



**HIGH POINT
LAND COMPANY**



FOR SALE
ST. CROIX COUNTY, WI

42.727
+/- ACRES

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



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

LISTING PRICE: \$449,000



DESCRIPTION:

Located just off Highway 128 and Highway 12, this 42.727± acre tract borders the Village of Wilson and sits in the heart of St. Croix County with outstanding accessibility. Zoned R-1 and enrolled in MFL Closed until 12/31/2025, the property offers a strong mix of investment potential and recreational value.

The timber has been well managed, featuring a healthy mix of hardwoods, dense bedding areas, and established trails. It is surrounded by large agricultural fields and offers an opportunity for timber depreciation in the near future. With over a half mile of Highway 12 frontage, this parcel has excellent visibility and is well-positioned for commercial use, future rezoning, or residential development.

Just minutes from I-94 and centrally located between the Twin Cities and Eau Claire, this is a rare opportunity in the path of growth. Whether you are looking to hunt, invest, or build, this property checks all the boxes.



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PROPERTY FEATURES:

- Great Location
- Close to Interstate 94
- Central to Twin Cities and Eau Claire
- Great frontage off Highway 12
- Wooded Lot Potential
- Good Hunting
- Mixed Timber
- Income Potential
- Great Investment

PROPERTY ADDRESS:

TBD HWY 12 WILSON, WI 54027

DRIVING DIRECTIONS:

From Woodville, WI, head south on Main Street (County Road BB) for approximately 2.9 miles. Turn left onto Highway 12 and continue east for about 1.3 miles. The property will be on your left (north side of Highway 12), just west of the intersection with County Road 128.





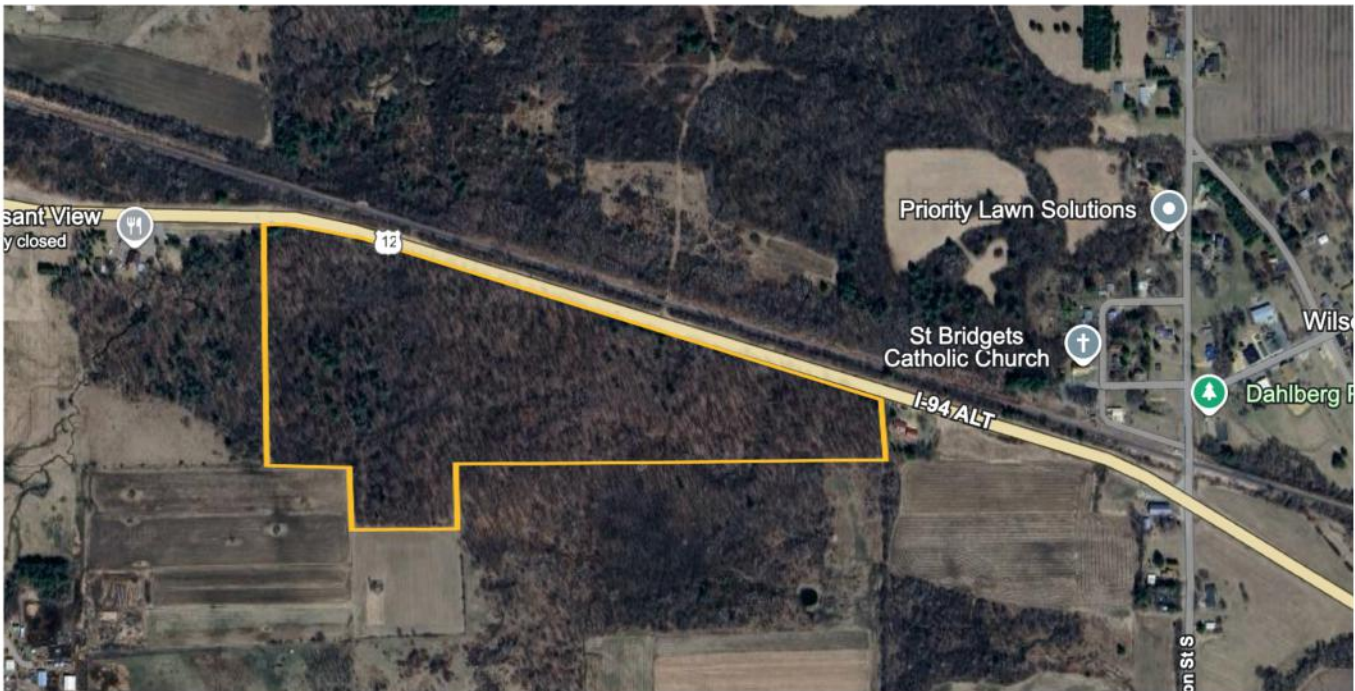
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TREVOR GLOMSKI

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



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