



HIGH POINT
LAND COMPANY



63.079
+/- ACRES

FOR SALE

ST. CROIX COUNTY, WI

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



63.079+/- ACRES • ST. CROIX COUNTY, WI

LISTING PRICE: \$799,000



DESCRIPTION:

This rare 63.079 +/- acre property in St. Croix County offers the perfect mix of recreation, income, and utility, all just minutes from Baldwin and Hudson, and less than an hour from the Twin Cities. Whether you're chasing whitetails, collecting tillable income, or looking for a peaceful escape, this property checks the boxes.

At the heart of the property sits a finished 60' x 40' heated shop with power, a mini split, and a wood stove. This is not your average outbuilding it's a high-class shop with top-notch finishes, including a state-approved septic system, well, bathroom, and an open-concept layout that's perfect for gatherings, deer camp, or weekend day trips. There's plenty of space for boats, UTVs, campers, and trailers, plus built-in workbenches, app-controlled access, and strong Wi-Fi throughout. If you are someone who is looking for a place to break away from the hustle and bustle this shop has something to offer for everyone.

The land features a beautiful mix of hardwood timber and 20.68 acres of quality tillable ground with a 63.1 NCCPI rating, currently generating income through a cash rent agreement. Food plots are already in place, and the property includes multiple ladder stands and a Muddy box blind, making it truly turnkey for the serious hunter. A recently cleaned and widened internal trail system makes getting around and recovering game smooth and simple.



63.079+/- ACRES • ST. CROIX COUNTY, WI

LISTING PRICE: \$799,000

PROPERTY FEATURES:

- Great Hunting
- Beautiful Timber
- Raised Garden
- Exceptional Shop
- Off Paved Road
- Easy access off I-94
- Food Plots
- Established Treestands and Box Blind
- Dry Creek running through
- Great Trail System
- Trophy Class Deer History
- Great Turkey Hunting
- Connected to Wildwood Trail
- Bird Watching
- Established Pollinator Planting
- Tillable Income
- Garden Shed
- Plenty of Storage
- Development Potential for Residence
- Septic
- Well

DESCRIPTION CONTINUED:

This area has a strong reputation for trophy-caliber whitetails, and it's also home to turkeys and the occasional black bear. The timber has long-term value with select-cut potential and possible depreciation benefits.

You'll appreciate the easy access off paved 250th Street. Plus, the property connects directly to the Wildwood Trail, a multi-use recreational trail that runs from Woodville to Spring Valley and offers great biking, hiking, and snowmobiling right out your back door. Most of the land is zoned agricultural, with 2.92 acres zoned residential, giving you some flexibility for future use or potential development.

Please note: The structure on this property is not a permitted residence under the State of Wisconsin Uniform Dwelling Code or the Town of Eau Galle ordinance. If you plan to use the building as a residence, you'll need to obtain the proper permits and pass inspections.

PROPERTY ADDRESS:

460 250TH ST, WOODVILLE, WI 54028

DRIVING DIRECTIONS:

Directions from Baldwin, WI: Take US-63 south for 2.5 miles. Turn left onto 50th Ave and continue for 2.7 miles. Turn left onto 250th St. Property will be on the right in 0.4 miles.



