

462.34 +/- Acres - Chippewa County, WI

Pifer's **LAND FOR SALE**



Pifer's
AUCTION & REALTY

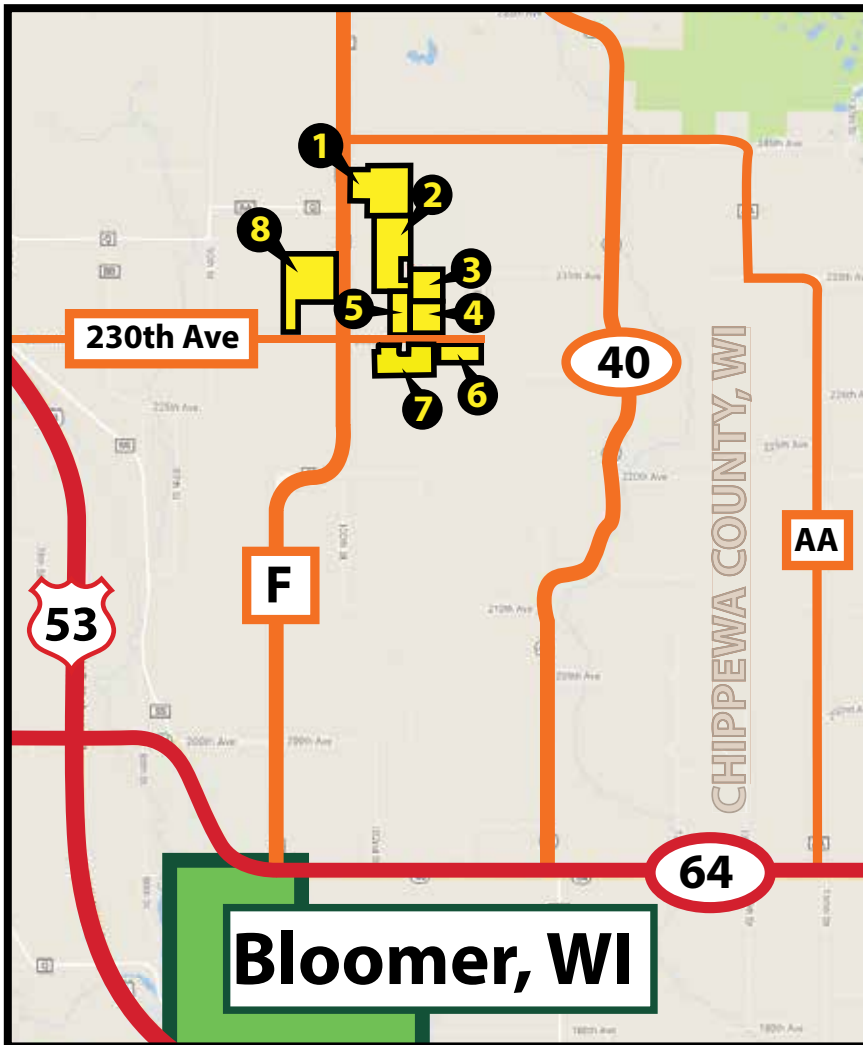
Pifer's Auction & Realty - Robert Scott Pifer, Broker (#56685-90)
1106 Mondovi Road #118 - Eau Claire, WI 54701
RE Entity License #937110-91, Auction Company License #429-53
Robert Scott Pifer Wisconsin Registered Auctioneer #2720-52



www.pifers.com
877.477.3105

General Information - 462.34 +/- Acres

Property Note: This Chippewa County crop and hunting land features 385.18 acres of excellent cropland and 94 acres of hunting land. This highly productive cropland for producing corn and soybeans. What's more, some parcels are excellent building sites and habitat for deer and turkeys. Excellent opportunity to buy great cropland to add to your operation, building a country home or income producing hunting land.



Driving Directions: Parcels are all north of Bloomer, WI. At County Hwy F & 230th Ave. go north 1/2 mile. This will bring you to the northeast corner of parcel 9. Go north another 0.75 miles. This will bring you to the west side of Parcel 1. From Hwy F & 230th go east 1/2 mile. This will bring you to the corners of parcels 5, 6, and 7. From here go north 0.25 miles on 105th St. to parcels 3 & 4. From 230th Ave. and 105th St. go east 0.25 miles. This will bring you to the northwest corner of parcel 7.

