



**HIGH
POINT**

LAND COMPANY

HighPointLandCompany.com

101+/- Acres
Jackson County, WI
Curran Township



High Point Land Company
159 N Shore Drive Fountain City, WI

Property Photos



Property Photos



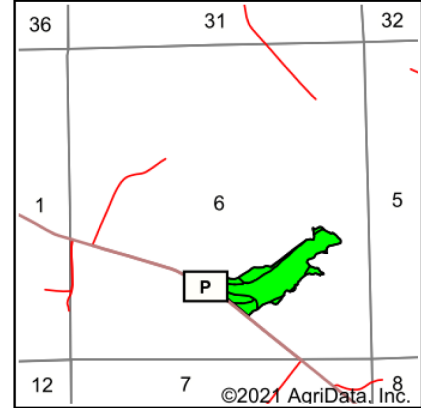
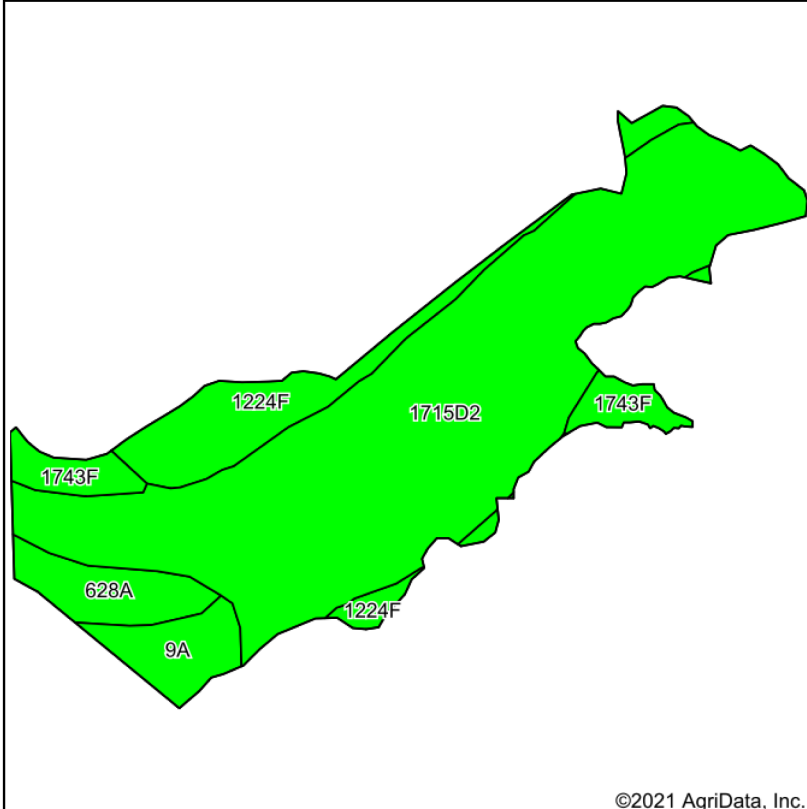
Property Photos



Aerial Map



Soil Map



State: Wisconsin
 County: Jackson
 Location: 6-22N-6W
 Township: Curran
 Acres: 26.85
 Date: 8/18/2021



