

MIDWEST LAND GROUP PRESENTS

58 ACRES IN

CLARK COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

58 ACRES PRIME FOR BUILDING, FARMING, AND HUNTING IN CLARK COUNTY, WISCONSIN

Located in Clark County just southwest of Neillsville, Wisconsin, this beautiful 58-acre property is the perfect place to build, farm, hunt, or invest. With quiet, sparsely-traveled roads offering frontage on two sides, a short drive to both Highway 10 and Highway 95, electric available at the road, and multiple potential sites, this property offers a fantastic opportunity to build your dream home in the country. This tillable ground is a great opportunity to invest, producing income from day one, or farm yourself. The soil was limed with 1.5 tons per acre in the fall of 2021 and the benefit is apparent

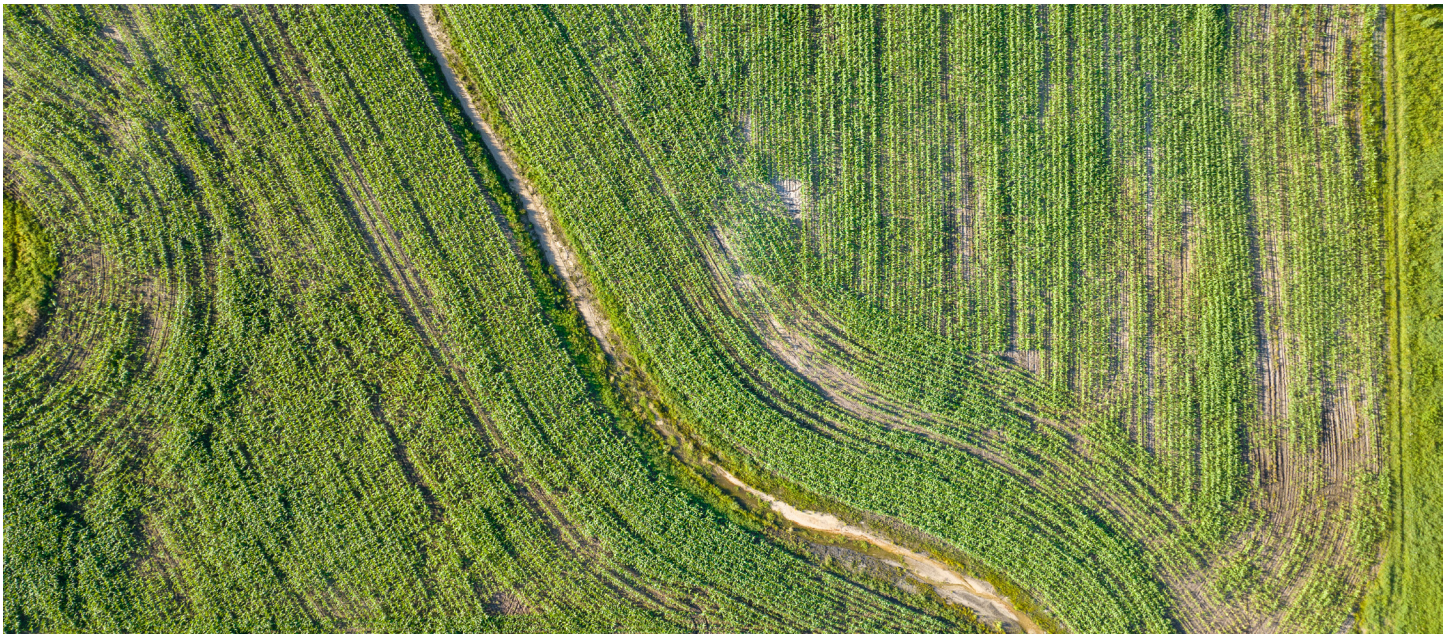
in this year's corn. Well-draining soils and a gently sloped topography mean this ground stays quite dry, while a gravel drive allows for convenient access. The ground is leased through the harvest of the 2022 crop. The hunting in this part of Clark County is hard to beat! Being one of few planted food sources in the area, deer and turkey abound on the property itself while directly across the road, over 100,000 acres of contiguous, wooded, county land offer nearly endless additional hunting opportunities. Come take a look at this one to see just how special it is!