Contacts



Bob Panzer
920.539.8728
bpanzer@pifers.com



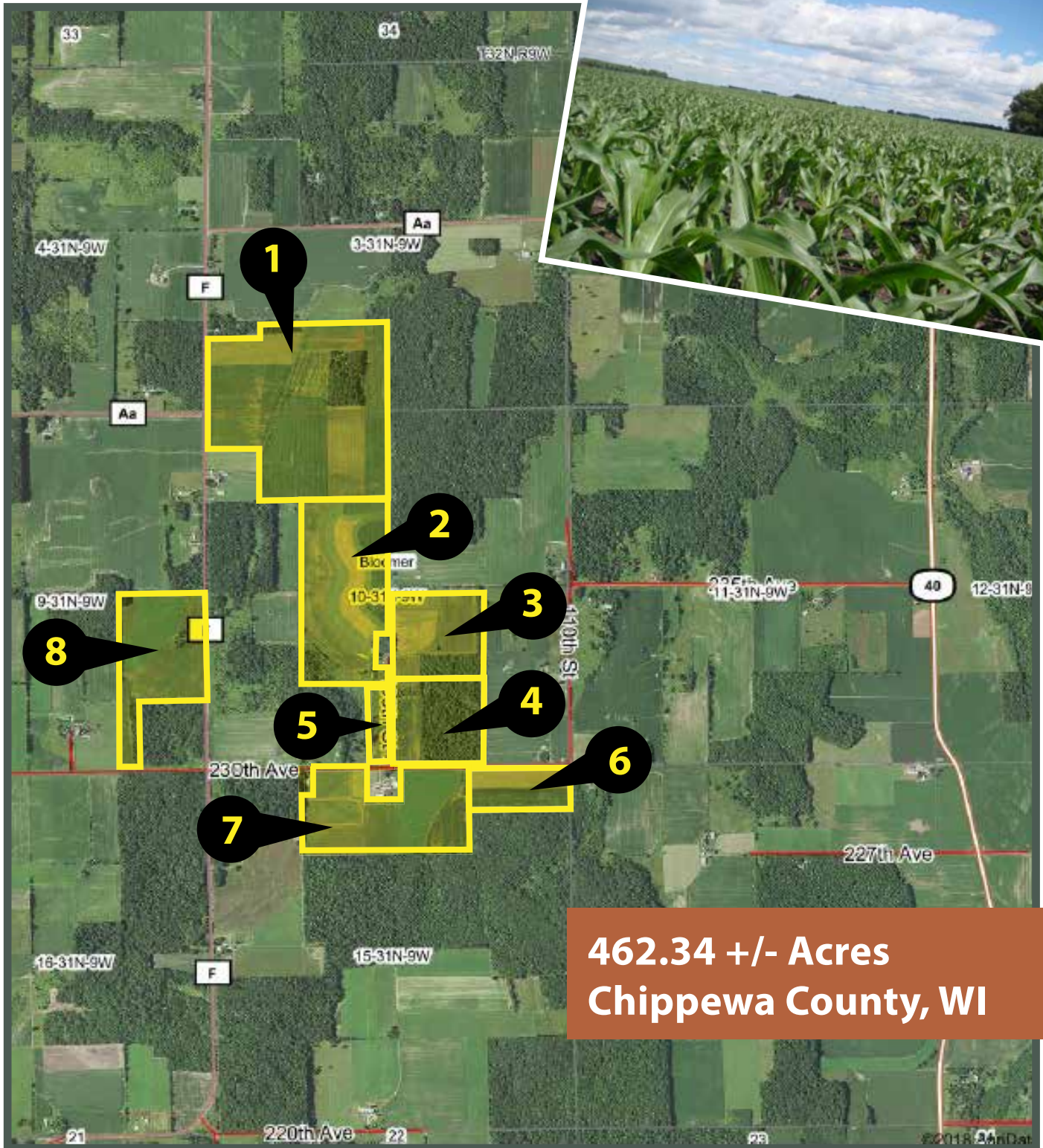
Bob Pifer
715.491.6484
bob@pifers.com



Dwight Hofland
701.630.4359
dhofland@pifers.com



Price: \$2,000,000



**462.34 +/- Acres
Chippewa County, WI**

Parcel 1

Acres: 144.33 +/-

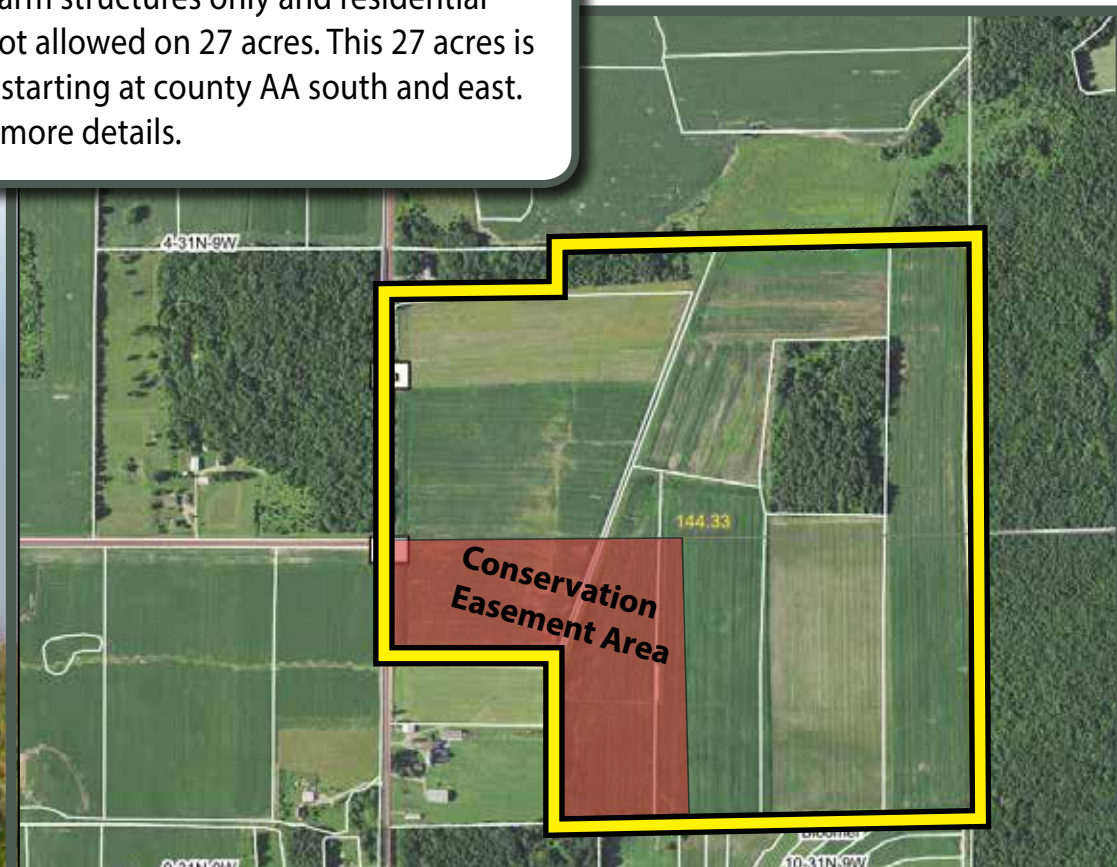
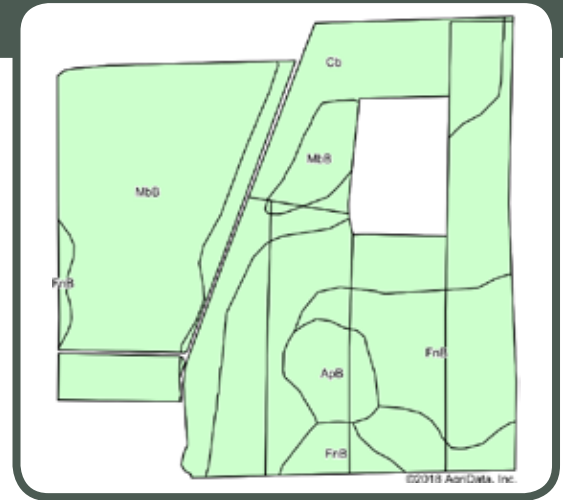
Cropland Acres: 131 +/-

