

LAND

FOR SALE

Jackson County, WI



616.52
+/- 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

612.52+/- Acres • Jackson County, WI

Listing Price: \$4,000,000

DESCRIPTION

Garrett Halama and Eric Halvorson with High Point Land Company are incredibly honored to present the Boullion family farm, now available for purchase. This tremendous offering is located in Jackson County Wisconsin in the township of Cleveland, less than a mile south of Fairchild, Wisconsin.

This farm boasts predominantly flat fields, long rows, and great access via multiple hard surfaced roads. This farm sets up well for the growing operators of today, and years to come. With having great field drives to access the property and multiple paved roads, gives excellent opportunities to be accessed with semis and the modern day large equipment. To complement all of these features, this property has excellent proximity to multiple grain markets.

Comprised of 616.52 +/- Net Taxable acres with 400.85 acres of that consisting of FSA certified crop land acres, this property boasts very little waste, making this a tremendous opportunity to expand any operation. The tillable land on this farm is comprised of various loam soil types, and drains well. An offering of this size and efficiency rarely comes to the open market in this area, and surely is one you won't want to miss out on.

As you pull in the drive at the homestead, you are greeted with a warm bucolic setting. A tastefully and spacious duplex home compliments the farm well. The duplex was built in 2011 and is approximately 3,200 square feet. The tall cathedral ceilings going from the kitchen into the living room is warm and inviting. In the living room, there is a gas fireplace to enjoy the additional warmth during the cold Wisconsin winter. The exterior of the home boasts LP smart siding and a spacious 3 car garage. Each duplex consists of 2 bedrooms and 2 bathrooms, with a full basement. The basement is also plumbed for an additional bath with shower stall. There is a breakfast room that separates each duplex, and is the perfect place to gather with family friends. There are also several outbuildings on this property to store and work on all of your equipment and a 40x90 hoop shed with concrete for hay storage as well. For grain storage, there are 4 grain bins on the homestead, a 5 thousand bushel, two 10 thousand bushel bins that can be used as drying bins, and a 32 thousand bushel bin. For the dairy farmer, there is also an operating milking barn on the property and plenty of room for young stock.

For the avid outdoorsman this property also hosts a plethora of recreational activities. Deer hunting, turkey hunting, bear hunting, goose hunting, horseback riding, atv/utv riding, snowmobiling, snowshoeing, or nature walking are all some of the various activities that can be enjoyed on this property. For the avid hunter, there has been a great deer history on this property and will surely be something you won't want to overlook!

This farm has been great to the Bullion family for many decades, and surely will be great to the new owner taking over this wonderful farm for years to come.

For questions or to schedule a private showing, contact local Wisconsin Land Specialist Garrett Halama at 715-797-0442 or email Garrett@Highpointlandcompany.com or Eric Halvorson at 715-533-4904 or email Eric@Highpointlandcompany.com showings for qualified buyers only. Please respect the property owners and no trespassing.

Property Address:

W13060 E Bramer Rd. Fairchild, WI 54741

Property Features:

- Flat Tillable Land
- Long Rows
- Newer Duplex Home
- Well-Draining
- Close to Local Grain Markets
- Very Little Waste
- Rare Offering for Parcel this Size in Area

Driving Directions:

From Fairchild head south on Primus road and take your first right onto E Bramer Road.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