63.079+/- ACRES • ST. CROIX COUNTY, WI
LISTING PRICE: \$799,000



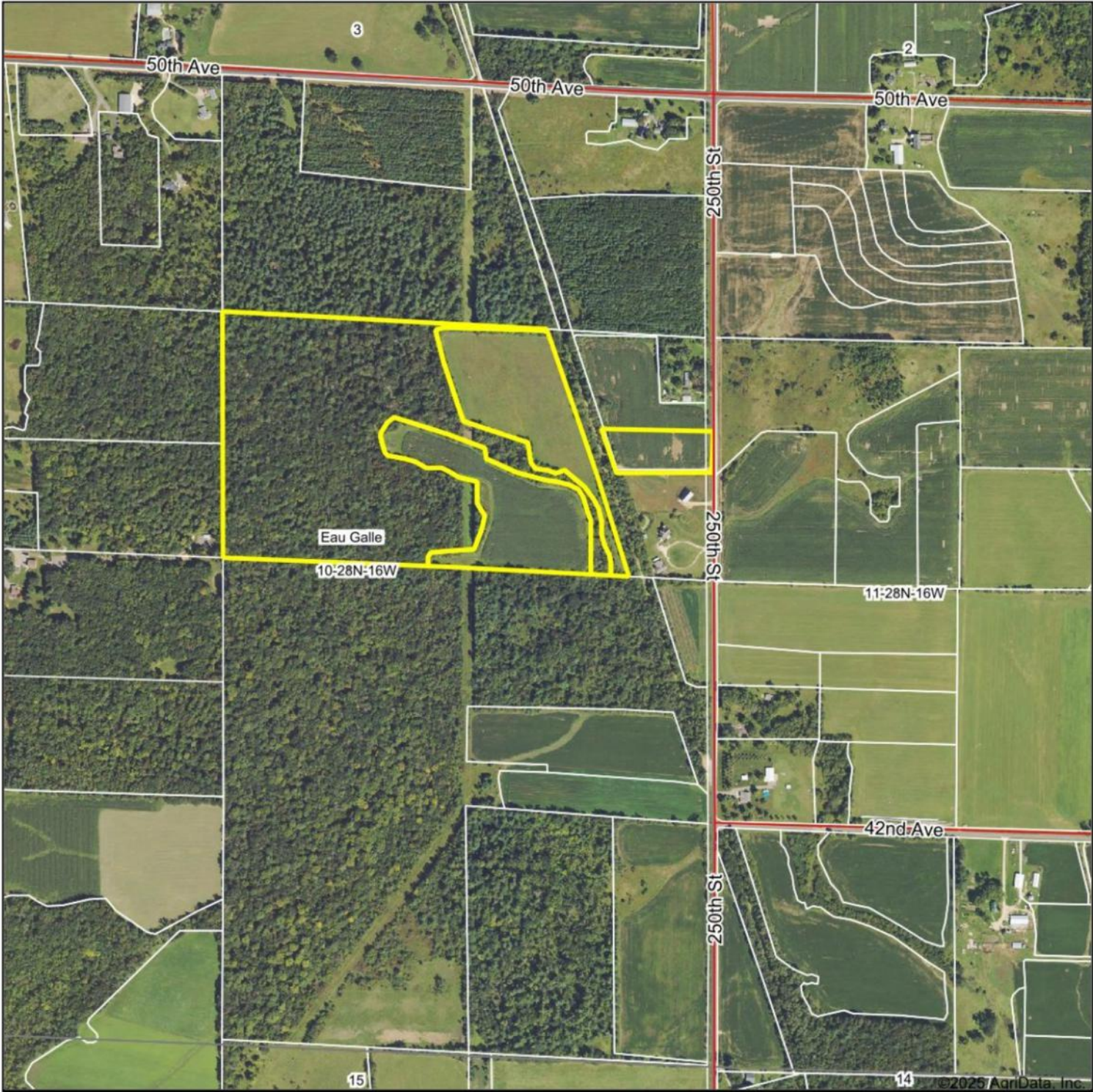
651-380-0821 • 703 S MAIN ST, FOUNTAIN CITY, WI 54629
HIGHPOINTLANDCOMPANY.COM



63.079+/- ACRES • ST. CROIX COUNTY, WI
LISTING PRICE: \$799,000



Aerial Map



**HIGH
POINT**
LAND COMPANY

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

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

