

ALL FIELDS DETAIL



MLS #	22404534	Sale/Rent	For Sale
Class	Commercial/Industrial	Present Use	Warehouse
Type	Real Estate For Sale	Building Sq Ft	20001+
Area	Stevens Point	Waterfront	No
Asking Price	\$1,000,000	Land Sq Ft	50000+
Address	9072 COUNTY ROAD BB	# of Buildings	6
City	Plainfield		
State	WI		
Zip	54966		
Municipality	Almond, Town of		
Status	Active		



GENERAL

Agent	MICHAEL G BURNS - Phone: 715-498-1248	Listing Office 1	FIRST WEBER - Local: 715-341-6688
Listing Agent 2	HEIDI MANCHESKI - Phone: 715-498-9197	Listing Office 2	FIRST WEBER - Local: 715-341-6688
Total Sq Ft	29975	# of Stories	1
Number of Acres	3.42	Lot Size	3.42 Acres
Age	8	Year Built	2016
County	Portage County	Tax PIN #	004210919:01.09
Tax Amount	13773	Tax Year	2023
FC	No	SS	No
Ceiling Height (MAX)	20	Sq Footage Warehouse:	24,215
Sq Footage Office:	5,760	Rail SV	N
DBA	Nutrien	Limited Service	No
Owner Name	Nutrien Ag Solutions	Listing Date	9/23/2024
EXA: Y/N	N	EXC: Y/N	N
Listing Is Primary In	Central	Update Date	9/25/2024
Status Date	9/24/2024	HotSheet Date	9/24/2024
Price Date	9/24/2024	Input Date	9/24/2024 4:34 PM
Associated Document Count	3	Original Price	\$1,000,000
IDX Include	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Electronic Consent	Yes
Broker has Trust Account	YES	Old MLS Number	22404534
Auction	No	Max Contiguous Sqft	12,663
Originating MLS	WIREX_CWBR	Restrooms	1.00
Cumulative DOM	18	Cumulative DOMLS	17
Picture Count	15	Days On Market	18
Input Date	9/24/2024 4:34 PM	Update Date	9/25/2024 9:54 AM
Multiple Listing	No	WIREX Listing Key	803380769192
WIREX Original MLS #	0		

FEATURES

CONSTRUCTION	ROOF	HEAT TYPE	ZONING
Wood	Shingle	Space	Agriculture
Metal	Metal	FUEL TYPE	
		LP Gas	

FINANCIAL

Directions 9072 County Rd BB

REMARKS

Remarks Nestled in the heart of prime farmland, this versatile 3.42-acre property offers a unique combination of office, storage, and service facilities. The centerpiece is a modern 5,760-square-foot heated office and service garage with impressive 20-foot ceilings, built in 2016. Complementing this is an expansive 11,552-square-foot heated bulk storage warehouse (built in 1990) and another 12,663-square-foot heated bulk storage warehouse (built in 1980), ideal for large-scale agricultural or industrial needs.

ADDITIONAL REMARKS

Additional Remarks Includes a 3,168-square-foot utility shed (built in 1980) and several other outbuildings. This property is perfectly suited for agricultural operations or business headquarters, offering both functionality and potential for growth. 20 Year Non-Compete Clause Seller will convey title to the Property or Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed, or fertilizer.

ADDITIONAL PICTURES



DISCLAIMER

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