

ONLINE TIMED

LAND AUCTION

126.26
+/- ACRES



JACKSON COUNTY, WISCONSIN
TUESDAY, SEPTEMBER 16 • ENDS 1PM

715-533-4904 • 715-797-0442 • 36091 CHRISTINE BLVD, WHITEHALL, WI 54773

TERMS: 10% down upon signing purchase agreement with balance due at closing. Sales includes a 1% buyers premium. Full terms & conditions can be found on our website.
Listing Agents: Eric Halvorson LIC #94636-94 & Garrett Halama LIC #92702-94 | Registered WI Auctioneer/Broker Jacob Hart RE LIC #2920-52 Phone # 319-559-2345



3 TRACTS • 126.26+/- ACRES JACKSON COUNTY, WI

DESCRIPTION:

Attention Investors and outdoor enthusiasts! Located in Jackson County, WI, in the township of Northfield lies this well-diversified 126.26+/- acre property. Located off of hard-surfaced roads Ellingson and Section One, this property offers multiple points of access. If you have been looking for a property to hold for future investment, this one will surely check all of the boxes. Being comprised of 78+/- tillable acres, 6+/- acres of CRP paying annually \$1,069.70, and owned access off of multiple roads, having great hunting and trout fishing, the opportunity for great cash flow is apparent! Having close proximity to Highway 121 and Interstate 94 offers quick and efficient access to this property.

For the avid outdoorsman, this property hosts great hunting and fishing opportunities! There have been several mature bucks shot in this neighborhood! Having food, water, and cover, this property offers excellent opportunities for hunting trophy deer, black bear, or waterfowl! The Pigeon Creek, a Class II trout stream, flows through the property offering excellent opportunities to catch trophy brook, rainbow, and brown trout as well!

For the savvy investor, the township of Northfield in Jackson County, WI only requires a 1.5-acre minimum lot size and 208 feet of road frontage. Having significant amounts of road frontage and offering multiple amazing building sites, the opportunity to split this property off for lots in the future is evident. The current seller shall retain crop rental rights for a ten-year time period, offering great cash flow to the new property owner. If you've been looking to add land to your investment portfolio, you'll surely want to check this property out!





3 TRACTS • 126.26+/- ACRES JACKSON COUNTY, WI

Tract 1: 90.82^{+/-} acres



Tract 1: 90.82 +/- acres: This tract is sure to check all of the boxes! If you're an operator looking to add to your operation, investor, hunter, or someone looking to build a home and enjoy country living with quick access to I-94, look no further! Having 53.4 +/- acres of tillable land and 6 +/- acres of CRP out of the 90.82 +/- acres, this tract offers very little waste! Offering excellent drainage, great exposure, and great access, don't miss the opportunity to add this tract to your investment portfolio!

Tract 2: 6.89 +/- acres: This small tract is the perfect opportunity to get into a great parcel of land! Offering excellent potential to build and walk out your back door and hunt and fish the Pigeon Creek! Having access right off of hard-surfaced Ellingson Rd, this smaller parcel is surely one that you will want to call your own!

Tract 3: 28.55 +/- acres: Offering great access, multiple building site options, and predominately all tillable, this tract is very alluring! Having 20.7 +/- acres of tillable land out of the 28.55 +/- acres offers very little waste! This tract would be the perfect smaller tract to add to your operation or for anyone looking to take advantage of the multiple beautiful building sites!



Tract 2: 6.89^{+/-} acres



Tract 3: 28.55^{+/-} acres



3 TRACTS • 126.26+/- ACRES JACKSON COUNTY, WI

PROPERTY FEATURES:

- Buildable sites
- Close to town
- Close to interstate 94 & HWY 121
- Great Views
- CRP income
- Pigeon Creek Class II trout stream on property
- Great tillable lan
- Multiple points of access
- Great hunting
- Access off of multiple hard surfaced roads
- Nice field drives

PROPERTY ADDRESS:

TBD Section one Rd. Hixton, WI 54625

DRIVING DIRECTIONS:

From Northfield continue to head east on WI 121. After crossing the interstate bridge take a left onto Ellingson Rd. In approximately 3/4 of a mile the destination will be on your right and left side of the road (look for signs.)



