*Beautiful Farmstead*

# LAND FOR SALE

## 202.83 +/- Acres - Taylor County, WI

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

Pifer's AUCTION & REALTY

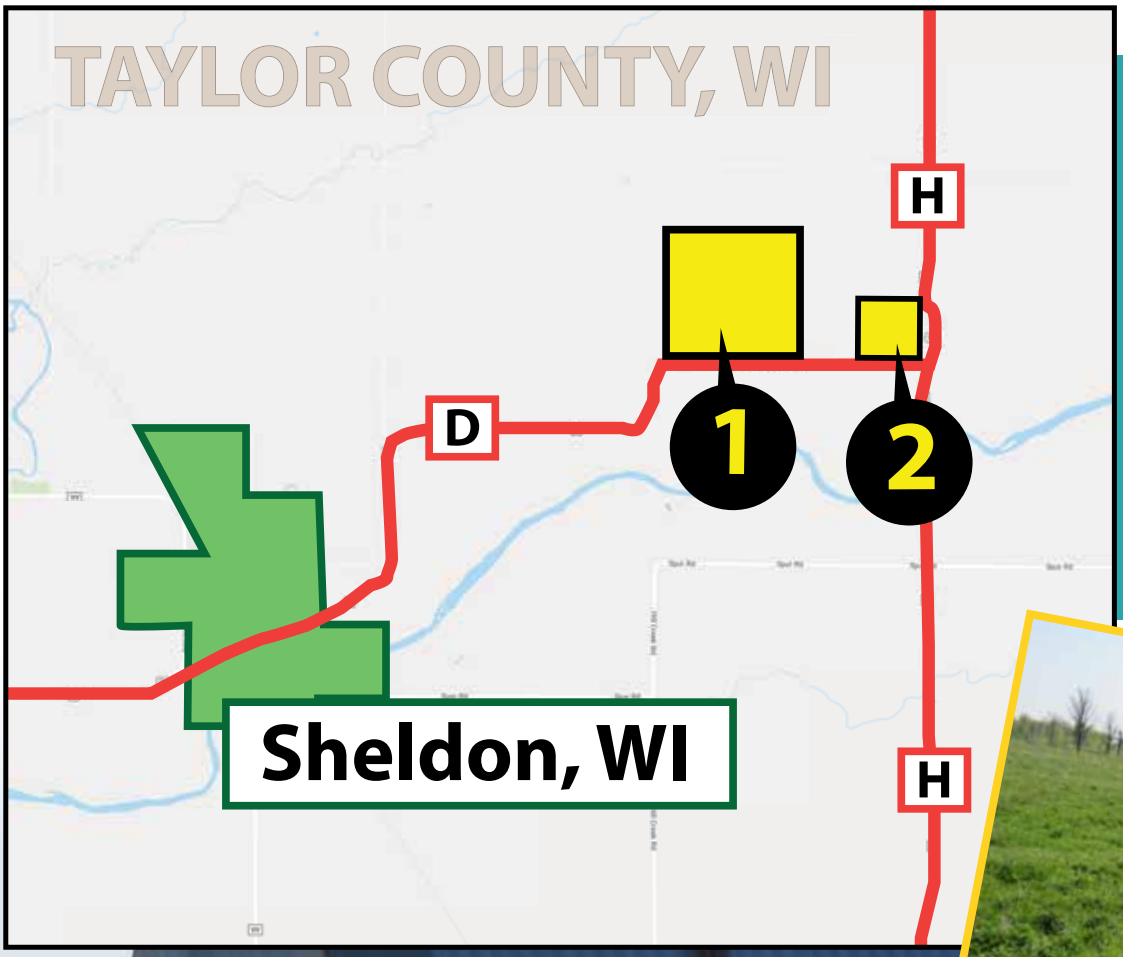
Pifer's Auction & Realty - Robert Scott Pifer, *Broker (#56685-90)*
1106 Mondovi Road #118 - Eau Claire, WI 54701
RE Entity License #937110-91, Auction Company License #429-53
Robert Scott Pifer Wisconsin Registered Auctioneer #2720-52