Hardwood Woodland Acres: 10 +/-

Legal: SW $\frac{1}{4}$ SW $\frac{1}{4}$ EX CSM #2097 & SE $\frac{1}{4}$ SW $\frac{1}{4}$ 3-31N-09W and NW $\frac{1}{4}$ NW $\frac{1}{4}$ Less 12.67 acres in southwest corner & NE $\frac{1}{4}$ NW $\frac{1}{4}$ 10-31N-09W

Taxes (2017): \$706.85

Parcel Note: This parcel consists of highly productive cropland with a Soil Productivity Index of 80. Portions of this unit are tiled with excellent drainage. Property is subject to a perpetual conservation easement with limitations on building to farm structures only and residential building is not allowed on 27 acres. This 27 acres is an L shaped starting at county AA south and east. See map for more details.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn
MbB	Magnor silt loam, 0 to 4 percent slopes	78.14	59.5%	IIw	
Cb	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	26.46	20.1%	VIw	
FnB	Freeon silt loam, 2 to 6 percent slopes	21.05	16.0%	Ile	
ApB	Arland sandy loam, 2 to 6 percent slopes	5.73	4.4%	Ile	80
Weighted Average					80

Parcel 2

Acres: 77.86 +/-

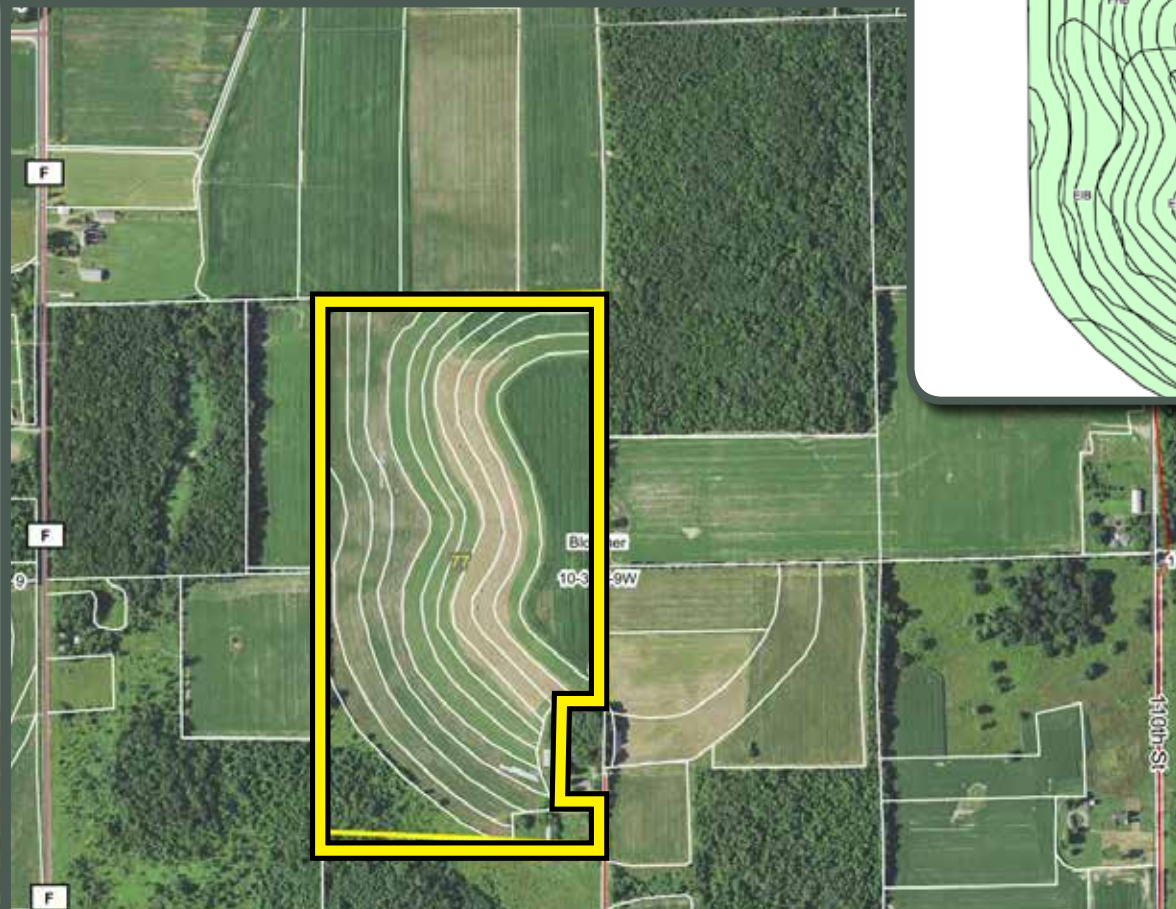
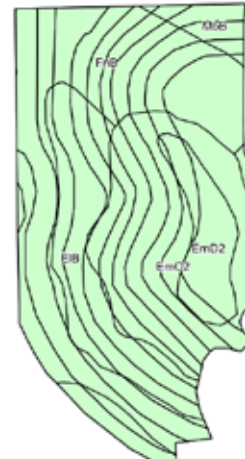
Cropland Acres: 66 +/-