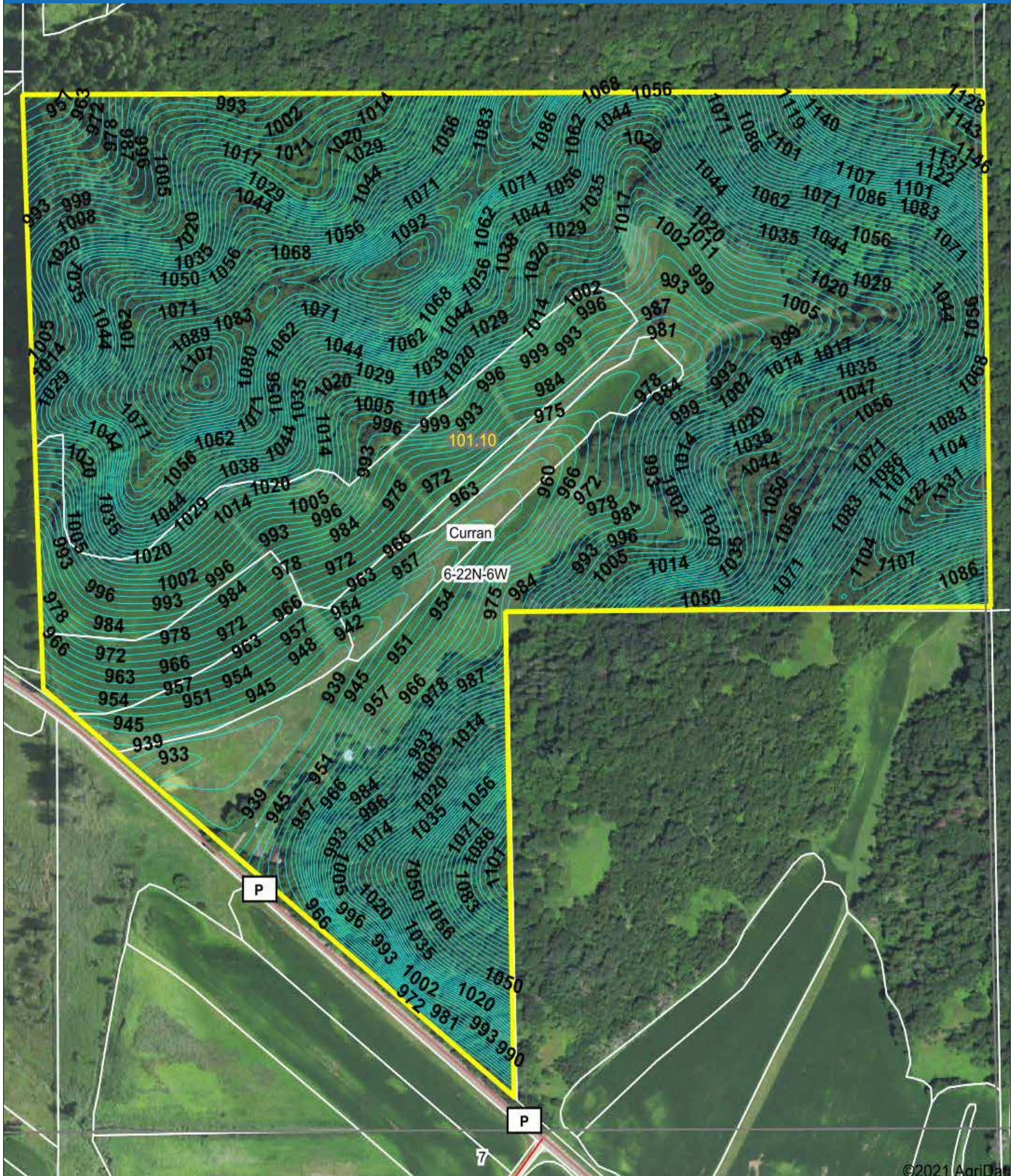
Soils data provided by USDA and NRCS.

