

LAND AUCTION



98.01 AC± | 2 TRACTS | CALUMET CO, WI

ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/1/26 BIDDING ENDS: 3 PM CT

AUCTION HELD AT: ONLINE ONLY PROPERTY PREVIEW: CALL TO SCHEDULE

Online Only Auction Bidding Now Through 7/1/2026 at 3 PM CT

Exceptional opportunity to acquire high-quality farmland in the Village of Harrison, just outside Appleton—one of the Fox Valley's most active growth corridors. These parcels offer a rare combination of strong current agricultural productivity and income and long-term positioning in a path of aggressive residential and commercial expansion.

The property consists of two tracts totaling approximately 98.01 acres. Both parcels are currently enrolled in agricultural use, aligning with the Village's preference to preserve productive farmland in the near term while allowing for thoughtful, future growth.

The land is leased for the 2026 crop year, with all lease payments transferring to the buyer, providing immediate income. Parcel layouts are straightforward, and the property is being offered as tax roll acreage with no survey.

Whether you're looking to expand your farming operation, invest in income-producing land, or secure acreage in a high-growth area, this auction presents a compelling opportunity in a highly coveted area.

TRACT 1 - 78± ACRES

This 78± acre tract, consisting of three tax IDs, offers a strong block of productive farmland with approximately 3 acres of wooded area.

This tract features fertile soil and is well-drained through a ditch system. Soil reports are available and consist of highly productive Manawa silt loams and Kewaunee loams. A residential well is located on the property and may be functional; however, it will transfer in as-is condition along with the rest of the property. Municipal water/sewer, and electricity are on the west border, which is State Park Rd.

The tract is currently leased for the 2026 growing season at \$200/ farmed acre; 2026 rent payments will go to the new owner. This acreage provides immediate return with continued agricultural use. Its size, layout, and premium location within a high-demand area position it well for both current income and a long-term hold strategy.

A tile line agreement must be signed by the new owner, with drainage running from the north end of Tract 2 westward to the ditched area on this 78± acre tract, if the new owner doesn't purchase both tracts being auctioned.

Access is to be retained by the renting farmer for the 2026 crop year to maintain and harvest crops.

Deeded Acres: 78± Acres
Soil Types: Kewaunee loam, Manawa silt loam
Soil PI/NCCPI/CSR2: NCCPI 48.6
CRP Acres/Payment: N/A
Taxes: Tract 1 \$466.04
Lease Status: Rented for 2026 Crop year; Rental income to go to the new owner
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 78± acres pt S1/2 NW ¼ S1 T20N R18E Calumet Co WI
PIDs: PID 33162(29.94), 33166(8.06), 33168(40)
Lat/Lon: 44.2375, -88.2979
Zip Code: 54915

TRACT 2 - 20.01 ± ACRES

This 20.01± acre tract offers a unique mix of approximately 14 acres of tillable ground and roughly 6± acres of currently wooded land. Access is off of High Line Road and also connects to Tract 1 off the northwest corner. The parcel is mostly enclosed with an 8-foot-high fence, which will transfer with the property, adding versatility for a range of uses.

The current tenant retains rights for the 2026 season, including the option to remove some or all of the existing trees. This creates the potential to expand the tillable footprint and further enhance the parcel's agricultural productivity. Utilities are at the road, and the property is very close to aggressive commercial and multifamily development while remaining in Agricultural zoning for the time being.

A tile line agreement must be signed by the new owner, with drainage running from the north end of this parcel westward to the ditched area on the adjoining 78± acre tract, if the new owner doesn't purchase both tracts being auctioned.

Like Tract 1, this parcel is leased for 2026, with income transferring to the buyer.

Access is to be retained by the renting farmer for the 2026 crop year to maintain and harvest crops

Deeded Acres: 20.01± Acres
Soil Types: Manawa silt loam, Kewaunee loam
Soil PI/NCCPI/CSR2: NCCPI 44.2
CRP Acres/Payment: N/A
Taxes: Tract 2 \$80.42
Lease Status: Rented for 2026 Crop year-Rental income to go to the new owner
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 20.01 acres N ½ NW ¼ SE ¼ S1 T20N R18E Calumet Co WI
PIDs: PID 39062(20.01)
Lat/Lon: 44.2346, -88.29075
Zip Code: 54915

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
DAVE SCHUTT, AGENT: 920.251.7015 | dave.schutt@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeff Evans, WI Broker for Whitetail Properties Real Estate, LLC, WI Lic 57567-90 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Dave Schutt, WI Land Specialist for Whitetail Properties Real Estate, LLC, 920.251.7015 | Cody Lowderman, WI Auctioneer License: 2632-52



TRACT 1
78
ACRES ±

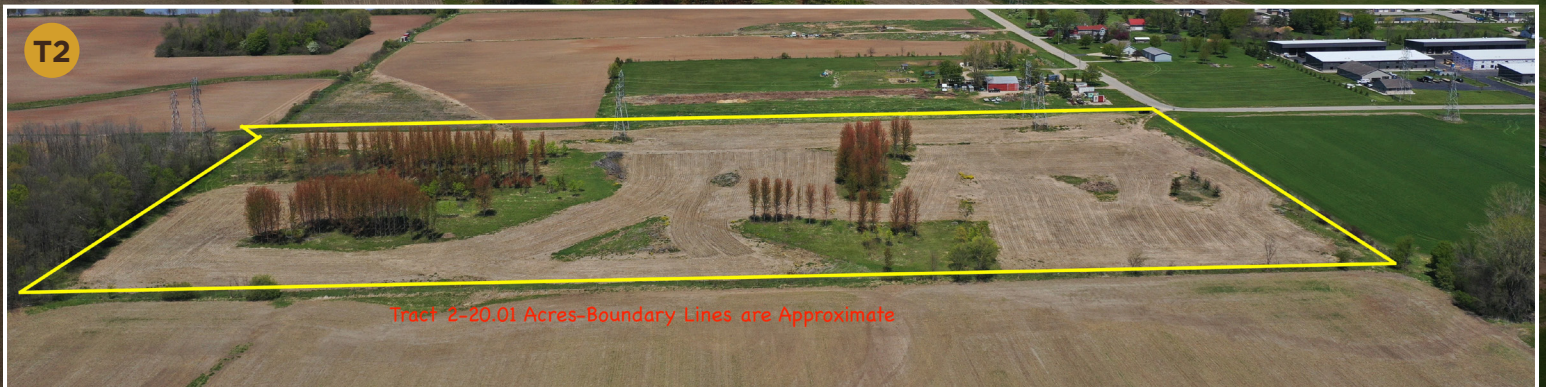
TRACT 2
20.01
ACRES ±

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