Hardwood Woodland Acres: 11 +/-

Legal: SE $\frac{1}{4}$ NW $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$ Ex Beg 675'S of NE Cor;
W 200', S 465', E 200', N 465'To POB 10-31N-09W

Taxes (2017): \$389.49

Parcel Note: This parcel is contoured with a Soil Productivity Index of 85 and excellent cropping history with soybeans and corn. The wooded land is an excellent habit for deer and turkey.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn
FnB	Freeon silt loam, 2 to 6 percent slopes	26.53	39.6%	Ile	
EmC2	Elk mound loam, 6 to 12 percent slopes, moderately eroded	17.83	26.6%	IVs	
E/B	Eleva sandy loam, 2 to 6 percent slopes	12.04	18.0%	III s	85
EmD2	Elk mound loam, 12 to 20 percent slopes, moderately eroded	5.73	8.6%	VI s	
MbB	Magnor silt loam, 0 to 4 percent slopes	4.84	7.2%	IIw	
Weighted Average					85

Parcel 3

Acres: 40 +/-

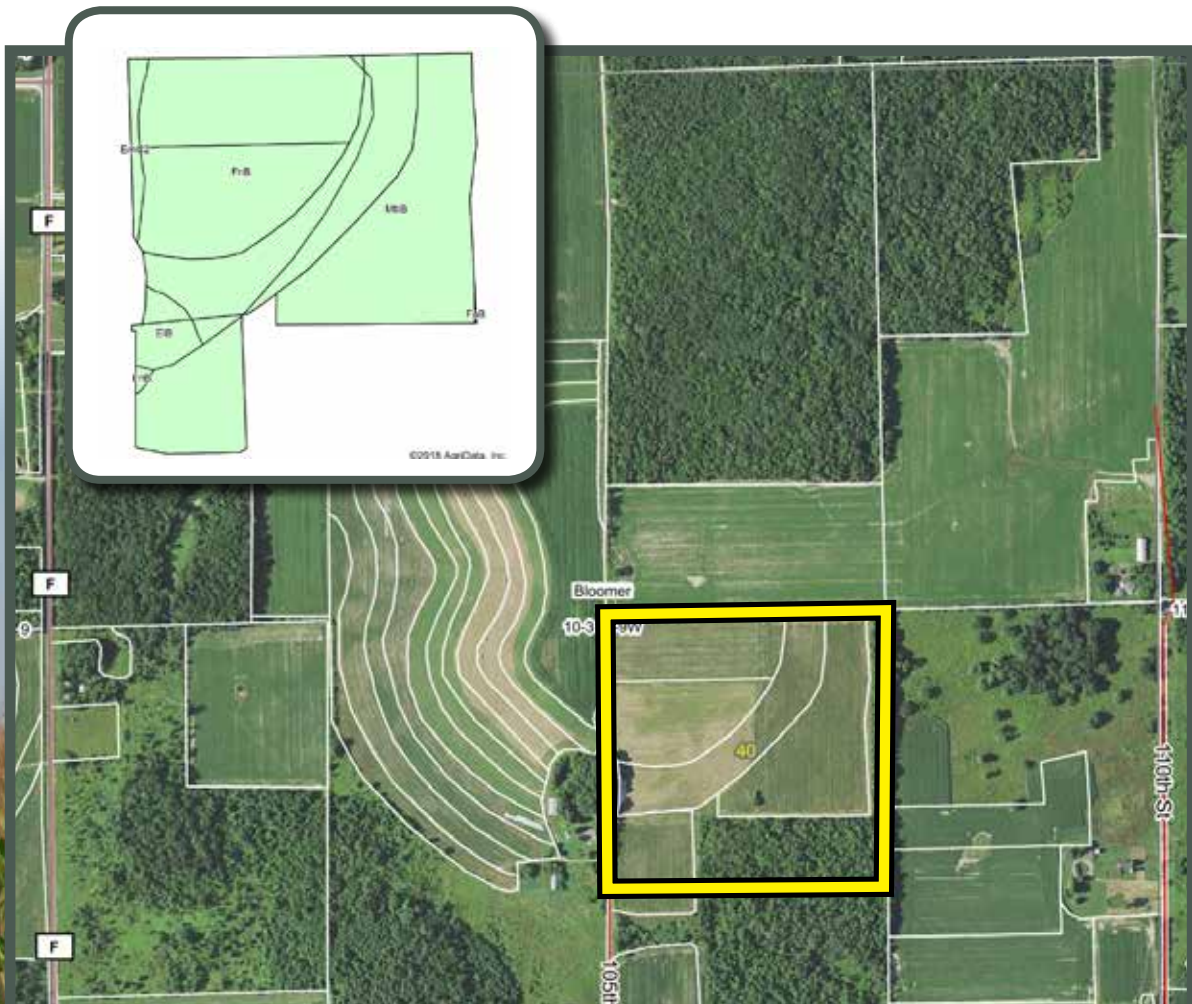
Cropland Acres: 30.5 +/-

Hardwood Woodland Acres: 10 +/-

Legal: NW¼SE¼ 10-31N-09W

Taxes (2017): \$76.27

Parcel Note: This parcel field offers several building sites, a hunters' dream and great cropping history with a Soil Productivity Index of 85.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn
MbB	Magnor silt loam, 0 to 4 percent slopes	14.80	47.8%	IIw	
FnB	Freeon silt loam, 2 to 6 percent slopes	14.47	46.8%	Ile	
EIB	Eleva sandy loam, 2 to 6 percent slopes	1.09	3.5%	IIIIs	85
EmC2	Elk mound loam, 6 to 12 percent slopes, moderately eroded	0.58	1.9%	IVs	
Weighted Average					85

Parcel 4

Acres: 40 +/-

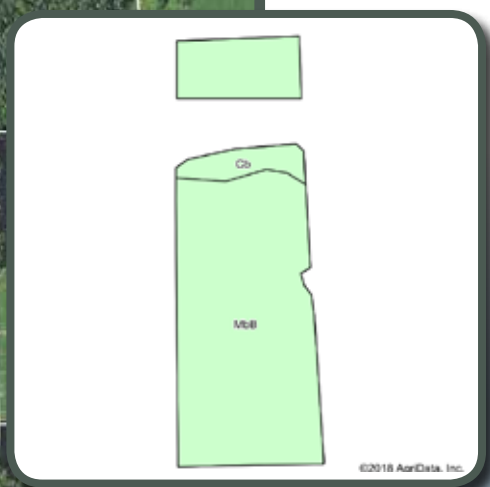
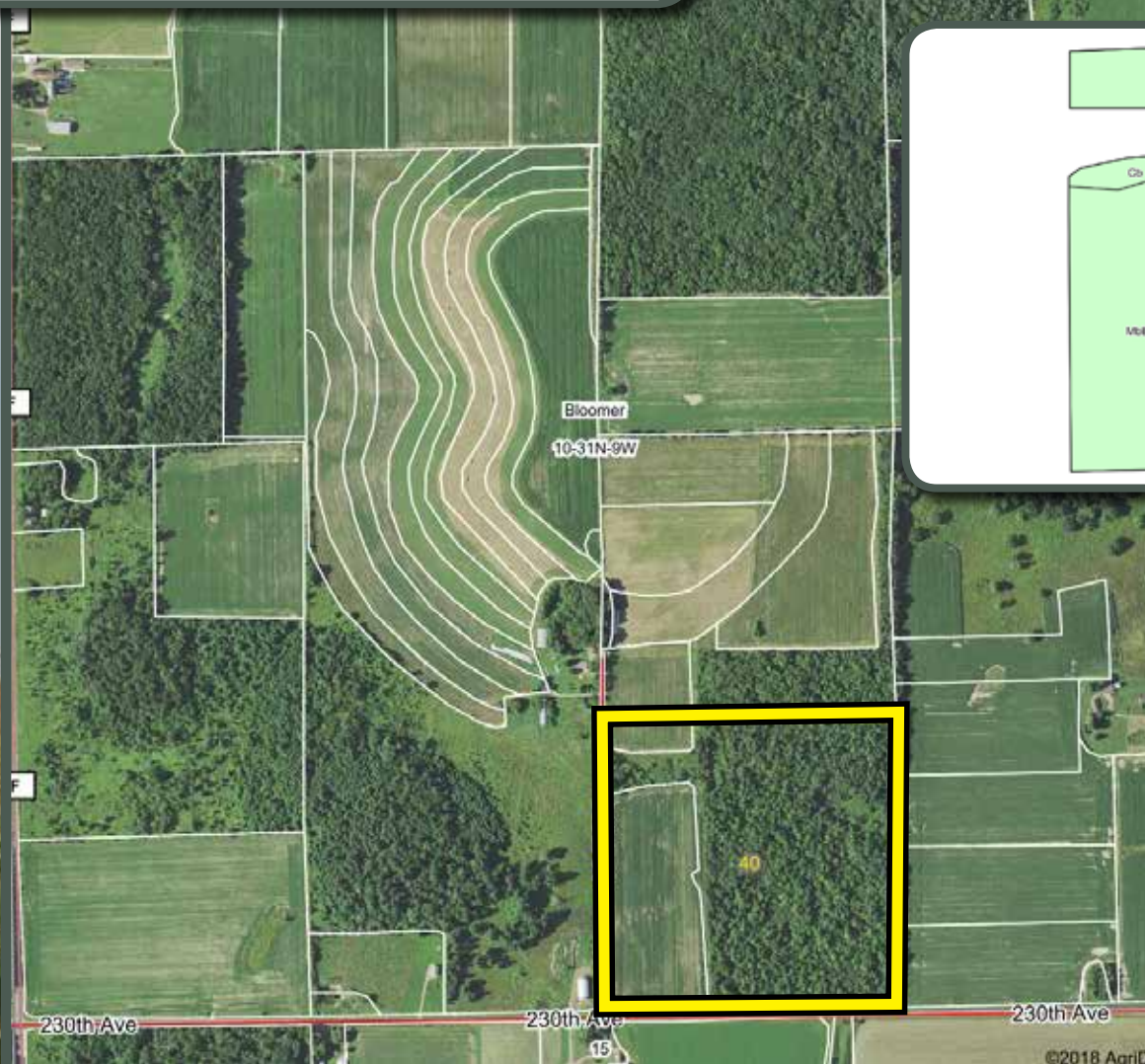
Cropland Acres: 10.5 +/-

