



1935547 **Active** **Lots & Acreage Price: \$325,000**

51950 County Road C **Village** Soldiers Grove C14
Soldiers Grove WI 54655 **County:** Crawford
Subdivision:

Total Acreage: 36.92 *Other* **Price/Acre:** \$8,802.82
Wooded Acres: 3.00 **Price/SqFt:**
Pasture Acres : 32.82 **Number of Lots:** 1
Tillable Acres: 1.00 **Lot Number(s):**
Wetland Acres: 0.00 **Open**

[Schedule a Showing](#) **Show Date:**

Crawford County Berry Farm

1/8 mile west of the intersection of Cty C and Helgerson rd.

Lot Size: **School District:** North Crawford
Lake/River **Elementary:** North Crawford
Feet **Middle:** North Crawford
Specific Builder Required: No **High:** North Crawford

Annual HOA		Land Assessmnt:	\$ 11,800	
Parcel #:	020-0450-0000	Improvements:	\$ 7,100	
Zoning:	Ag	Total Assessmnt:	\$ 18,900	/ 2022
Owner:		Net Taxes:	\$ 332	/ 2021
Legal Description: SE1/4 OF SE1/4 EXC A STRIP OF LAND 4 RDS				

Type	Rural	Improvements	Driveway, Shed
Present Zoning	Single family, Agricultural	Purchase Options	Sell entirely
Utilities Avail. (To Lot)	Electricity		
Water System	Well on site		
Waste Disposal	None presently		
Road	Paved		
Lot Description	Rural - not in subdivisn		
Topography	Rolling		

Located in the heart of the Driftless Region only 16 miles from Viroqua, this property is a hidden gem. Imagine owning a working orchard full of Aronia bushes, one of the newest members of the super fruit team. 28 plus acres of bushes will provide an income to quickly produce profits. A newly constructed pole barn to store equipment or transfer into a get away cabin. Only minutes away from world class trout fishing and of course its Crawford County so big Whitetail bucks to boot. Whitetail hunters will love the 2 acres peninsula of dense hardwood that provides a pinch point that leads to the berries that deer love. Ridgetop views will provide the perfect building spot for a Dream Home, with a drilled well on the property and the manicured orchard it will provide a dream backyard.

Agent must attend in person showings to earn a commission

ListAgt: Tom Sharp	96049-94	CoList:	List Date: 5/28/2022	Expire Date: 11/28/2022
Pref: 608-570-0077			Subagent Comm: 2%	Electronic Consent: Yes
tsharp@whitetaildreams.com			BuyerAgent Comm: 2%	Exclusive Agency: No
Whitetail Dreams Real Estate LLC			DOM: 6	Licensee Interest: No
Off: 715-445-2864 Fax #: 715-445-2125			AO Date:	Limited Service: No
PO Box 33			Closing Date:	Multiple Rep: DA
Iola WI 54945-0033			Financing:	Named Exceptions: No
SaleAgt:	Sold Price:	Sale Factors:	Competing Offers:	Policy Letter:
	Concessions:			Variable Comm: No