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LAND FOR SALE

L-2500359

66± Assessed Acres, St. Croix County, Wisconsin

Highlights:

- Showing by appointment only
- Cropland income potential
- Wooded area for recreation

For additional information, please contact:



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Property Information

Directions to Property:

From New Richmond, Wisconsin, go east on County K about two miles, you will see FNC signs and tract numbers. Some of the land is along the west side of County T north of County K.

Legal Description:

St Croix County, Town Erin Prairie, Section 4 - T.30N-R.17W; St Croix County, Town of Stanton, Section 35 - T.30N-R.17W

Property Description:

Potential building site with woods and cropland that has been rented out for income. There is pasture ground for cattle or horses. Close to great restaurants, shopping and schools while having the country living feel.

Taxes:

Tract 1: \$124.76

Tract 2: \$109.36

Farm Data:

Tract 1:

Cropland 11.50 acres±

Non-crop 21.50 acres±

Total 33.00 acres±

Tract 2:

Cropland 25.80 acres±

Non-crop 7.17 acres±

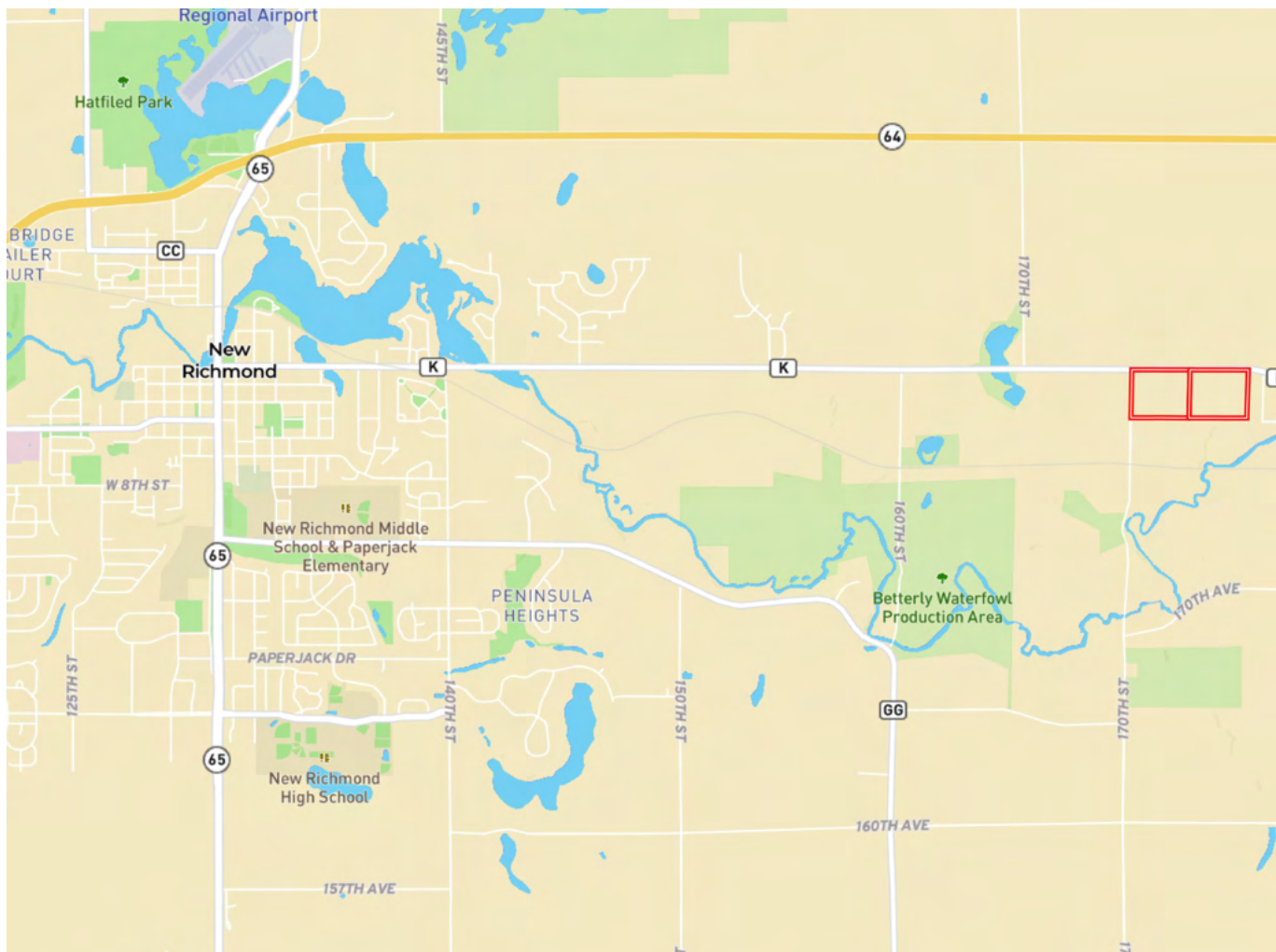
Total 33.00 acres±

Price:

Tract 1: \$450,450.00 (\$13,650 per acre)

Tract 2: \$450,450.00 (\$13,650 per acre)

Location Map



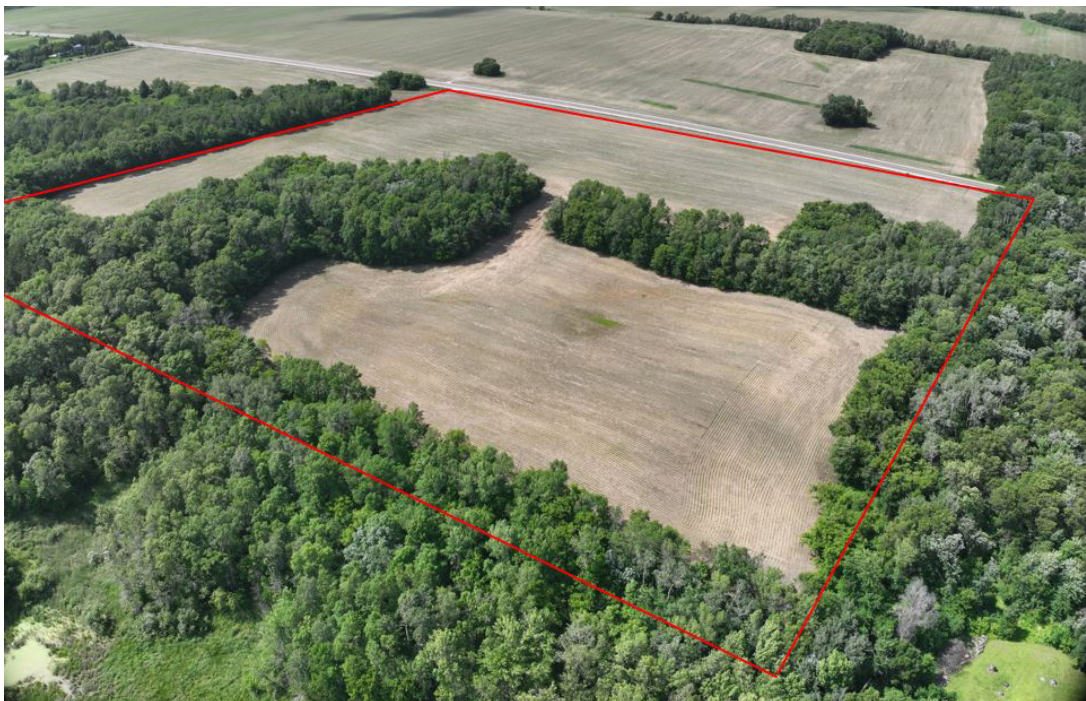
Tract 1



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SIA	Sattre silt loam, 0 to 2 percent slopes	18.03	54.27	0	63	2s
Gp	Gravel pits	12.12	36.48	0	-	8s
HuA	Huntsville silt loam, 0 to 3 percent slopes	2.28	6.86	0	78	2w
SIB	Sattre silt loam, 2 to 6 percent slopes	0.42	1.26	0	62	2e
EmE	Emmert loamy sand, 12 to 35 percent slopes	0.37	1.11	0	9	7s
TOTALS		33.22(*)	100%	-	40.43	4.24

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Tract 2



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SIB	Sattre silt loam, 2 to 6 percent slopes	21.93	60.6	0	62	2e
BxC2	Burkhardt-Sattre complex, 6 to 12 percent slopes, eroded	7.88	21.77	0	49	4e
SIA	Sattre silt loam, 0 to 2 percent slopes	6.07	16.77	0	63	2s
Gp	Gravel pits	0.32	0.88	0	-	8s
TOTALS		36.2(*)	100%	-	58.81	2.49



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