



HIGH POINT
LAND COMPANY



FOR SALE

PEPIN COUNTY, WISCONSIN



651-380-0821 • 703 S MAIN ST, FOUNTAIN CITY, WI 54629
HIGHPOINTLANDCOMPANY.COM



201+/- ACRES • PEPIN COUNTY, WI

LISTING PRICE: \$1,649,000



DESCRIPTION:

Located in the rolling hills of Pepin County near Ella in Frankfort Township, this expansive 201± 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 105.06± FSA tillable acres carry an impressive 80.4 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 consists of timber, draws, CRP cover, and interior fields that sit out of sight for privacy and clean access.

Bear Pen Coulee serves as the centerpiece of the hunting layout. It's 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.



201+/- ACRES • PEPIN COUNTY, WI

LISTING PRICE: \$1,649,000



DESCRIPTION CONTINUED:

A centrally located pond creates a natural 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, producing reliable movement and a natural staging area in multiple wind scenarios.

On the tillable side, 27.61± acres are currently planted in alfalfa/hay, with the balance enrolled in two CRP programs. These include 38.64± acres in General Sign-Up (expiring 2026) and 38.81± acres in SAFE WI Monarch and Pollinator (expiring 2039). These programs add structure, edge, and year-round cover for deer and upland wildlife while generating annual payments. Program details are on file, and the buyer will assume per CRP terms.

Recreation is close by. Ella and the Chippewa River are roughly a mile from the farm, providing quick access for fishing, paddling, and waterfowl hunting, along with the 13,000-acre Tiffany Wildlife Area, known for its abundant wildlife. Lake Pepin and the Mississippi River are an easy drive at Pepin or Nelson, with additional services and amenities available in Wabasha and Durand.

It's 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.



201+/- ACRES • PEPIN COUNTY, WI

LISTING PRICE: \$1,649,000



PROPERTY FEATURES:

- Beautiful timber
- Highly Productive Soils with +80 NCCPI
- 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
- Solid Income

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.





