

MIDWEST LAND GROUP PRESENTS

55 ACRES IN

ST. CROIX COUNTY WISCONSIN



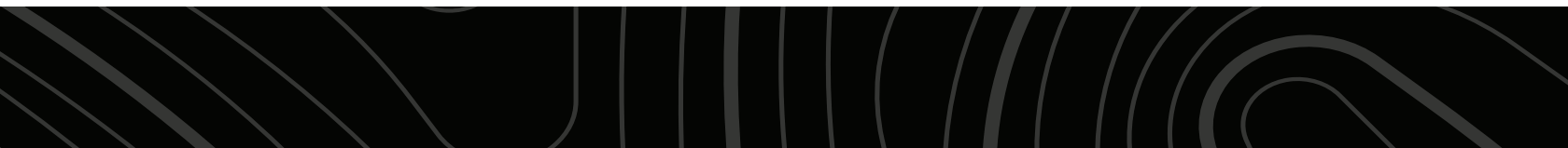
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

55 GORGEOUS ACRES OF PRODUCTIVE, BUILDABLE GROUND IN ST. CROIX COUNTY

Situated in the rolling hills of St. Croix County just northwest of Glenwood, Wisconsin, this beautiful 55 +/- acres of productive, buildable, tiled, tillable ground is the perfect opportunity to expand your existing farming operation, start your hobby farm, or invest. The ground, comprised of predominantly Magnor silt and Amery loams, is rented through the harvest of the 2023 crop. Between the rolling terrain and tile that is in place, this ground is very well-drained and produces

high yields year after year. The fantastic views, good frontage on the quiet 300th Street, and electricity at the road make this a great place to build the home you've been dreaming of. With many great places to fence off pasture, the possibilities for a hobby farm are endless. Just a few minutes to Glenwood City and less than an hour to the Twin Cities, the location offers plenty of conveniences while still having all the quiet, country feel.



PROPERTY FEATURES

PRICE: **\$401,500** | COUNTY: **ST. CROIX** | STATE: **WISCONSIN** | ACRES: **55**

- 55 +/- acres
- Productive, tillable ground
- Well-drained with tile in place
- Buildable
- Predominantly Magnor silt and Amery Loams
- Blacktop frontage
- Amazing views
- Great potential for a hobby farm
- Very quiet rural setting
- Electricity service at the road
- Easy access to I-94
- Great investment opportunity
- 5 minutes from Glenwood City
- Under 1 hour from the Twin Cities
- Glenwood City Schools



PRODUCTIVE, TILLABLE GROUND

The ground, comprised of predominantly Magnor silt and Amery loams, is rented through the harvest of the 2023 crop. Between the rolling terrain and tile that is in place, this ground is very well-drained and produces high yields year after year.



