Hobby Farm For Sale
Colfax, Wisconsin

40 +/- Acres - Dunn County, WI

Excellent Fencing - Perfect for Cattle!

Pifer's Auction & Realty - Robert Scott Pifer, Broker (#56685-90)
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RE Entity License #937110-91, Auction Company License #429-53
Robert Scott Pifer Wisconsin Registered Auctioneer #2720-52

www.pifers.com
877.477.3105
Near the town of Colfax, WI, this beautiful home includes 40 acres with 27 +/- acres of cropland current fenced for pasture. Remaining wooded acres provide excellent habitat for Deer, Turkey and Bear. Groomed trails and excellent areas for strategic placement for deer stands. Very beautiful area within minutes of Menomonie and Eau Claire, Wisconsin and within an hour of the Twin Cities!

Driving Directions:
From Colfax, WI, go 2.5 south on Highway #40, then go 1.2 miles west on 770th Ave. This will bring you to the property’s address.
Acres: 40 +/-
Legal: SE¼SW¼ 30-29N-11W
Cropland Acres: 27 +/-
Taxes (2017): $3,154.59

Price: $456,000

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>Non-Irr Class *c</th>
<th>Corn</th>
</tr>
</thead>
<tbody>
<tr>
<td>512B</td>
<td>Drammen loamy sand, 1 to 6 percent slopes</td>
<td>24.37</td>
<td>90.3%</td>
<td>IIIs</td>
<td>65</td>
</tr>
<tr>
<td>233C</td>
<td>Boone sand, 6 to 15 percent slopes</td>
<td>1.39</td>
<td>5.1%</td>
<td>VIs</td>
<td>40</td>
</tr>
<tr>
<td>224C2</td>
<td>Elevasil sandy loam, 6 to 12 percent slopes, moderately eroded</td>
<td>1.06</td>
<td>3.9%</td>
<td>Ille</td>
<td>80</td>
</tr>
<tr>
<td>589A</td>
<td>Newson mucky loamy sand, valley train, 0 to 1 percent slopes</td>
<td>0.18</td>
<td>0.7%</td>
<td>Vlw</td>
<td></td>
</tr>
</tbody>
</table>

Weighted Average 63.9
**House Information**

**Address:** E 7883 770th Ave. - Colfax, WI 54730

**House:**
- Built in 1995
- Approximately 3,428 Sq. ft.
- 4 Bedrooms
- 3 Bathrooms
- Dining & Living Room
- Large Kitchen with Amish Hardwood Floor
- Large Laundry Room
- Propane Heat/Central Air
- Stove, Built in Microwave, & Refrigerator
- Attached 2 Car Garage

**Beautiful Custom House!!**
Outbuildings Information

Outbuildings:
- **36’ x 48’ Hay Shed** - Feedlot Area, Automatic/Heated Waterer
- **24’x30’ Workshop** - Loft, Area for Poultry

Outbuildings include a poultry production area, wood working shop, equipment storage & cattle housing making this a perfect Hobby Farm!

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Great Outbuildings!!
Pastures are fenced and seeded to excellent grass stand.
Corrals are ready for cattle and/or horses
Property has a nice apple orchard established with highly productive trees
Vineyard established
All the trails in the woods are mowed and ready to explore by foot or UTV/ATV.
Wooded areas have turkey and deer populations for excellent hunting opportunities!

Excellent Hunting Opportunities!