

MIDWEST LAND GROUP PRESENTS

75 ACRES IN

SAINT CROIX COUNTY WISCONSIN



2738 210TH AVENUE, DEER PARK, WISCONSIN, 54007

MIDWEST LAND GROUP IS HONORED TO PRESENT

FANTASTIC FARMING OPPORTUNITY IN BEAUTIFUL SAINT CROIX COUNTY

Here is a fantastic opportunity to own a 75-acre farm in beautiful Saint Croix County! Enjoy approximately 45 acres of tillable land (currently corn) and 20 +/- acres of woods which includes mature white oaks, black walnut, hickory, and red pine. The woods are full of wildlife and would make for great hunting but can also provide a lot of timber value if the new owner chooses to go that route. This property was set up to be used as a dairy farm and offers multiple outbuildings including a 60'x168' cattle barn that was built in 2015. The cattle barn was built with an automatic manure scraping system and can hold up to approximately 150 head. There is a 60'x72' building that offers a 30'x30' heated shop with 220 power and yet another newer 30'x40' building for storage.

This farm also includes a 4-bedroom and 2-bathroom home with a 3-car attached garage. There have been some updates in the last few years which include a new gas furnace, 100-gallon water heater, central air, and

a few of the kitchen appliances have been upgraded. There is new carpet in the living room and the original wood flooring in the dining room has been revealed. One thing is for sure, if you like good old-fashioned wood heat, you will never be cold in the winter months! There is a large wood-burning stove in the basement and two stone fireplaces that help keep this home warm and cozy during harsh Wisconsin winters.

Located 2 miles north of Highway 64 and 2 miles east of Highway 63 in the town of Forest, you couldn't ask for a better location. Only minutes east of New Richmond, you will be able to enjoy the convenience of implement dealers, hardware stores, and farm cooperatives all within a short distance for those situations when time is of the essence. Whether you are looking to expand your current farming operation or start a new one, this is an opportunity you don't want to miss.



PROPERTY FEATURES

PRICE: **\$975,000** | COUNTY: **SAINT CROIX** | STATE: **WISCONSIN** | ACRES: **75**

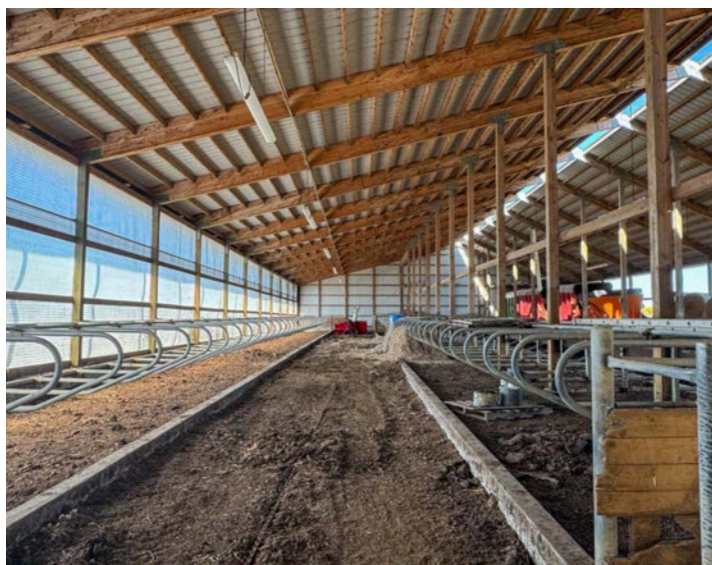
- 45 tillable acres
- 20 +/- acres of timber
- Mature sought-after trees
- Multiple outbuildings
- 60'x168' cattle barn built in 2015
- 30'x30' heated shop
- 220 power
- Silos
- 4 bedrooms
- 2 bathrooms
- 3-car attached garage
- Newer furnace
- Newer 100-gallon water heater
- Newer central air
- Wood-burning stove
- 2 fireplaces
- Great location



45 TILLABLE, 20 +/- TIMBER ACRES



60'X168' CATTLE BARN BUILT IN 2015



30'X30' HEATED SHOP



4 BEDROOMS, 2 BATHROOMS

This farm also includes a 4-bedroom and 2-bathroom home with a 3-car attached garage.