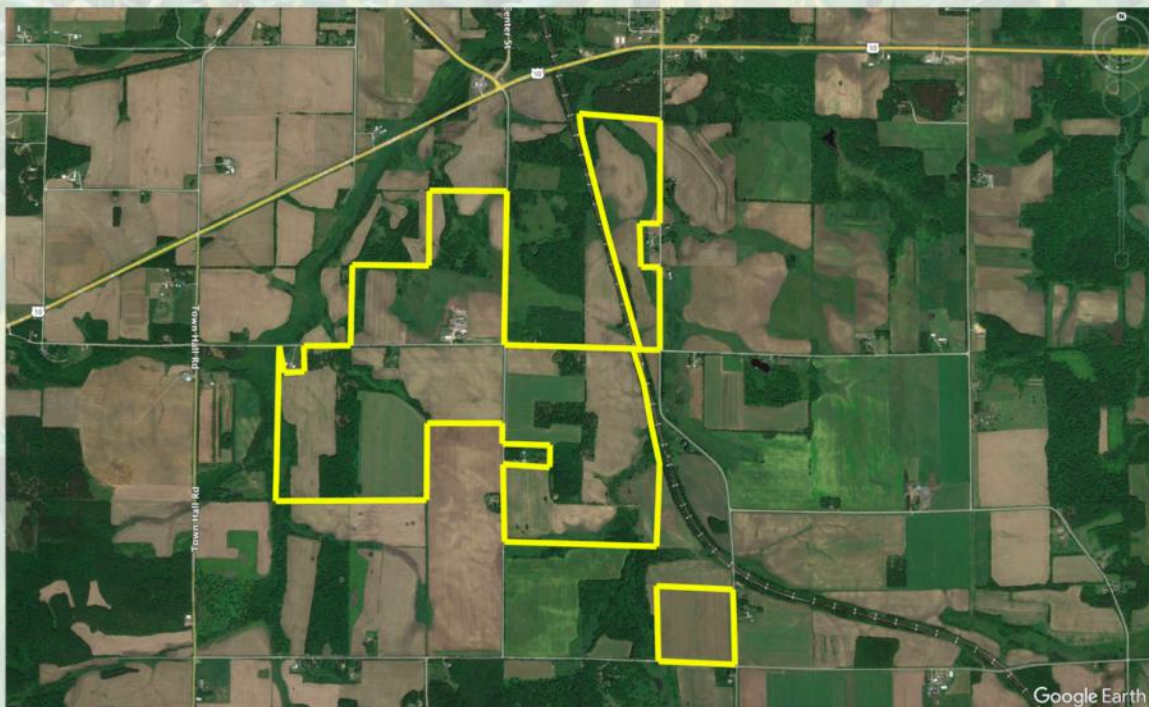
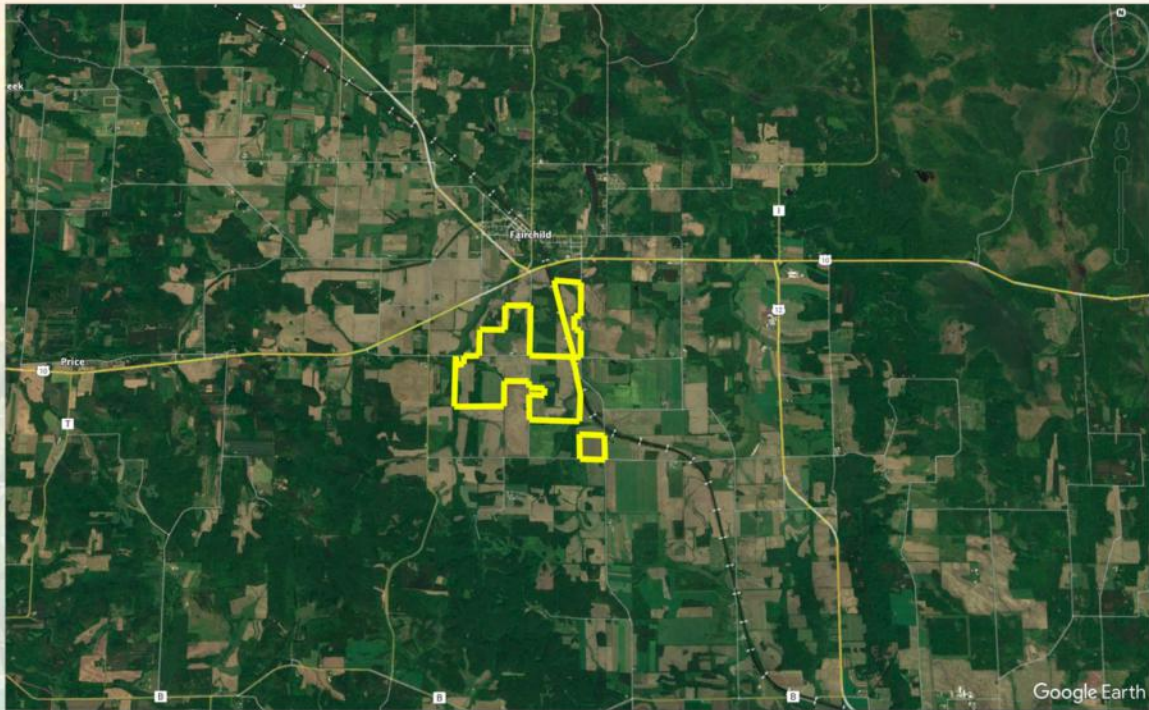
75,000
ACRES SOLD

