

**Hillsboro Multi-Use Farm**  
S4708 Muncie Rd  
Hillsboro, WI 54634

**\$210,000**  
21.700± Acres  
Vernon County



**Hillsboro Multi-Use Farm**  
**Hillsboro, WI / Vernon County**

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**SUMMARY**

**Address**

S4708 Muncie Rd

**City, State Zip**

Hillsboro, WI 54634

**County**

Vernon County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

43.5601 / -90.4655

**Taxes (Annually)**

1394

**Acreage**

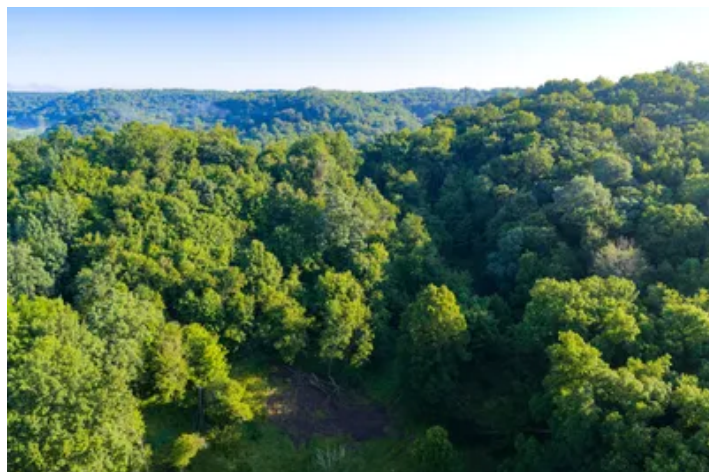
21.700

**Price**

\$210,000

**Property Website**

<https://arrowheadlandcompany.com/property/hillsboro-multi-use-farm-vernon-wisconsin/110980/>



## Hillsboro Multi-Use Farm Hillsboro, WI / Vernon County

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### **PROPERTY DESCRIPTION**