Hardwood Woodland Acres: 8 +/-

Legal: SW $\frac{1}{4}$ SE $\frac{1}{4}$ 10-31N-09W

Taxes (2017): \$54.71

Parcel Note: This parcel is a Hunters' paradise and an excellent parcel to build a nice country home. It also has good cropland with a Soil Productivity Index of 92.3.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn
MbB	Magnor silt loam, 0 to 4 percent slopes	9.10	92.2%	IIw	97
Cb	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	0.77	7.8%	VIw	37
Weighted Average					92.3

Parcel 5

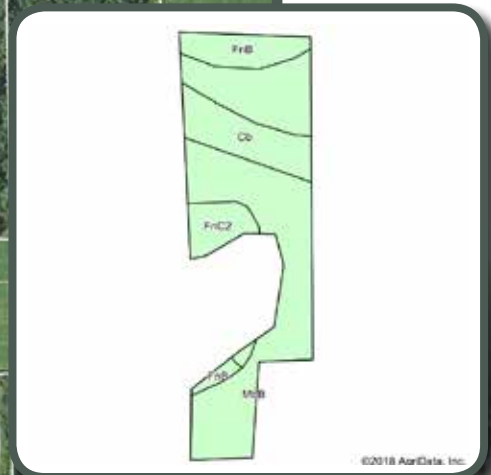
Acres: 10 +/-

Cropland Acres: 9.12 +/-

Legal: SE¼SW¼ Lot 3 of Cert Sur Map #4178 IN V19
P60 DOC #829345 10-31N-09W

Taxes (2017): \$66.08

Parcel Note: Excellent hunting property with 9.12 of cropland and has been hayed in the past. This parcel has a good Soil Productivity Index at 89. Canvas covered hay storage is not included in the sale, however, seller will sell as personal property to a buyer. Property is subject to a conservation easement with limitations on building to farm structures and residential building is not allowed.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn
MbB	Magnor silt loam, 0 to 4 percent slopes	6.61	72.4%	IIw	97
Cb	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	1.31	14.3%	VIw	37
FnB	Freeon silt loam, 2 to 6 percent slopes	0.76	8.3%	Ile	101
FnC2	Freeon silt loam, 6 to 12 percent slopes	0.45	4.9%	IIle	102
Weighted Average					89

Parcel 6

Acres: 20 +/-

Cropland Acres: 18 +/-

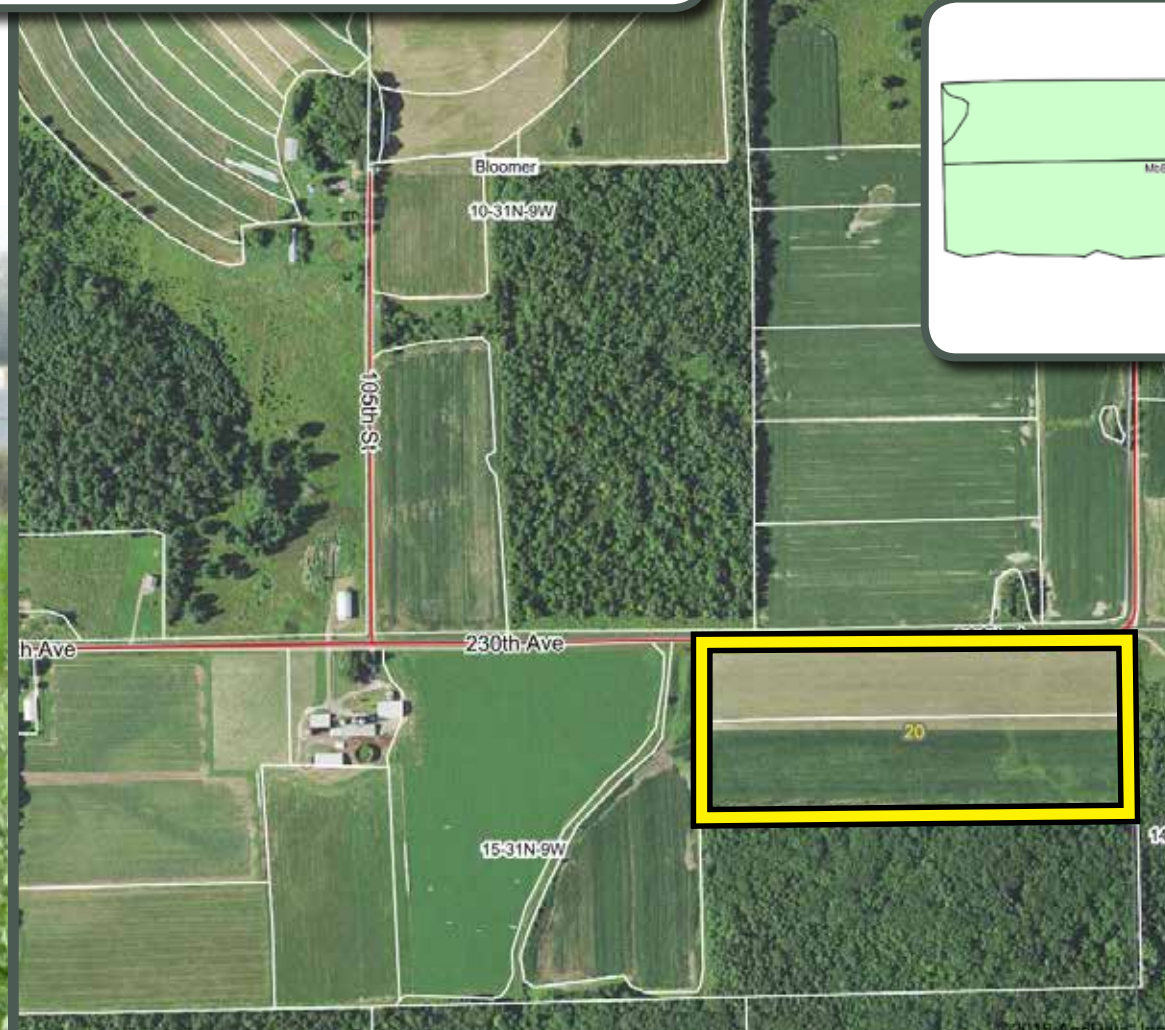
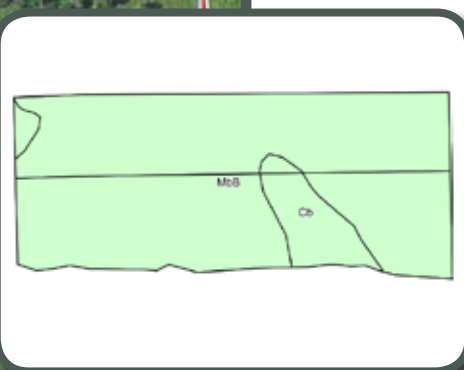
Hardwood Woodland Acres: 2 +/-

