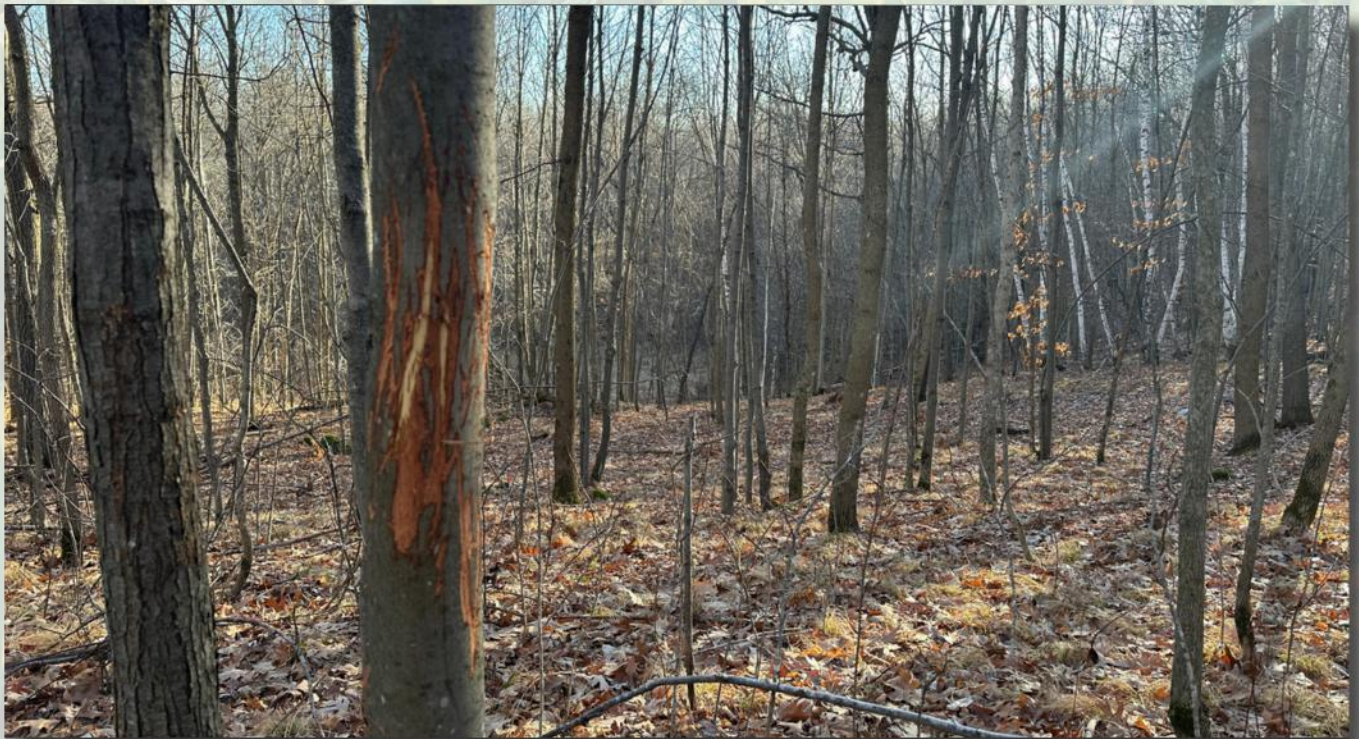
75,000
ACRES SOLD

Property Photos



75,000
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ACRES SOLD

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 45° 23' 51.65, -92° 27' 1.23

