

**AMERICAN
LEGACY
LAND CO**

FOR SALE

**BUILD SITE/
RECREATIONAL
PROPERTY**

Amery, WI

16.17 +/- Acres

**OFFERED AT:
\$209,900**

ABOUT THIS PROPERTY:

Located just minutes from downtown Amery sits 16 +/- acres ready for that dream home or cabin overlooking North Twin Lake! The mature timber provides ample privacy, while the high ground provides stellar views of the lake below. The property offers a truly unique opportunity for direct access to not only North Twin Lake but Pike Lake as well!



More About this Property:

The recreational opportunities in this area are endless! The Stower Seven Lakes State Trail is just around the corner that runs along multiple lakes in the area. North Twin and Pike Lake are loaded with walleye, panfish, bass and pike. Grab the clubs and hit the course at Amery Golf Club, located less than a mile down the road. This property is truly bursting with opportunity!

Directions: From Amery, take County Highway F for approximately 3/4 mile to 105th Street. Then head north on 105th for approximately .25 miles to Baker Ave. Turn left on Baker Ave, and the property is on the east side of the road, approximately .1 mile. There is a sign on property.

Location: 0000 Baker Ave. Amery, WI 54001

Legal Description: LOT 3 CSM7760 V36 P51 (914398) Polk County, WI

Taxes: \$533.93 (2025)

FEATURES:

- 16.17 +/- acres
- Incredible lake views
- Mature timber
- Existing trail system
- Multiple potential build sites
- Paved road
- Electric at road
- Within minutes to downtown Amery

Aerial Map:

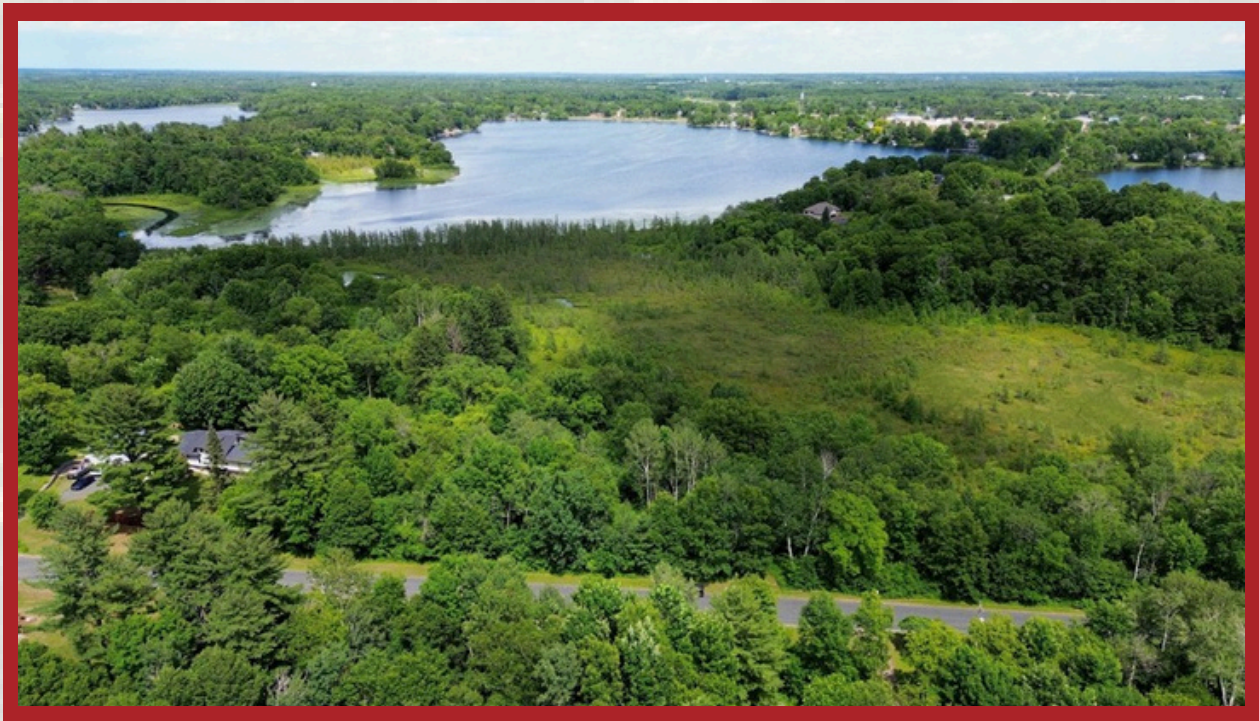


Soil Map:



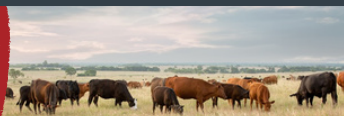
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Rf	Rifle muck	8.85	56.59	0	41	6w
AoD	Amery-Rosholt complex, 12 to 20 percent slopes, very stony	2.8	17.9	0	39	6a
RoB	Rosholt sandy loam, 2 to 6 percent slopes	1.17	7.48	0	49	2e
CrD	Cromwell sandy loam, 12 to 25 percent slopes	1.13	7.23	0	35	6e
ChC2	Chetek sandy loam, 6 to 12 percent slopes	0.91	5.82	0	43	4e
W	Water	0.42	2.69	0	-	-
Se	Saprists and Aquents	0.36	2.3	0	-	8w
TOTALS		15.64(*)	100%	-	38.88	5.62

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

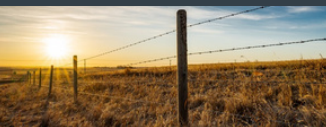


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



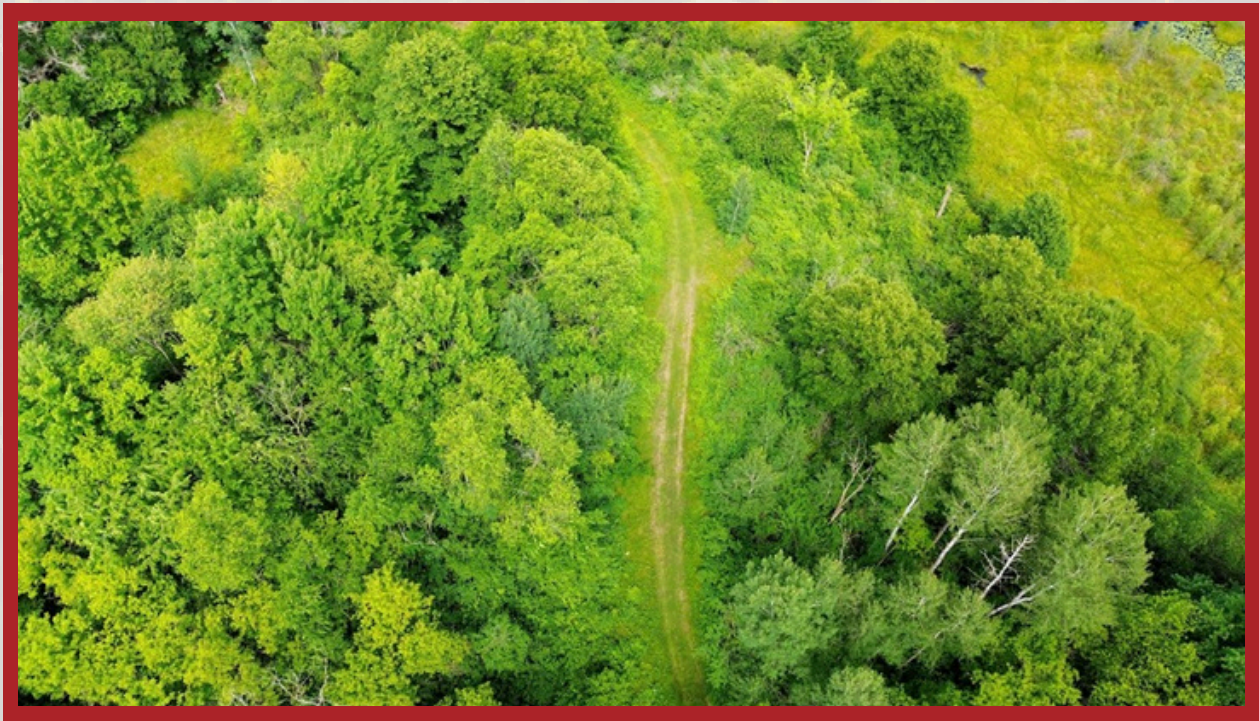
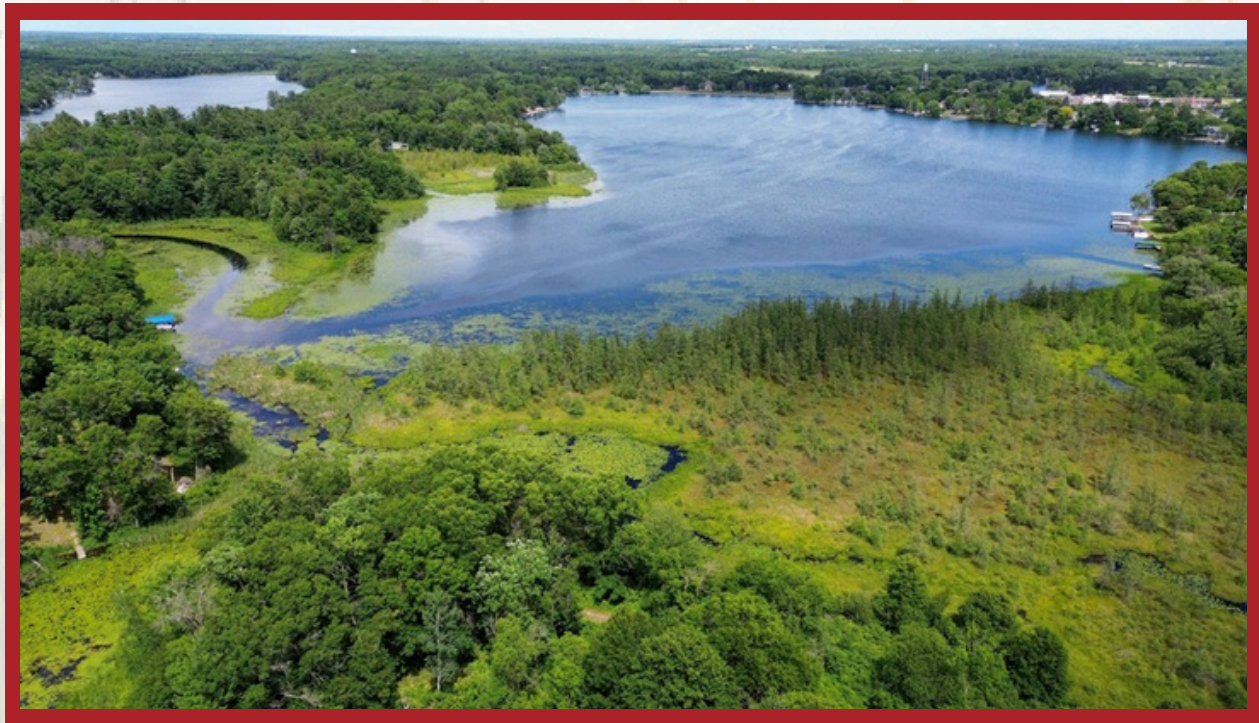
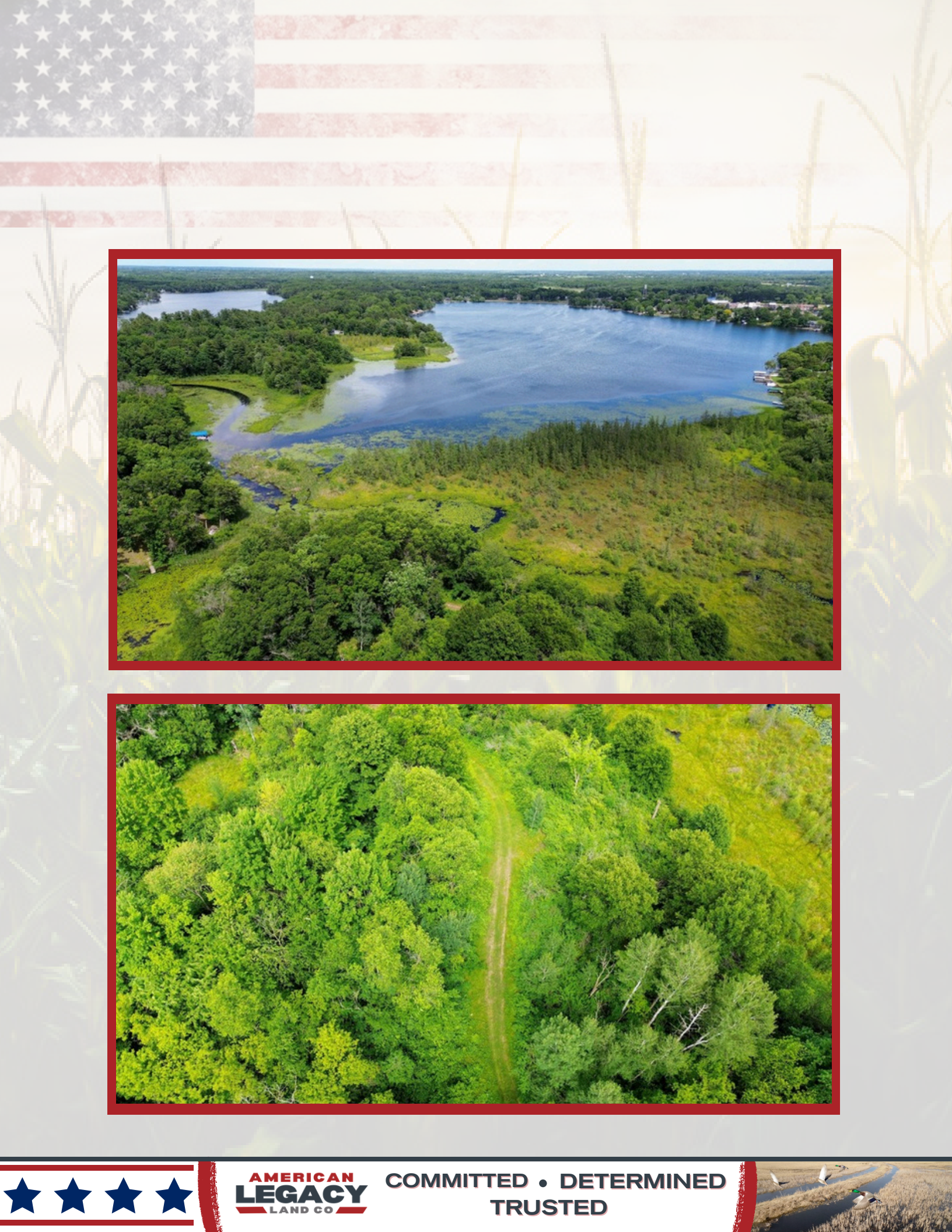
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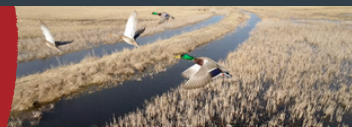
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





