

41 Acres Land

183 Huppert St, River Falls, WI 54022



HOME

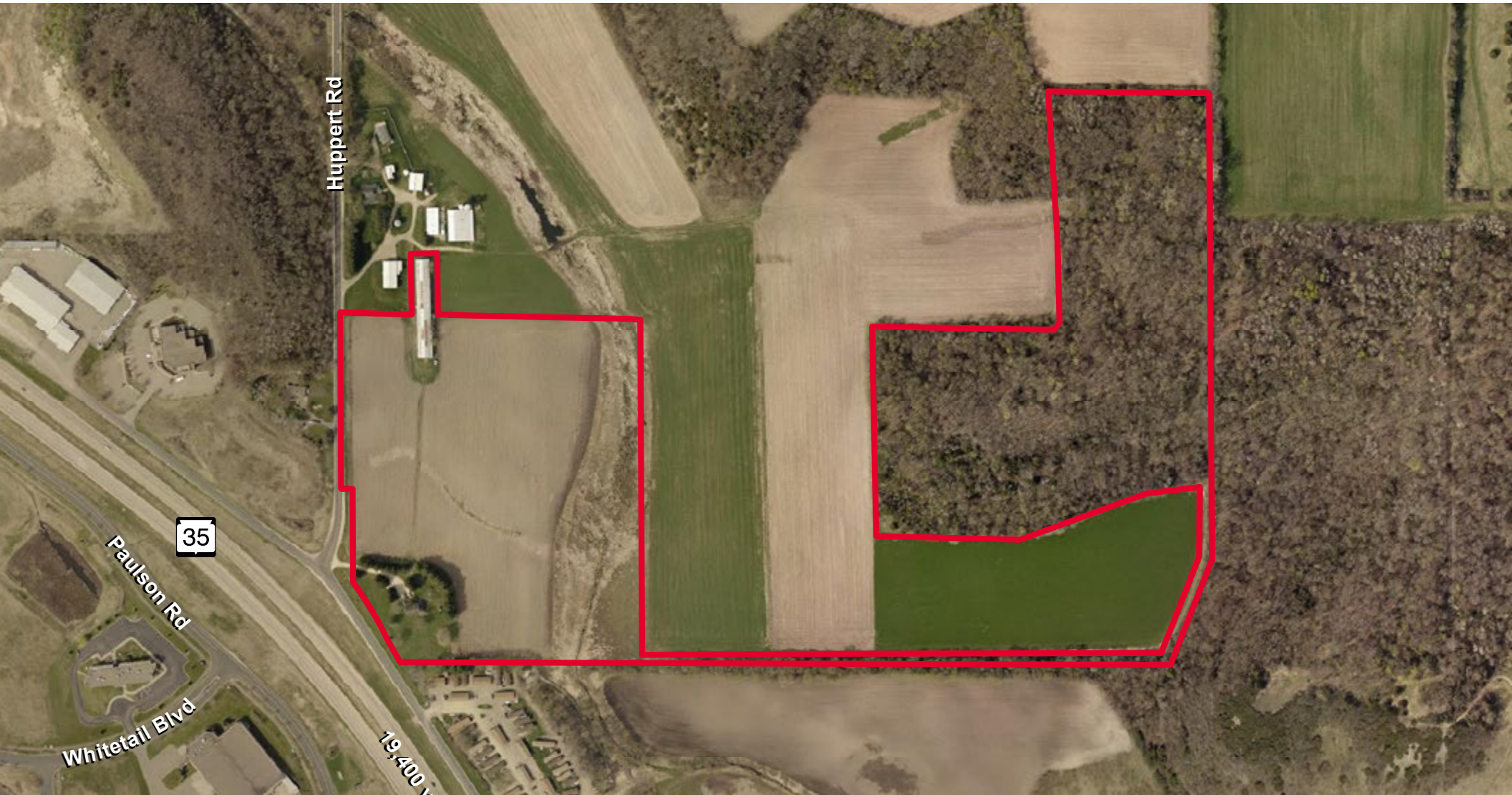
PROPERTY INFO

AERIALS

PHOTOS

ZONING MAP

CITY WEBSITE



For more information, please contact:

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cushmanwakefield.com

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Parcel Information

- Great visibility to WI-35
- Variety of allowed uses, including Residential
- Less than 3 miles to University of Wisconsin-River Falls campus
- Less than 10 miles to I-94

Property Information

Total Acreage	44.35 acres Total <u>3.00 acres Wetland (approximately)</u> 41.35 acres Upland (approximately)		
PID #'s	040-1096-40-000	19.81 acres	\$3,239.43 tax
	040-1096-10-000	20.20 acres	\$2,008.16 tax
	040-1095-20-100	4.34 acres	\$431.30 tax
	Total	44.35 acres	\$5,678.89 tax
Zoning	Mixed Use Variety of Residential Densities possible per conversation with Senior Planner		
Guided Land Use	Mixed-Use		

Traffic Counts

	Vehicles Per Day (VPD)
WI-35	19,400



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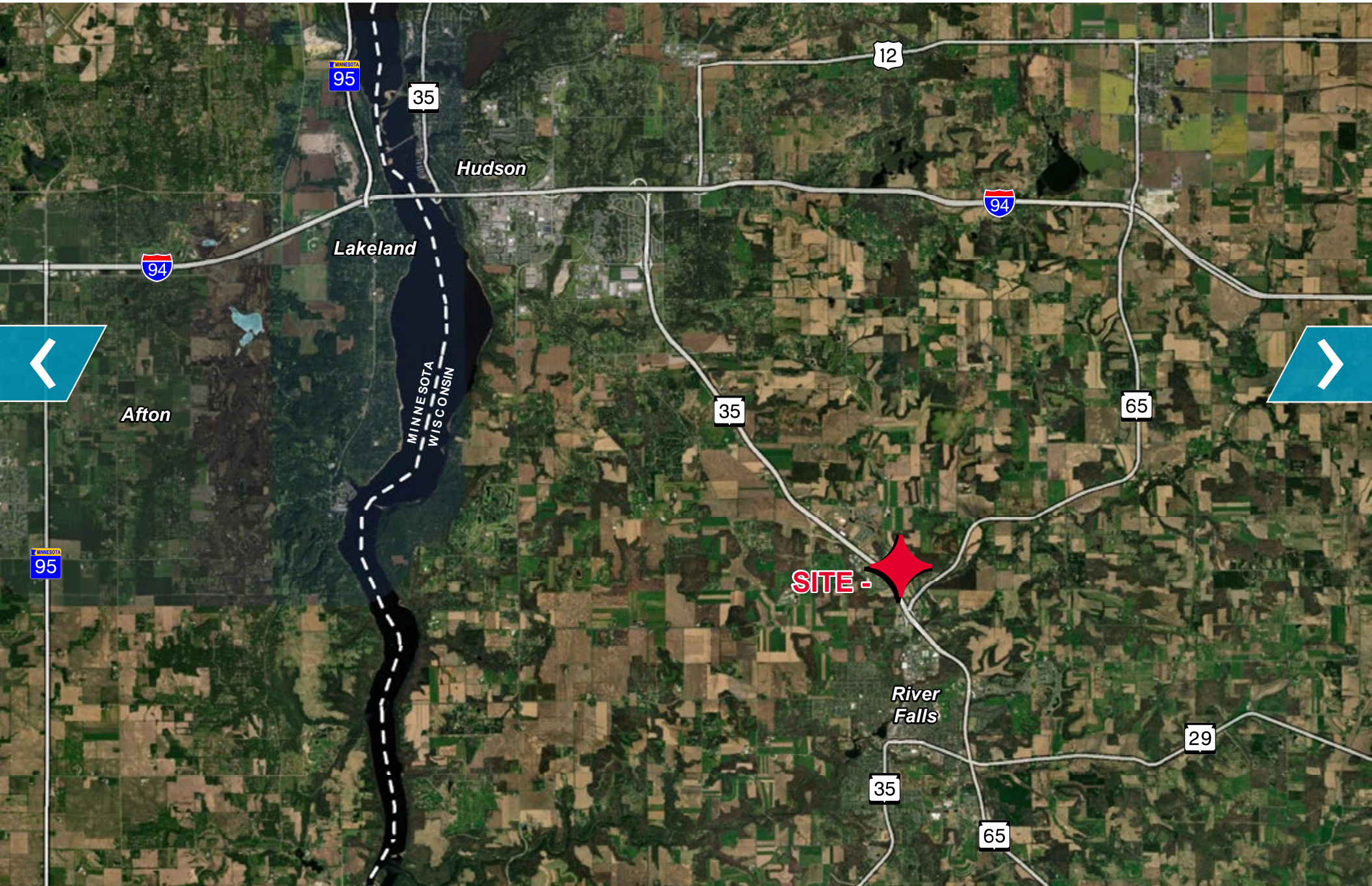
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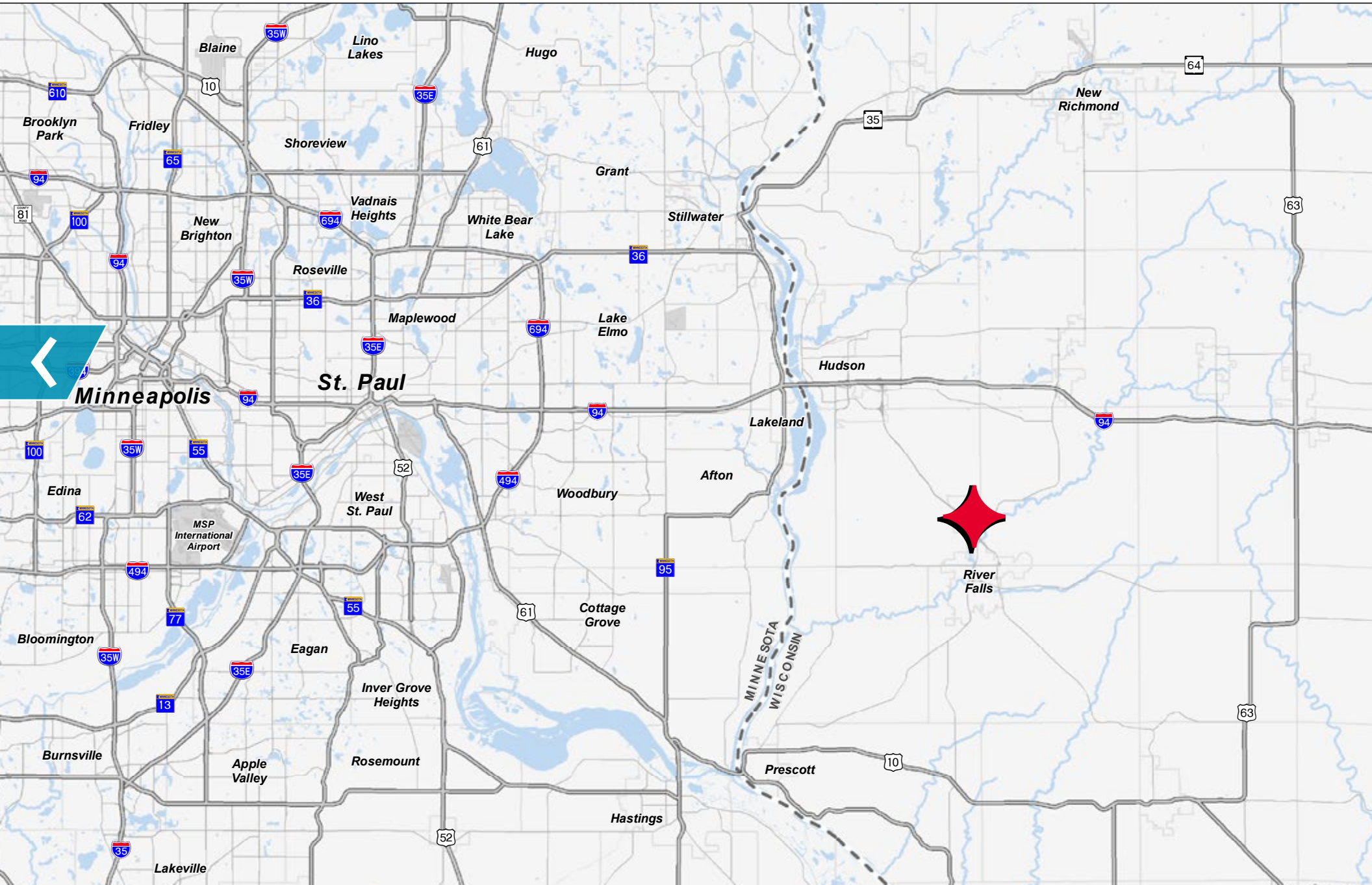
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Wooded Acreage Photos