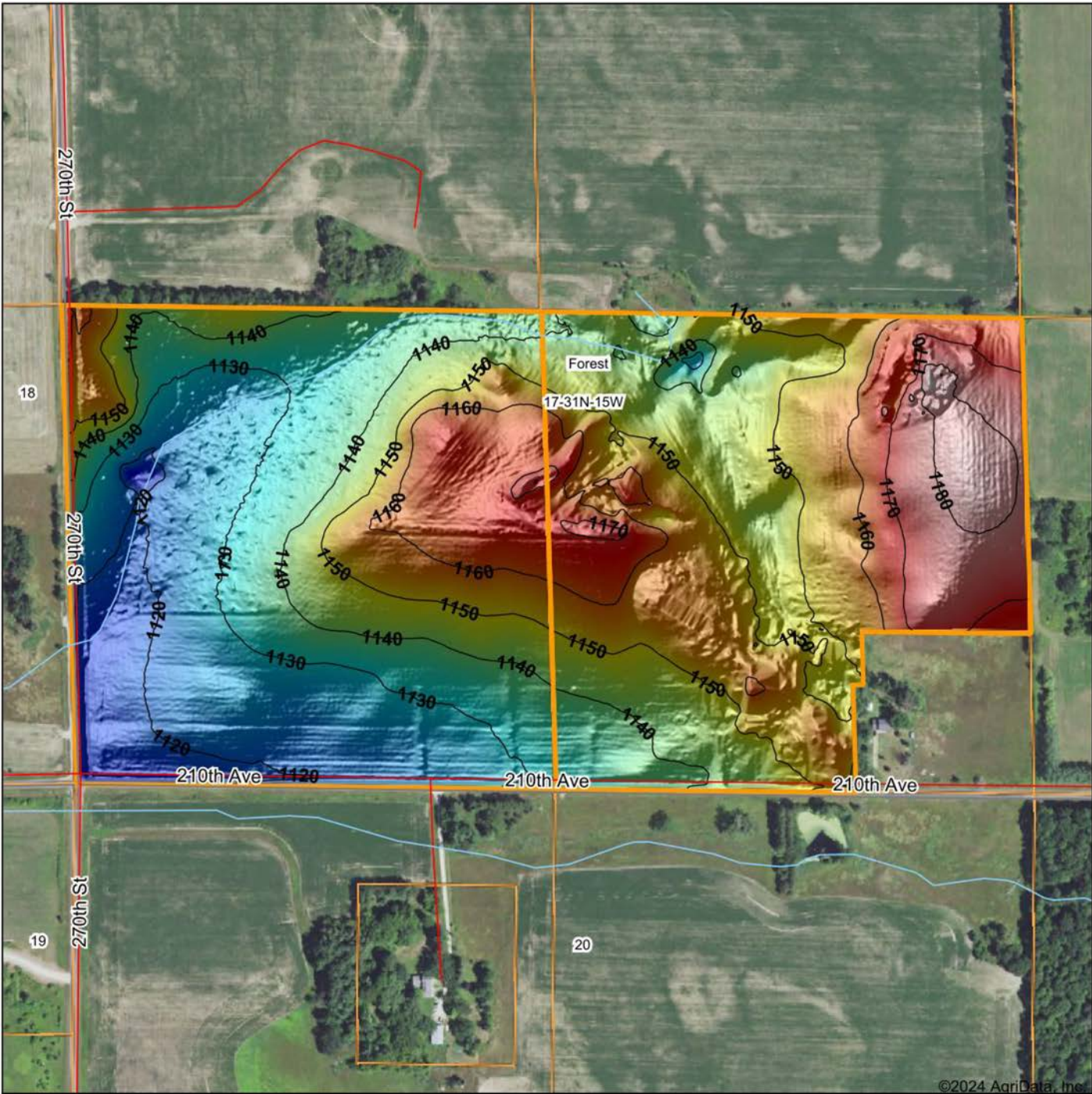
ADDITIONAL PHOTOS



AERIAL MAP



HILLSHADE MAP



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Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,112.3
Max: 1,186.6
Range: 74.3
Average: 1,145.7
Standard Deviation: 16.63 ft