Area Symbol: WI053, Soil Area Version: 19

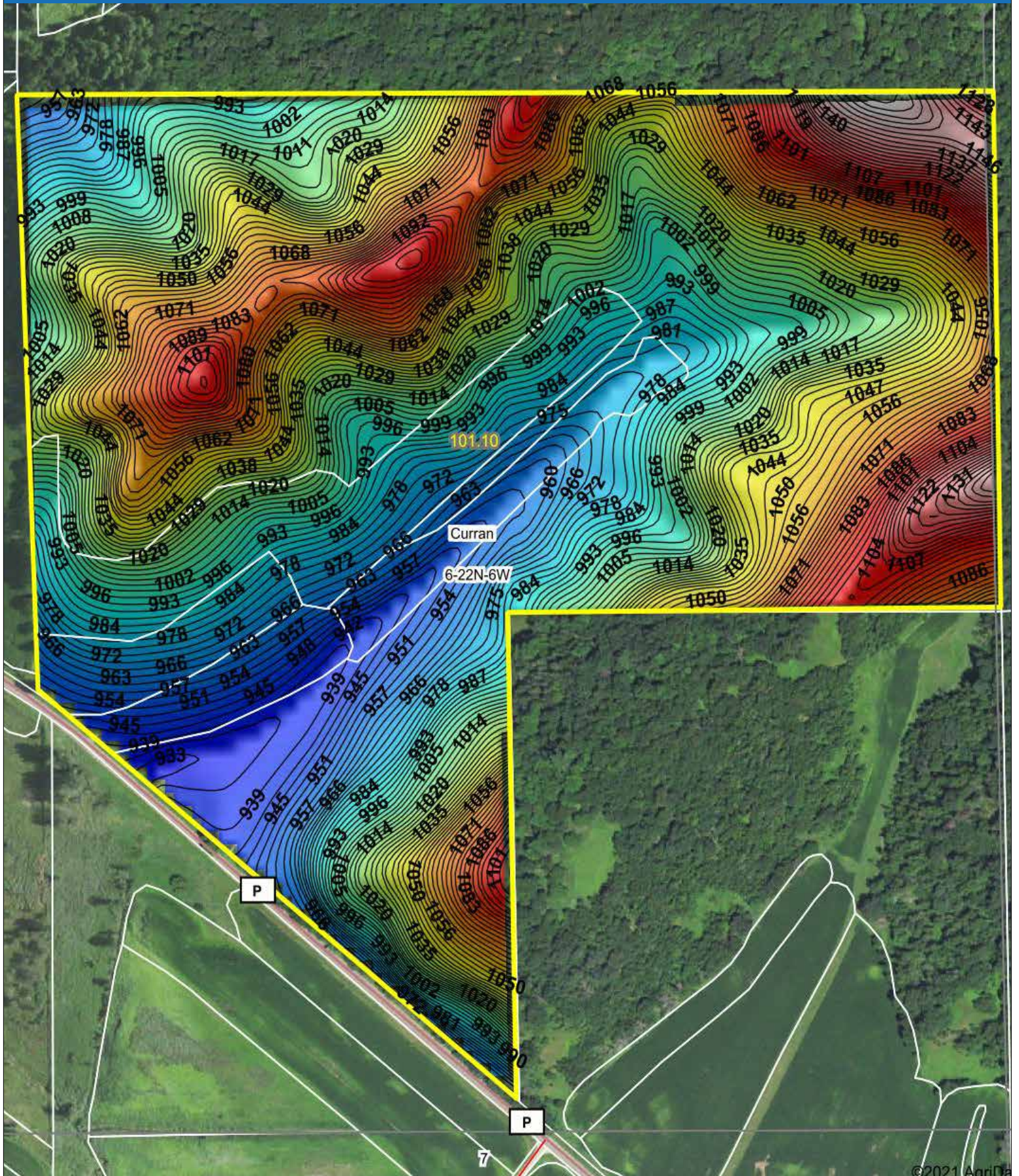
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Non Irr Class *c	Alfalfa hay	Bluegrass white clover	Corn	Corn silage	Grass clover	Oats	Orchardgrass alsike	Orchardgrass red clover	Red clover hay	Smooth bromegrass	Soybeans	Timothy alsike	Winter wheat
1715D2	Council and Seaton soils, 12 to 20 percent slopes, moderately eroded	19.04	70.9%		IVe	4.4		115	19	6.9	60				3.6	37		39
1224F	BooneElevasil complex, 15 to 50 percent slopes	3.37	12.6%		Vlls			1				1.6	1.8				1.4	
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	1.56	5.8%		llw													
1743F	Council Elevasil Norden complex, 30 to 60 percent slopes	1.48	5.5%		Vlle		1.6					2.4	2.6				2.2	
9A	Houghton and Palms mucks, 0 to 1 percent slopes, frequently flooded	1.40	5.2%		Vllw	4.8	3.4	120	17		75	4.2	4.4	3.8		42	4	
Weighted Average						3.4	0.4	87.8	14.4	4.9	46.5	0.6	0.6	0.2	2.6	28.4	0.5	27.7

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topo Contours Map



Topo Hillshade Map



Property Taxes

Parcel #: 016-0095.0000

Valid as of 08/18/2021 12:04 PM

Alt. Parcel #:

TOWN OF CURRAN
JACKSON COUNTY, WISCONSIN

Owner and Mailing Address:

MARSHALL BERGE
SANDRA BERGE
W12775 VILAS RD
BLACK RIVER FALLS WI 54615

Co-Owner(s):

BERGE, SANDRA

Physical Property Address(es):

Information Not Available

Districts:

Dist#	Description
0485	BLAIR-TAYLOR SD 0485
0200	VOC DIST-LA CROSSE

Parcel History:

Date	Doc #	Vol/Page	Type
04/20/2001	302798	393/219	QCD
12/06/1978	218330	238/41	LC

Abbreviated Description: **Acres: 21.000**

PT OF SW SE EX PT LYING SW OF COUNTY RD
P

Plat	Tract (S-T-R 40% 160% GL)	Block/Condo Bldg
* N/A-NOT AVAILABLE	06-22N-06W SW SE	

2020 Valuations:

Values Last Changed on 09/24/2014

Class and Description	Acres	Land	Improvement	Total
G4-AGRICULTURAL	7.010	1,100.00	0.00	1,100.00
G5-UNDEVELOPED	5.000	3,800.00	0.00	3,800.00
G5M-AGRICULTURAL FOREST	7.990	10,000.00	0.00	10,000.00
G7-OTHER	1.000	3,000.00	1,400.00	4,400.00

Totals for 2020

General Property	21.000	17,900.00	1,400.00	19,300.00
Woodland	0.000	0.00	0.00	0.00

Totals for 2019

General Property	21.000	17,900.00	1,400.00	19,300.00
Woodland	0.000	0.00	0.00	0.00

2020 Taxes

Bill # 263038 **Fair Market Value:** Use Value Assessment **Assessment Ratio:** 0.9196

	Amt Due	Amt Paid	Balance
Net Tax	295.28	295.28	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Charges	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Prop Tax Interest		0.00	0.00
Spec Tax Interest		0.00	0.00
Prop Tax Penalty		0.00	0.00
Spec Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	295.28	295.28	0.00

Installments

	End Date	Total
1	01/31/2021	147.64
2	07/31/2021	147.64

Net Mill Rate 0.018763724

Gross Tax	399.51
School Credit	37.37
Total	362.14
First Dollar Credit	66.86
Lottery Credit	0 Claims 0.00
Net Tax	295.28

Interest Calculated For 08/18/2021

Property Taxes

Parcel #: 016-0094.0000

Valid as of 08/18/2021 12:02 PM

Alt. Parcel #:

TOWN OF CURRAN
JACKSON COUNTY, WISCONSIN

Owner and Mailing Address:

MARSHALL BERGE
SANDRA BERGE
W12775 VILAS RD
BLACK RIVER FALLS WI 54615

Co-Owner(s):

BERGE, SANDRA

Physical Property Address(es):

Information Not Available

Districts:

Dist#	Description
0485	BLAIR-TAYLOR SD 0485
0200	VOC DIST-LA CROSSE

Parcel History:

Date	Doc #	Vol/Page	Type
04/20/2001	302798	393/219	QCD
12/06/1978	218330	238/41	LC

Abbreviated Description: **Acres:** 40.000

NW SE *MFL 32AC CLOSED 2005 459/685
ORDER# 270712005

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* N/A-NOT AVAILABLE	06-22N-06W NW SE	

2020 Valuations:

Values Last Changed on 09/24/2014

Class and Description	Acres	Land	Improvement	Total
G4-AGRICULTURAL	8.000	1,100.00	0.00	1,100.00
W6-MFL CLOSED POST 2005	32.000	40,000.00	0.00	40,000.00

Totals for 2020

General Property	8.000	1,100.00	0.00	1,100.00
Woodland	32.000	40,000.00	0.00	40,000.00

Totals for 2019

General Property	8.000	1,100.00	0.00	1,100.00
Woodland	32.000	40,000.00	0.00	40,000.00

2020 Taxes

Bill # 263037 **Fair Market Value:** Use Value Assessment **Assessment Ratio:** 0.9196

	Amt Due	Amt Paid	Balance
Net Tax	20.63	20.63	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Charges	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest Land	326.40	326.40	0.00
Prop Tax Interest		0.00	0.00
Spec Tax Interest		0.00	0.00
Prop Tax Penalty		0.00	0.00
Spec Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	347.03	347.03	0.00