Property Photos



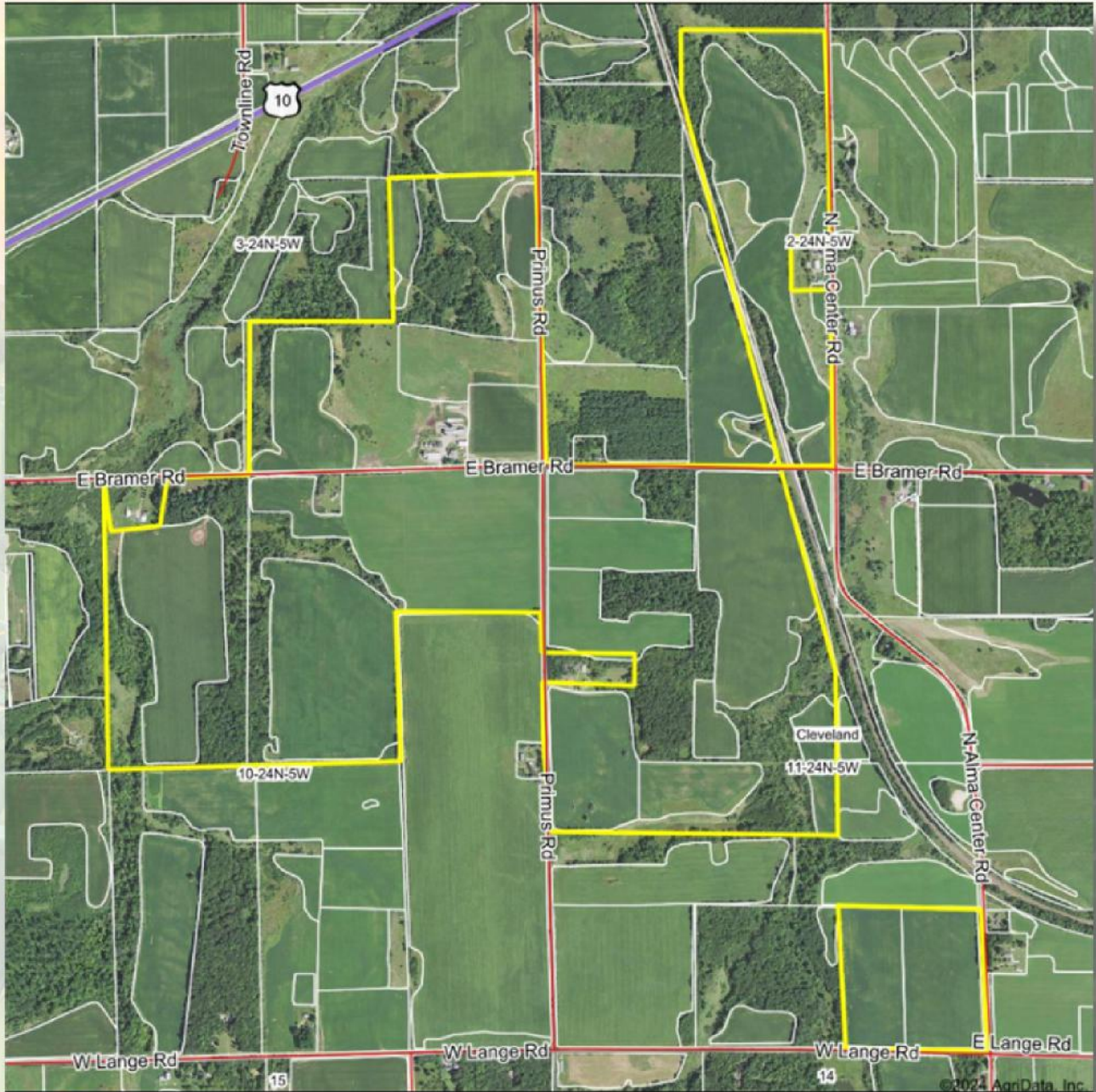
75,000
ACRES SOLD

Property Location



75,000
ACRES SOLD

Aerial Map



Boundary Center: 44° 34' 49.61, -90° 57' 47.66