0ft 432ft 864ft

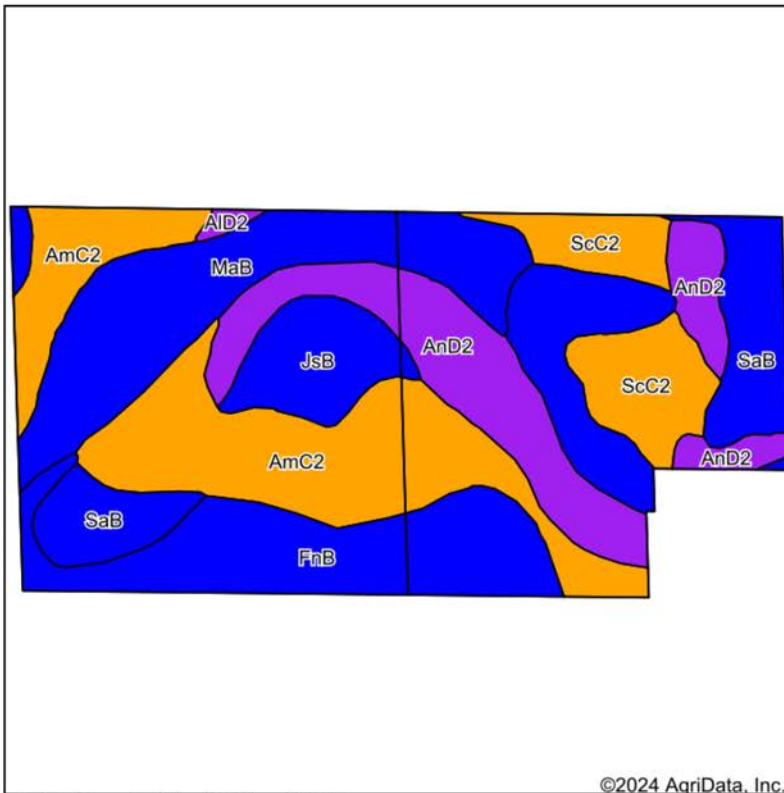
9/9/2024

17-31N-15W
St. Croix County
Wisconsin

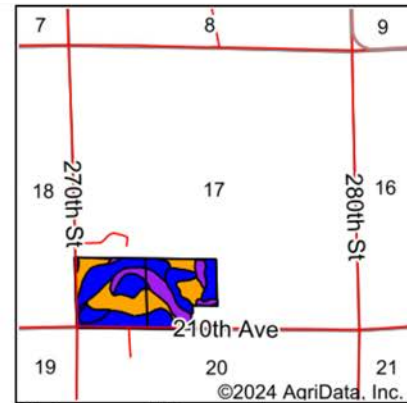
Boundary Center: 45° 10' 2.83, -92° 15' 18.31

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **St. Croix**
 Location: **17-31N-15W**
 Township: **Forest**
 Acres: **75.81**
 Date: **9/9/2024**



Maps Provided By:



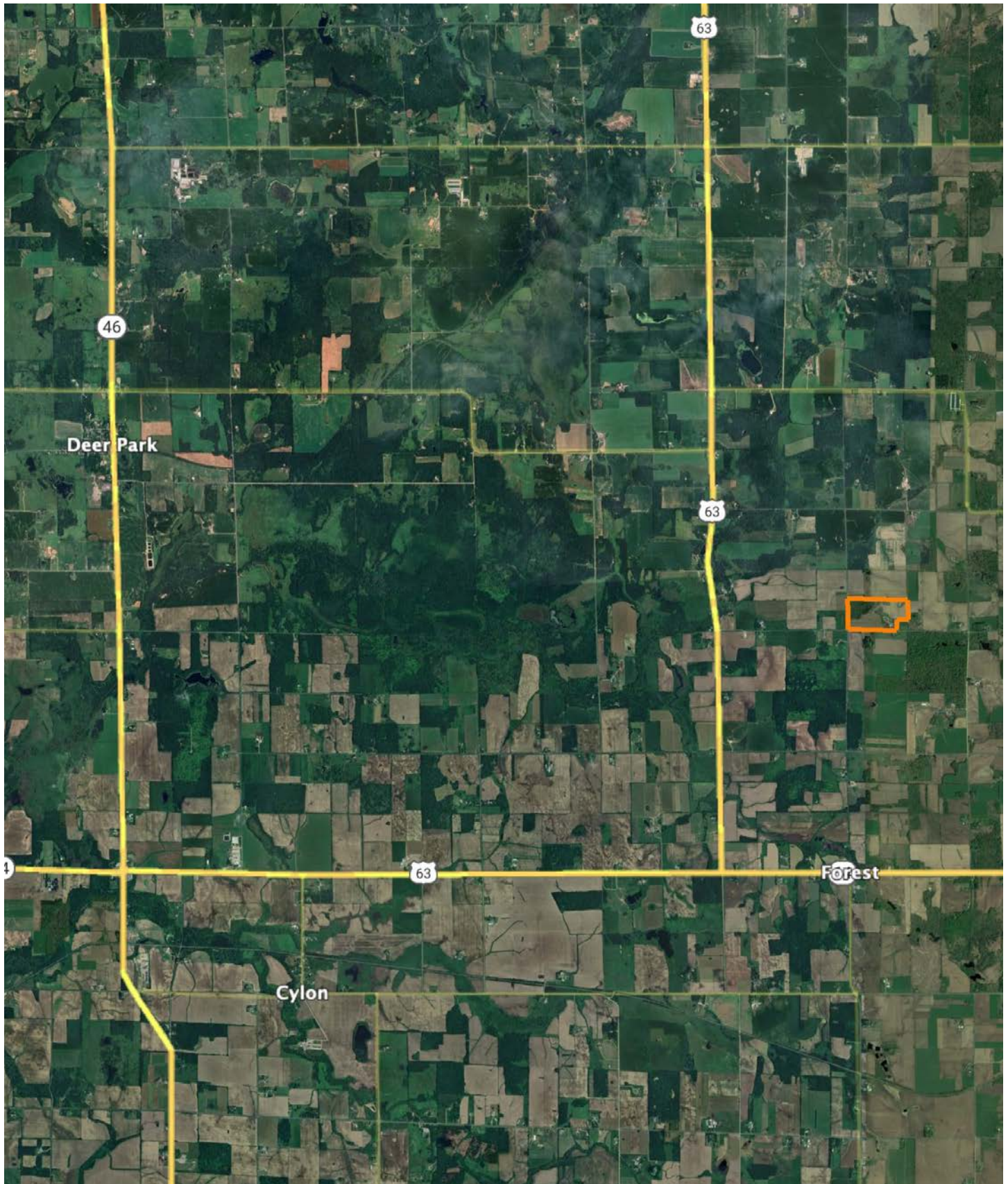
Area Symbol: W1109, Soil Area Version: 19											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
AmC2	Amery loam, 6 to 12 percent slopes, eroded	17.32	22.9%		> 6.5ft.	IIIe	55	55	46	38	
SaB	Santiago silt loam, 2 to 6 percent slopes	12.53	16.5%		> 6.5ft.	Ile	75	75	64	64	
MaB	Magnor silt loam, 0 to 4 percent slopes	12.31	16.2%		3.6ft. (Densic material)	IIlw	65	64	64	49	
AnD2	Amery-Rosholt complex, 12 to 20 percent slopes, very stony	11.63	15.3%		5.9ft. (Densic material)	VIIs	38	38	34	20	
FnB	Freeon silt loam, 2 to 6 percent slopes	10.90	14.4%		3.7ft. (Densic material)	Ile	62	62	61	48	
ScC2	Santiago-Antigo complex, 6 to 12 percent slopes, eroded	6.45	8.5%		> 6.5ft.	IIIe	65	65	56	50	
JsB	Jewett silt loam, sandy substratum, 2 to 6 percent slopes	4.36	5.8%		> 6.5ft.	Ile	66	66	59	55	
AID2	Amery sandy loam, 12 to 30 percent slopes, very stony	0.31	0.4%		5.9ft. (Densic material)	VIIs	40	40	35	21	
Weighted Average						2.94	*n 59.8	*n 59.6	*n 53.8	*n 44.7	

*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

Cory Vanover is a dedicated land agent at Midwest Land Group serving Northwest Wisconsin. Born in Madison and now residing in New Richmond, Cory's roots in the region run deep. His connection to the land began at a young age, fishing on the Wisconsin River and deer hunting with his father. These early experiences fostered a profound love for the outdoors and a deep understanding and respect for land and wildlife management.

Cory's life has been enriched by working on farms and assisting with his in-laws' exotic animal farm, providing him with invaluable hands-on experience. His commitment to the community and outdoor world is evident through his active memberships in the Rocky Mountain Elk Foundation and Star Prairie Fish and Game.

Driven by a desire to combine his passion for the outdoors with a fulfilling career, Cory excels in understanding the unique needs of land sellers and buyers. His dedication to treating each property as if it were his own ensures clients feel confident and excited throughout the process. Whether you are selling your cherished family property or seeking your dream hunting land, Cory's enthusiasm, expertise, and personal touch ensure a successful and fulfilling experience.



CORY VANOVER

LAND AGENT

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