

Beautiful Farmstead

LAND FOR SALE

202.83 +/- Acres - Taylor County, WI



*Productive cropland, excellent pastureland,
and prime hunting opportunities!*



Pifer's
AUCTION & REALTY

Pifer's Auction & Realty - Robert Scott Pifer, Broker (#56685-90)
1106 Mondovi Road #118 - Eau Claire, WI 54701
RE Entity License #937110-91, Auction Company License #429-53
Robert Scott Pifer Wisconsin Registered Auctioneer #2720-52

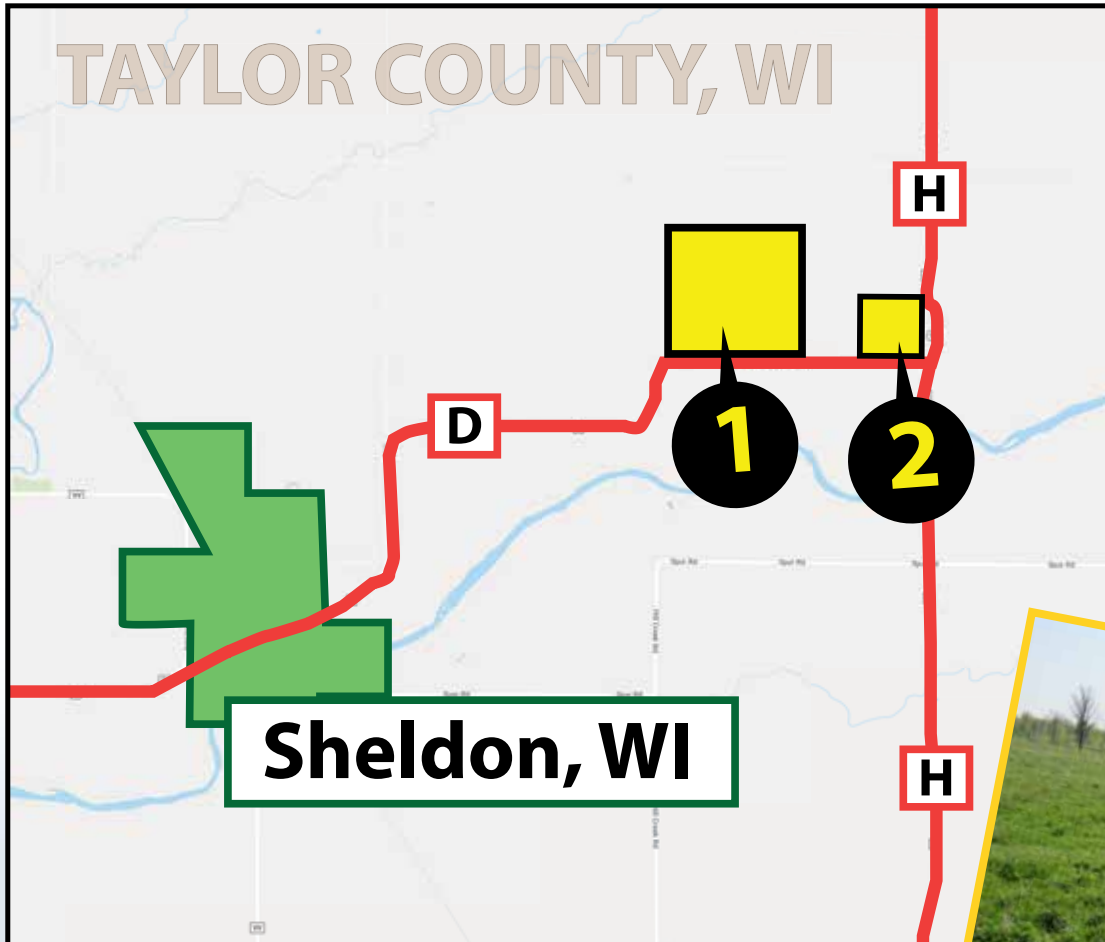


www.pifers.com
877.477.3105

Property Information

Price: \$550,000

Beautiful Taylor County property featuring 202.83 acres with 93.60 acres of highly productive corn and soybean cropland! Addition features include a Farmstead with outbuilding, pastureland, and hunting land! Prime hunting with fantastic whitetail deer, bear, and turkeys. Great areas throughout the property for strategic food plot and deer stand placement. Property is 29 miles from the Ace Ethanol plant in Stanley, WI. If you are looking for a highly producing cropland, permanent home, hobby farm, horse property, and/or hunting get-away this is the property for you. Current landlord tenant lease on the cropland through 2018. Property to be sold as one property or split in two separate parcels.