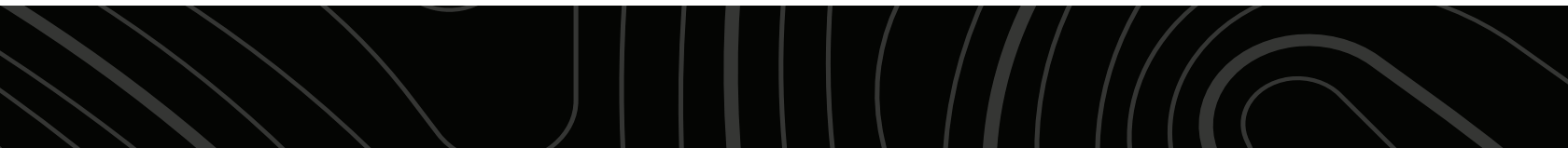
WELL-DRAINED WITH TILE IN PLACE



BUILDABLE



AMAZING VIEWS



ADDITIONAL PHOTOS



AERIAL MAP



Map Center: 45° 4' 51.76, -92° 12' 9.59

0ft 427ft 854ft

16-30N-15W
St. Croix County
Wisconsin



5/22/2023

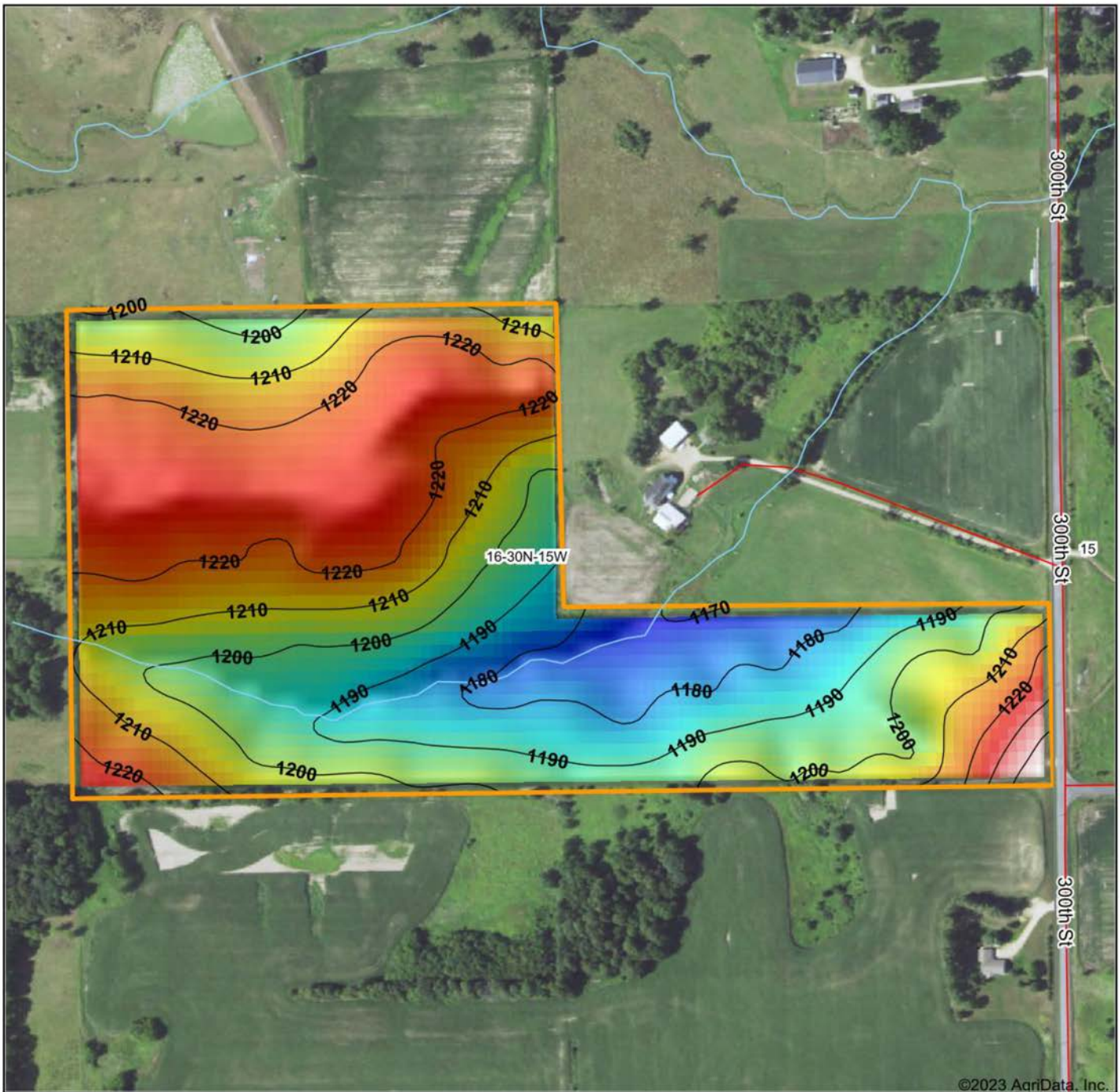


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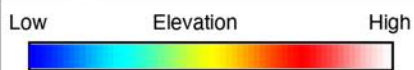


CUSTOMIZED ONLINE MAPPING
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TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,170.1
 Max: 1,246.4
 Range: 76.3
 Average: 1,205.8
 Standard Deviation: 15.19 ft