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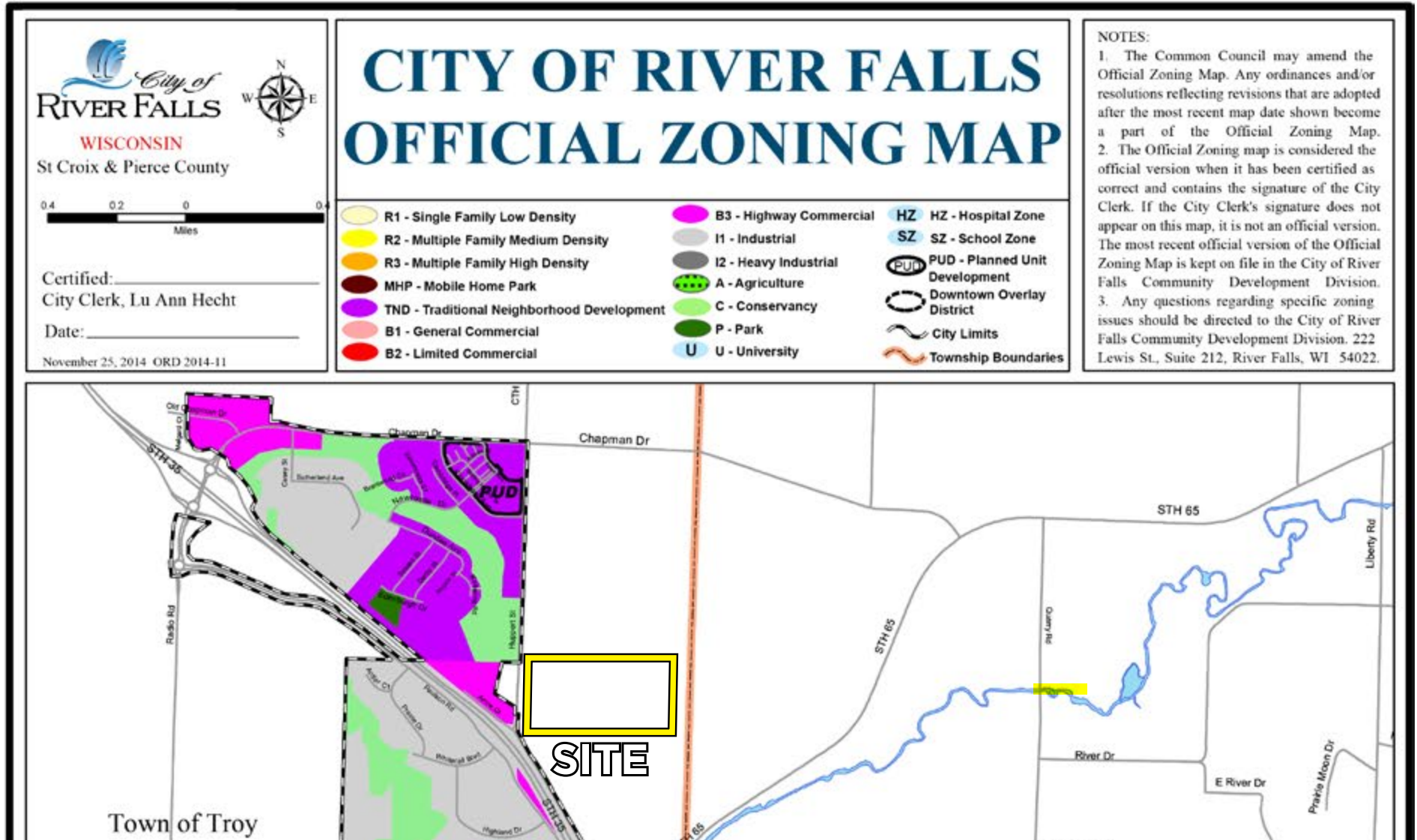
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Zoning Map

Guided Mixed-Use



[CLICK ON ZONING MAP FOR PRINTABLE IMAGE](#)