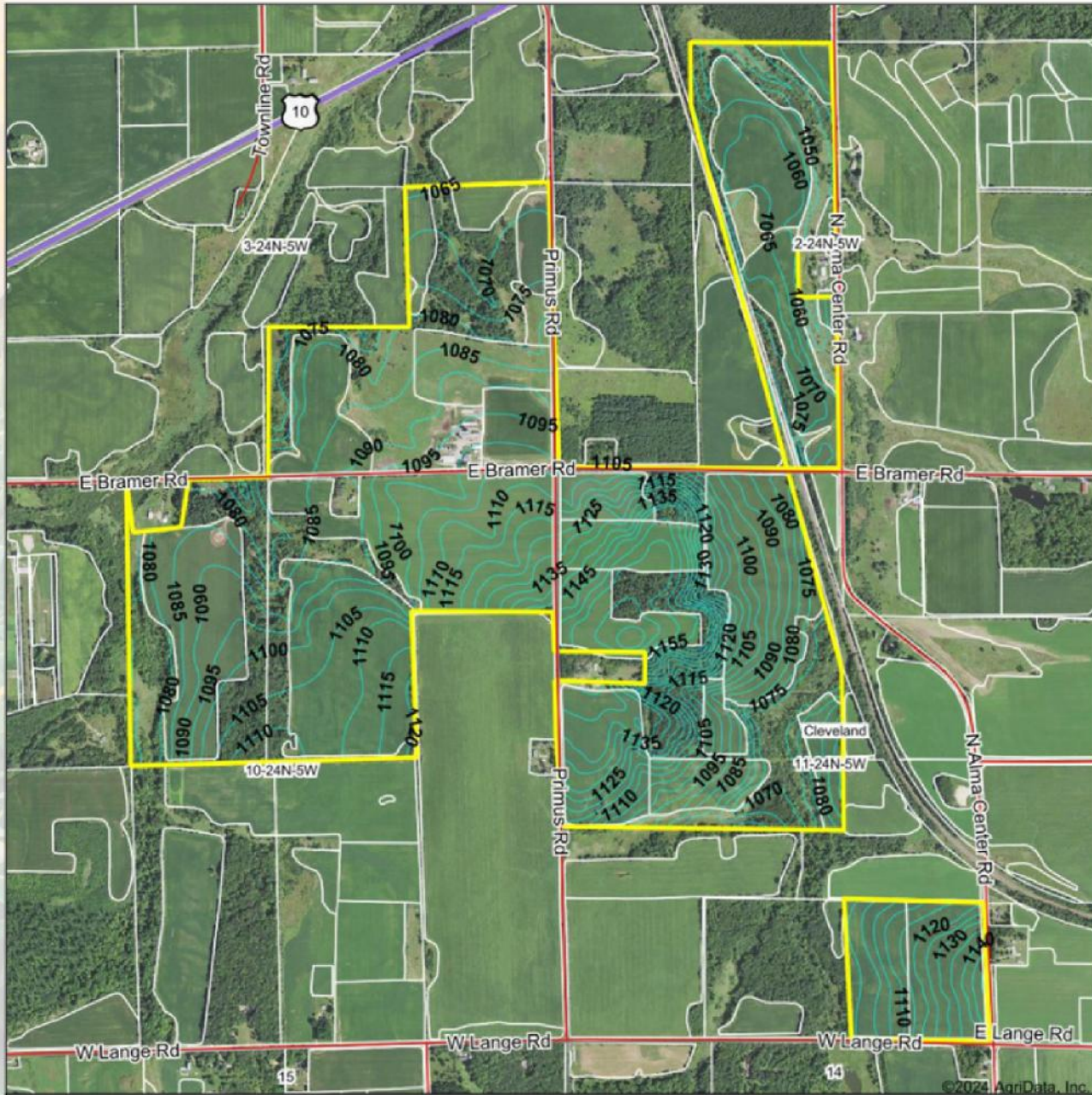
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10-24N-5W
Jackson County



75,000
ACRES SOLD

Topo Contours Map



Maps Provided By:

Source: USGS 10 meter dem
Interval(ft): 5.0
Min: 1,043.2
Max: 1,172.3
Range: 129.1

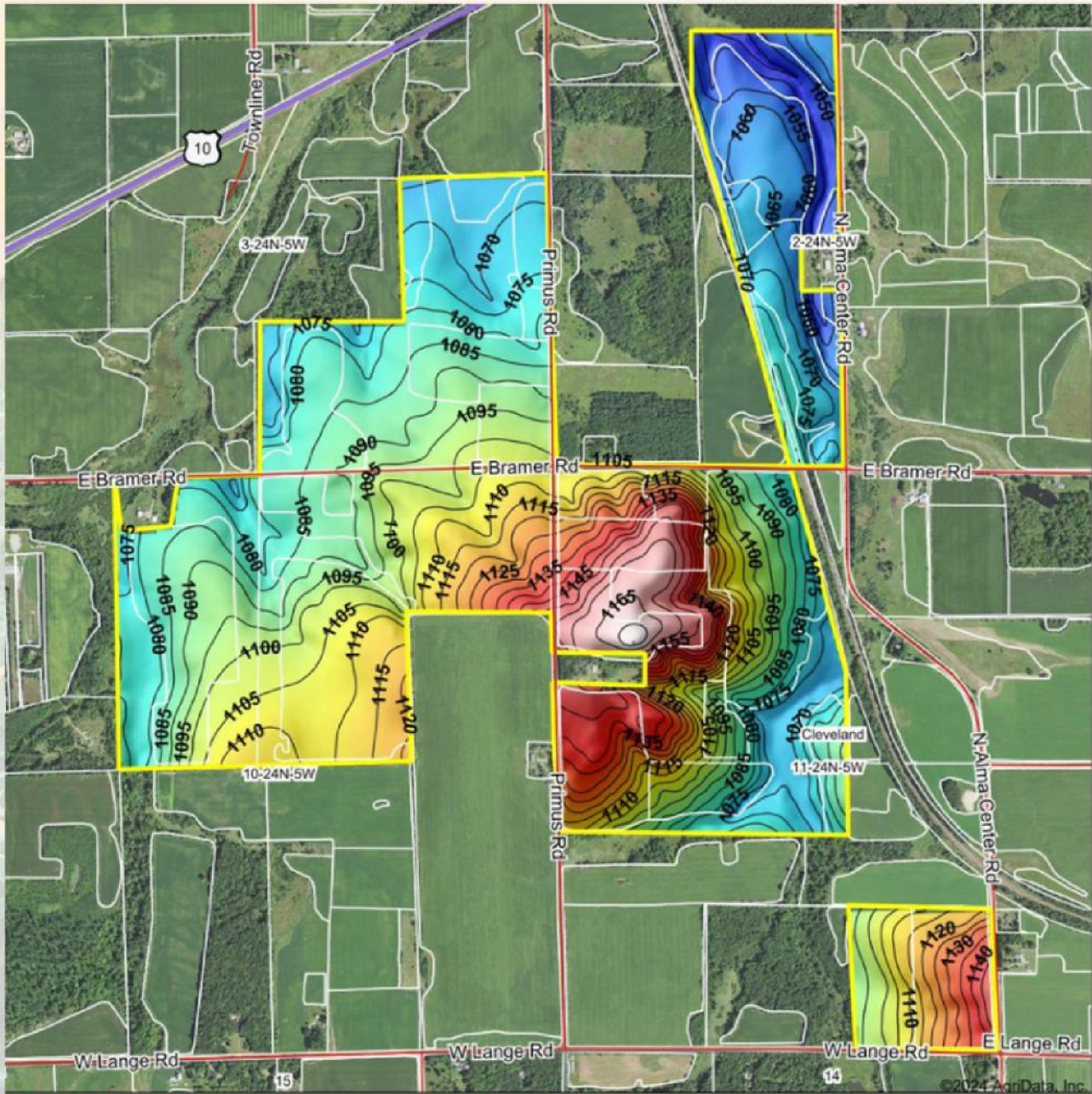
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10-24N-5W
Jackson County

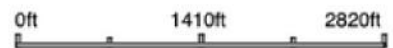
75,000
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Topo Hillshade Map



