

LAND

FOR SALE

St. Croix County, WI

60
+/- ACRES



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

SCAN FOR MORE INFO



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HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM



Real Estate License:
95483-94

703 S Main St
Fountain City, WI 54629



Summary of Property

60+/- Acres • St. Croix County, WI

Listing Price: \$2,300,000

DESCRIPTION

Located in the City limits of New Richmond sits this rare 60 acre development property. Boasting over 1,700 feet of city sewer and water, this parcel is primed for development. The utilities extend both east and west from the southern edge, seamlessly connecting to the Fox Run Development.

With New Richmond's growth and direct access to the Twin Cities via the St. Croix Crossing Bridge and Highway 64, this property presents an outstanding investment opportunity for builders, investors, and Developers.

This property is currently being farmed and carries a 57.3 NCCPI across 57.51 tillable acres. Please respect the crops.

For more information, please contact the listing agent.

Property Address: TBD Grouse Way, New Richmond, WI 54017

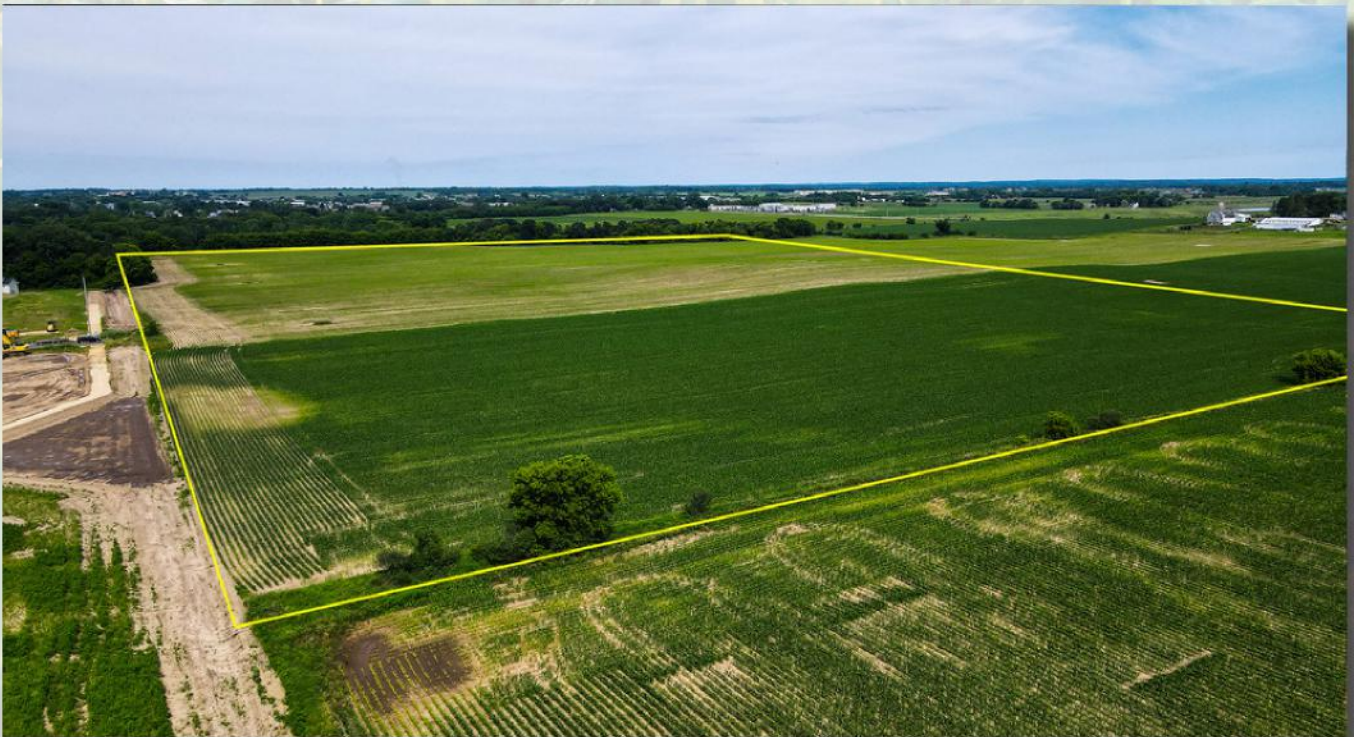
Property Features:

- Great Opportunity
- Development
- Beautiful Views
- 2 Ponds on property
- Great Location
- Close to the Twin Cities

Driving Directions: From New Richmond Head east on County Rd K/E 1st St toward S Arch Ave Continue to follow County Rd K 1.5 mi Turn left onto Fox Way 0.4 mi Turn left onto Grouse Way for .2mi

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

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75,000
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Property Photos



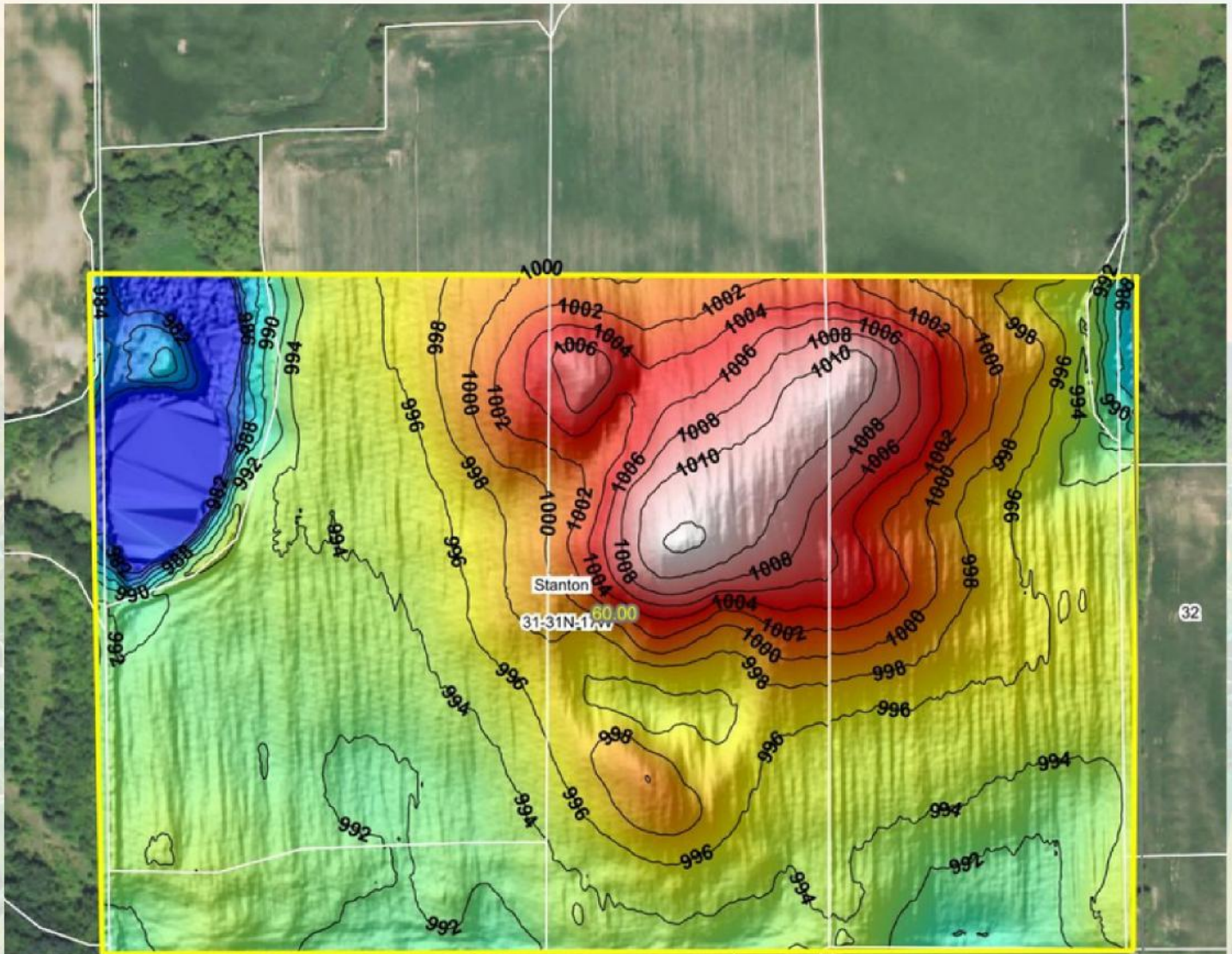
75,000
ACRES SOLD

Aerial View



75,000
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Topo Hillshade Map



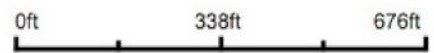
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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 980.1
 Max: 1,012.3
 Range: 32.2
 Average: 996.2
 Standard Deviation: 6.3 ft