Legal: NE1/4NE1/4 Except the S1/2 15-31N-09W

Taxes (2017): \$58.02

Parcel Note: This is excellent cropland with a Soil Productivity Index of 91. This parcel borders a tree line making a good spot for deer and turkey hunting.

****Ingress & Egress easement on west side of parcel 7 to access the S1/2 of 15-31-9.****



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn
MbB	Magnor silt loam, 0 to 4 percent slopes	19.11	90.0%	IIw	97
Cb	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	2.12	10.0%	VIw	37
Weighted Average					91

Parcel 7

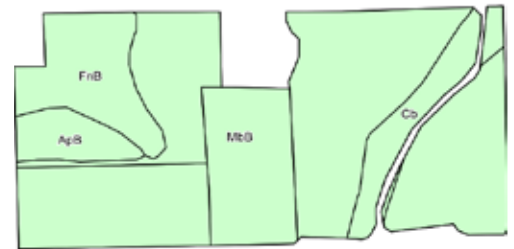
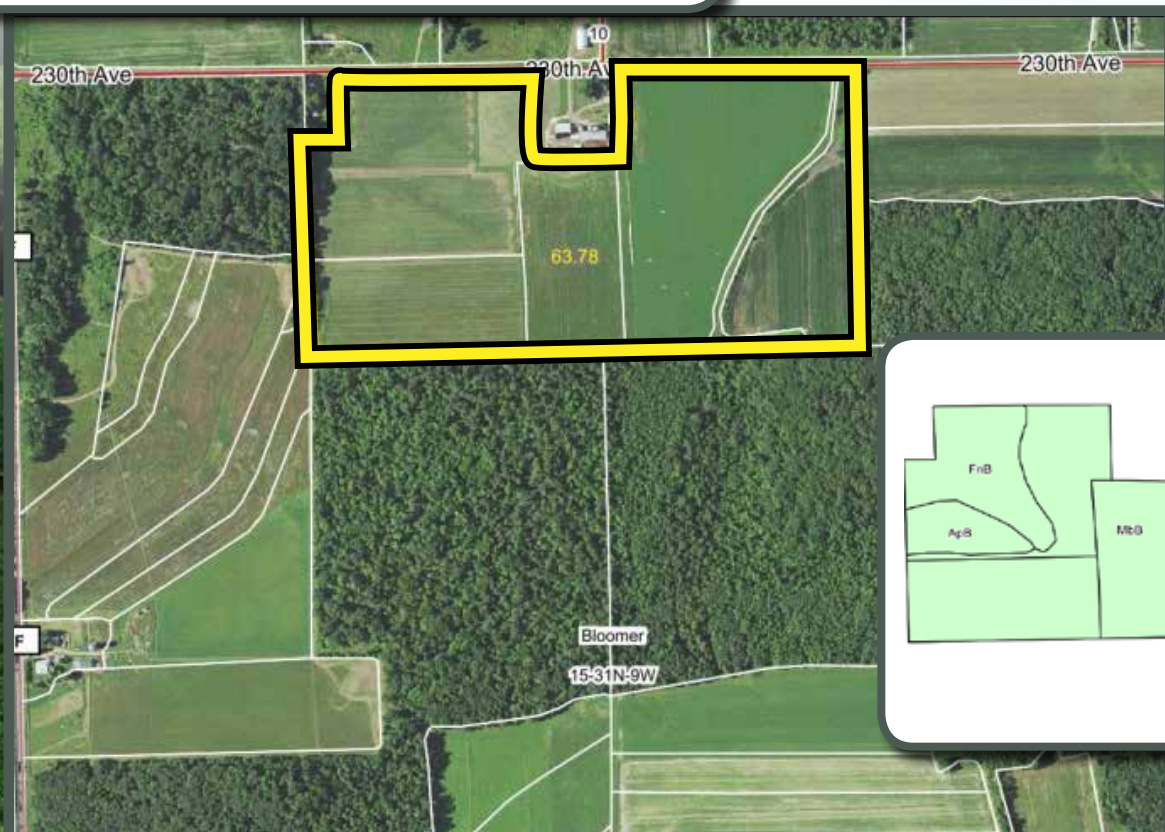
Acres: 74 +/-

