

LAND AUCTION



73.91 AC± | 2 TRACTS | SHAWANO CO, WI

AUCTION:

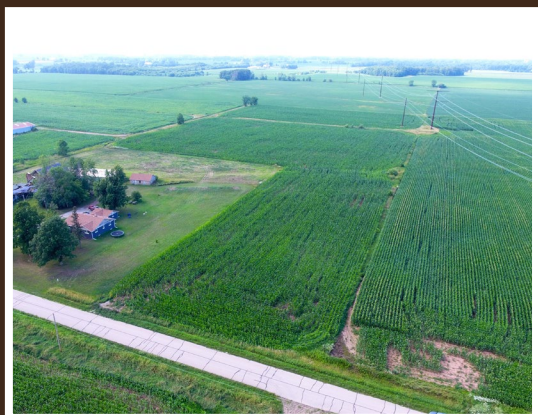
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AUCTION DATE: 9/29/23 | AUCTION TIME: 11:00 AM

AUCTION LOCATION: VFW

135 N ST AUGUSTINE ST, PULASKI, WI 54162

Situated in fertile farm country just outside of Pulaski, WI you'll find this productive tillable tract. This farm has been in the family for decades, and now it is being offered in two tracts making this your chance to call it your own. The soils consist of Solona loam, 0 to 3 percent slopes, Onaway-Ossineke fine sandy loams, moraine, 1 to 6 percent slopes, Angelica silt loam, 0 to 2 percent slopes with an average NCCPI rating of 50.04. A rotation of corn, soybeans, and alfalfa has been grown on the land in recent years. The property is leased for the 2023 growing season generating \$7000 in rental income. It has open tenancy for 2024. Whether you are looking to add productive tillable ground to your farming operation or your investment portfolio, you are not going to want to miss out on this opportunity!



TRACT 1: 13.91 ACRES±

The soils consist of Solona loam, 0 to 3 percent slopes, Onaway-Ossineke fine sandy loams, moraine, 1 to 6 percent slopes with an average NCCPI rating of 48.66. A rotation of corn, soybeans, and alfalfa has been grown on the land in recent years. The property is leased for the 2023 growing season, but it has open tenancy for 2024. There is an established field driveway on Golden Rod Drive.



TRACT 2: 60 ACRES±

The soils consist of Solona loam, 0 to 3 percent slopes, Onaway-Ossineke fine sandy loams, moraine, 1 to 6 percent slopes, Angelica silt loam, 0 to 2 percent slopes with an average NCCPI rating of 50.37. A rotation of corn, soybeans, and alfalfa has been grown on the land in recent years. The property is leased for the 2023 growing season, but it has open tenancy for 2024. There are two established field driveways on Golden Rod Drive. 6 acres± of wooded wetland wildlife habitat with thick regenerating forest growth.

- Productive farmland
- Located in fertile farm country just outside Pulaski, WI
- Address: Golden Rod Drive, Pulaski, WI 54162
- Lat/Lon: 44.642631, -88.248775
- Solona loam, Onaway-Ossineke fine sandy loam, and Angelica silt loam soils
- Leased for 2023 growing season. Open tenancy in 2024
- Situated on a paved road
- Established field driveways
- Offered in two tracts
- Average NCCPI 48.66 (Tract 1)
- Average NCCPI 50.37 (Tract 2)
- 6 acres± of thick wildlife habitat (Tract 2)

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
LUKE GLINIECKI, AGENT: 715.393.5225 | luke.gliniecki@whitetailproperties.com

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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS
Jeff Evans, WI Broker for Whitetail Properties Real Estate, LLC, WI Lic 57567-90 | Joe Glzdic, Director, Ranch & Farm Auctions, 217.299.0332 | Luke Gliniecki, WI Land Specialist for Whitetail Properties Real Estate, LLC 715.393.5225
Cody Lowderman, WI Auctioneer License: 2632-52