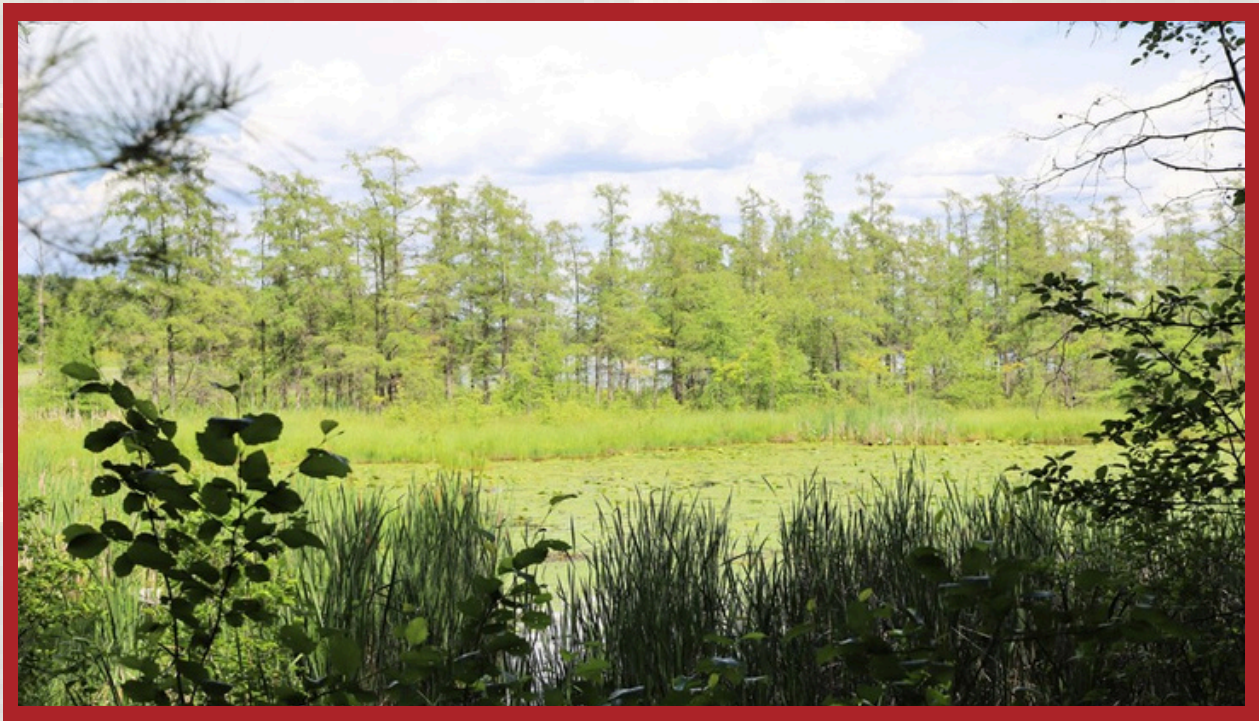
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COMMITTED • DETERMINED
TRUSTED



