

# LAND AUCTION



## 72.93 AC± | 1 TRACT | ST CROIX CO, WI

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 3/6/26 **AUCTION TIME:** 11 AM CT

**AUCTION LOCATION:** AMERICAN LEGION  
464 COUNTY ROAD V V, SOMERSET, WI 54025

This is the perfect opportunity to invest in Western Wisconsin's fastest growing county. This large tract of land is 72.93± acres and is a prime candidate for development. Located on the edge of the Somerset, Wisconsin village limits proclaimed as the tubing capital of the world! Here you will find the pristine Apple River flowing through the town. Add in summer musical festivals at the Somerset Amphitheatre and you can see why this area is beloved by generations of Minnesotans and Wisconsinites alike. The property is about 2/3rds tillable and 1/3rd wooded with multiple points of entry. A developer's dream! Zoned agriculture, forest and residential. One look and you will see the potential. Purchase and develop it into much-needed homes or build your hobby farm within an easy commute of your job in the Minneapolis/St. Paul Metro. This property is sure to be a special acquisition for you.



**TRACT 1 DESCRIPTION:** The subject property is 72.93± acres. It has a deeded easement off County Highway I, and from the cul de sac at 58th and County I. The Farm has two basic features. The north portion, comprising approximately 2/3 of the land for sale, is rolling tillable ground that is in a corn/bean rotation. Mostly dry with a slightly rolling terrain, it has a strong potential for development and the southern portion is wooded. Here you will find mature timber in a northern hardwood mix. This portion does appear to have access from a shared driveway on the south side. Overall, this property is well-positioned on the edge of the Village of Somerset, just a few miles from two freeway on-ramps and a short commute to the MSP International Airport.

<b>Deeded Acres:</b>	40
<b>FSA Farmland Acres:</b>	43.1±
<b>Soil Types:</b>	Amery-rosholt complex, 12 to 20 percent slopes
<b>Soil PI/NCCPI/CSR2:</b>	NCCPI 43.1
<b>CRP Acres/Payment:</b>	No CRP
<b>Lease Status:</b>	Open tenancy for 2026 crop year
<b>Possession:</b>	At closing
<b>Survey Needed?:</b>	Seller has a survey
<b>Brief Legal:</b>	72.93± acres pt E ½ SE ¼ and pt SE ¼ NE ¼ S34 T31N R19W St Croix Co, WI
<b>PIDs:</b>	032-1095-60-025, 032-1096-90-000, 032-1097-30-001
<b>Lat/Lon:</b>	45.1276 -92.6954
<b>Zip Code:</b>	54025

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
NEIL HAUGER, AGENT: 612.619.7062 | [neil.hauger@whitetailproperties.com](mailto:neil.hauger@whitetailproperties.com)

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**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 Glzdic, Director, Ranch & Farm Auctions, 217.299.0332  
Neil Hauger, WI Land Specialist for Whitetail Properties Real Estate, LLC, 612.619.7062 | Cody Lowderman, WI Auctioneer License: 2632-52



TRACT 1  
**72.93**  
ACRES ±

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