

LAND

FOR SALE

Barron County, WI

3.5
+/- ACRES

Broker - Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



TREVOR GLOMSKI
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HIGH POINT
LAND COMPANY
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Real Estate License:
95483-94

703 S Main St
Fountain City, WI 54629





Summary of Property

3.5+/- Acres • Barron County, WI

Listing Price: \$70,000

DESCRIPTION

Located in Barron County, WI, this rare 3.5-acre buildable country lot offers an exceptional opportunity. This property is just 10 minutes from Rice Lake, situated on 23rd Street in Oak Grove Township near Dobie. The lot features incredible views and a peaceful setting, perfect for those looking to escape the hustle and bustle of city life. The landscape is predominantly adorned with maturing oak trees, providing a natural and scenic backdrop.

One of the standout features of this property is the flexibility it offers. You have the option to build your home on one acre within the footprint of this lot. This allows you to design a home that suits your needs while preserving the beauty of the remaining land. Additionally, the one-acre restriction does not apply to outbuildings or shops. For more details on this, please contact the listing agent.

The location is ideal for anyone looking to enjoy the benefits of country living while still being close to town amenities. Rice Lake is a short drive away, offering shopping, dining, and recreational activities. The community of Oak Grove Township is known for its friendly atmosphere and beautiful landscapes.

Why settle for building in town when you can have your dream country property? This 3.5-acre lot provides the perfect canvas to create a home that blends seamlessly with its natural surroundings. Don't miss out on this unique opportunity to own a piece of Wisconsin's beautiful countryside.

For more information or to schedule a viewing, please contact Wisconsin Land Specialist Trevor Glomski 651-380-0821.

Property Address:

TBD 23rd St, Rice Lake, WI 54868

Property Features:

- Views
- Rural setting without close neighbors
- Flexibility on build options
- Rare Small Acreage
- Beautiful Timber

Driving Directions:

From Rice Lake, head East on W Evans Street toward N Wilson Ave. In .1 miles, turn left at the 1st cross street onto N Wilson Ave. In .2 miles turn Left onto W Knapp St. In .1 miles, turn right onto WI-48 E/20 1/4 St/Hammond Ave. Continue to follow WI-48 E for 4.3 miles then turn left onto 23rd St. Continue for 1.5 miles then arrive at destination.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

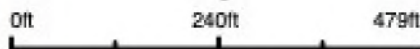
Property Photos



Wetlands Map



State: **Wisconsin**
 Location: **36-36N-11W**
 County: **Barron**
 Township: **Oak Grove**
 Date: **5/21/2024**



Classification Code	Type	Acres
R4SBC	Riverine	0.16
Total Acres		0.16

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



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