Cropland Acres: 64.06 +/-

Legal: NW¼NE¼ less 2 +/-acres building site and NE¼NW¼ less 2.17 +/-acres for building site 15-31N-09W

Taxes (2017): \$2,664.28

Parcel Note: This is exceptional cropland with a Soil Productivity Index of 80, a hunters' paradise and an excellent parcel to build a nice country home. The building site is not for sale and will be surveyed. There is good deer and turkey hunting opportunities on this parcel.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn
MbB	Magnor silt loam, 0 to 4 percent slopes	47.53	75.6%	IIw	
FnB	Freeon silt loam, 2 to 6 percent slopes	7.36	11.7%	Ile	
Cb	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	4.82	7.7%	VIw	
ApB	Arland sandy loam, 2 to 6 percent slopes	3.12	5.0%	Ile	80
Weighted Average					80

Parcel 8

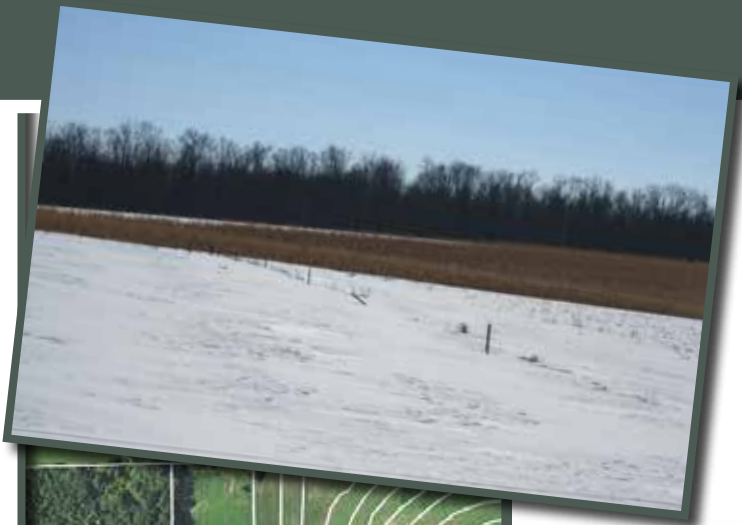
Acres: 56.15 +/-

Cropland Acres: 56 +/-

Legal: NE¼SE¼ & SE¼SE¼ exception CSM Lot 4781 9-31N-09W

Taxes (2017): \$169.09

Parcel Note: This parcel is contoured with Soil Productivity Index of 80 with excellent cropping history with soybeans and corn. The wooded area on the parcel is an excellent habit for deer and turkey, this is a former farm building site that has an existing older silo and a small woodlot.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn
FNB	Freeon silt loam, 2 to 6 percent slopes	24.48	50.5%	Ile	
AIC	Amery sandy loam, 6 to 12 percent slopes	14.33	29.6%	IIle	80
MbB	Magnor silt loam, 0 to 4 percent slopes	9.49	19.6%	IIlw	
Cb	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	0.08	0.2%	VIlw	
ApC2	Arland sandy loam, 6 to 12 percent slopes, eroded	0.07	0.1%	IIle	70
Weighted Average					91

Wisconsin
Chippewa

U.S. Department of Agriculture
Farm Service Agency

FARM: 12338
Prepared: 1/31/18 4:19 PM
Crop Year: 2018
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Farm Identifier
Recon 2016-142 com12008,12012

Recon Number

Farms Associated with Operator:
12251

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
518.41	378.93	378.93	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	378.93	0.0	0.0				

ARC-IC NONE	ARC/PLC ARC-CO OATS , CORN , SOYBN BARLY	PLC NONE	PLC-Default NONE
-------------	---	----------	------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	10.7		46	0.0
CORN	145.2		147	0.0
SOYBEANS	6.6		32	0.0
BARLEY	24.1		65	0.0
Total Base Acres:	186.6			

Tract Number: 51348 Description: SEC 3,10-31-9

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
142.72	127.93	127.93	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	127.93	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	1.3		50	0.0
CORN	51.6		146	0.0
BARLEY	24.1		65	0.0
Total Base Acres:	77.0			

Wisconsin
Chippewa

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 12338
Prepared: 1/31/18 4:19 PM
Crop Year: 2018
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 51351 Description: SEC 9,10-31-9

BIA Range Unit Number:

HEL Status: HEL conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
272.86	166.94	166.94	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	166.94	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
OATS	6.2		46	0.0		
CORN	62.2		149	0.0		
SOYBEANS	4.4		28	0.0		
Total Base Acres:	72.8					

Tract Number: 51352 Description: SEC 15-31-9

BIA Range Unit Number:

HEL Status: HEL conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
103.03	84.06	84.06	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	84.06	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
OATS	3.2		46	0.0		
CORN	31.4		146	0.0		
SOYBEANS	2.2		40	0.0		
Total Base Acres:	36.8					







Pifer's



Pifer's
AUCTION & REALTY

Pifer's Auction & Realty - Robert Scott Pifer, Broker (#56685-90)
1106 Mondovi Road #118 - Eau Claire, WI 54701
RE Entity License #937110-91, Auction Company License #429-53
Robert Scott Pifer Wisconsin Registered Auctioneer #2720-52



www.pifers.com
877.477.3105