www.pifers.com
877.477.3105

# Property Information

## Price: $495,000

**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

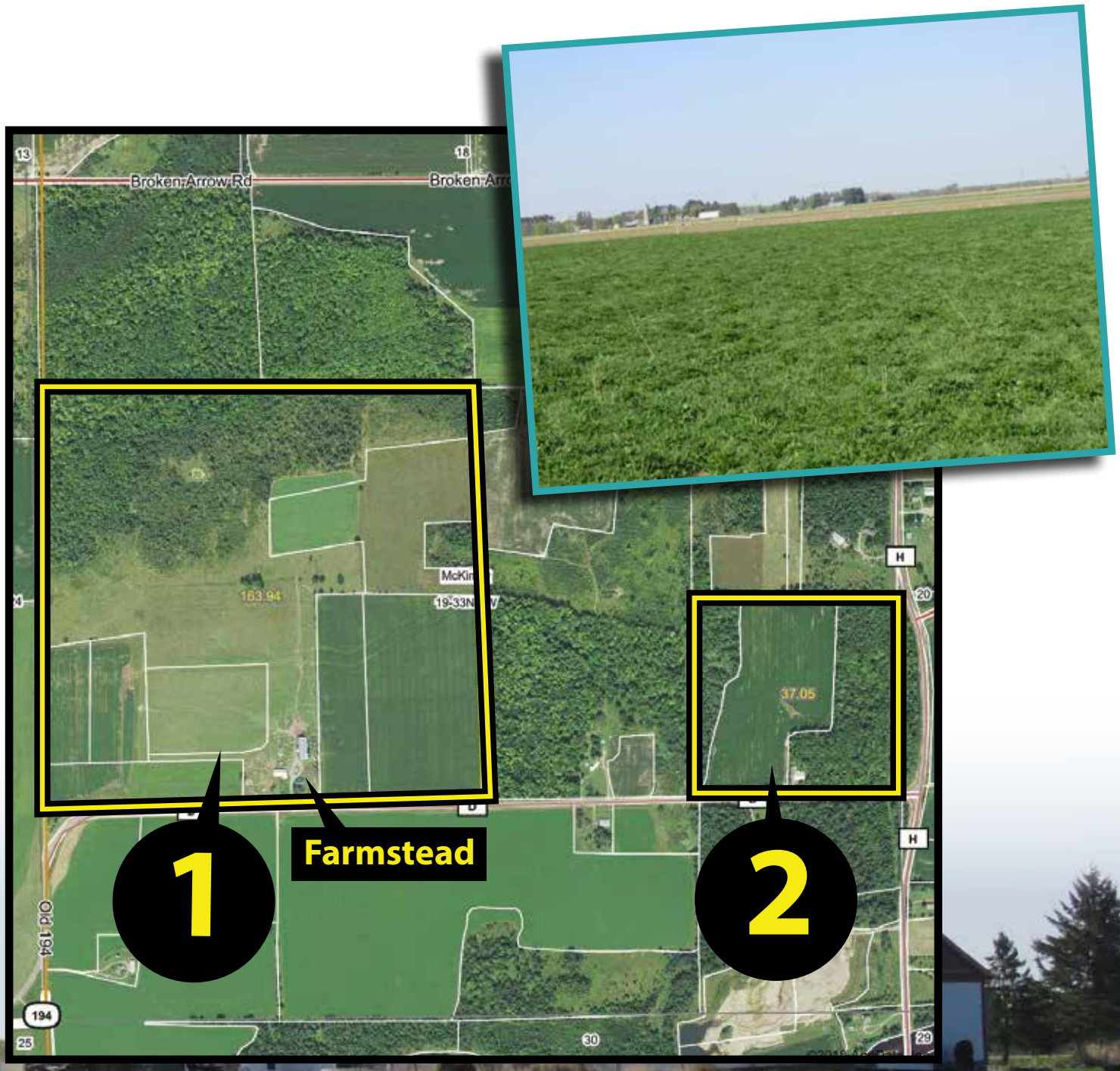
From Village of Sheldon, WI, go east 2.8 miles on County Road D. This will bring you to the southwest corner of parcel one. Proceed east .75 miles. This will bring you to the southwest corner of parcel two.

## Contact

**Bob Panzer**
**920.539.8728**
**bpanzer@pifers.com**

**Bob Pifer**
**715.491.6484**
**bob@pifers.com**

# Overall Property




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

# Parcel 1: House

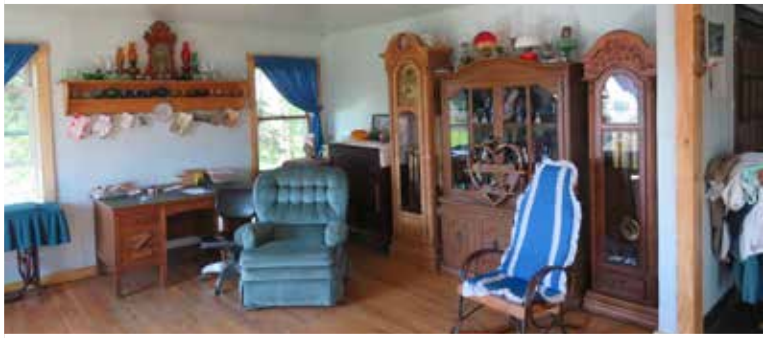
**Address:** W 17076 County Rd. D - Sheldon, WI