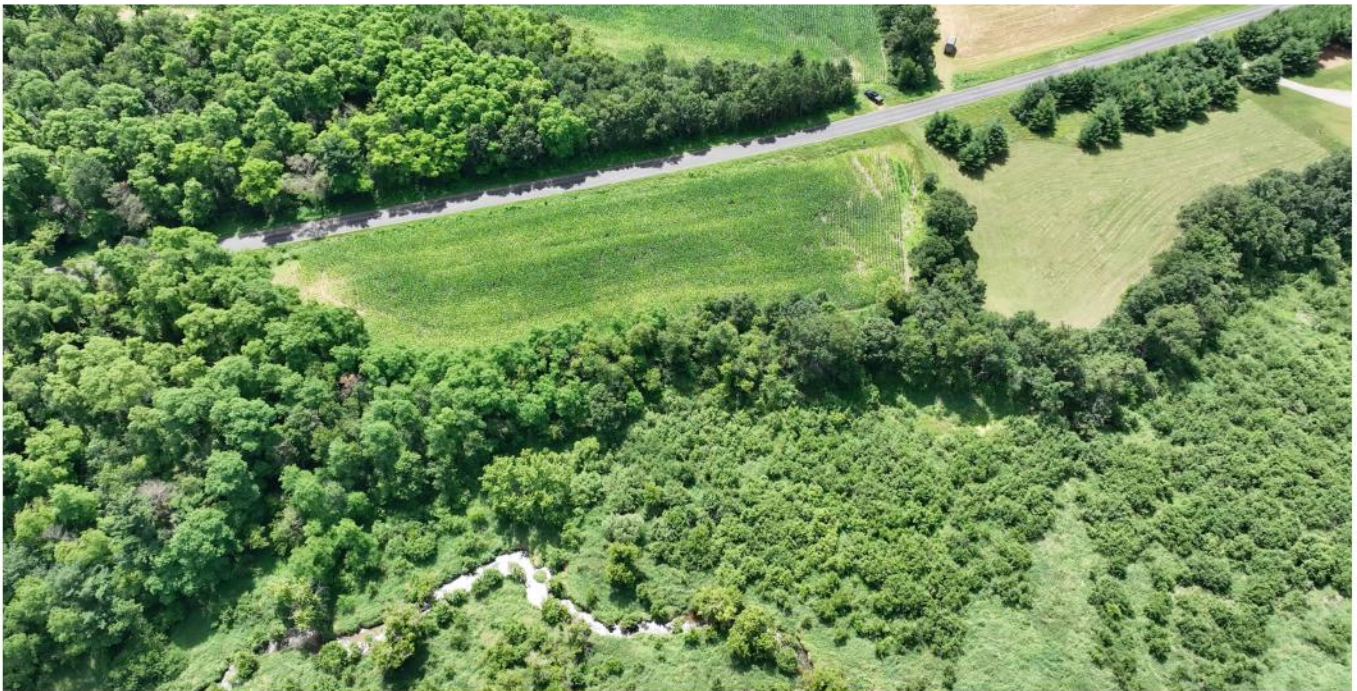


TRACT 1 • 90.82+/- ACRES JACKSON COUNTY, WI





TRACT 2 • 6.89+/- ACRES JACKSON COUNTY, WI





TRACT 3 • 28.55+/- ACRES JACKSON COUNTY, WI





3 TRACTS • 126.26+/- ACRES GOOGLE EARTH



Aerial Map



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**HIGH
POINT**
LAND COMPANY

Maps Provided By:

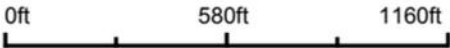


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CUSTOMIZED ONLINE MAPPING

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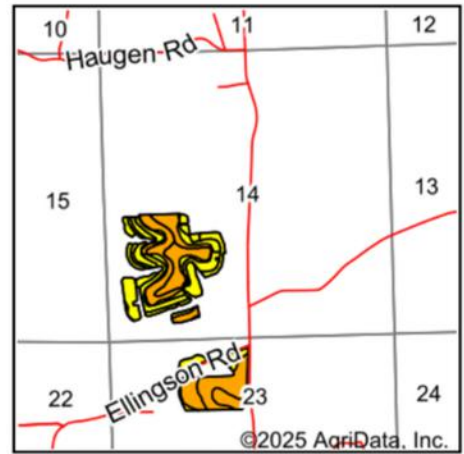
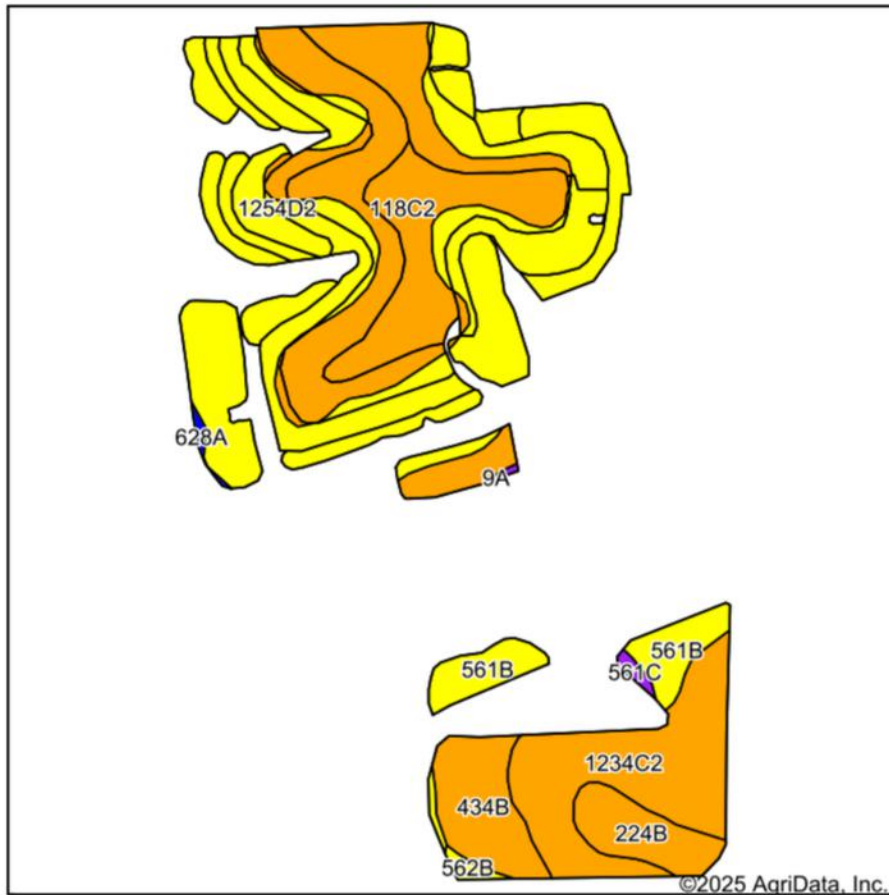
Boundary Center: 44° 28' 1.19, -91° 4' 45

14-23N-6W
Jackson County
Wisconsin



3/3/2025

Soils Map



State: **Wisconsin**
 County: **Jackson**
 Location: **14-23N-6W**
 Township: **Northfield**
 Acres: **80.85**
 Date: **3/3/2025**



Maps Provided By:



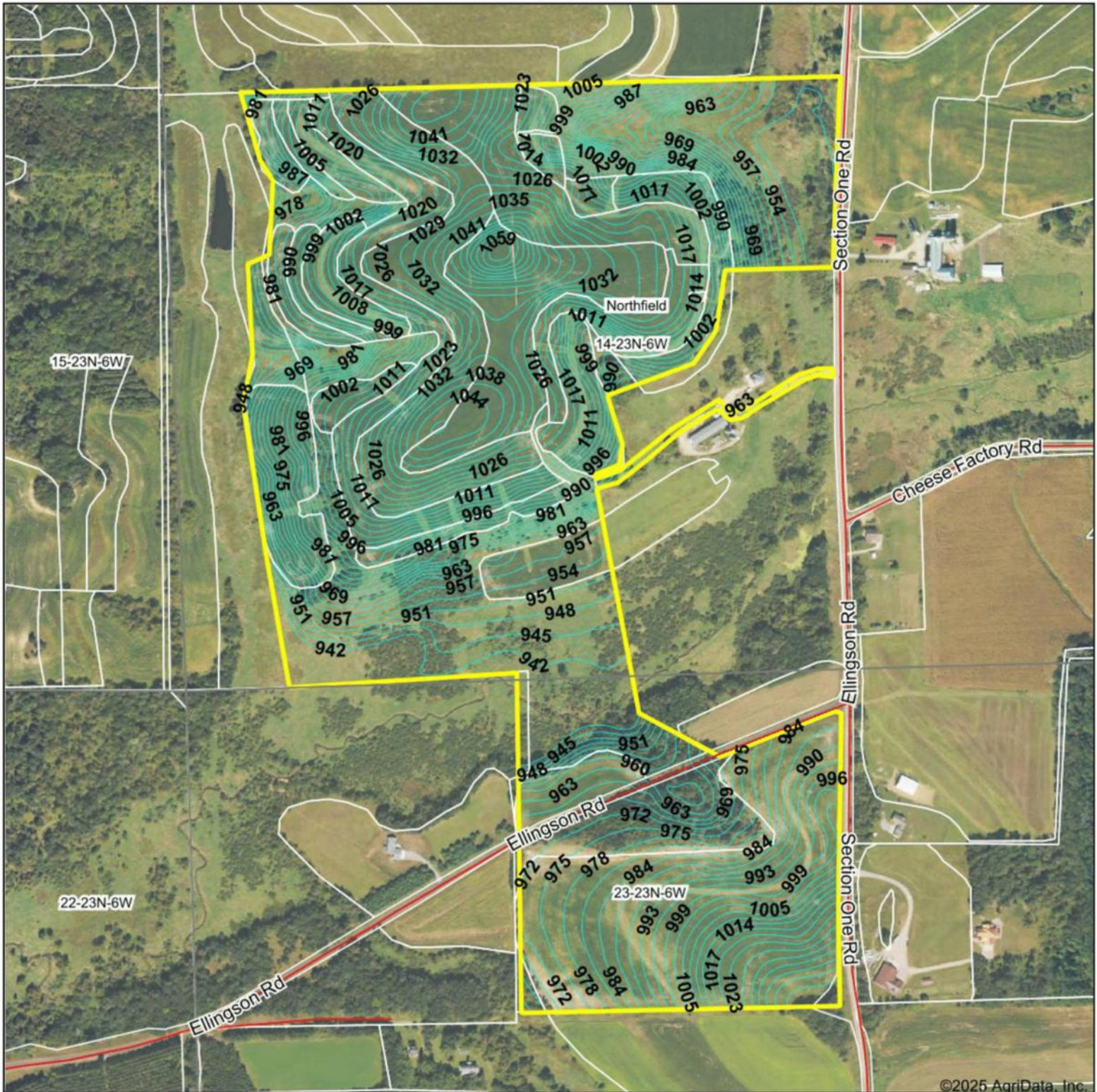
Area Symbol: WI053, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
1254D2	Norden-Seaton silt loams, 12 to 20 percent slopes, eroded	33.98	42.1%		IVe	65	65	55	51
118C2	Seaton silt loam, driftless valley, 6 to 12 percent slopes, moderately eroded	23.54	29.1%		IIIe	79	79	67	71
1234C2	Bilson-Elevasil sandy loams, 6 to 12 percent slopes, eroded	10.68	13.2%		IIIe	53	53	45	34
434B	Bilson sandy loam, 1 to 6 percent slopes	4.51	5.6%		IIIs	66	66	57	53
561B	Tarr sand, 1 to 6 percent slopes	4.10	5.1%		IVs	37	37	36	24
224B	Elevasil sandy loam, 2 to 6 percent slopes	3.17	3.9%		IIIs	44	44	43	30
562B	Gosil loamy sand, 1 to 6 percent slopes	0.36	0.4%		IVs	41	41	37	31
561C	Tarr sand, 6 to 15 percent slopes	0.26	0.3%		VIIs	39	39	37	25
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	0.18	0.2%		IIW	89	79	55	89
9A	Houghton and Palms mucks, 0 to 1 percent slopes, frequently flooded	0.07	0.1%		VIIW	5	3	5	2
Weighted Average					3.49	*n 65.1	*n 65.1	*n 55.7	*n 52.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



