

**40 ACRES+/-**

**ST. CROIX COUNTY, WI**



**Listing Price \$164,500 or \$4,112/Acre**

**#1929 Farm**

## PROPERTY DESCRIPTION

This property, located just 5 miles South of Interstate 94, is an excellent place to build a home or stake a claim for hunting whitetail. Settle down on a quiet country road with a 30 minute commute to the MN border. Mostly wooded with staggered rows of mature planted pines, oak, maple, and other hardwoods. Small water dry/run cutting through the west side of the 40 acre parcel gives character to woods. Utilities available include electricity, and fiber optic high speed Internet and cable TV. The soil is well drained for septic. This property is currently leased for hunting. Whitetail deer are prevalent, along with pheasant and turkey. Opportunity to harvest/log the mature pine trees now or in the future.

## PROPERTY FEATURES

- Quiet country road
- Short commute to MN
- Great deer area
- Low taxes
- High speed fiber optic internet

# LANDPROZ

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