




Northwest Wisconsin - Polk Co.  
near Luck, Balsam Lake, Amery

# Absolute - selling without reserve REAL ESTATE AUCTION

Tuesday, September 29 • 10:00am

held at Amery Area Community Center, 608 Harriman Ave. South, Amery, WI



**520±  
Acres**  
OFFERED IN 5 TRACTS

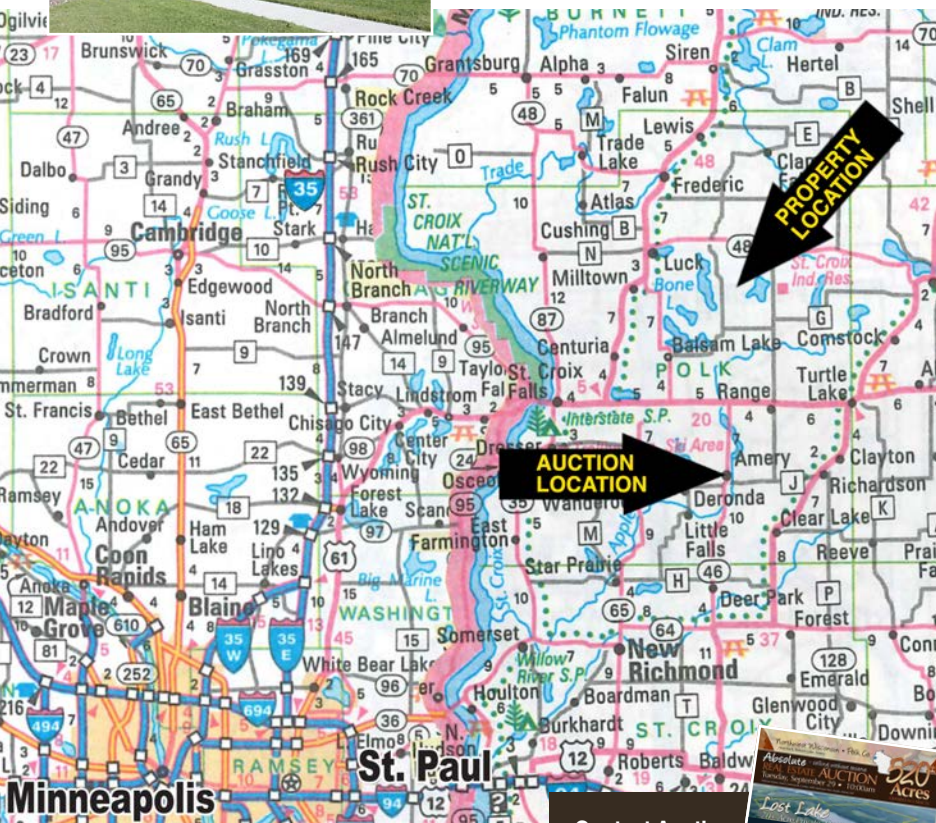
### PROPERTY LOCATION:

**2193 80<sup>th</sup> St., Luck, WI 54953.** Directions: From Amery, WI take Hwy 46 north 6 miles to US Hwy 8, turn west ¼ mile to 100<sup>th</sup> St., turn north 9.1 miles to Big Round Ave., turn east 2 miles to the property.

- 20± miles from St. Croix River Valley
- 70± miles from Minneapolis/St. Paul

### AUCTION LOCATION:

Amery Area Community Center, 608 Harriman Ave., South, Amery, WI 54001.



**OWNER: Charles E. Purdy III**

Auctioneer: Rex D. Schrader II, #2669-52  
Brad Horrall, #2877-52 • 812-890-8255

**SCHRADER**  
Real Estate and Auction Company, Inc.  
800-451-2709  
www.schraderauction.com

Contact Auction Company for a detailed information book / DVD including Lost Lake Water Quality Study, Farmland Preservation Agreement, Forestry Management Agreement, FSA Summaries, Soil Maps, Assessments, Tax Info., and other information.



### TRACT DESCRIPTIONS:

**TRACT 1: 106± Acres** with approximately 77 cropland acres mostly seeded to alfalfa, fronting 80<sup>th</sup> Street.

**TRACT 2: 23± Acres**, home and buildings, fronting Big Round Ave. & 80<sup>th</sup> St. This tract is improved with a 1½ story frame home containing approx. 1350 sq. ft. There is a living room with large brick fireplace, kitchen, full bath, bedroom and office with vaulted Cedar ceiling and Walnut floor, all on the main floor. Upstairs are 2 bedrooms with a shared Cedar closet. The exterior is vinyl siding, shingle roof and a large vinyl deck. The home has a propane furnace and well water. **Shop Building:** 50'x100' pole construction with a full concrete floor, center drain and (2) 14'x20' sliding machine doors. Within the structure is a 15'x20' enclosed storage/work shop room. There are multiple electrical outlets and lighting. **Cattle Building:** 58'x150' pole construction with a full concrete floor, 50'x58' enclosed storage area, 100'x58' open face area with working pens and cattle chute. Adjacent to the building is a concrete pad measuring approx. 200'x660' used as a cattle feedlot, with pens, feed bunks and automatic waterers.

