



**HIGH POINT
LAND COMPANY**



15.07
+/- ACRES

FOR SALE

POLK COUNTY, IOWA

319-389-0431 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



15.07+/- ACRES • POLK COUNTY, IA

LISTING PRICE: \$132,500



DESCRIPTION:

Located in Polk County just 4 miles south of Balsam Lake, this 15.07± acre property offers mature hardwood timber, rolling topography, and direct frontage along WI-8. The land is covered in quality oak and mixed hardwoods, creating both strong wildlife habitat and long-term timber value.

The elevation changes throughout the property provide several attractive build locations for a cabin or dream home tucked into the woods. The terrain naturally funnels deer movement while offering excellent bedding cover, making this a highly functional hunting property in addition to a buildable one.

Highway 8 frontage provides year-round accessibility while still allowing you to build back into the property for privacy. With several area lakes just minutes away, this tract offers a rare combination of recreation, build potential, and convenience in a highly desirable Polk County location.



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PROPERTY FEATURES:

- Great Location
- Excellent Timber
- Good Hunting
- Southern Access
- Rolling Topography
- Small Pond
- Several spots to build
- Opportunity for food plots
- Close to the twin cities
- Easy access
- Great for cabin or weekend getaway

PROPERTY ADDRESS: TBD 131ST AVE, AMERY, WI 54001

DRIVING DIRECTIONS:

From Balsam Lake WI: WI-46 S/Main St, continue south on WI-46 for approximately 4.1 miles. Turn right (west) onto US-8 and continue 0.4 miles. Turn right onto 131st Ave. Property will be on the right.



AERIAL MAP



DOCUMENT NO.

523044

WARRANTY DEED

STATE BAR OF WISCONSIN FORM 2-1082-1082

vL 0638 1917

THIS SPACE RESERVED FOR RECORDING DATA

Received for Record

SEP 09 1994

A: 1000 stock
Bonnie Hallberg, Register of Deeds
Polk County, WI

Bonnie Hallberg

American Investment Co.
PO. Box 95

DASoto, WI - 54624

Tax Parcel No:

AMERICAN INVESTMENT COMPANY, A WISCONSIN PARTNERSHIP;
TRADE NAME NO. 2723535

conveys and warrants to Carol Jean Johnstad, trustee
of the Carol Jean Johnstad Revocable Trust
dated 10-1-5-92

the following described real estate in Polk County,
State of Wisconsin:

See attached sheet for legal description

TRANSFER
\$ 57.00
FEE

This is non-marital property for James W. Smith
and Thomas D. White.

This is not homestead property.
(s) (is not) Municipal and zoning ordinances, and recorded easement(s) for
public utilities serving the property, recorded building and
Exemption to warranties: use restrictions and covenants, general taxes levied in the
year of closing, and any liens and encumbrances created by the grantee.

Dated this 24th day of August

American Investment Company by:

(SEAL)

(SEAL)

James W. Smith

(SEAL)

(SEAL)

Thomas D. White

AUTHENTICATION

Signature (s)

authenticated this 24th day of August, 1994

TITLE MEMBER STATE BAR OF WISCONSIN

(If not authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

John P. Dbben, Attorney

(Signatures may be authenticated or acknowledged. Both
are not necessary.)

(BA) BLSM CRK 10 LM

ACKNOWLEDGMENT

STATE OF WISCONSIN

as.

Barron County

Personnel, citizens of this State, 24th day of August, 1994

James W. Smith

Thomas D. White

known to be the person(s) foregoing instrument and acknowledge the same

Lyhelle K. Myers
Lyhelle K. Myers

Notary Public permanent Barron County, Wis.
My Commission is permanent (if not, state expiration)

date: November 23, 1997

*Names of persons acting in any capacity should be typed or printed below their signatures.

PARCEL 100

A parcel of land located in the Southeast Quarter of the Southeast Quarter, Section 27, Township 34 North, Range 17 West, TOWN of Balsam Lake, County of Polk, State of Wisconsin and more particularly described as follows:

Commencing at the Southeast Corner of Section 27; TIENCE N01°39'41"N 1207.34 feet to the Southeast Corner of the Northeast Quarter of the Southeast Quarter; TIENCE S08°43'04"W 776.65 feet along the South line of the Northeast Quarter of the Southeast Quarter being the Point of Beginning; TIENCESOL°39'41"E 1210.07 feet to a point on the northerly right-of-way line of U.S. Highway 8; TIENCESOL°28'59"W 87.65 feet along said right-of-way line; TIENCESO9°15'33"N 437.98 feet along said right-of-way line; TIENCE NO1°15'02"W 50.66 feet along said right-of-way line; TIENCE S89°14'22"W 1420.20 feet along said right-of-way line to a point on the West line of the Southeast Quarter of the Southeast Quarter; TIENCE NO1°42'17"W 1166.31 feet along the West line of the Southeast Quarter of the Southeast Quarter to the Northwest Corner of the Southeast Quarter of the Southeast Quarter; TIENCE NO9°43'04"E 539.66 feet along the North line of the Southeast Quarter of the Southeast Quarter to the Point of Beginning. This parcel contains 656,315 square feet (15.07 acres) and is subject to easements and restrictions of record. Subject to and together with a 66 foot wide ingress-egress and utility easement the center-line of which is described as follows: Commencing at the Southeast Corner of said Section 27; TIENCESH0°19'35"W 128.76 feet along the South line of said section; TIENCEN03°33'00"E 76.53 feet to the north right-of-way line of U.S. Highway 8 and the Point of Beginning; TIENCE continuing N03°33'00"E, 118.91 feet; TIENCE S88°29'31"E 337.80 feet; TIENCENB3°29'31"W 544.36 feet and there terminating. The side lines of said easement shall be shortened or lengthened as necessary to terminate in the easterly and westerly lines of the parcel herein described.

The above described property is further subject to the following:

PROTECTIVE COVENANTS

The Grantees, for themselves, their heirs and assigns, agree that:

1. The use and/or storage of campers and other recreational vehicles shall be permitted to the extent allowed under the County Zoning Regulations, but is further subject to the following provisions: Unhoused storage of campers and other recreational vehicles is prohibited between December 1 and April 30.
2. Mobile homes and buses shall not be permitted on the premises. "Mobile homes" includes any structures previously licensed or titled as permanent dwellings, whether placed on a foundation or not.
3. The Grantees, for themselves, their heirs, and assigns, shall not permit unregistered or abandoned vehicles, trash or junk to remain on said premises.
4. All structures shall have exterior finish, clapboard siding, shingles, masonry, or equal quality finish. There is to be no tar paper, tar shingles, or tar paper siding allowed.
5. Any primary residential structure must have a minimum 500 square feet of living space.
6. All structures erected shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above their foundation, within 6 months after any construction is commenced.
7. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.
8. The land is restricted against commercial timbering and commercialization.
9. No advertising signs of any nature, including "for Sale" signs, shall be placed upon the premises.
10. The foregoing protective covenants may be superseded by previously recorded restrictive covenants or by local and county zoning regulations.



TREVOR GLOMSKI

319-389-0431

TREVOR@HIGHPOINTLANDCOMPANY.COM

Native of Southeast Minnesota, Trevor Glomski, grew up on the Mississippi River enjoying the great outdoors. Trevor's greatest love is walleye fishing, bowhunting whitetail in the Midwest and chasing elk out west. At an early age hard work was instilled in him by relatives and family friends who farmed and managed property. This is where he fell in love with land and the stewardship of improving a property. He devotes himself to learning and honing his skills/techniques to improve his trade, archery, family's farmland, and hunting experiences. He enjoys sharing all of these outlets to inspire and motivate people to be the very best they can be. Trevor graduated from Concordia University St. Paul in 2011 with a Bachelor's of Science degree. After a small stint playing indoor professional football and chasing after playing in the NFL, Trevor began his career in sales and operations. Trevor has been married to his wife Jacqueline for 4 years, and they have 2 children, Kynlee and Knox. Recently, Trevor has been in commercial construction project management, and is now excited to bring his skills and work ethic to High Point Land Company providing a great experience for buyers and sellers of land. If you are looking to buy or sell a farm in Western Wisconsin, Eastern MN, or Eastern Iowa, or have questions about the current market, he would love to connect with you.

"I reached out to Trevor after one of my clients, who is selling his farm, highly recommended the company. Within days of discussing our farm land and objectives, Trevor had a full presentation with drone photos of the land, soil analysis, comparable property sales and strategy. The marketing brochure he put together looked great. The sale was not without hiccups, none of which were his responsibility, yet he always took the lead in correcting the items that needed to be addressed. Trevor even worked closely with a local surveying company and the local county office to file documents on our behalf to correct old property line issues. Trevor always kept us informed and he was active in reaching out to potential buyers. I can't say enough about how easy he made a complicated situation feel. He is a true professional. He did exactly what he promised and more."

-C. P. OLSON



LIC#: 572111000

SCAN TO SEE
MY LISTINGS



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