



MLS #	1997356	Active	Lots & Acreage	Price:	\$52,000AUC
52.40 m/l Acres TBD West			Village	Gays Mills	C06
Gays Mills WI 54631			County:	Crawford	
			Subdivision:		
Total Acreage:	52.40	Other	Price/Acre:	\$992.37	
Wooded Acres:	0.00		Price/SqFt:		
Pasture Acres :	10.00		Number of Lots:	1	
Tillable Acres:	10.00		Lot Number(s):		
Wetland Acres:	20.00				

Hwy 171 take a right on West River Rd, property is on the left.

Lot Dimensions:

School District: North Crawford

Click M for Map:



Lake/River:

Elementary: North Crawford

Documents (if any):

Feet WaterFront:

Middle: North Crawford

High: North Crawford

Specific Builder Required: No

Annual HOA Dues:

Parcel #: 13101480000

Net Taxes: \$ 756 / 2024

Zoning: other

Legal Description: PRT OF ASSESSOR'S LOT 9, PRT OF GOV'T LO

Type	Rural
Present Zoning	Agricultural
Utilities Avail. (To Lot)	None
Water System	None presently
Waste Disposal	None presently
Road	Dirt/unpaved
Improvements	None
Lot Description	In a flood plain, On ATV/Snowmobile trail
Features	Wetland

Purchase Options	Sell entirely
Miscellaneous	Exp lower level possible, Walkout LowerLev Possible
Terms	AUCTION
Topography	Level, Sloping

Items Included:

Items Excluded:

Property is selling at online auction. List price is starting bid. Bidding starts 4/18/2025 and ends on 5/13/2025. Lot #4 in auction order. 52 acres m/l of tillable & low grounds along the Kickapoo river & the West side of Gays Mills WI. The SW corner of the property has a potential home or cabin site of of West River Road. This tillable ground is not always usable due to flooding & or high water some years. Tillable, pasture, and wetland acreage are only approx due to flooding changes.

List Agent: Sara Boxrucker

Co List

Sold Price:

sara@kramersales.com

Closing Date:

Pref: 608-412-5200

Kramer Real Estate & Auction L

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04/14/2025 10:05 AM



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