Driving Directions

From Village of Sheldon, WI, go east 2.8 miles on County Road D. This will bring you to the southwest corner of parcel one. Proceed east .75 miles. This will bring you to the southwest corner of parcel two.



Contact



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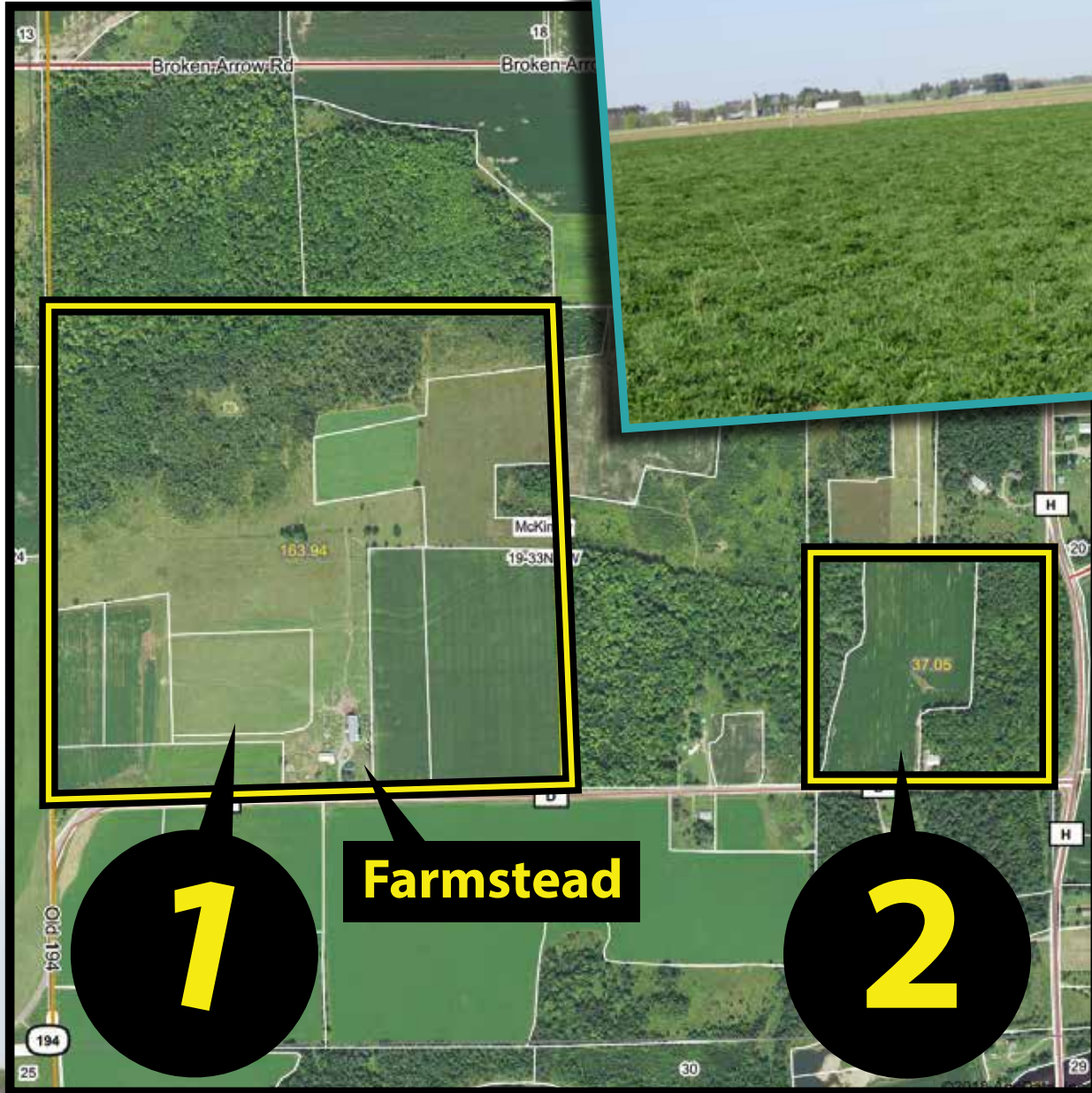


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Overall Property



*A great place to live that includes crop, pasture
and hunting land in your backyard!*

Parcel 1: House

Address: W 17076 County Rd. D - Sheldon, WI

Main House:

- 7 Bedrooms
- 2 Bathrooms
- Dining Room
- Living Room
- Large Kitchen

Outbuildings, Silos and Grain Bins:

- 36' x 140' Barn
 - Built in 2003
 - Stalls and large pens for cattle and horses
- 40' X 80' Pole Shed
- 2 Silos
 - 12' x 56' Stave Silo
 - 14' x 40' Poured Concrete
- Small Storage Shed
- Corn Crib