PROPERTY FEATURES

PRICE: **\$232,000** | COUNTY: **CLARK** | STATE: **WISCONSIN** | ACRES: **58**

- All productive, tillable ground
- Well-draining soils
- Multiple potential build sites
- Electric service at the road
- Frontage on both Poertner Rd and Resewood Ave
- Very quiet, rural setting
- Just minutes to both Hwy 10 and Hwy 95
- Fresh application of lime to soil
- Fantastic hunting
- Access to over 100,000 acres of public land
- Neillsville School District
- 7 miles to Neillsville
- 21 miles to Black River Falls



58 +/- ACRES



FANTASTIC HUNTING



MULTIPLE POTENTIAL BUILD SITES



ALL PRODUCTIVE, TILLABLE GROUND



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 44° 30' 44.68, -90° 40' 44.38

0ft 475ft 949ft



Maps Provided By:



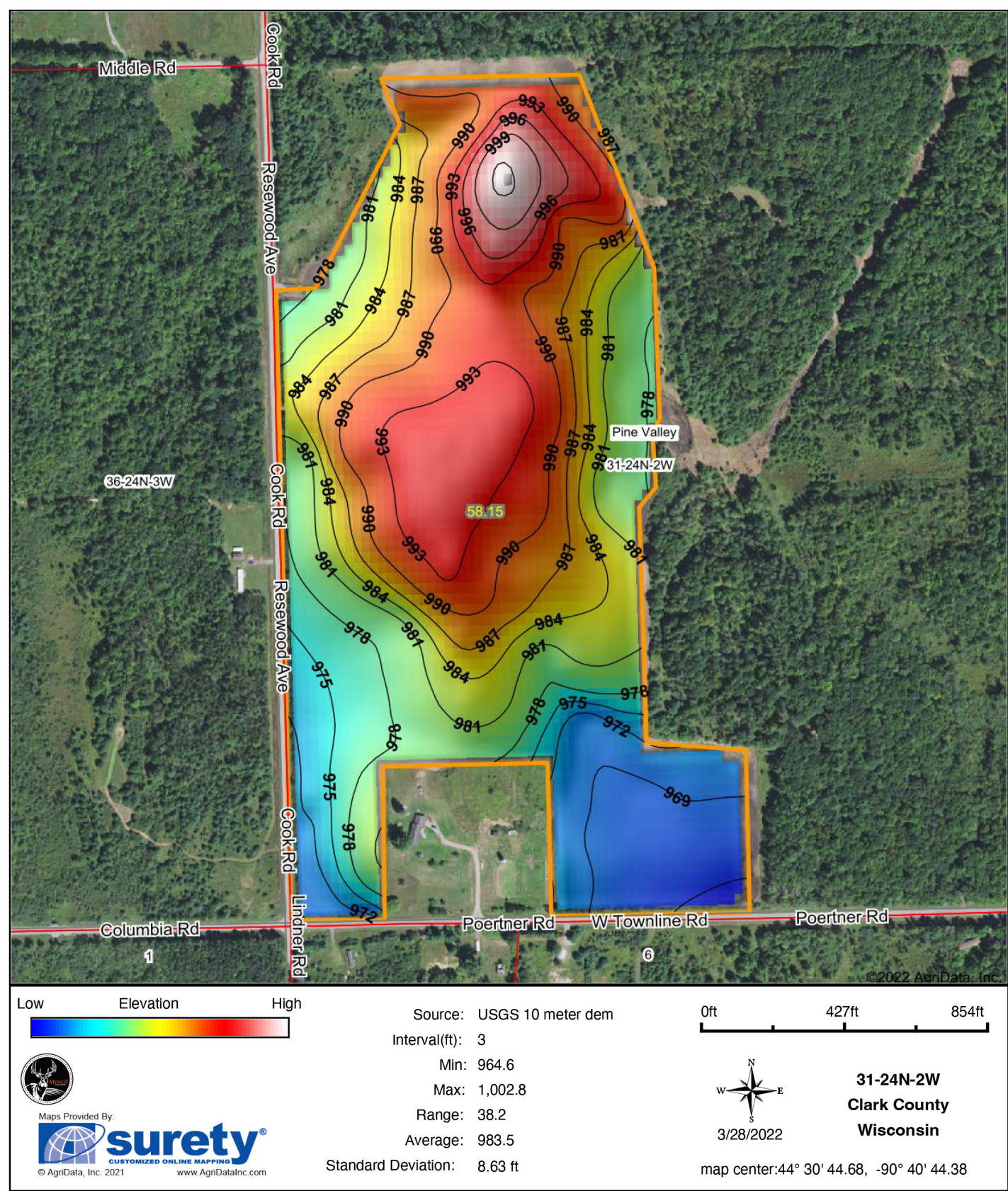
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31-24N-2W
Clark County
Wisconsin

