

LAND AUCTION



98.93 AC± | 5 TRACTS | ST CROIX CO, WI

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/26/24 | **AUCTION TIME:** 1 PM CT

LOCATION: AMERICAN LEGION POST 111, 464 COUNTY RD VV, SOMERSET, WI 54025

OPEN HOUSE DATES: 7/28 | 12PM-4PM & 8/14 | 4PM-7PM

OPEN HOUSE LOCATION: 712 170TH AVE, SOMERSET, WI 54025

The infamous Apple River Hideaway and Campground is now being offered for sale at public auction! Once a legendary tubing and entertainment experience, this site has been enjoyed for generations of folks seeking fun and adventure floating the Apple River. This beautiful property is being subdivided into 5 separate parcels and offered for sale. Each parcel has its own unique attributes with either riverfrontage or river views of the clean and clear Apple River. These tracts have the potential to be further subdivided into individual home sites for an excellent return on investment for a developer. Or, build your dream home on an estate sized lot! The possibilities are endless. There is an internal road system in place and many of the tracts have electric installed from the infrastructure that was once the campground. The lots are located in Somerset Township just a mile or less outside the Village of Somerset, WI. Somerset is the first town as you enter into Wisconsin from Minnesota and is poised for tremendous growth due to its location and natural resources. A new federally funded bridge was recently built to connect a four lane highway between Minnesota and Wisconsin providing a quick commute to the Minneapolis/St. Paul Metro and all it has to offer. "Escape to Wisconsin" and do not miss this once in a lifetime opportunity to own a piece of Northwest Wisconsin history that defined generations!



TRACT 1 DESCRIPTION: 19.3± ACRES

Tract 1 is 19.3± acres and is a combination of tillable ground and gently sloping timber. The entire edge has river frontage so some very nice river home sites exist to complement many off water sites. A concept plat map shows the potential for 5-6 separate lots with approval.

TRACT 2 DESCRIPTION: 30.1± ACRES

Tract 2 is 30.1± acres in size and is entirely off-water. Mostly flat and partially tillable ground, this tract has power nearby and excellent ingress and egress as it is the first tract as you enter the property. The main entrance road splits this tract in two separate areas creating the possibility for approximately 8 separate homesite tracts.

TRACT 3 DESCRIPTION: 10.1± ACRES

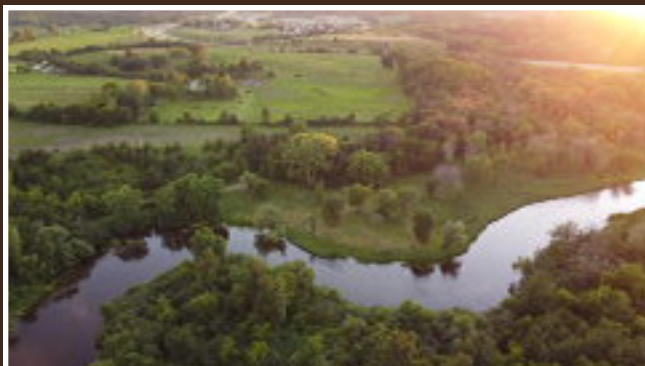
Tract 3 is 10.1± acres. This is the home site of the owner. There are two separate homes on this site that are currently rented. Use either of two steel buildings to store equipment and enjoy the gently sloping yard that leads you to the Apple River. This site would make a beautiful riverfront estate.

TRACT 4 DESCRIPTION: 17± ACRES

Tract 4 is 17± acres with relatively flat river frontage. The concept map shows the potential for further subdivided into 4 individual homesites. This parcel is very flat and open requiring very little clearing and excavation work.

TRACT 5 DESCRIPTION: 22.4± ACRES

Tract 5 is 22.4± acres and is the most secluded tract in the sale as well as the most river frontage of all the parcels. Flat to gently sloping, it could be further subdivided into 4 separate parcels or just enjoy solitude and privacy with everything the river has to offer.



