

LAND

FOR SALE

Rusk County, WI

316
+/- 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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Fountain City, WI 54629



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

316+/- Acres • Rusk County, WI

Listing Price: \$948,000

DESCRIPTION

High Point Land Company is honored to present this tremendous opportunity in Rusk County, Wisconsin. This remarkable 316-acre property offers something for everyone. Situated centrally between Chetek and Weyerhaeuser, just north of Potato Lake on County Rd F, making it easy to access via paved roads. Boasting 92.29 crop acres, beautiful McDermott Creek winding through the property, and abundant wildlife, including deer and bear, it's an outdoorsman's dream. With diverse habitat, permanent stand locations established, varied topography, and access from both Buck Lake Rd and County Rd F, this property is truly special making it easy to access from the south with any predominate wind direction. If you are an operator looking to expand on your farming operation or looking for a property that is under 1 hour drive to Eau Claire, opportunities like this in Rusk County don't come up too often.

Property Address:

TBD County Rd F, Chetek, WI 54728

Property Features:

- McDermott Creek
- Beautiful Views
- 92.29 Tillable Acres
- Great Deer Hunting
- Great Bear Hunting
- Rare Opportunity
- Great Location
- Under 1 Hour to Eau Claire

Driving Directions:

From Chetek: Take 2nd St to 8 1/4 Ave/Hogback Rd in Chetek 4 min (2.2 mi) □
Follow Hogback Rd to County Hwy W in Rusk 11 min (7.7 mi) Turn left onto County Hwy W □ 22 sec (0.2 mi) □ Drive to Buck Lake Rd 5 min (2.4 mi)

75,000
ACRES SOLD

Property Photos



75,000
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Aerial View



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.