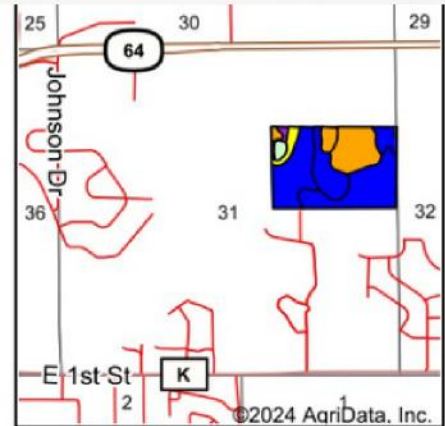
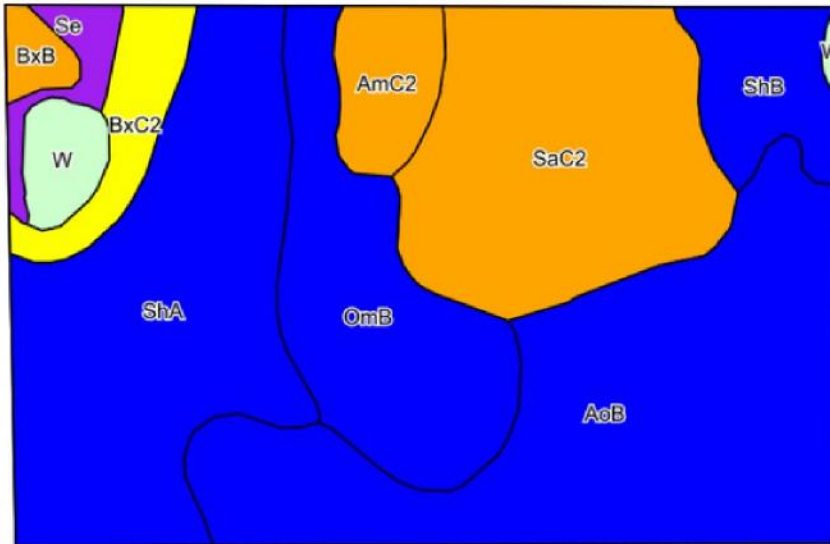
31-31N-17W
St. Croix County
Wisconsin

Boundary Center: 45° 7' 54.4, -92° 30' 41.13

Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map



State: **Wisconsin**
 County: **St. Croix**
 Location: **31-31N-17W**
 Township: **Stanton**
 Acres: **60**
 Date: **4/29/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: W1109, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
AoB	Antigo silt loam, 2 to 6 percent slopes	17.12	28.5%		Ile		55	54	55	41
ShA	Sattre loam, 0 to 2 percent slopes	13.67	22.8%		Ils		63	63	59	45
SaC2	Santiago silt loam, 6 to 12 percent slopes, eroded	11.10	18.5%		Ille		70	70	58	56
OmB	Rosholt sandy loam, 2 to 6 percent slopes	7.93	13.2%		Ile		50	50	43	30
ShB	Sattre loam, 2 to 6 percent slopes	2.85	4.8%		Ile		62	62	59	45
AmC2	Amery loam, 6 to 12 percent slopes, eroded	2.16	3.6%		Ille		55	55	46	38
BxC2	Burkhardt-Sattre complex, 6 to 12 percent slopes, eroded	2.12	3.5%		Ive	Ive	49	49	44	31
W	Water	1.35	2.3%							
Se	Saprists and aquents	1.02	1.7%		Vlw					
BxB	Burkhardt-Sattre complex, 2 to 6 percent slopes	0.68	1.1%		Ille	Ile	53	53	49	36
Weighted Average					-	-	*n 56.9	*n 56.6	*n 52.1	*n 41.3