Source: USGS 10 meter dem
Interval(ft): 5

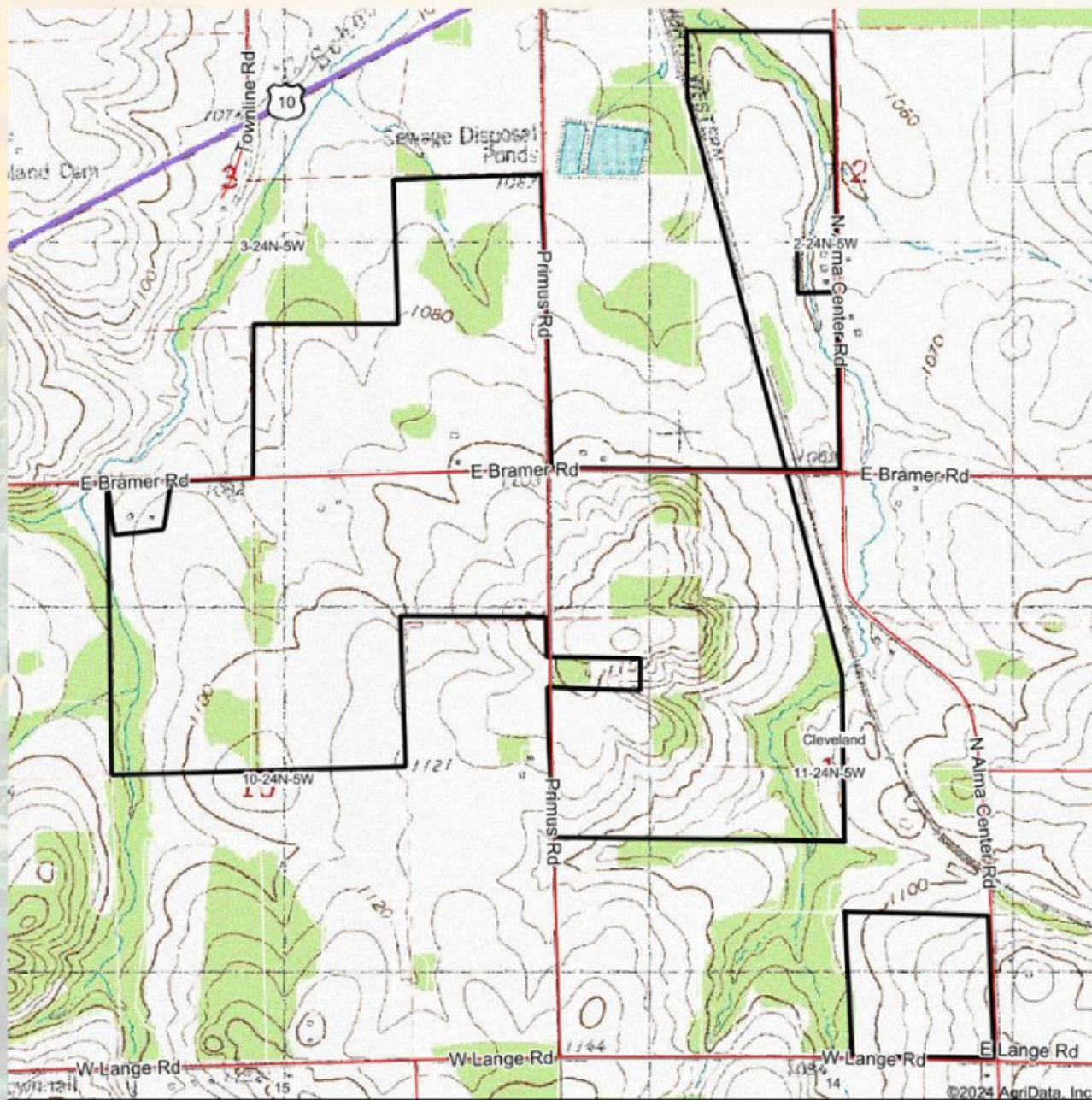
Min: 1,043.2
Max: 1,173.3



10-24N-5W
Jackson County

75,000
ACRES SOLD

Topo Map



Map Center: 44° 34' 49.61, -90° 57' 46.39

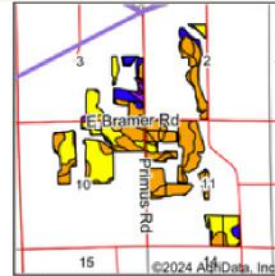
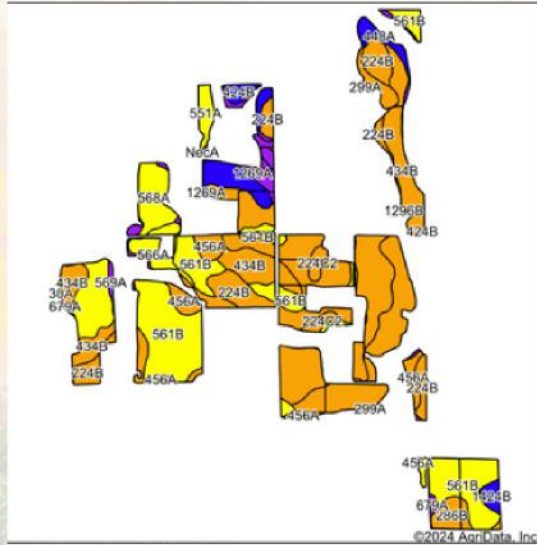


11-24N-5W
Jackson County
Wisconsin





Soils Map



State: **Wisconsin**
 County: **Jackson**
 Location: **11-24N-5W**
 Township: **Cleveland**
 Acres: **399.24**
 Date: **2/20/2024**



Soils data provided by USDA and NRCS.

Area Symbol: W1053, Soil Area Version: 22

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
224B	Elevasil sandy loam, 2 to 6 percent slopes	109.95	27.5%		IIIc	44	44	43	30
561B	Tarr sand, 1 to 6 percent slopes	101.45	25.4%		IVs	37	37	36	24
434B	Bilson sandy loam, 1 to 6 percent slopes	80.63	20.2%		IIIc	66	66	57	53
456A	Bilmod sandy loam, 0 to 3 percent slopes	17.37	4.4%		IIIc	65	65	56	51
448A	Sooner silt loam, 0 to 3 percent slopes	15.70	3.9%		IIw	74	74	67	65
568A	Majik loamy fine sand, 0 to 3 percent slopes	14.17	3.5%		IVw	53	53	43	33
566A	Tint sand, 0 to 3 percent slopes	8.52	2.1%		IVs	33	33	32	19
286B	Humbird fine sandy loam, 1 to 6 percent slopes	7.68	1.9%		IIIe	49	44	49	39
224C2	Elevasil sandy loam, 6 to 12 percent slopes, moderately eroded	5.94	1.5%		IIIe	41	40	41	29