Boundary Center: 45° 21' 11.97, -91° 25' 45.5

12-33N-9W
Rusk County
Wisconsin

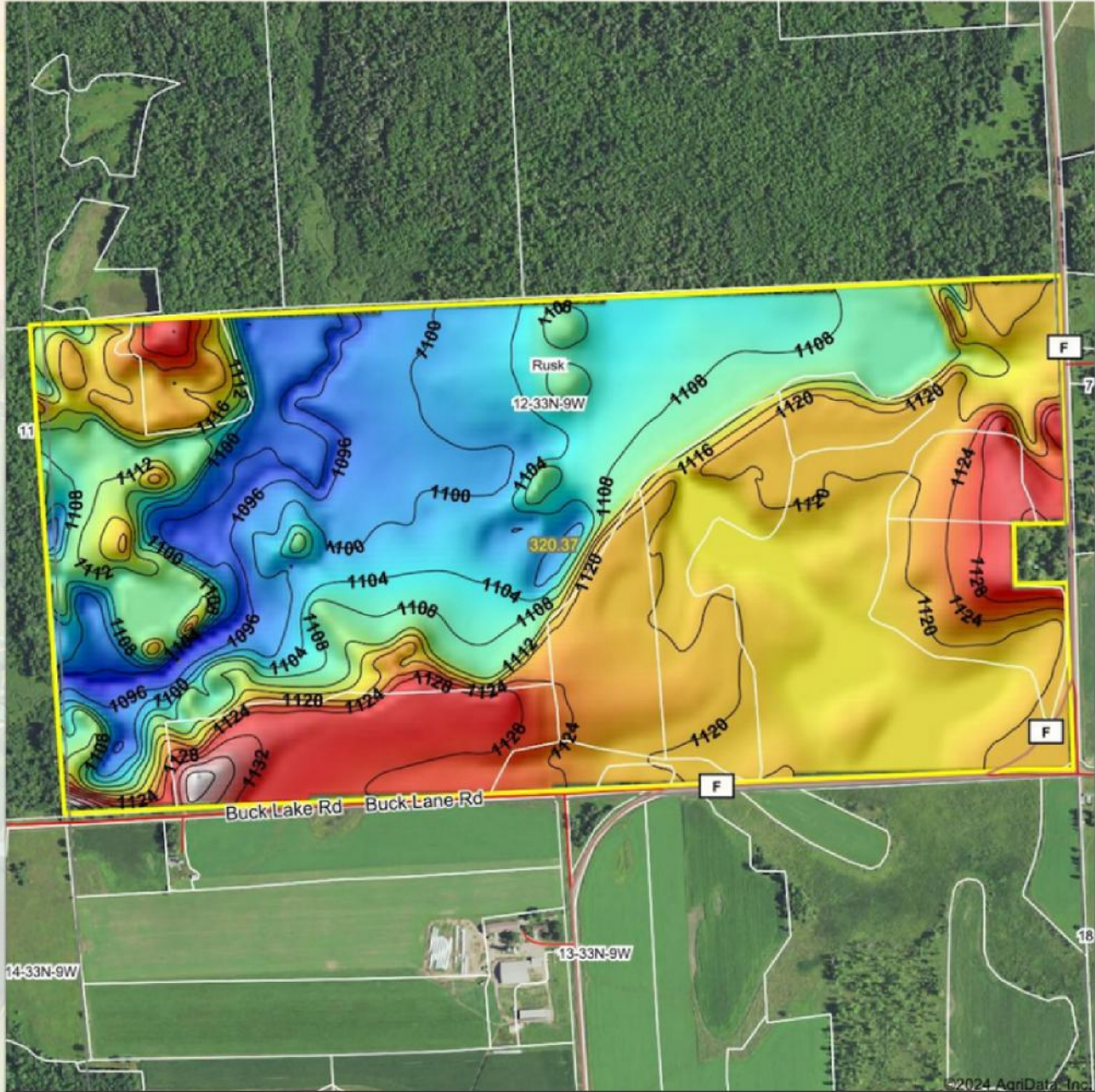
0ft 996ft 1992ft



1/31/2024

75,000
ACRES SOLD

Topo Hillshade Map



Maps Provided By:



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Color borders provided by Farm Service Agency of 6/31/2008

Source: USGS 10 meter dem

Interval(ft): 4

Min: 1,092.3

Max: 1,141.6

Range: 49.3

Average: 1,113.4

Standard Deviation: 10.14 ft

0ft 827ft 1654ft



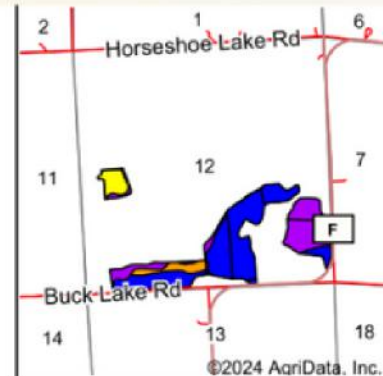
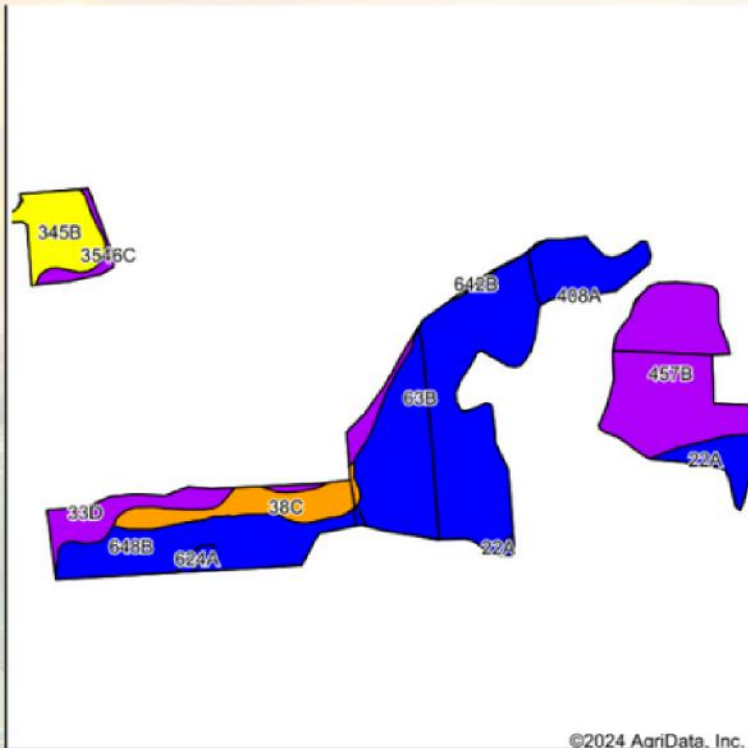
1/31/2024

