

APN: 024-00158-0100

Legal Description: LOT 1 BASSWOOD HILLS LOC GOV LOT 4

Practical Description: The town of Garfield, Polk County, WI on Basswood Lake, at the corner of 155th Street and 101st Avenue

Placeholder address: 101st Avenue, Amery, WI 54001

Google maps: <https://goo.gl/maps/tvpqALZpEHG2>

Latitude/Longitude: 45°21'19.7"N 92°28'42.6"W

- Basic Information
 - Total Size: 2.66 acres
 - Lakefront (Basswood Lake)
 - Partially wooded (roughly one acre)
 - Convenient road access
 - Annual Taxes: \$361.90
- Zoning Summary
 - General Purpose Shoreland District
 - Single-family dwelling for owner occupancy, rent or lease
 - Hiking, trapping, hunting, swimming, boating, and fishing
 - Cultivation of agricultural crops
 - Pasturing of livestock and the construction and maintenance of fences
 - Light and general manufacturing
- Basswood Lake
 - Official information from the Wisconsin DNR:
 - "Basswood Lake is a 28 acre lake located in Polk County. It has a maximum depth of 10 feet. The lake's water is moderately clear."
 - <https://dnr.wi.gov/lakes/lakepages/LakeDetail.aspx?wbic=2452100>
 - Fishing Information:
 - "Motor Trolling is allowed with up to 3 hooks, baits, or lures, per angler."
 - https://cida.usgs.gov/wdnr_regs/apex/f?p=wdnr_fishing_regulations:lake_regulations:0::NO:20:P20_WBIC:2452100#R770266518172521259
 - Shorefront length:
 - almost 450 ft. exactly according to county records
- Proximity
 - St. Paul - 42.2 miles, 47 minutes
 - Amery - 8 miles, 11 minutes
 - Includes a golf course (Amery Golf Club)
 - Includes Amery School District (Elementary through High School)
 - Includes a municipal airport (Amery Municipal Airport)
 - Dresser - 8.5 miles, 12 minutes
 - Balsam Lake - 8.3 miles, 13 minutes
 - St. Croix Falls - 10.8 miles, 14 minutes
 - Includes a hospital (St. Croix Regional Medical Center)
 - Includes a golf course (St. Croix Valley Golf Course)
 - Centuria - 10 miles, 13 minutes
 - Star Prairie - 12.7 miles, 16 minutes
 - Oceola - 13.6 miles, 18 min
 - St Croix Casino Turtle Lake - 19 Miles, 24 Minutes

- Utilities
 - Electricity
 - Polk-Burnett Electric Cooperative or Northern States Power Wisconsin (subsidiary of Xcel Energy)
 - Polk-Burnett offers electricity and propane, though installing electricity will require a right of way easement for powerlines and an install fee.
 - Natural Gas
 - Wisconsin Gas (subsidiary of We Energies)
 - Internet
 - Northwest Communications
 - Download Speed 20.0 Mbps
 - Upload Speed 3.0 Mbps
- Flooding Information
 - **Not** a flood risk according to the FEMA flood map service
 - <https://msc.fema.gov/portal/search?AddressQuery=%201541%20101st%20Ave%20Amery%20WI%2054001%20#searchresultsanchor>