1269A	Veedum-Elmlake mucks, 0 to 2 percent slopes	5.55	1.4%		VIw	34	16	34	11
551A	Impact sand, 0 to 3 percent slopes	5.31	1.3%		IVs	49	49	43	31
288A	Merrillan fine sandy loam, 0 to 3 percent slopes	4.95	1.2%		IIIw	50	43	49	38
NecA	Newlang muck, cool, 0 to 1 percent slopes, frequently flooded	4.06	1.0%		VIIw	28	15	28	10
1424B	Merit-Gardenvale silt loams, 1 to 6 percent slopes	3.45	0.9%		IIe	67	67	64	52

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	
569A	Newlang muck, 0 to 2 percent slopes, frequently flooded	3.25	0.8%		VIw	13	13	8	12	
1266B	Hiles-Kert silt loams, 0 to 6 percent slopes	2.25	0.6%		IIw	57	49	57	47	
224D2	Elevasil sandy loam, 12 to 20 percent slopes, moderately eroded	1.85	0.5%		IVe	37	37	37	25	
AdcA	Adder muck, cool, 0 to 1 percent slopes, frequently flooded	1.75	0.4%		VIIw	44	14	44	7	
679A	Etrick silt loam, shallow, 0 to 2 percent slopes, frequently flooded	1.08	0.3%		VIw	18	17	14	15	
1296B	Ludington-Fairchild sands, 0 to 6 percent slopes	0.71	0.2%		IVs	29	28	27	17	
299A	Elmlake muck, 0 to 1 percent slopes	0.30	0.1%		VIw	29	15	29	9	
Weighted Average						3.39	*n 48.8	*n 48.1	*n 45.2	*n 35.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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+/- ACRES

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