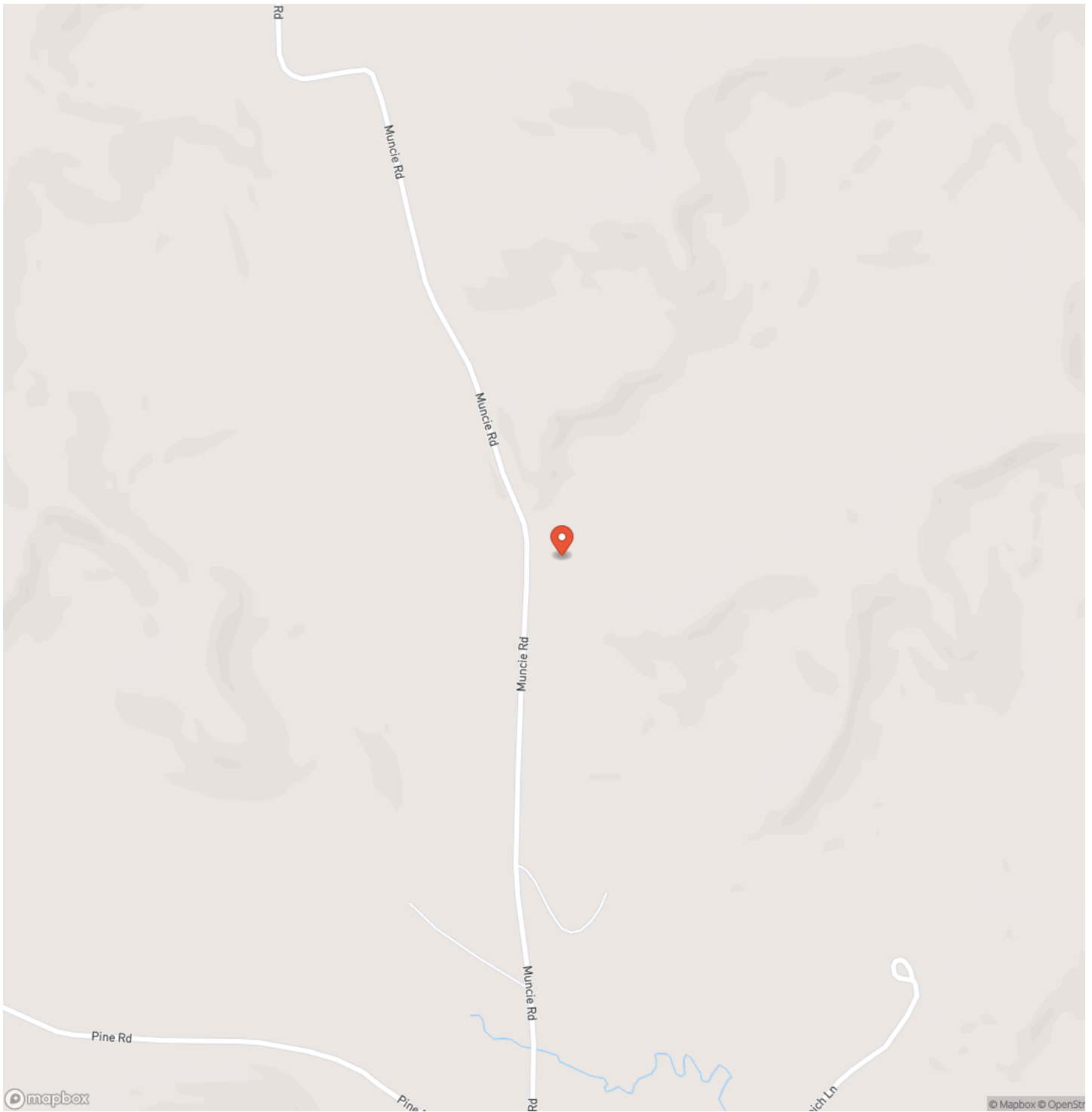
Located in Vernon County, Wisconsin, this 21.7 +/- acre property offers the opportunity to build a home or cabin in a setting that provides the privacy and outdoor access many people are searching for! With an established driveway, and the property having its own address, it gives the future owner a strong starting point for creating a secluded retreat in the Driftless Region! The property sits in an area well known for producing exceptional whitetail deer! Vernon County ranks #14 in the nation for Boone and Crockett whitetail production, and this tract has a history of producing quality deer. The groundwork has already been done for the next owner with an established trail system, designated food plot areas, and an elevated hunting blind overlooking the property. Whether you enjoy bow hunting, firearm season, or simply spending time outdoors, this farm provides a great place to pursue Wisconsin's world-class whitetails. A small storage shed is located on the property and provides a convenient spot for storing hunting equipment, tools, or a UTV. The trail system allows easy access throughout the farm while also making it easier to manage food plots, maintain the property, and enjoy everything it has to offer. One of the biggest highlights of this property is the level of privacy it provides. There are no neighboring homes or buildings visible from the land, allowing you to enjoy the peace and quiet that comes with owning your own piece of the Driftless landscape. The property offers the ideal setting for a private cabin, weekend getaway, or future homesite surrounded by nature. The location provides excellent access to many area attractions while still feeling tucked away. Wildcat Mountain State Park is approximately 20 +/- minutes away, offering some of the best hiking, scenery, and recreation in the region. The property is also within walking distance of Driftless Music Gardens and just a short 10 +/- minute drive to Hillsboro for everyday amenities. Opportunities to purchase a smaller acreage tract with established hunting improvements, true privacy, and future building potential are becoming harder to find. This Vernon County property offers the chance to own a manageable piece of land with the features needed to create a place that can be enjoyed for years to come! All showings are by appointment only.

