

FOR SALE

PEPIN COUNTY, WI



TREVOR GLOMSKI - 651-380-0821 • THOMAS GIEBEL - 612-210-4321



89+/- ACRES • PEPIN COUNTY, WI

LISTING PRICE: \$879,000



DESCRIPTION:

Located in the rolling hills of Pepin County near Ella in Frankfort Township, this rare 89± acre tract blends productive ground, strong habitat, and a convenient location. Multiple buildable spots sit just off a paved road, giving you options for a home, cabin, or simple base camp.

Approximately 33± FSA tillable acres carry an impressive 77.1 NCCPI across the entire tillable. The farm has been managed under organic practices for over 20 years and is currently certified for orchard use and more. The balance is timber, draws, CRP cover, and interior fields that sit out of sight for privacy and clean access.

Bear Pen Coulee is the centerpiece of the hunting layout. It is a natural travel corridor with thick bedding points, finger ridges, and a defined saddle that ties into the main ridge system. Deer use these features to move between bedding and food with the wind in their favor, creating predictable pinch points for stands and blinds, safe entry and exit along the ridge, and consistent daylight movement during the early season, pre-rut, and rut.

Access is excellent. A newly installed trail system and existing hill roads make it easy to reach the majority of the farm on foot or by UTV. The trails support low-impact entry, habitat work, equipment access, and game recovery while keeping pressure off the core areas.



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PROPERTY FEATURES:

- Beautiful timber
- Ridge System
- Pond
- Multiple Building Sites
- Great Income
- World Class Hunting
- Incredible Views
- Power at Street
- Quiet Road
- Trails
- Great Topo for Hunting
- Legacy Property
- Access to Chippewa River
- Close to Mississippi River and Lake Pepin
- Blank Canvas
- Multiple Food Plot Location Options

DESCRIPTION CONTINUED:

A centrally located pond adds a key hub between the ridge system and Bear Pen Coulee. It sets up perfectly for a box blind location with small food plots nearby. Food, water, and cover converge here, creating reliable movement and a natural staging area in multiple wind scenarios.

Conservation and income are in place. Two CRP enrollments include about 5.79± acres in General Sign-Up and 20.99± acres in SAFE WI Monarch and Pollinator. These programs add structure, edge, and year-round cover for deer and upland wildlife while generating annual payments. Program details are on file. Buyer to assume per CRP terms.

Recreation is close by. Ella and the Chippewa River are roughly a mile from the farm for quick fishing, paddling, and waterfowl access. Lake Pepin and the Mississippi River are an easy drive at Pepin or Nelson, with additional services and amenities in Wabasha and Durand.

It is a big landscape with big possibilities. Farm it, hunt it, build on it, and enjoy year-round access to two of the Upper Midwest's great rivers.

(Measurements, certifications, acreages, and distances are approximate. Buyers should verify to their satisfaction and confirm certification transferability.)

PROPERTY ADDRESS:

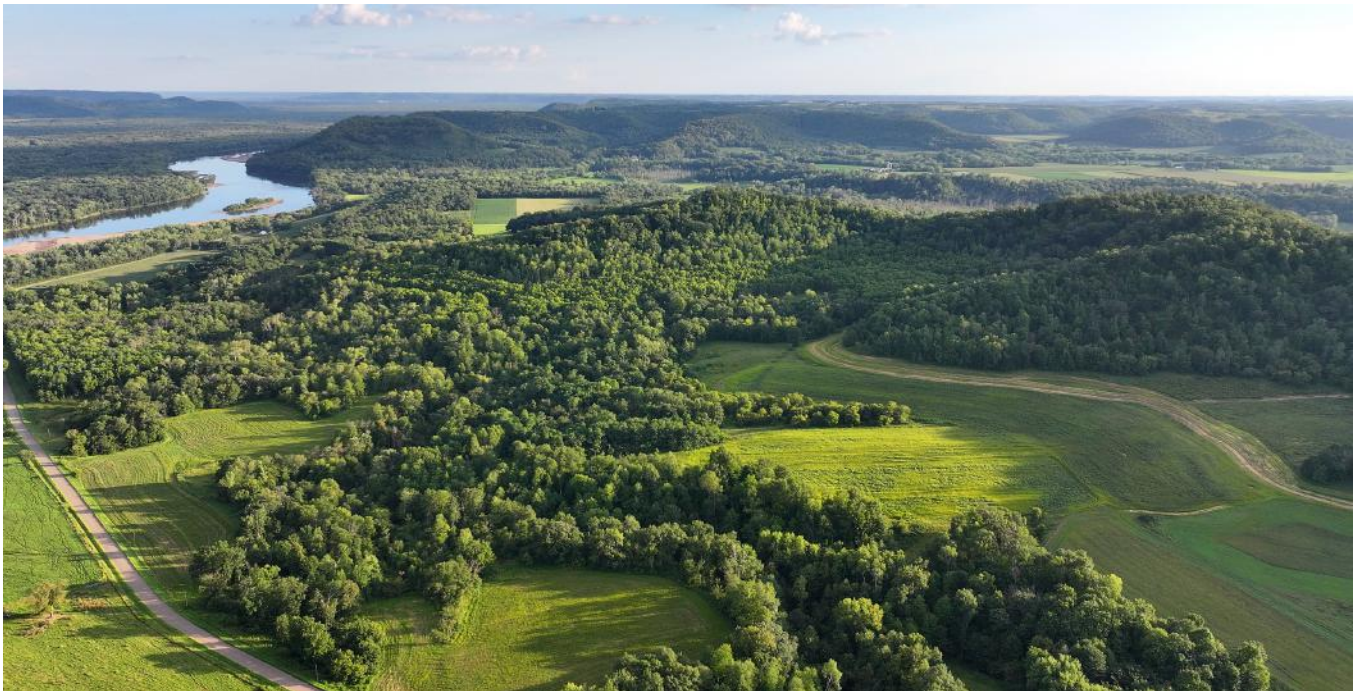
TBD Bear Pen Rd Arkansaw, WI 54721

DRIVING DIRECTIONS:

From Pepin: County Rd N east 10.8 mi; left on Bear Pen Rd 0.5 mi to property on left. GPS 44.5451564, -92.0520894