**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 Cribs



# 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*** |

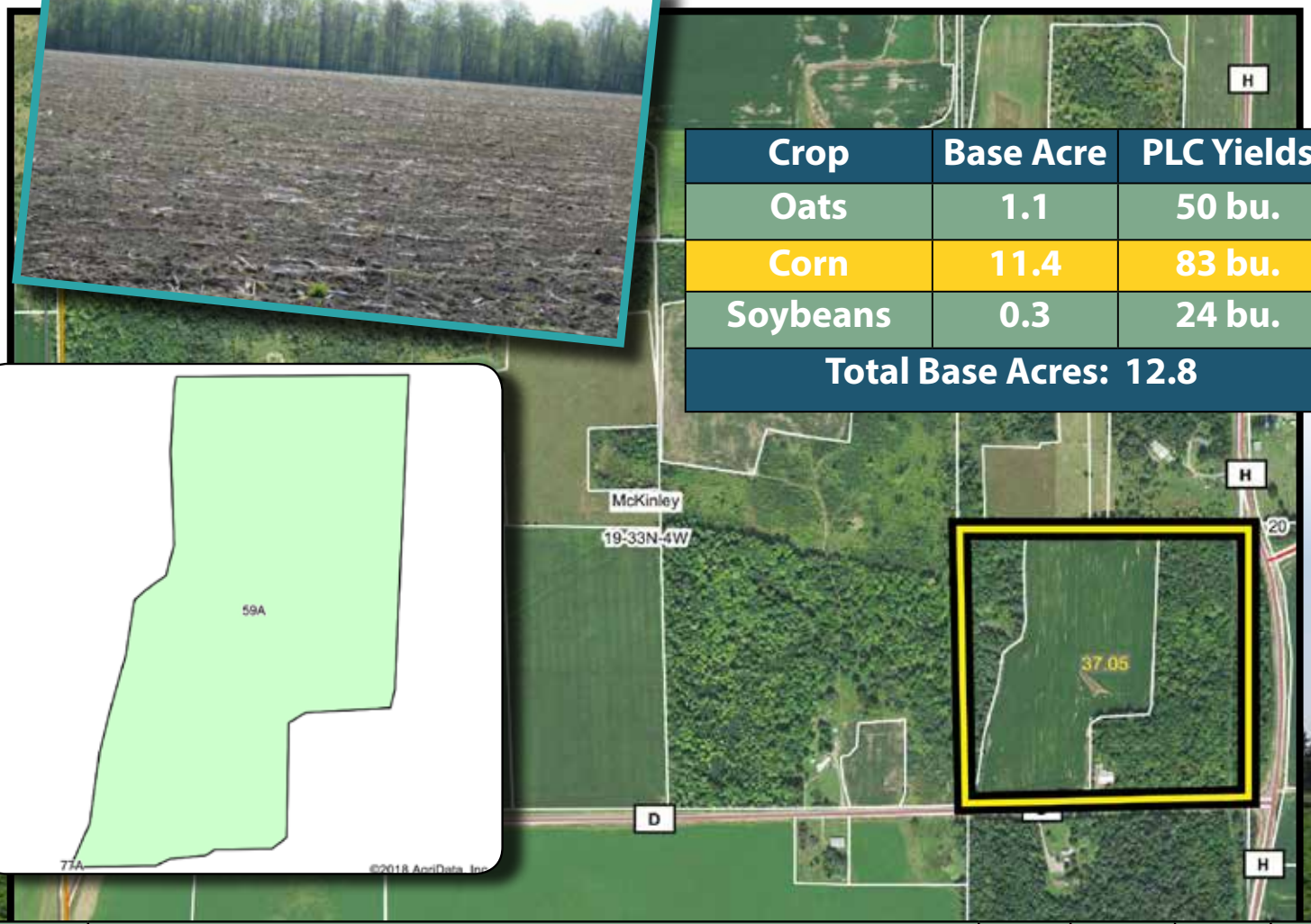
# Parcel 2

**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

# Pifer's
## AUCTION & REALTY

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