Installments

	End Date	Total
1	01/31/2021	347.03
2	07/31/2021	0.00

Net Mill Rate 0.018763724

Gross Tax	22.76
School Credit	2.13
Total	20.63
First Dollar Credit	0.00
Lottery Credit	0 Claims 0.00
Net Tax	20.63

Interest Calculated For 08/18/2021

Property Taxes

Parcel #: 016-0093.0000

Valid as of 08/18/2021 11:58 AM

Alt. Parcel #:

TOWN OF CURRAN
JACKSON COUNTY, WISCONSIN

Owner and Mailing Address:

MARSHALL BERGE
SANDRA BERGE
W12775 VILAS RD
BLACK RIVER FALLS WI 54615

Co-Owner(s):

BERGE, SANDRA

Physical Property Address(es):

Information Not Available

Districts:

Dist#	Description
0485	BLAIR-TAYLOR SD 0485
0200	VOC DIST-LA CROSSE

Parcel History:

Date	Doc #	Vol/Page	Type
04/20/2001	302798	393/219	QCD
12/06/1978	218330	238/41	LC

Abbreviated Description: **Acres:** 40.000

NE SE *MFL 31AC CLOSED 2005 459/685
ORDER# 270712005

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* N/A-NOT AVAILABLE	06-22N-06W NE SE	

2020 Valuations:

Values Last Changed on 09/24/2014

Class and Description	Acres	Land	Improvement	Total
G4-AGRICULTURAL	2.500	400.00	0.00	400.00
G5-UNDEVELOPED	6.500	4,900.00	0.00	4,900.00
W6-MFL CLOSED POST 2005	31.000	38,800.00	0.00	38,800.00

Totals for 2020

General Property	9.000	5,300.00	0.00	5,300.00
Woodland	31.000	38,800.00	0.00	38,800.00

Totals for 2019

General Property	9.000	5,300.00	0.00	5,300.00
Woodland	31.000	38,800.00	0.00	38,800.00

2020 Taxes

Bill # 263036 **Fair Market Value:** Use Value Assessment **Assessment Ratio:** 0.9196

	Amt Due	Amt Paid	Balance
Net Tax	99.45	99.45	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Charges	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest Land	316.20	316.20	0.00
Prop Tax Interest		0.00	0.00
Spec Tax Interest		0.00	0.00
Prop Tax Penalty		0.00	0.00
Spec Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	415.65	415.65	0.00

Installments

	End Date	Total
1	01/31/2021	415.65
2	07/31/2021	0.00

Net Mill Rate 0.018763724

Gross Tax	109.71
School Credit	10.26
Total	99.45
First Dollar Credit	0.00
Lottery Credit	0 Claims 0.00
Net Tax	99.45

Interest Calculated For 08/18/2021

Listing Summary

101+/- Acres (17+/- Tillable Acres) Jackson County — Curran Township

Located in Jackson County by the Jackson/Trempealeau County line, in the Township of Curran, lies this one of a kind 101 +/- acre property. The long valley running through the heart of the property makes for amazing views! Having electric right off of county road P, there is great opportunity for a building site!

This area is known for its world class whitetail deer hunting, with multiple Boone & Crockett bucks being harvested in the area. Having large size land owners surrounding the property that practice excellent deer quality management makes this one of the most sought out areas in Jackson County. This property hunts BIG with how the terrain lies and previous select cut logging has created a lot of browse opportunities to hold deer year-round. There is also a pond in the middle of the property that supports all wildlife's moisture content needs. Having deer, bear, turkeys, pheasants, grouse, coyotes, and a wide array of other wildlife, this property is what an avid outdoorsman dreams about!

If you have been looking for a class "A" hunting property, look no further! Excellent hunting property in this area doesn't come on the market often, don't let this amazing opportunity slip by!

For questions or to schedule a private showing, contact Wisconsin Land Specialist Garrett Halama directly at 715-797-0442 or email Garrett@Highpointlandcompany.com.

High Point Land Company
159 N Shore Drive Fountain City, WI



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Fountain City, WI



“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

CONTACT LAND AGENT:
Garrett Halama
715-797-0442
Garrett@highpointlandcompany.com