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

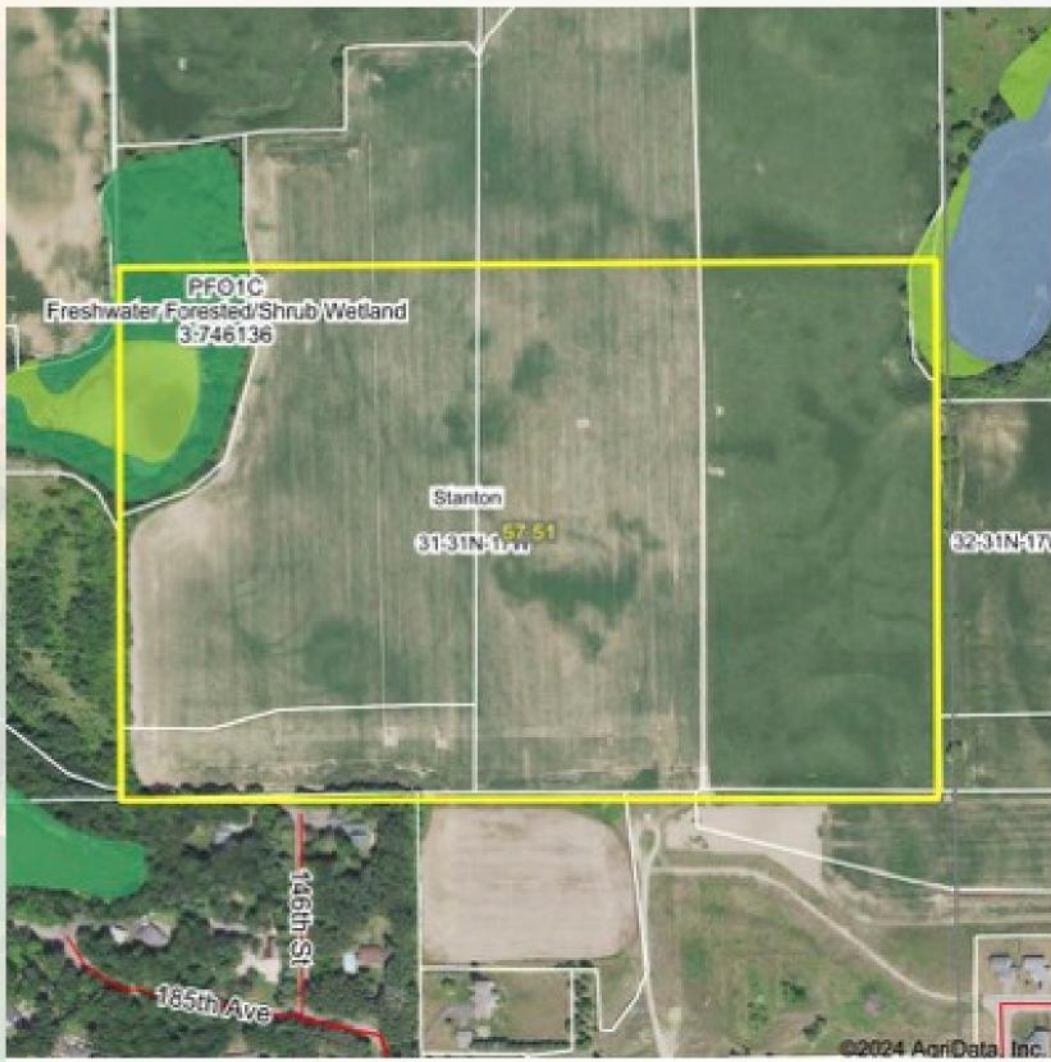
*c: Using Capabilities Class Dominant Condition Aggregation Method

- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

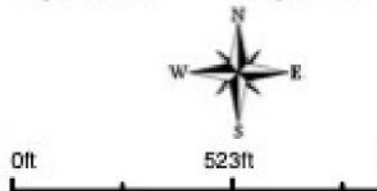
- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

75,000
ACRES SOLD

Wetland Map



State: **Wisconsin**
 Location: **31-31N-17W**
 County: **St. Croix**
 Township: **Stanton**
 Date: **6/28/2024**



Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	1.42
PEM1C	Freshwater Emergent Wetland	1.12
PFO1/SS1C	Freshwater Forested/Shrub Wetland	0.75
PEM1A	Freshwater Emergent Wetland	0.32
Total Acres		3.61

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

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