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**HIGH
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Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 939.3
Max: 1,064.5
Range: 125.2
Average: 993.1
Standard Deviation: 31.04 ft

0ft 610ft 1220ft



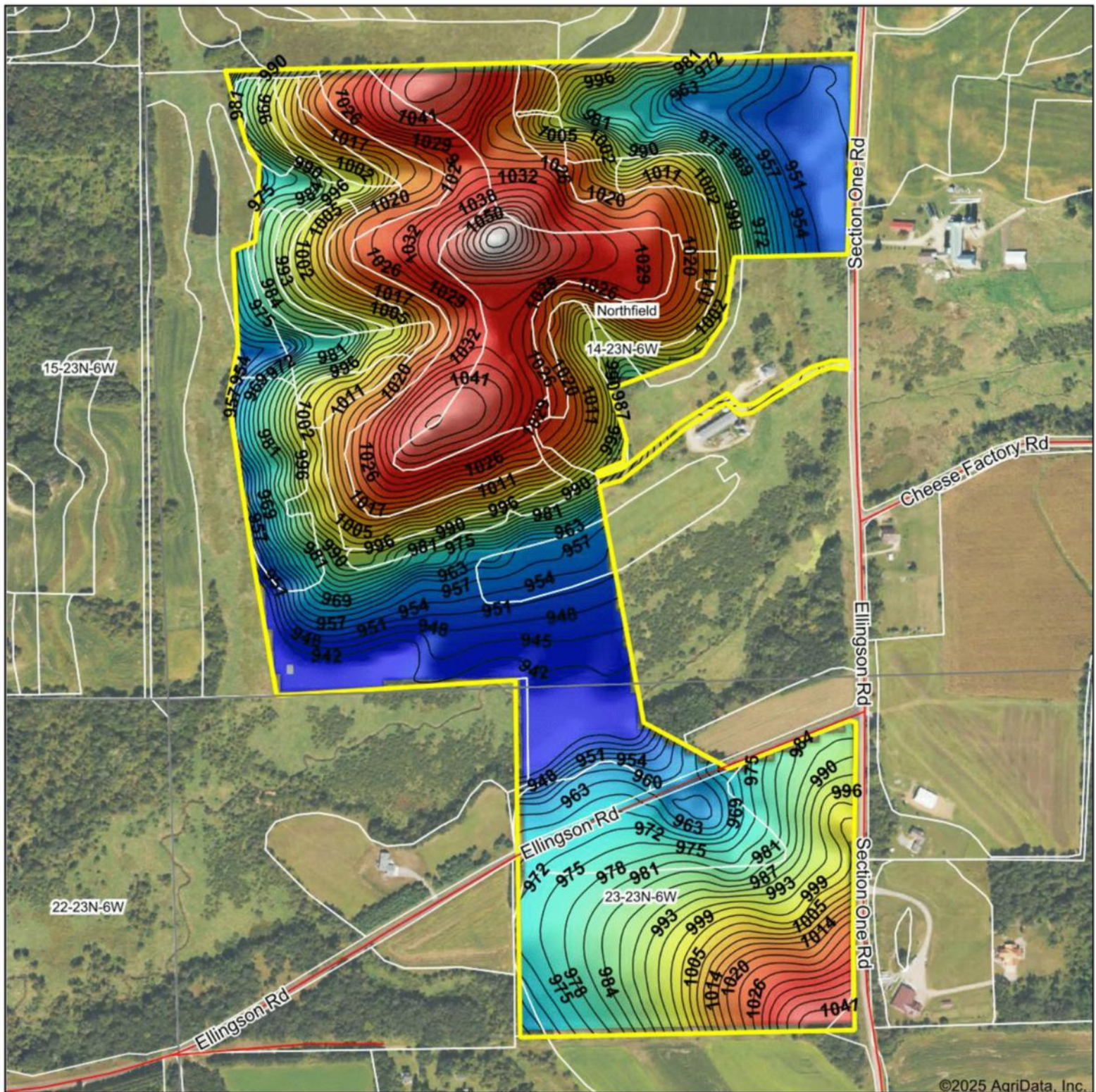
3/3/2025

14-23N-6W
Jackson County
Wisconsin

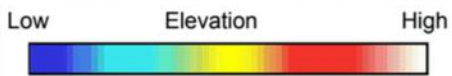
Boundary Center: 44° 28' 1.19, -91° 4' 45

Field borders provided by Farm Service Agency as of 5/21/2008

Topography Hillshade



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Source: USGS 10 meter dem

Interval(ft): 3

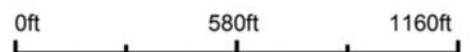