12-33N-9W
Rusk County
Wisconsin

Boundary Center: 45° 21' 11.97, -91° 25' 45.5



Soil Map



State: **Wisconsin**
 County: **Rusk**
 Location: **12-33N-9W**
 Township: **Rusk**
 Acres: **92.29**
 Date: **1/31/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: W1107, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
63B	Crystal Lake silt loam, 1 to 6 percent slopes	37.53	40.7%		lle	69	68	63	60	
457B	Freeon, very stony and Freeon silt loams, 2 to 6 percent slopes	18.37	19.9%		Vis	53	53	50	31	
648B	Sconsin silt loam, 1 to 6 percent slopes	12.51	13.6%		lle	53	50	53	34	
33D	Chetek sandy loam, 12 to 25 percent slopes	6.35	6.9%		Vle	36	36	35	21	
345B	Freeon, very stony-Sconsin complex, 2 to 6 percent slopes	6.12	6.6%		IVs	50	50	49	32	
38C	Rosholt sandy loam, 6 to 15 percent slopes	5.99	6.5%		llle	44	43	39	27	
22A	Comstock silt loam, 0 to 3 percent slopes	3.41	3.7%		llw	70	68	64	60	
3546C	Newood-Pence complex, 6 to 15 percent slopes, very stony	1.29	1.4%		Vis	36	36	33	17	
624A	Ossmer silt loam, 0 to 3 percent slopes	0.53	0.6%		llw	57	53	56	43	
642B	Pesabic-Capitola-Newood complex, 0 to 6 percent slopes, very stony	0.19	0.2%		IVs	44	44	41	20	
Weighted Average						3.33	*n 57.9	*n 57	*n 54.2	*n 43.2

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

*c: Using Capability Class Dominant Condition Aggregation Method

75,000
ACRES SOLD

Wetlands Map



State: Wisconsin
 Location: 12-33N-9W
 County: Rusk
 Township: Rusk
 Date: 1/31/2024



Maps Provided by:
surety
 CUSTOMIZED ONLINE MAPPING
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0ft 1247ft 2494ft

Classification Code	Type	Acres
PEM1F	Freshwater Emergent Wetland	57.03
PFO4/SS3Bg	Freshwater Forested/Shrub Wetland	47.91
PFO1/4A	Freshwater Forested/Shrub Wetland	20.92
PFO4B	Freshwater Forested/Shrub Wetland	13.41
PSS1C	Freshwater Forested/Shrub Wetland	8.74
PSS1Bg	Freshwater Forested/Shrub Wetland	4.55
PFO1/SS1C	Freshwater Forested/Shrub Wetland	3.95
PSS1/EM1Bg	Freshwater Forested/Shrub Wetland	2.33
PFO1C	Freshwater Forested/Shrub Wetland	1.83
R2UBH	Riverine	1.69
PEM1C	Freshwater Emergent Wetland	1.28
R4SBC	Riverine	0.50
PFO1/SS1Bg	Freshwater Forested/Shrub Wetland	0.28
R5UBH	Riverine	0.03
PFO1/SS1F	Freshwater Forested/Shrub Wetland	0.01
Total Acres		164.46

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

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