

Welcome To
CENTENNIAL FARM ACRES
in the Village of Somerset, Wisconsin

A new, 160-acre property ready for residential development just 35 miles from Minneapolis



Just across the St. Croix River from the Twin Cities lies 160 acres of bucolic Wisconsin farmland that's ready to be developed into new homes, office, and retail space. Centennial Farm Acres was recently made available by the family that has owned the property for more than 100 years. It offers an incredible development opportunity just on the southern edge of the quaint Village of Somerset.

Centennial Farm Acres is conveniently located just off the Highway 35/64 interchange and bordered by the Apple River. The property is surrounded by open land, allowing a developer the freedom to create the perfect combination of small town living with modern amenities.



A THRIVING COMMUNITY

The Village of Somerset has approximately 3,000 residents and is part of the Minneapolis-St. Paul Metropolitan Statistical Area with a population of 3.7 million. Somerset is growing thanks to a number of factors. A new bridge on the main route to the Twin Cities has shortened commute times significantly. The robust local business climate means good manufacturing, office, medical and professional jobs are available close to home.



The Somerset School District is in the top 30% of districts in Wisconsin based on combined math and reading proficiency testing data for the 2018-2019 school year. The modern campus offers a full range of academic, athletic, arts, and social activities for its over 400 students, which have a 95% graduation rate. In fact, 96.2% of the population in St. Croix county has a high school diploma and 35.4% have achieved a bachelors degree or higher, which ranks 4th in the state.

As you might expect, the Village of Somerset offers the best of small town living. It has a vibrant main street, with local shops, and restaurants. The Somerset Amphitheater hosts concerts, festivals, and other events throughout the summer. The Apple River and surrounding area offers a wealth of outdoor recreational opportunities. In winter the village is transformed into a holiday wonderland thanks to the light show at Sam's Christmas Village and abundant snowfall. The big city is just a short drive away, yet if you want to get away from it all, an escape to Wisconsin's legendary North Woods is close by.



CURRENT HOUSING STATISTICS

When compared to St. Croix County and the Minneapolis-St. Paul area, housing in the Village of Somerset offers some distinct advantages in terms of affordability, appreciation, and overall home ownership in the community.

	Village of Somerset	St. Croix County	Minneapolis-St. Paul
Median Household Income	\$81,048	\$77,768	\$73,735
Median Home Cost	\$304,900	\$315,800	\$340,700
Home Appreciation Rate	14.4%	13.3%	12.2%
Median Age of Homes	25 years	27 years	40 years
Housing Owned	79.6%	73.2%	66.6%
Housing Rented	9.5%	22.1%	28.6%

MAKING IT EASY

The Village of Somerset's local government is pro-growth, with a permitting process that offers a great amount of flexibility. There are five residential zoning options and available land for development. The standard residential zoning (R1) allows for a traditional single family type development. The PUD residential zoning allows for flexibility and for a variety of residential homes to be constructed, as well as allowing for a higher density of units to be constructed.

If you're a developer deciding where to site your next residential project, the Village of Somerset is ready to welcome you with open arms and to arm you with the information you need to make the right decision.



Contact us today:

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