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3/3/2025

14-23N-6W
Jackson County
Wisconsin

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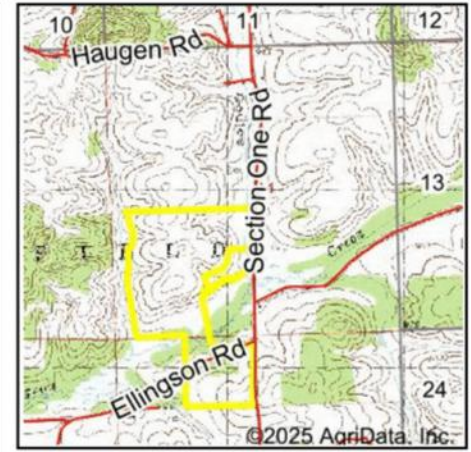


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Field borders provided by Farm Service Agency as of 5/21/2008

Wetlands Map



State: **Wisconsin**
 Location: **14-23N-6W**
 County: **Jackson**
 Township: **Northfield**
 Date: **3/3/2025**



0ft 887ft 1774ft

Classification Code	Type	Acres
PSS1/EM1C	Freshwater Forested/Shrub Wetland	3.42
PFO1C	Freshwater Forested/Shrub Wetland	3.05
PSS1F	Freshwater Forested/Shrub Wetland	1.59
R5UBH	Riverine	0.47
PSS1C	Freshwater Forested/Shrub Wetland	0.01
Total Acres		8.54