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. AHLC makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

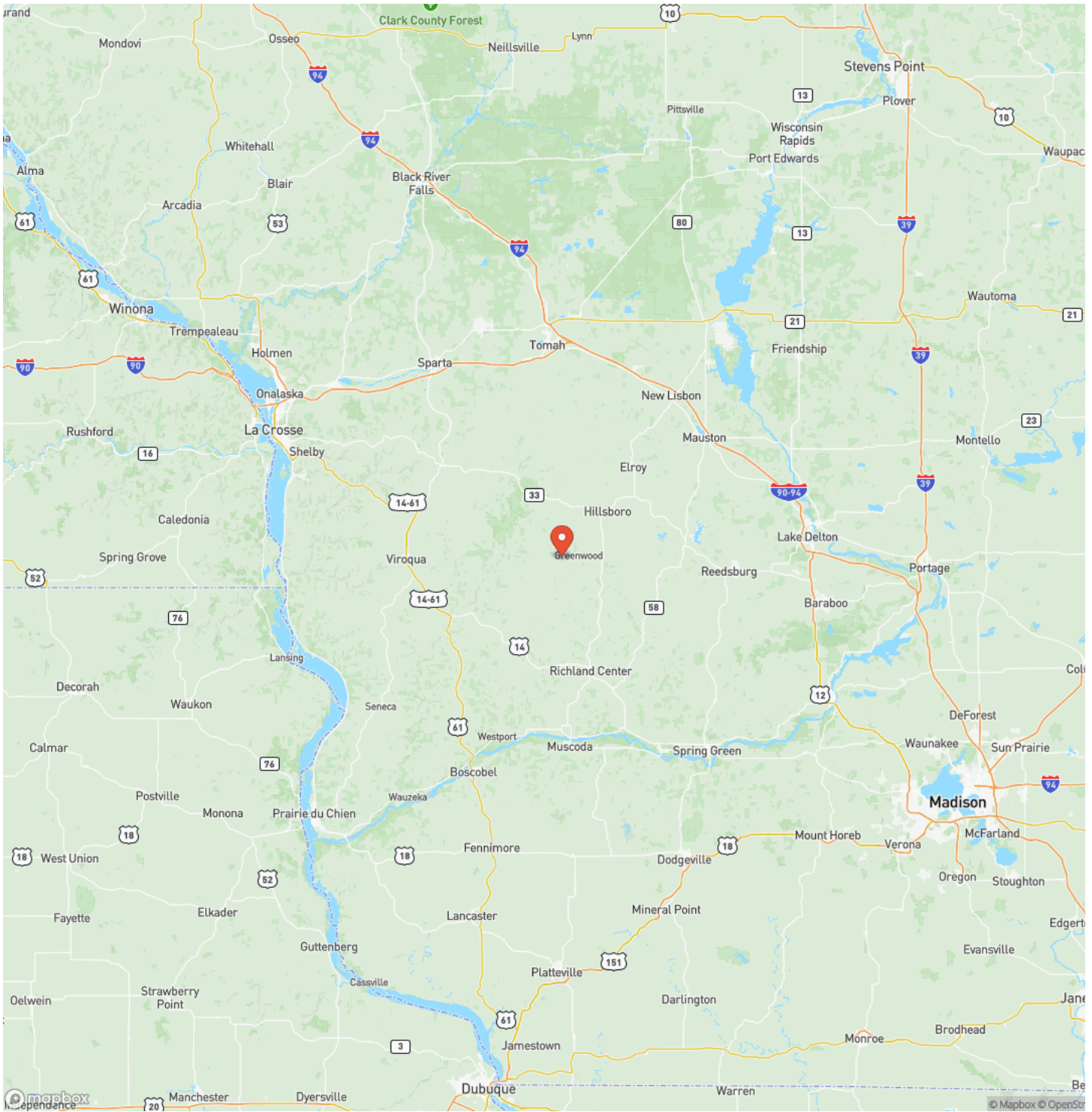
Hillsboro Multi-Use Farm  
Hillsboro, WI / Vernon County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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