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Aerial Map



Boundary Center: 44° 32' 42.23, -92° 3' 24.5

0ft 1159ft 2318ft

22-24N-14W
Pepin County
Wisconsin

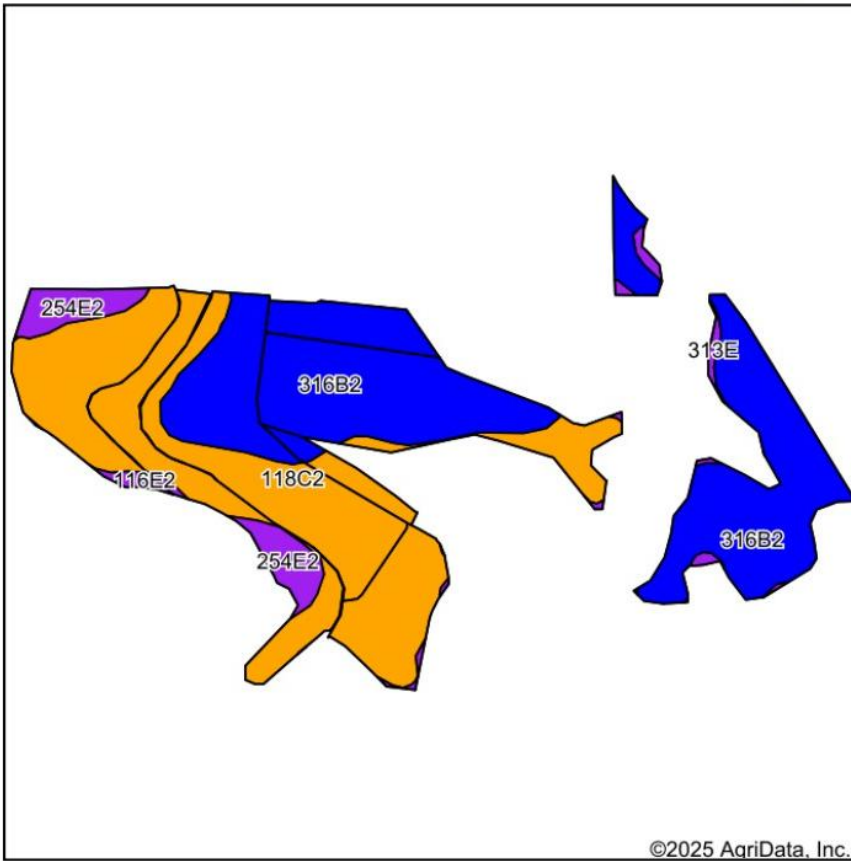


Maps Provided By:
 **surety**
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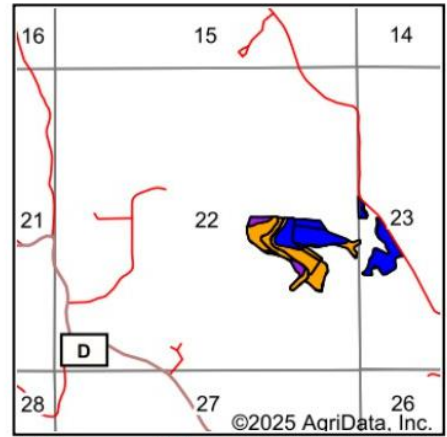
8/10/2025

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Pepin**
 Location: **22-24N-14W**
 Township: **Frankfort**
 Acres: **34.28**
 Date: **8/10/2025**

Maps Provided By:

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Area Symbol: WI091, Soil Area Version: 22

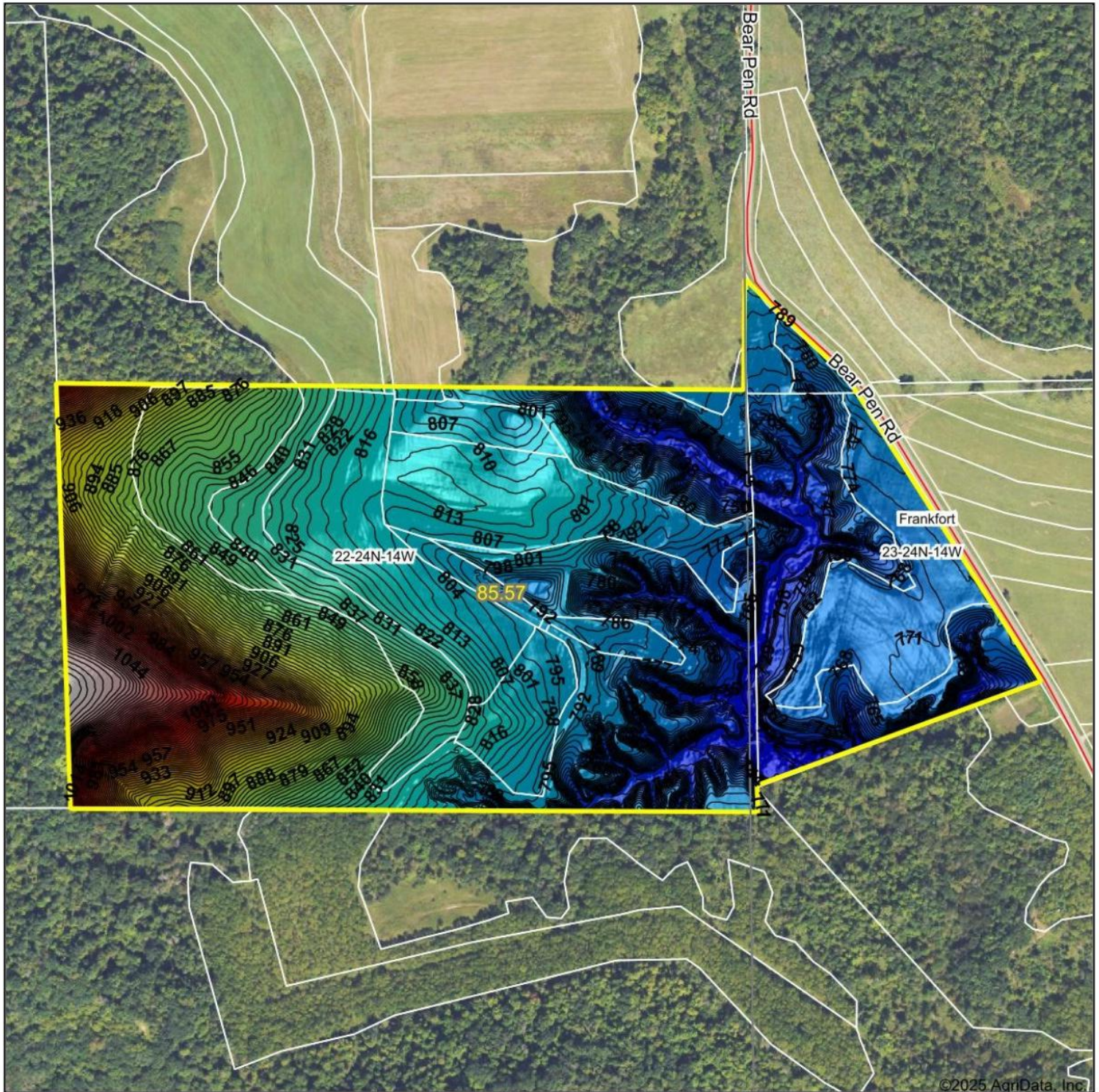
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
316B2	Elia silt loam, 1 to 6 percent slopes, moderately eroded	16.65	48.6%		> 6.5ft.	Moderately well drained	Ile	83
118C2	Seaton silt loam, driftless valley, 6 to 12 percent slopes, moderately eroded	15.06	43.9%		> 6.5ft.	Well drained	IIIe	79
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	1.80	5.3%		3.1ft. (Paralithic bedrock)	Well drained	VIe	14
313E	Plumcreek silt loam, 20 to 45 percent slopes	0.52	1.5%		> 6.5ft.	Well drained	VIIe	25
116E2	Churchtown silt loam, 20 to 30 percent slopes, moderately eroded	0.25	0.7%		> 6.5ft.	Well drained	VIe	20
Weighted Average							2.75	*n 76.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 721.7
Max: 1,089.9
Range: 368.2
Average: 823.9
Standard Deviation: 74.61 ft