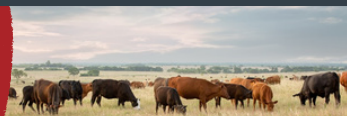
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HELPING YOU BUY
AND SELL LAND



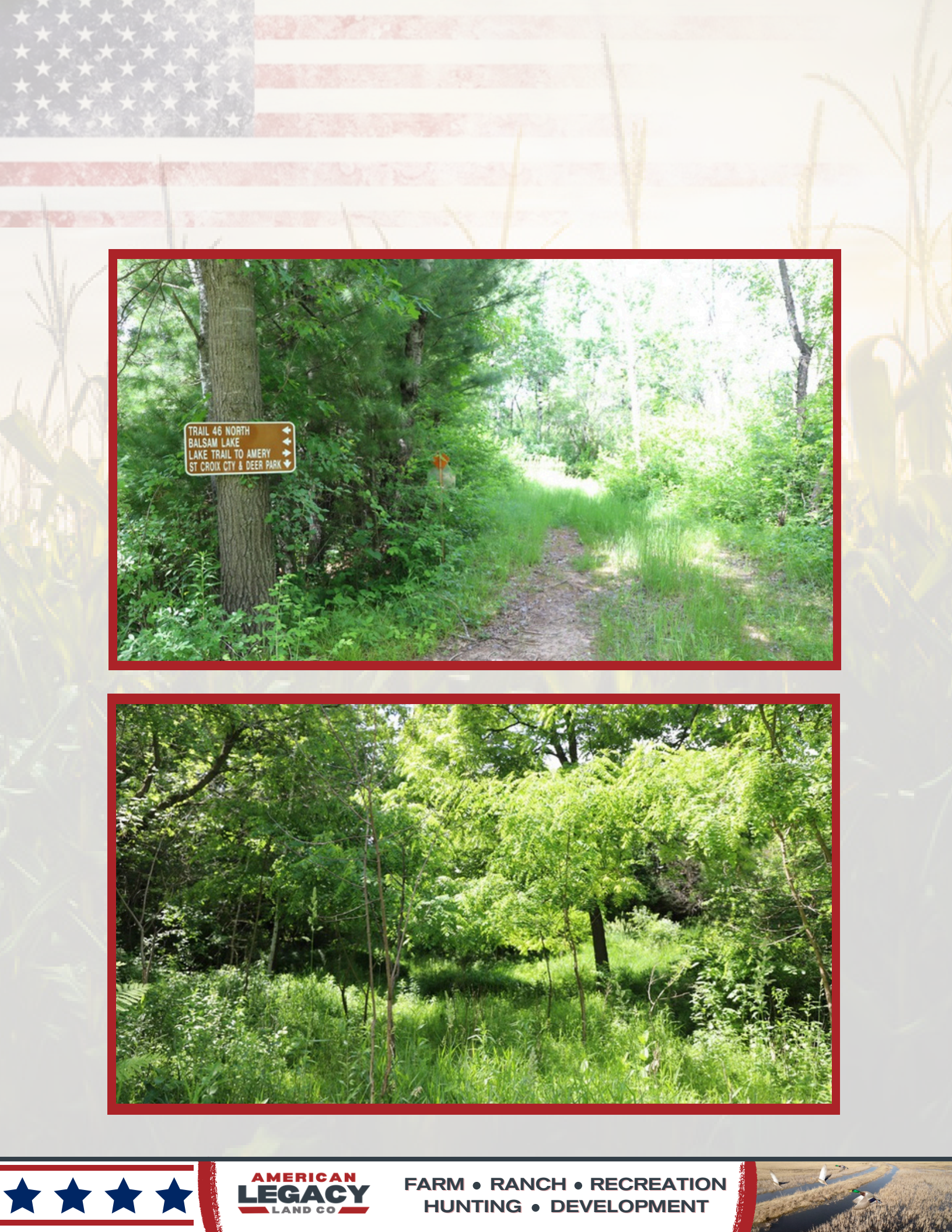
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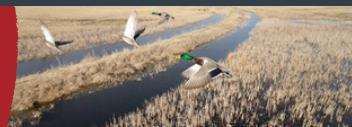
**BUYING • SELLING
AUCTIONS**





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



About the Agent:

Andrew Selseth is not just an experienced land agent, he lives and breathes land and the outdoor lifestyle daily. Raised in Minnesota, Andrew grew up a dedicated bowhunter and steward of land at a young age learning firsthand what makes land so special. That passion eventually led Andrew to own land of his own, leave the corporate world and turn his experience into a rewarding career of connecting buyers and sellers to achieve their own goals in land ownership.

Andrew resides in Eau Claire, WI with his wife, Sara, and two children, Nora and Henry. Andrew offers buyers and sellers a unique perspective on land with his background in the corporate sector specializing in data analytics. Andrew offers a strategic and realistic approach combining years of analytics experience with extensive land and strategic hunting knowledge. From premier hunting tracts and recreational retreats to productive farmland and investment properties, Andrew is dedicated to helping clients find the right piece of land to fit their vision.



When he's not working with clients, Andrew enjoys spending time with his wife and kids, running, fishing, working on his personal land in preparation for hunting season, and chasing animals throughout the Midwest and western states with his bow. If you're considering buying or selling, Andrew would welcome the opportunity to represent you with integrity, professionalism, and a deep respect for the land and its legacy. Give him a call today!

ANDREW SELSETH , LAND AGENT



715-828-3815



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