Boundary Center: 44° 55' 35.18, -92° 18' 13.67

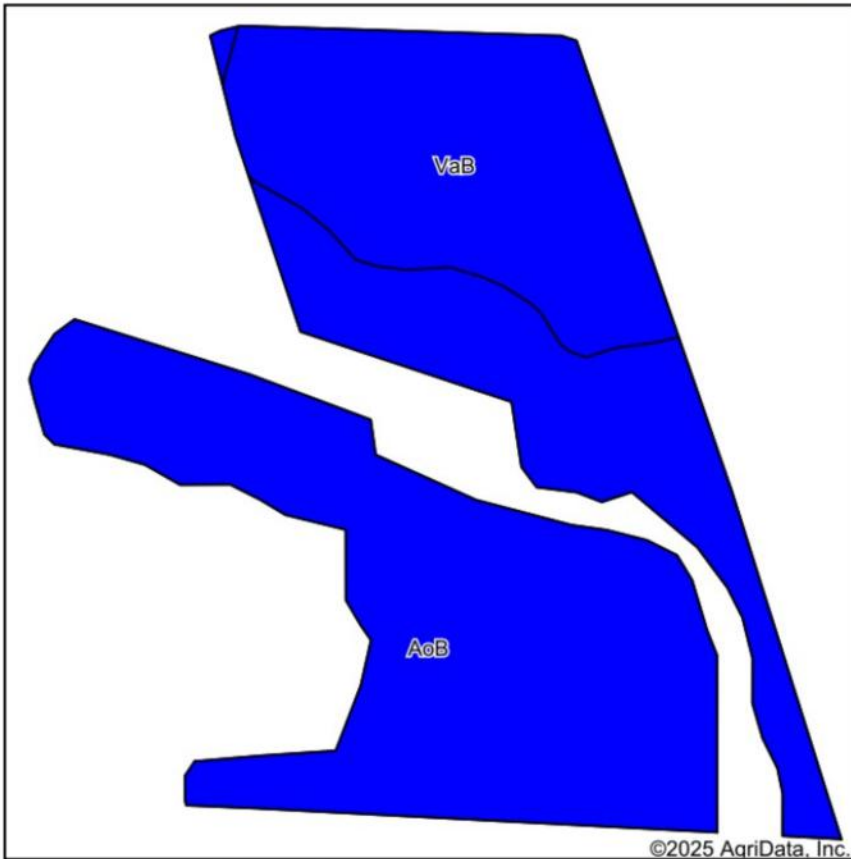
10-28N-16W
St. Croix County
Wisconsin

0ft 844ft 1687ft

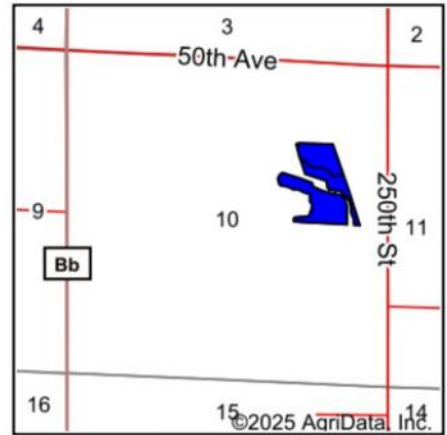


3/14/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **St. Croix**
 Location: **10-28N-16W**
 Township: **Eau Galle**
 Acres: **20.68**
 Date: **3/14/2025**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