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

TERMS AND CONDITIONS



The Terms & Conditions of Sale are set forth up on the following pages in this Property Information Packet. The information set forth and contained herein is deemed to be accurate and reliable but is not warranted or guaranteed by the Broker, its agents, farm managers, staff, appraisers, or the seller. The owner of the properties and High Point Land Company make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. High Point Land Company, Auctioneers, Subcontractors and/or property owners or tenants are not responsible for advertising, maps, tile system, photos, property lines or any other discrepancies, inaccuracies, or errors in marketing material. Access to property, utilities, water drainage/ditches or any measurements including but not limited to acreage, square footage, road frontage and/or mappings boundary lines shared herein has not been independently verified and is for purposes of marketing only. If access to property, exact measurement or access to utilities or ditches is a concern the property should be independently measured, investigated, tested or surveyed by prospective buyer. **All ANNOUNCEMENTS ON AUCTION DAY or UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** High Point Land Company LLC and its employees act as agents for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction, selling without Reserve" Only the top bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold as is, where is and all buyer or sellers agree to hold harmless High Point Land Company LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide a clear and marketable title free of any liens and encumbrances and convey property by Warranty Deed.
- The auction sale is for registered bidders & their guests. All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, sex, color, natural origin, religion, familial status, or disability.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid based auctioneer's discretion of the multi parcel auction method.

2025 taxes to be prorated to date of closing. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

EASEMENTS- The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BUYER'S PREMIUM- This sale includes a 1% buyer's premium to be added to final bid price to result in purchase price.

CLOSING- The successful bidder(s) will be required to sign a purchase agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Closing will be on or before October 16, 2025 after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in Town N' Country Title's Trust Account as earnest money until closing. Balance of the purchase price must be paid in full with cashier's check at closing on or before date listed on purchase agreement signed by all parties.

ONLINE BIDDING- You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land Company LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold High Point Land Company and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or canceled if the internet service is unstable and interrupts any live or online auction. The auctioneer has the sole discretion to accept or reject any bid. High Point Land Company LLC retains the right at our sole discretion to add, delete or change some or all of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

ENVIRONMENTAL DISCLAIMER- The seller, broker & auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

PROPERTY SOLD WITHOUT WARRANTY- All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees or agents. The property will be sold AS IS & without any warranties or representations, express or implied. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

LEASE- Farm is currently free of lease and shall be open to farm or rent for the 2026 growing season.

CRP and/or USDA Programs- Buyer and seller agree that buyer shall succeed any and all USDA contracts. Agrees to Sign USDA documents and accept responsibility and payments for the future term of the contract. Buyer agrees to hold seller harmless and succeed all USDA contracts unless otherwise agreed upon.

Preferential Tax treatment, Green Acres or Forest Reserve Programs- Buyer agrees to accept property tax class or treatments and understands and agrees that property taxes may change due to buyer not being applicable to receive property tax benefits.

POSSESSION- Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

SURVEY- Survey will not be provided but can be requested at buyer's expense.

SELLER'S PERFORMANCE- The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance.

MINERAL RIGHTS- All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

AUCTION BOARD & NOTES

ERIC HALVORSON

715-533-4904

ERIC@HIGHPOINTLANDCOMPANY.COM



GARRETT HALAMA

715-797-0442

GARRETT@HIGHPOINTLANDCOMPANY.COM

Growing up Central Wisconsin, Eric has spent his life hunting and fishing with his father, who introduced him to the great outdoors. Eric enjoys any activities that get him outside and travels out west to hunt as much as possible. Eric is passionate about hunting, agriculture, and leaving the land better than he found it for future generations to enjoy. His counties are Crawford, Monroe, Richland, and Vernon. Eric looks forward to helping you with all your real estate needs!

Garrett grew up on a farm outside of Whitehall, WI in Trempealeau County where hunting and fishing became his passion at a very young age. He grew up spending time chasing turkeys and whitetail deer out in the woods with his father. Garrett also enjoys fishing for walleyes and spends a lot of time trout fishing! Garrett has a beautiful daughter, and he loves spending time with her in the great outdoors any chance he can. Garrett and his family reside in Pigeon Falls, WI about 3 miles from his family farm. In the previous years up to going into real estate, Garrett was an apprentice electrical lineman and he decided to chase his passion of working with hunting and farming by becoming a Land Agent with High Point Land Company!



LIC: #94636-94



SCAN TO SEE OUR LISTINGS



LIC: #92702-94

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