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Parcel 1: Land

Acres: 162.83 +/-
Cropland Acres: 76.56 +/-
Pastureland Acres: 40 +/-
Legal Description: NW¼SW¼ & NE¼SW¼ & SW¼NW¼ & SE¼NW¼ 19-33N-04W
Taxes (2017): \$2,984.04

Parcel Note: Strong producing soils for corn & soybean production. Additional acres include building site with home, pastureland, and woodlands with excellent habitat for deer turkey and black bear. Electricity available next to but not on the property. Current landlord tenant lease through 2018.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn
59A	Almena silt loam, 0 to 3 percent slopes	69.64	91.0%	IIw	104
77A	Auburndale silt loam, 0 to 2 percent slopes	6.92	9.0%	VIw	79
Weighted Average					101.7

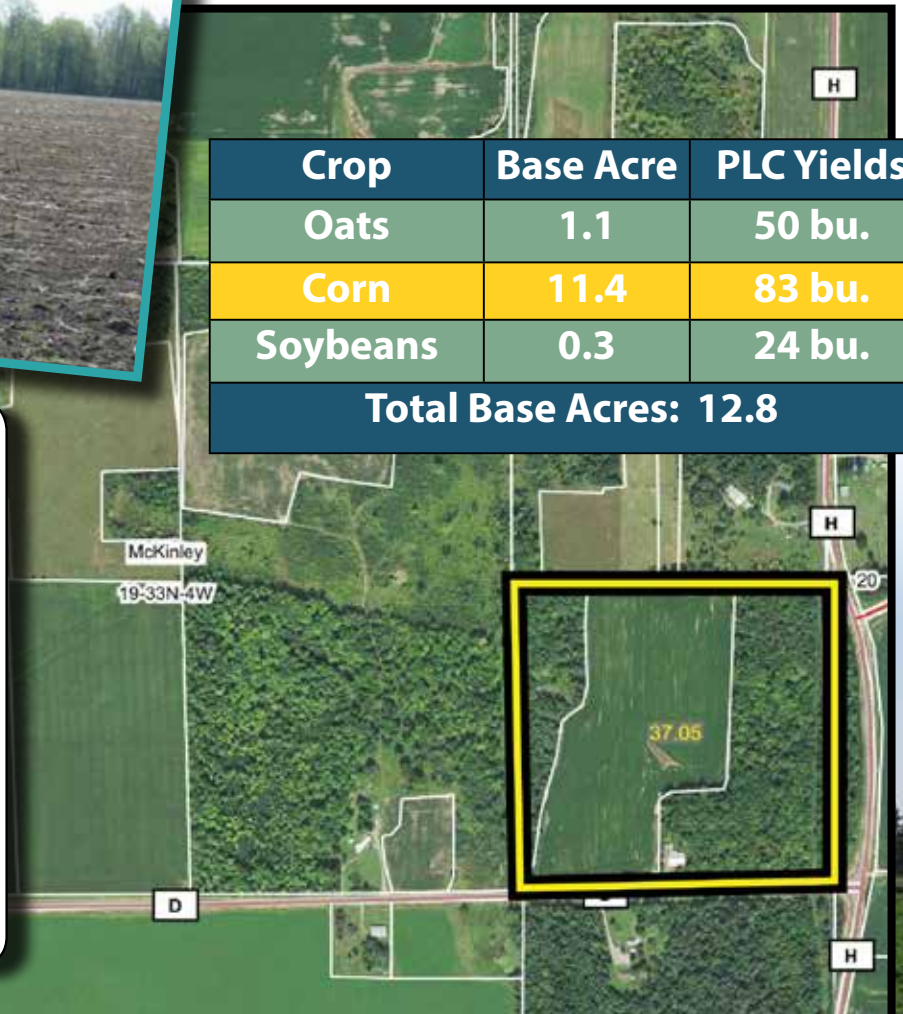
Parcel 2

Acres: 40 +/-
Cropland Acres: 17.04 +/-
Legal Description: NE¼SE¼ 19-33N-04W
Taxes (2017): \$983.65

Parcel Note: This parcel features 40 acres with 17.04 acres of excellent corn and soybean cropland. Parcel includes a 32' x 56' pole barn with concrete floor built in 2010. The 22 acres of woods make excellent wildlife habitat for deer, turkey and black bear. Current landlord tenant lease through 2018.



Crop	Base Acre	PLC Yields
Oats	1.1	50 bu.
Corn	11.4	83 bu.
Soybeans	0.3	24 bu.
Total Base Acres: 12.8		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn
59A	Almena silt loam, 0 to 3 percent slopes	17.12	100.0%	IIw	104
Weighted Average					104

Property Photos





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