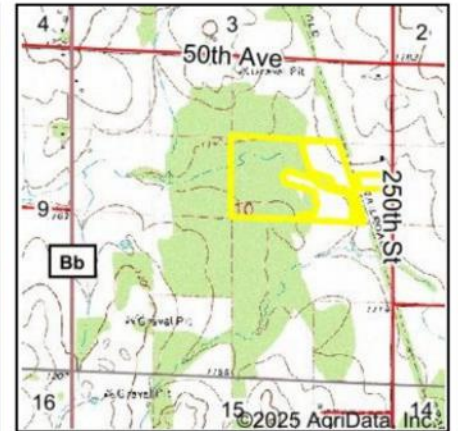
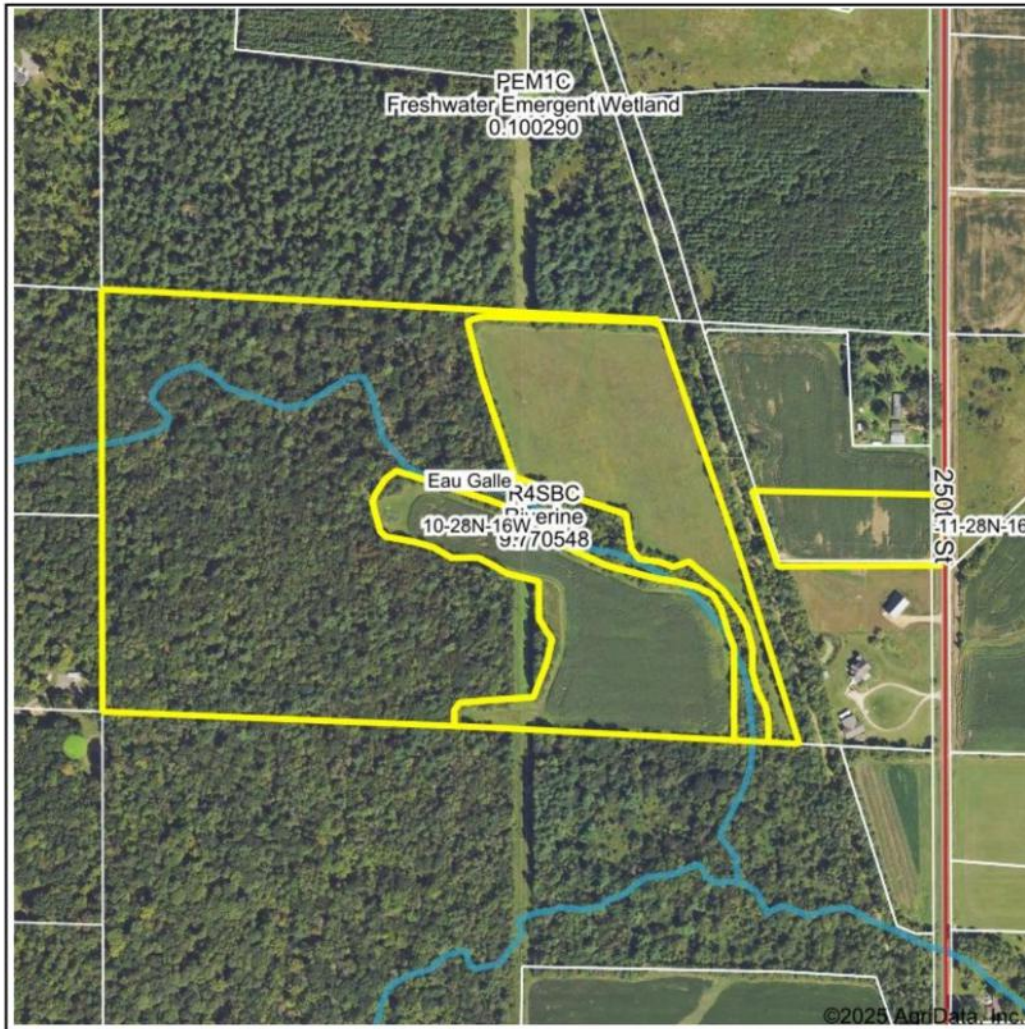
Area Symbol: W1109, Soil Area Version: 20

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
AoB	Antigo silt loam, 2 to 6 percent slopes	14.71	71.1%		Ile	55	54	55	41
VaB	Vlasaty silt loam, 2 to 6 percent slopes	5.97	28.9%		Ile	83	83	67	75
Weighted Average					2.00	*n 63.1	*n 62.4	*n 58.5	*n 50.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: **Wisconsin**
 Location: **10-28N-16W**
 County: **St. Croix**
 Township: **Eau Galle**
 Date: **3/14/2025**



**HIGH
POINT**
LAND COMPANY

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com



0ft 669ft 1338ft

Classification Code	Type	Acres
R4SBC	Riverine	1.33
Total Acres		1.33

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