



Development Land
Rural Land & Farms

RAWSON REALTY

Certified General Appraiser #388

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LAND FOR SALE

\$2,153,000

(\$67,982/Acre)

31.67 acres per survey

21.16 acres tillable per FSA records

Location

Great location; lies north of STH 33 between new USH 12 and Bus. 12, 1 mile south of Ho Chunk Casino across from Dells-Baraboo Airport.

Topography

Gently to moderately rolling cropland

Soils

Cropland has soils that have good to very good productivity

Access

Access is from Business Hwy. 12

Frontage 12

650 ft on CTH BD & 1,250 ft on STH

Zoning

Agriculture

Parcel Number

008 0273-00000

2019 Assessment & 2018 Tax Data:

Assessment Land \$21,700.00

Assessment Improvements \$ 0.00

Total Assessment \$21,700.00

Taxes \$ 355.08

Machine Shed

\$ 3,000.00 annual rent

Future Land Use

Mixed Use