5/22/2023

16-30N-15W
St. Croix County
Wisconsin

map center: 45° 4' 51.76, -92° 12' 9.59

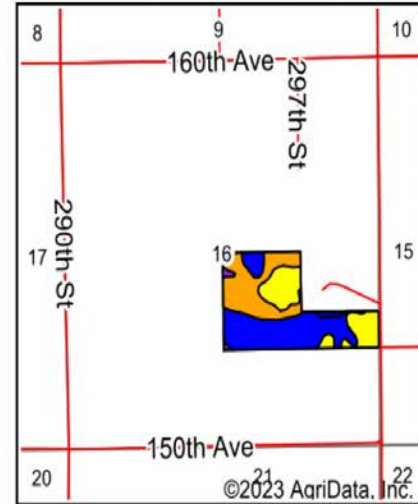
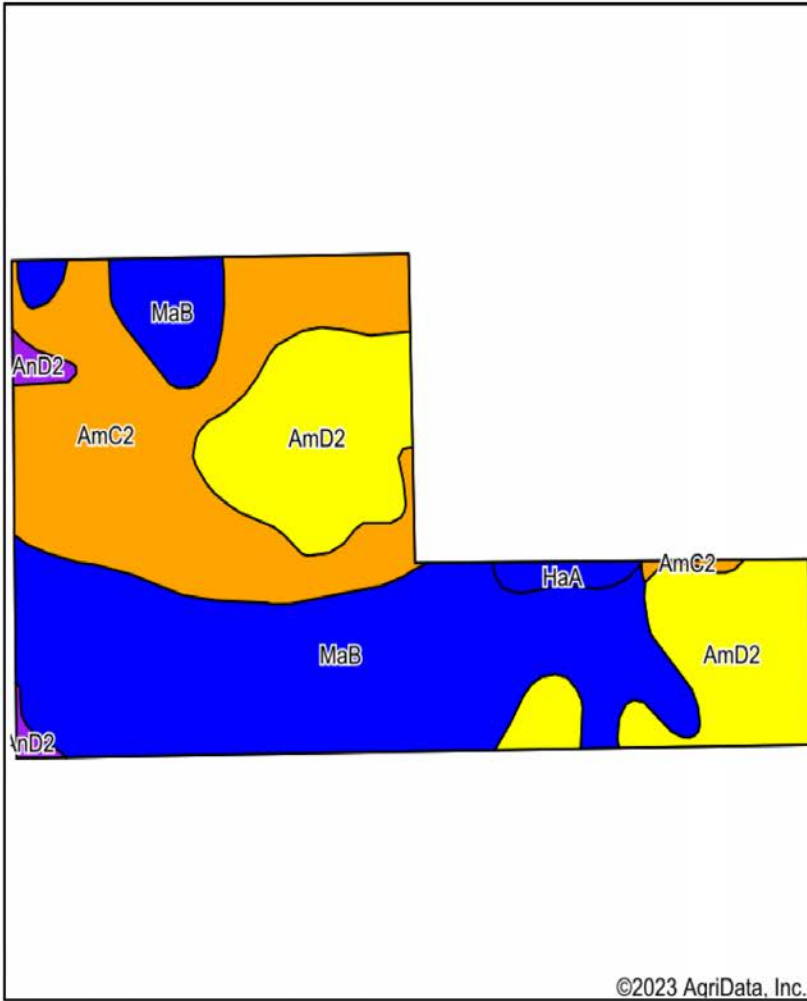


Maps Provided By:



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SOIL MAP



State: **Wisconsin**
 County: **St. Croix**
 Location: **16-30N-15W**
 Township: **Glenwood**
 Acres: **54.59**
 Date: **5/22/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: WI109, Soil Area Version: 18

