**N8076 Pole Grove Road Hixton, WI 54736**

* **20.36 acres Jackson County CSM 3071**
* **1350+/- square foot home on slab with electric in-floor heat**
* **200+/- monthly electric bill for home**
* **3 bedrooms / 2.5 baths**
* **Attached 1 car garage**
* **Drilled well - water coming from barn / septic system**
* **60 x 75 quonset hut**
* **240 x 48 shed with multiple horse stalls**
* **16 x 32 open 3 sided shelter shed**
* **Living quarters / office space**
* **90 x 120 pole shed with arena area**
* **Outdoor arena areas**
* **Pasture area with Balsam Fir**
* **Pipe/cable fencing around property**
* **Adjacent to WI DNR Lands**

**The property was a former horse then had cattle operation. The farm has not been active and is need of some improvements. All measurements are approximate and to be verified by buyer.**