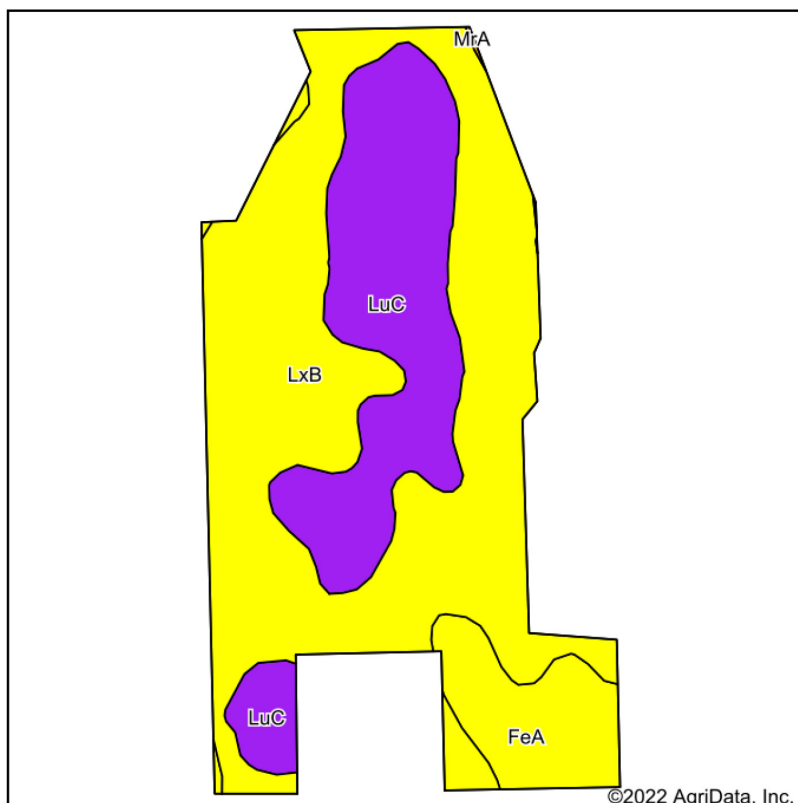


3/28/2022

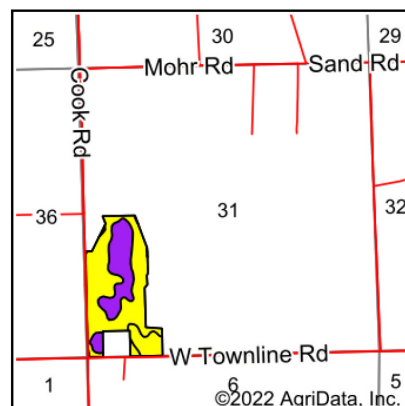
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Clark**
 Location: **31-24N-2W**
 Township: **Pine Valley**
 Acres: **58.15**
 Date: **3/28/2022**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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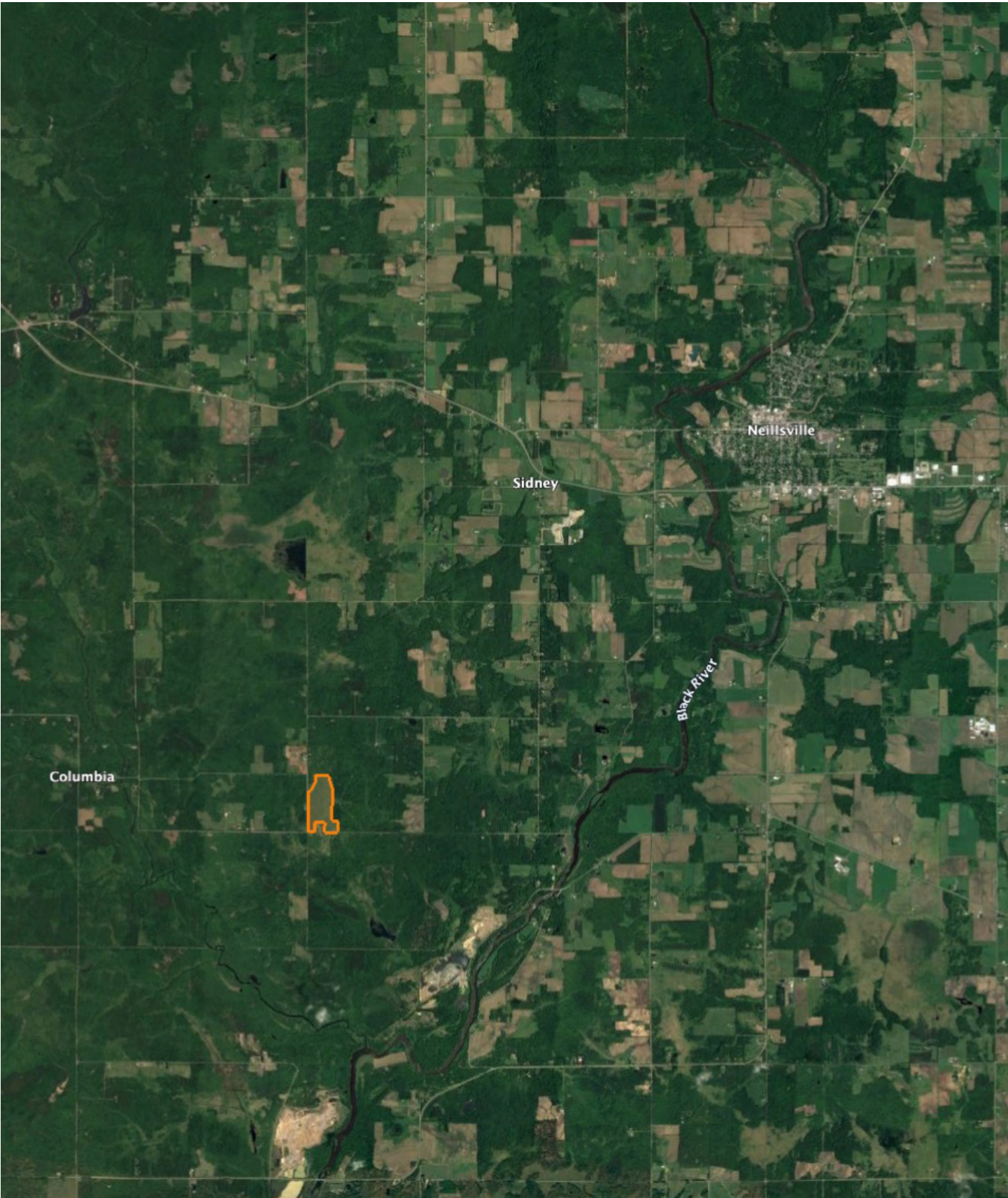
Area Symbol: WI019, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Restrictive Layer	Soil Drainage	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass clover AUM	Kentucky bluegrass AUM	Oats Bu	Red clover hay Tons	Reed canarygrass AUM	Soybean Bu
LxB	Ludington-Fairchild sands, 0 to 6 percent slopes	35.74	61.5%		2.5ft.	3.2ft. (Paralithic bedrock)	Moderately well drained	IVs									
LuC	Ludington sand, 6 to 12 percent slopes	16.71	28.7%		2.5ft.	2.7ft. (Paralithic bedrock)	Moderately well drained	VI s	1.9	50	8	3.1	1.1	40			
FeA	Fairchild-Elmlake complex, 0 to 3 percent slopes	5.70	9.8%		1.5ft.	2.7ft. (Paralithic bedrock)	Somewhat poorly drained	IVw									
Weighted Average									4.57	0.5	14.4	2.3	0.9	0.3	11.5	*-	*-

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

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Dan Mozdren understands the gratification that comes from hard work and dirty hands. Although he was born in St. Charles, IL, Dan grew up working on a large cattle ranch in Oklahoma. He graduated from Dewey High School in Dewey, OK, and Pittsburg State University in Pittsburg, KS.

Having worked in sales for several years in a variety of industries with proven success, this driven agent has realized his dream of working in an industry that he's passionate about. At Midwest Land Group, Dan appreciates that he can connect with people who share the same love for the outdoors, as well as develop long-term relationships while helping them achieve their property goals. An influential and bilingual communicator, this self-starter brings first-hand knowledge of, and passion for, the outdoors to each and every transaction, whether buying or selling, standing by his relentless commitment to serve others.

When he's not working, you can usually find Dan in the woods or on the water, whether that be deer hunting, or fishing for bass, pike, and muskie. He also enjoys the occasional golf game and spending time with his family. Dan lives in Jordan, MN, with his wife, Rachel, and son, Isaac. If you're in the market to buy or sell Western Wisconsin, be sure to give Dan a call.



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