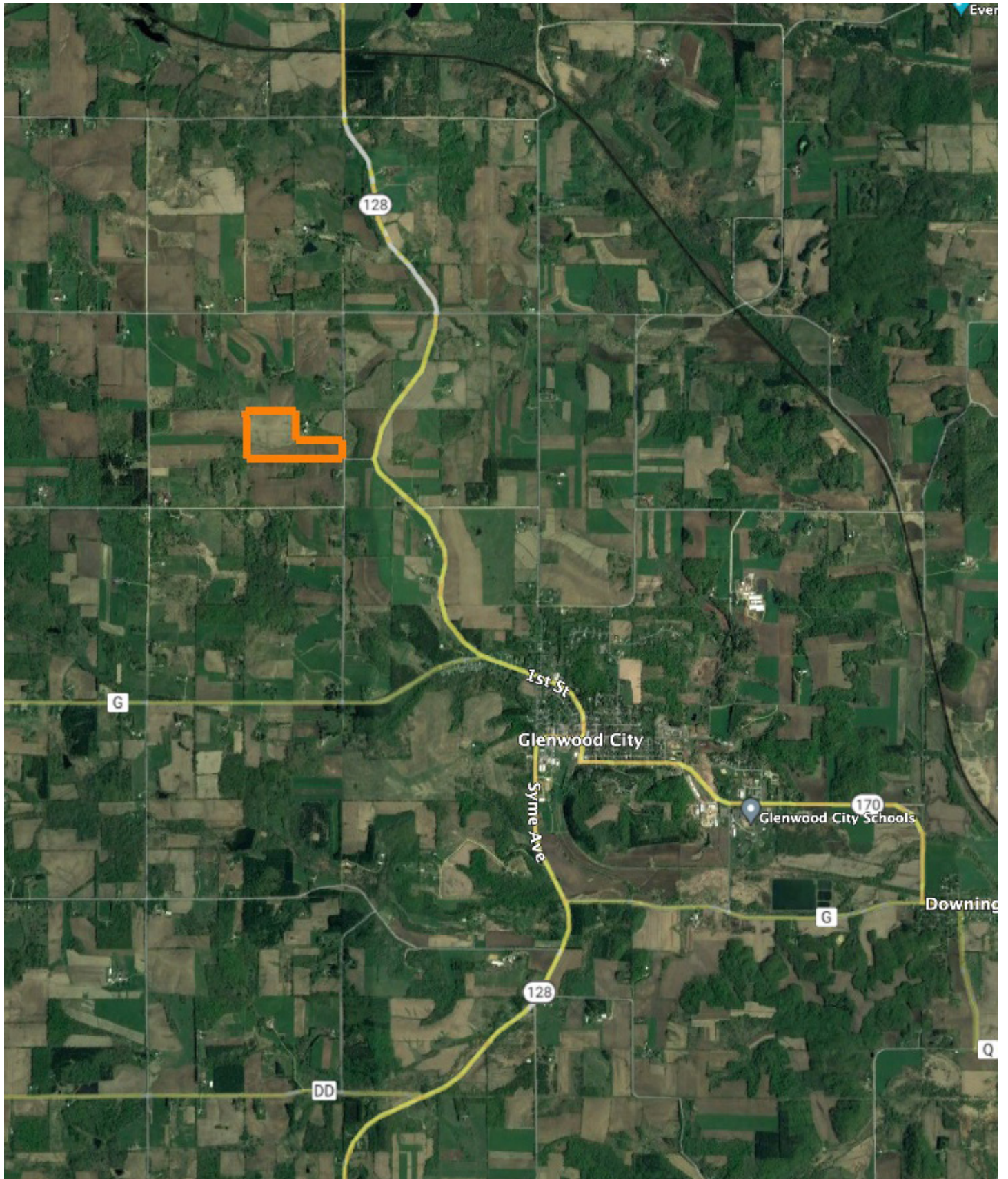
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
MaB	Magnor silt loam, 0 to 4 percent slopes	23.60	43.2%		IIw	64	64	59	49	
AmC2	Amery loam, 6 to 12 percent slopes, eroded	16.01	29.3%		IIIe	51	51	39	34	
AmD2	Amery loam, 12 to 20 percent slopes, eroded	13.61	24.9%		IVe	47	47	35	30	
HaA	Halder silt loam, 0 to 3 percent slopes	0.72	1.3%		IIw	64	64	47	49	
AnD2	Amery-Rosholt complex, 12 to 20 percent slopes, very stony	0.65	1.2%		VI s	38	38	31	20	
Weighted Average						2.84	*n 55.6	*n 55.6	*n 46.7	*n 39.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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 their two kids, Isaac and Ella. If you're in the market to buy or sell in Minnesota or Western Wisconsin, be sure to give Dan a call.



DAN MOZDREN, LAND AGENT
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MidwestLandGroup.com

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