**TRACT 3: 196± Acres** containing Lost Lake a 70± acre pristine private lake with continuous water flow, fed by natural year round springs. The water quality study completed in 2004 proves Lost Lake is a real treasure. If you enjoy fishing, boating, or spending time bird watching in a park like secluded setting this tract is for you. The balance of acreage is woodland and marsh. Make plans to spend time on this one of a kind tract of land.

**TRACT 4: 139± Acres** featuring a mix of woodland and open grass meadows. There is a high output, deep, artesian well and fenced paddocks used for livestock production. This tract has frontage along Big Round Ave and 90<sup>th</sup> St.

**TRACT 5: 56± Acres** fronting 90<sup>th</sup> St. mostly wooded. This tract is ideal for hunting/recreation.



TRACTS 1 & 2

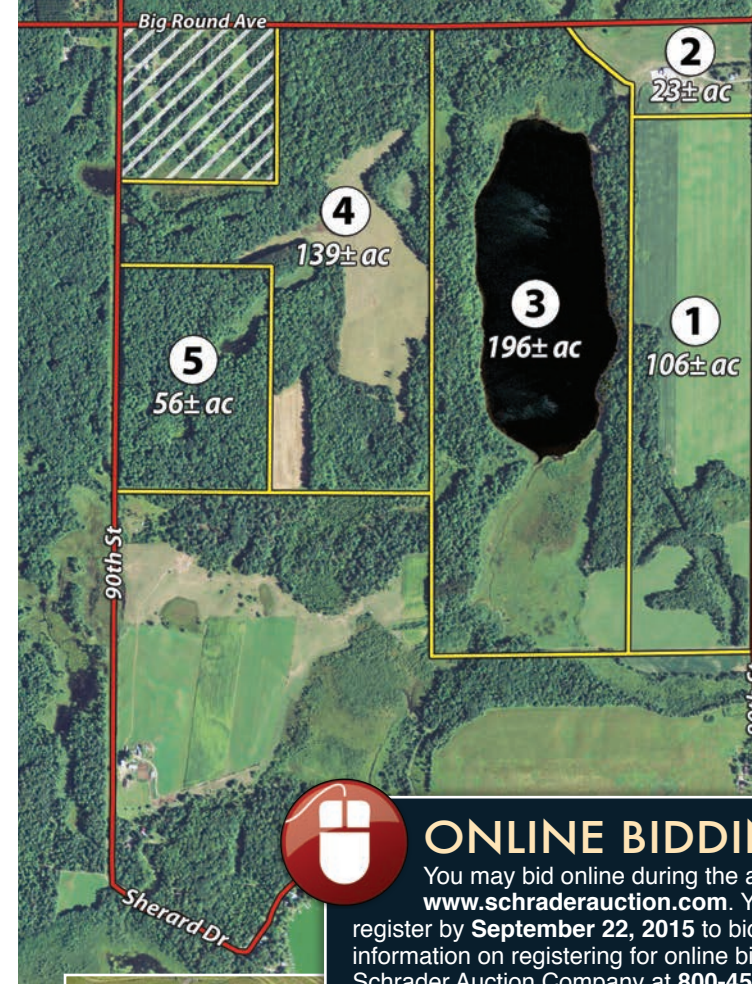
This 520± acre property offers exceptional privacy. Lost Lake, a 70± acre private lake, fed by springs, is located near the center of the property and has no visual or physical access from a public roadway, allowing you to enjoy the sandy beach area, fishing, boating and all this lake offers, undisturbed.

Since 1967 when the owner purchased the property stewardship of the land has been top priority. This is evidenced by the pristine nature of Lost Lake, lush rolling meadows, and excellent management of the hardwood timber. Spend time on the many trails, hiking, horse back riding, and snowmobiling. Lost Lake is suitable to land a plane with floats.

While in the area take advantage of fishing for Muskie at nearby famous Bone Lake or enjoying the attractions of the St. Croix River Valley.

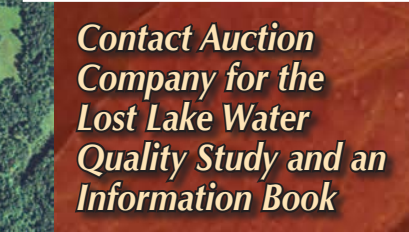
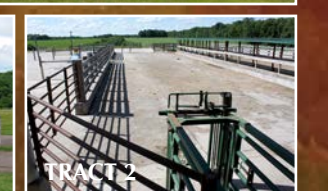
"Lost Lake is one of the highest quality lakes I have studied in Polk County. Lost Lake also has a unique plant community that helps maintain water clarity along with the natural shoreland area."

JEREMY A. WILLIAMSON, WATER QUALITY SPECIALIST  
POLK COUNTY LAND & WATER RESOURCES DEPARTMENT



**TRACT 3**

Inspection Dates:  
Thursday, Sept. 3  
10AM - 12 noon  
Wednesday, Sept. 15  
3-5 PM  
Meet a Schrader representative on Tract 2



**ONLINE BIDDING**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register by **September 22, 2015** to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



TRACT 2



TRACT 2



TRACT 2