201+/- ACRES • PEPIN COUNTY, WI

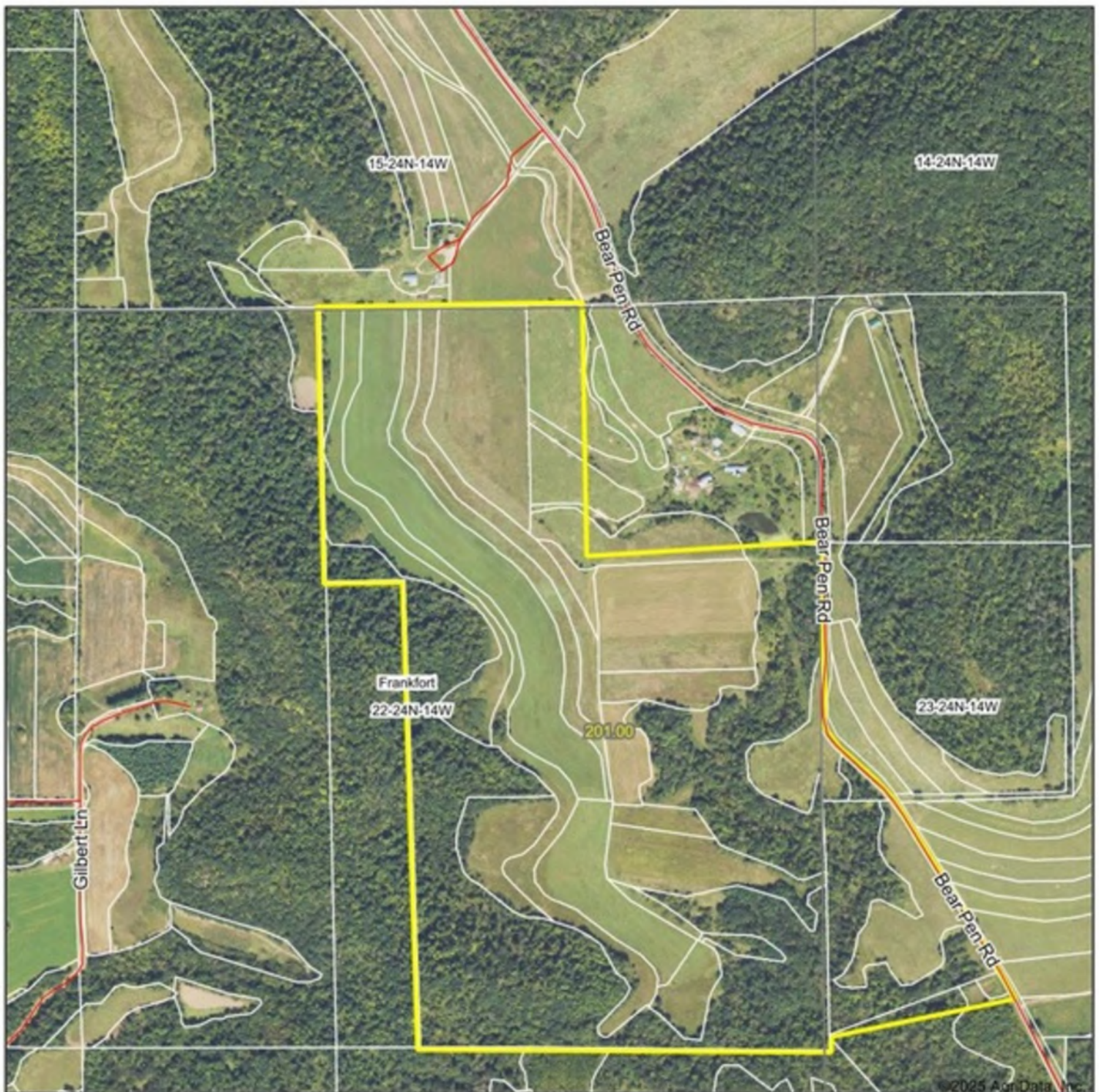
LISTING PRICE: \$1,649,000



651-380-0821 • 703 S MAIN ST, FOUNTAIN CITY, WI 54629
HIGHPOINTLANDCOMPANY.COM

AERIAL MAP

Aerial Map



Boundary Center: 44° 32' 53.57, -92° 3' 27.1

0ft 828ft 1655ft

22-24N-14W
Pepin County
Wisconsin



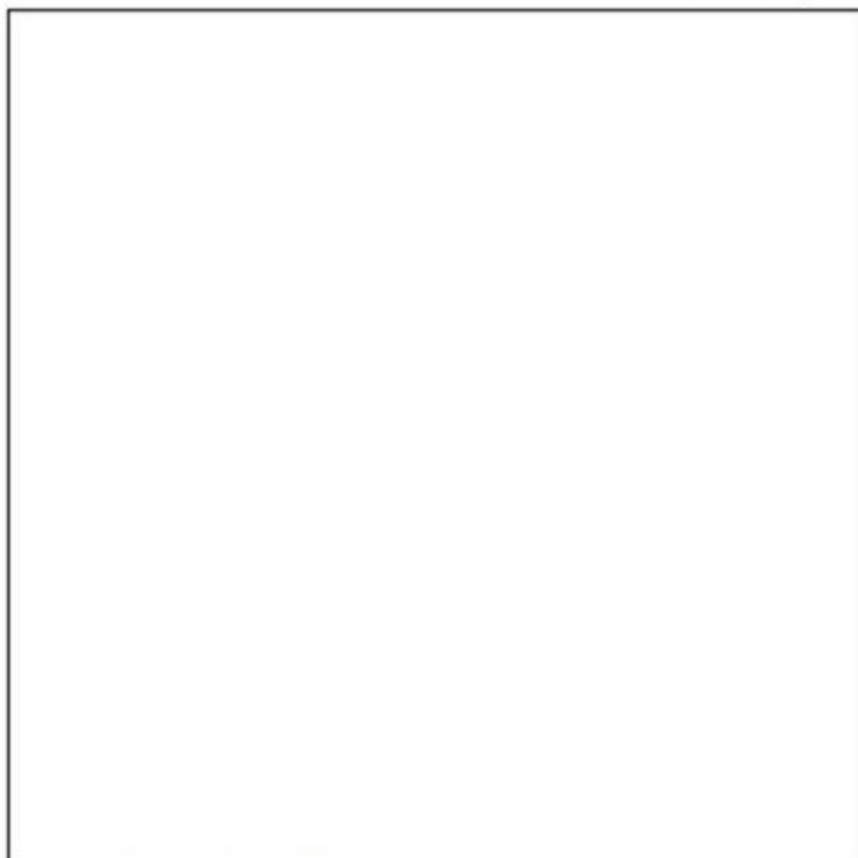
Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrDataInc.com

11/3/2025

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

SOILS MAP

Soils Map



State: **Wisconsin**
 County: **Pepin**
 Location: **22-24N-14W**
 Township: **Frankfort**
 Acres: **104.75**
 Date: **11/3/2025**



Soils data provided by USDA and NRCS.