27-34N-17W
Polk County
Wisconsin

0ft 281ft 562ft

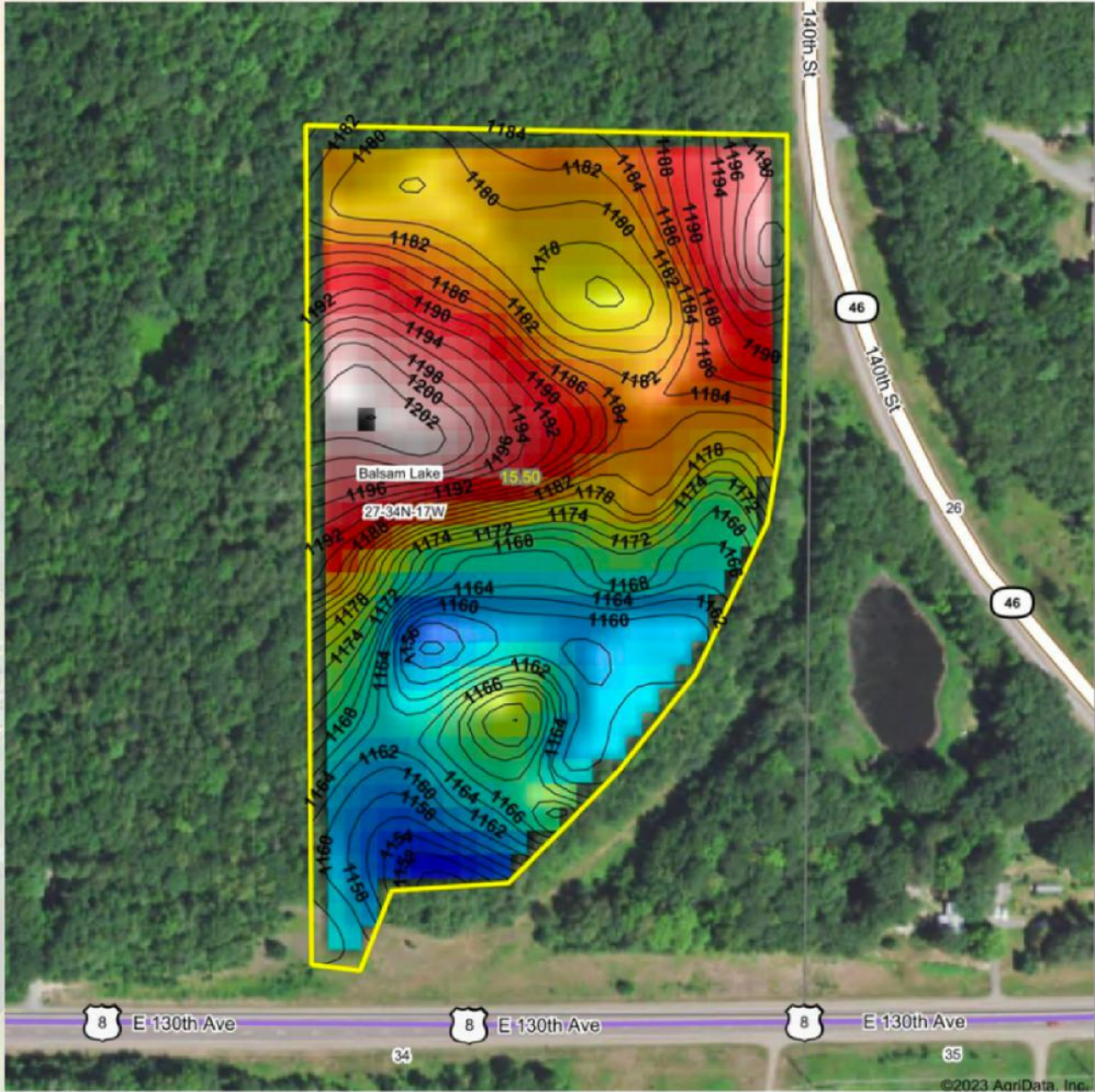


12/20/2023

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

75,000
ACRES SOLD

Topo Hillshade Map



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Source: USGS 10 meter dem



Interval(ft): 2

Min: 1,148.6

Max: 1,204.1

Range: 55.5

Average: 1,177.0

Standard Deviation: 13.81 ft



12/20/2023

27-34N-17W
Polk County
Wisconsin

Boundary Center: 45° 23' 51.65, -92° 27' 1.23



Maps Provided By:

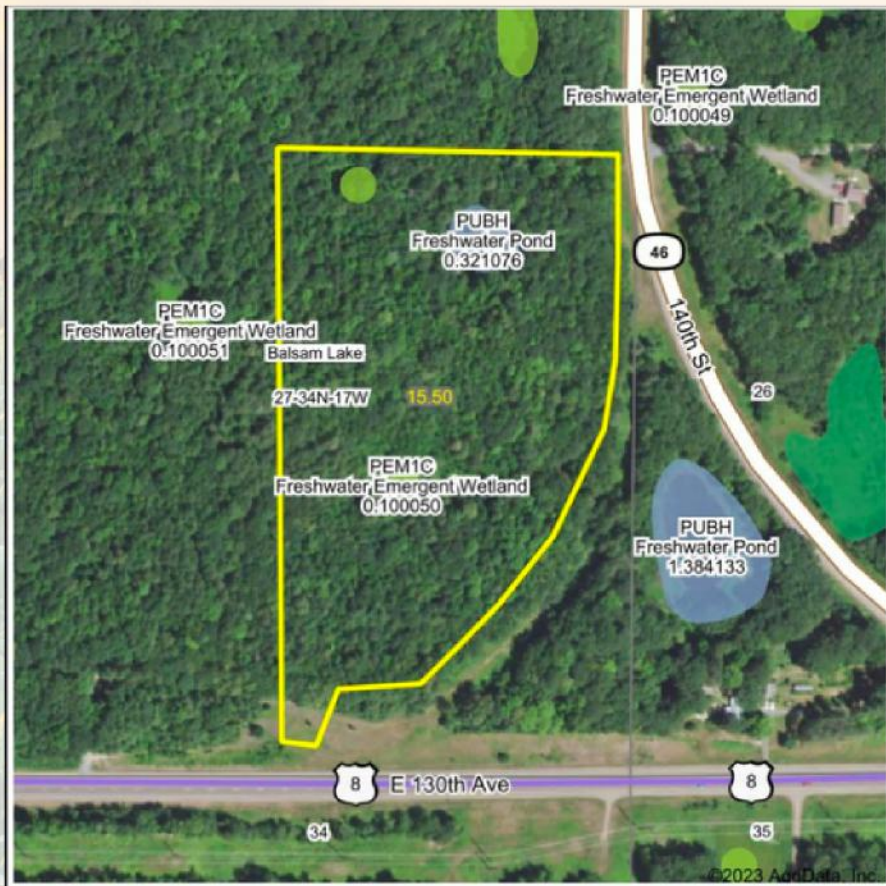


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Field borders provided by Farm Service Agency as of 5/21/2008



Wetlands Map



State: **Wisconsin**
 Location: **27-34N-17W**
 County: **Polk**
 Township: **Balsam Lake**
 Date: **12/20/2023**



0ft 374ft 748ft

Classification Code	Type	Acres
PUBH	Freshwater Pond	0.32
PEM1C	Freshwater Emergent Wetland	0.20
Total Acres		0.52

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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