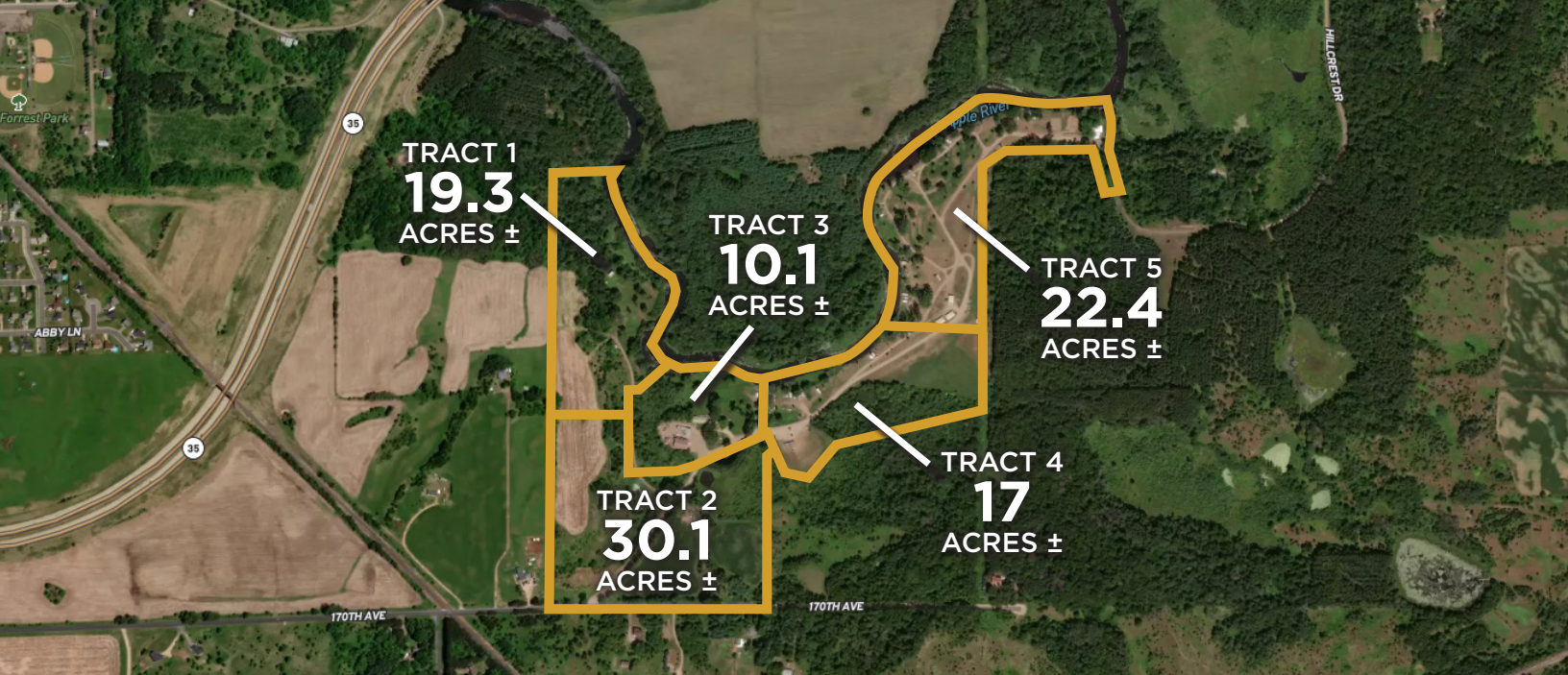
Taxes:	TBD after survey
Lease Status:	Open farm tenancy for 2025/Homes on tract 3 are subject to a rental agreement
Possession:	Immediate possession subject to current tenant's rights for 2024
Survey needed?:	Buyers to pay for any survey costs
Brief Legal:	Pt of S2 T30N R19W St Croix Co, WI
PIDs:	032-2009-10-010, 032-2008-90-020, 032-2009-30-010
Lat/Lon:	45.10958, -92.65845
Zip Code:	54025

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
NEIL HAUGER, AGENT: 612.619.7062 | neil.hauger@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeff Evans, WI Broker for Whitetail Properties Real Estate, LLC, WI Lic 57567-90 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Neil Hauger, WI Land Specialist for Whitetail Properties Real Estate, LLC, 612.619.7062 | Cody Lowderman, WI Auctioneer License: 2632-52



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