

## 30 Residential and 3 Industrial Sites Recently Zoned and Platted for Sale

# ALMA WISCONSIN



**The City of Alma** is located on the western border of Wisconsin. It is on the Scenic Great River Road, State Highway 35. Historic Alma is nestled between the Mississippi River and the unspoiled natural beauty of wooded bluffs. Part of the Downtown area is listed on the National Register of Historic Places.

This small river town has maintained a high quality of life and has always prospered, meeting the needs of local residents, and has provided numerous recreational amenities for local citizens and tourists.

### Alma Area

- Buffalo County Courthouse
- Dairyland Power Cooperative - 2 coal Generating Plants
- River barge unloading facilities
- Elementary and High School
- Riverland Energy Corporation
- Lock and Dam #4
- Community Clinic
- TDS-Phone service-provides high quality Telecommunications including U.S. Cellular and Aerial Communications.
- One hour from Eau Claire, LaCrosse, Rochester and Interstate system.

### For More Information Contact..

Alma City Clerk-City Hall  
314 North Main Street  
Alma, Wisconsin 54610

Phone: (608) 685-3330 Fax: (608)-685-4935  
Email: [cityalma@hbc.com](mailto:cityalma@hbc.com)

## **3 Industrial Sites -Zoned and Platted for Sale**

### **Industrial Unplatted 10-15 Acres Available for Sale**

Industrial Park is located 2 miles north of Alma Business District Hwy. 35 and 2 miles off of Hwy. 35 on newly surfaced County I to Shawnee Drive. The sites consists of 3 platted lots-  
2 lots - 65,959 sq. ft. each and 1 lot - 43,972 sq.ft.

Additional: 10-15 unplatted acres available

City Sewer has been extended to the Industrial sites.

It is located on Shawnee Drive in a rural setting with flat topography.

**For More Information Contact**  
**Alma City Clerk**  
**608-685-3330**

## **Zoned for Subdivision - 30 Residential Lots**

### **Platted Lots Range from 18,000 sq.ft. to 99,000 sq.ft.**

Location: Alma, Wisconsin 2 miles North from Alma Business District on Hwy. 35 then 2 miles on County I and Shawnee Drive. Owned by : City of Alma

The 30 parcels are owned by the City of Alma. They are platted, zoned residential and city sewer has been extended to the development -**Named - Shawnee Estates**

This quiet rural bluff area is prime property with scenic vistas in all directions.

- ◆ Only 4 miles from downtown Alma or 2 miles from the Mississippi River
- ◆ One hour from Eau Claire, La Crosse, Rochester and the Interstate system
- ◆ Two miles from the Alma Area School
- ◆ Alma is the County Seat for Buffalo County

Some of the recreational amenities are:

- Full Service Marina & Harbor + Largest Fishing Float on the Mississippi
- Lock & Dam # 4 + On the Mississippi River Upper Wildlife and Fish Refuge
- Rieck's Lake Park Wildlife Observation Platform where over 15,000 people come to observe the migrating Tundra Swans. The park includes camping, a new well-equipped playground and shelter.
- Buena Vista Park-500' above Downtown Alma- Better Homes and Garden stated: *"Best Natural Viewing balcony along the Mississippi River"*. It also has a hiking trail from Second Street to the park.
- Numerous boat landings, snowmobile trails, fishing, deer/turkey hunting and boating on the Mississippi is the best.
- Two golf courses within 10 minutes.
- Historic downtown business district which brings numerous tourists to the area for shopping, strolling, seasonal vacations and "get aways" from large cities.
- Alma has a museum, several flower gardens, active organizations, schools and churches.
- Alma is up to speed with all the modern technology that is needed for business & home.