Area Symbol: WI091, Soil Area Version: 23

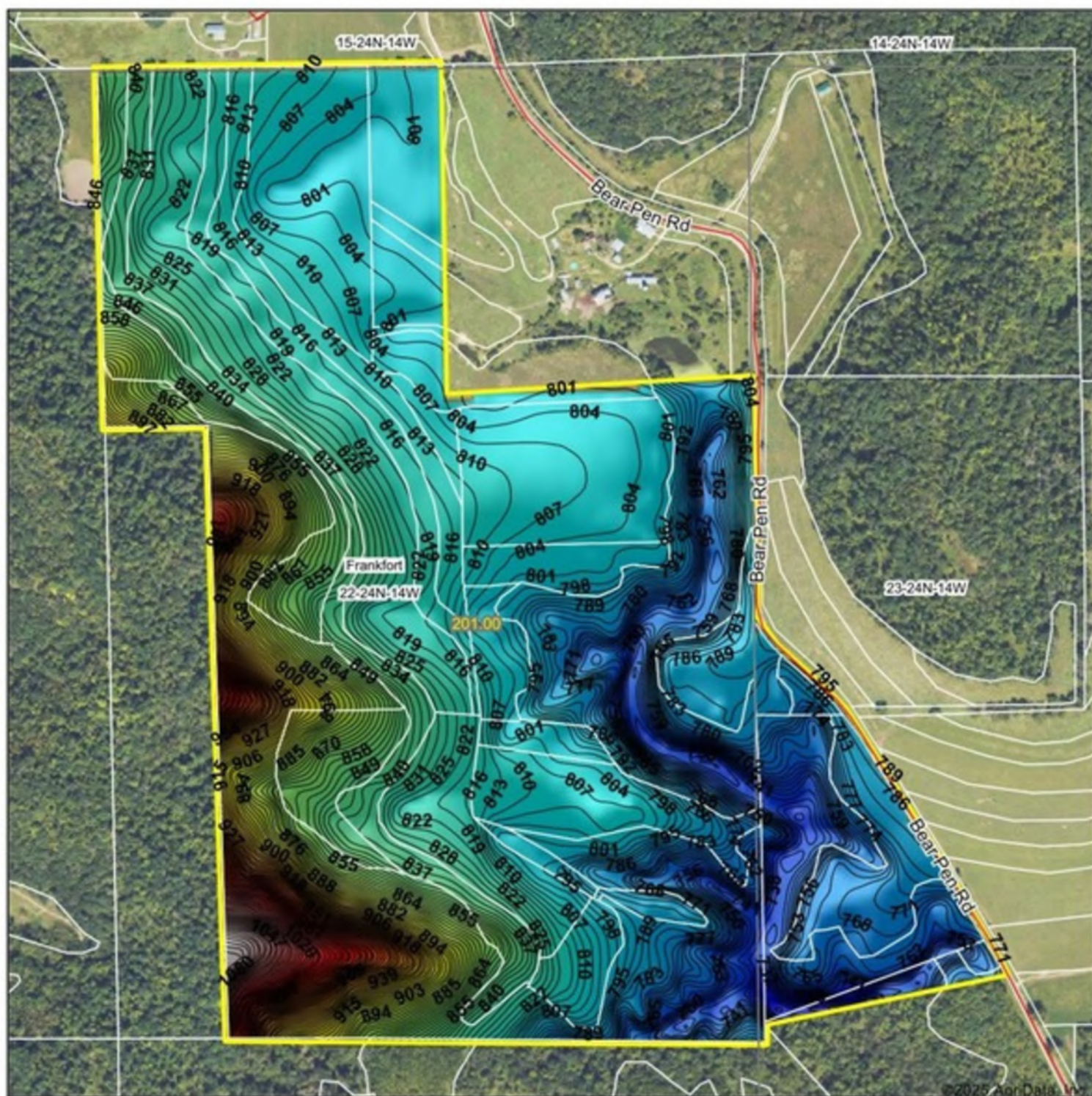
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
316B2	Ella silt loam, 1 to 6 percent slopes, moderately eroded	66.92	64.0%		> 6.5ft.	Moderately well drained	Ile	83
118C2	Seaton silt loam, driftless valley, 6 to 12 percent slopes, moderately eroded	25.49	24.3%		> 6.5ft.	Well drained	IIle	79
116D2	Churchtown silt loam, 12 to 20 percent slopes, moderately eroded	3.50	3.3%		> 6.5ft.	Well drained	IVe	75
626A	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	3.24	3.1%		> 6.5ft.	Moderately well drained	IIlw	88
616B	Chaseburg silt loam, 1 to 4 percent slopes, occasionally flooded	2.98	2.8%		> 6.5ft.	Well drained	Ile	88
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	1.92	1.8%		3.1ft. (Paralithic bedrock)	Well drained	VIe	14
313F	Plumcreek silt loam, 20 to 45 percent slopes	0.41	0.4%		> 6.5ft.	Well drained	Vile	25
116E2	Churchtown silt loam, 20 to 30 percent slopes, moderately eroded	0.29	0.3%		> 6.5ft.	Well drained	VIe	20
Weighted Average							2.41	*n 80.4

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

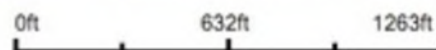
*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP

Topography Hillshade



Source: USGS 10 meter dem
Interval(ft): 3
Min: 721.1
Max: 1,090.7
Range: 369.6
Average: 820.8
Standard Deviation: 58.2 ft



22-24N-14W
Pepin County
Wisconsin

Boundary Center: 44° 32' 53.57, -92° 3' 27.1

WETLANDS MAP

Wetlands Map



State: **Wisconsin**
 Location: **22-24N-14W**
 County: **Pepin**
 Township: **Frankfort**
 Date: **11/3/2025**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



0ft 962ft 1925ft

Classification Code	Type	Acres
R4SBC	Riverine	1.63
PFO1/EM1C	Freshwater Forested/Shrub Wetland	0.35
PUBH	Freshwater Pond	0.03
Total Acres		2.01

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



TREVOR GLOMSKI

651-380-0821

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#: MN:40838234
& WI:95483-94

SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY

651-380-0821 • 703 S MAIN ST, FOUNTAIN CITY, WI 54629
HIGHPOINTLANDCOMPANY.COM