22-24N-14W
Pepin County
Wisconsin

Boundary Center: 44° 32' 42.23, -92° 3' 24.5

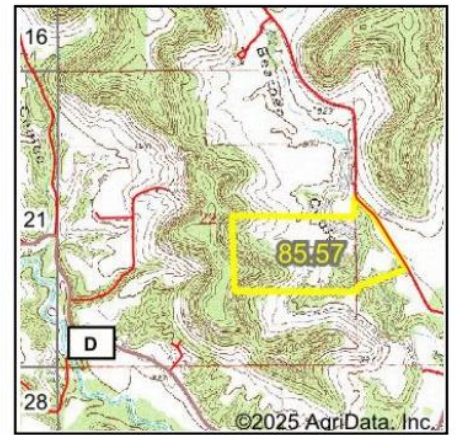
Maps Provided By:



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

Wetlands Map



State: **Wisconsin**
 Location: **22-24N-14W**
 County: **Pepin**
 Township: **Frankfort**
 Date: **8/10/2025**

Maps Provided By:

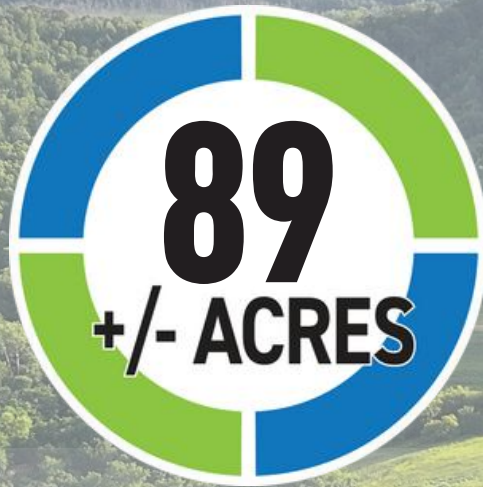
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0ft 761ft 1522ft

Classification Code	Type	Acres
R4SBC	Riverine	0.87
Total Acres		0.87

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



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