



**HIGH POINT**  
LAND COMPANY



**FOR SALE**

MONROE COUNTY, WI



715-533-4904 • 715-797-0442 • PO BOX 144, VIROQUA, WI 54665  
HIGHPOINTLANDCOMPANY.COM



## 27.96+/- ACRES • MONROE COUNTY, WI

LISTING PRICE: PRICE UPON REQUEST



### DESCRIPTION:

Located in Ridgeville Township, Monroe County, WI, this well-designed 28+/- acre property offers a rare blend of versatility and potential. With excellent access off the paved Kayak Road and predominantly high-quality tillable land, this parcel presents an ideal opportunity to build your dream home or establish a hobby farm.

For agricultural operators, the land is primarily composed of Wildale channery silt loam known for its excellent drainage and productivity. With minimal wasted space, this property is a smart investment for farmers or land investors alike.

Outdoor enthusiasts will appreciate the property's adjacency to a large block of timber. Leaving some crops standing could attract trophy whitetail deer and spring turkeys, making this a great recreational addition as well.

Small, high-quality parcels like this are increasingly hard to find. Don't miss your chance to make it yours!

For questions or to schedule a private showing, contact your local Wisconsin Land Specialists:

Eric Halvorson – 715-533-4904 | [Eric@Highpointlandcompany.com](mailto:Eric@Highpointlandcompany.com)

Garrett Halama – 715-797-0442 | [Garrett@Highpointlandcompany.com](mailto:Garrett@Highpointlandcompany.com)

Please respect the landowner no trespassing without an appointment.



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## PROPERTY FEATURES:

- Great Views
- Income Producing
- Quiet Setting
- Tillable
- Ridgetop

## PROPERTY ADDRESS:

TBD Kayak Rd, Norwalk, WI 54648

## DRIVING DIRECTIONS:

From Sparta, WI head south on State Highway 71 (WI-71 E). Go for 8.8 mi. Turn left onto Kayak Rd. Go for 1.8 mi. Property will be located on your right.





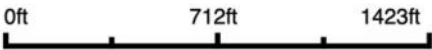
**27.96+/- ACRES • MONROE COUNTY, WI**  
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Aerial Map



Boundary Center: 43° 52' 33.75, -90° 39' 50.46

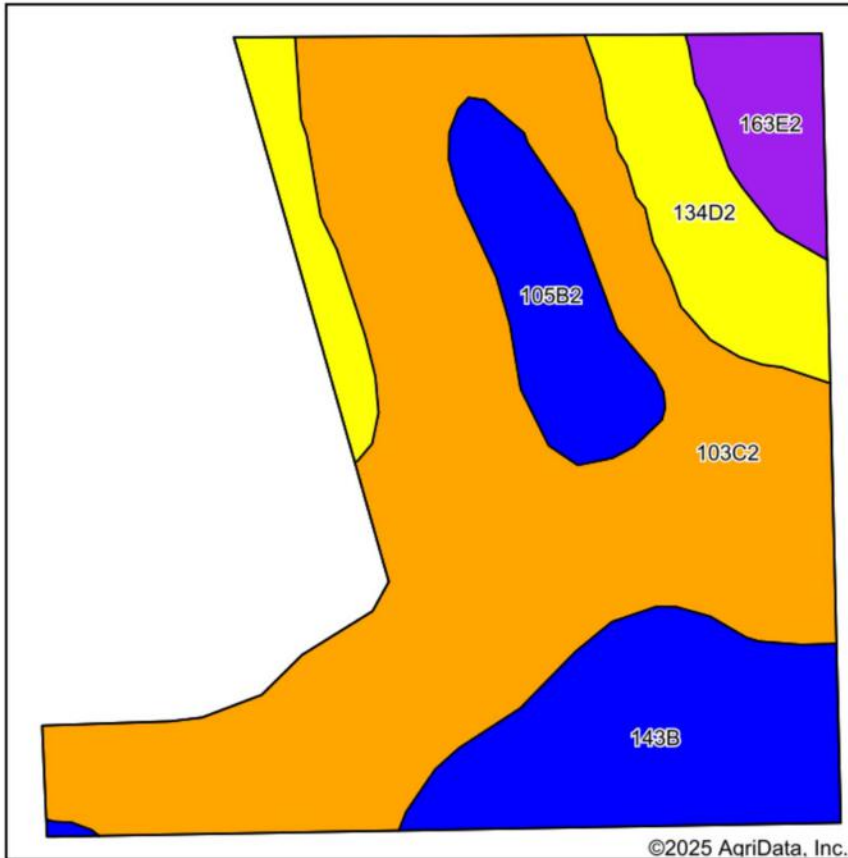


7-16N-2W  
Monroe County  
Wisconsin

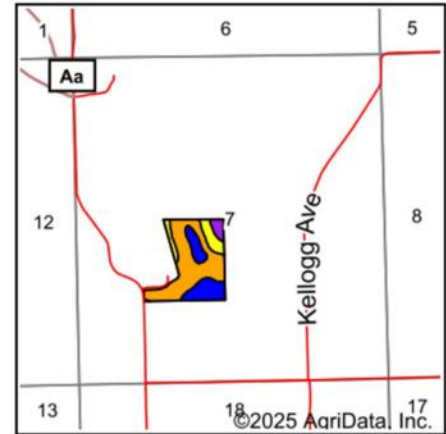


6/25/2025

# Soils Map



Soils data provided by USDA and NRCS.



State: **Wisconsin**  
 County: **Monroe**  
 Location: **7-16N-2W**  
 Township: **Ridgeville**  
 Acres: **27.96**  
 Date: **6/25/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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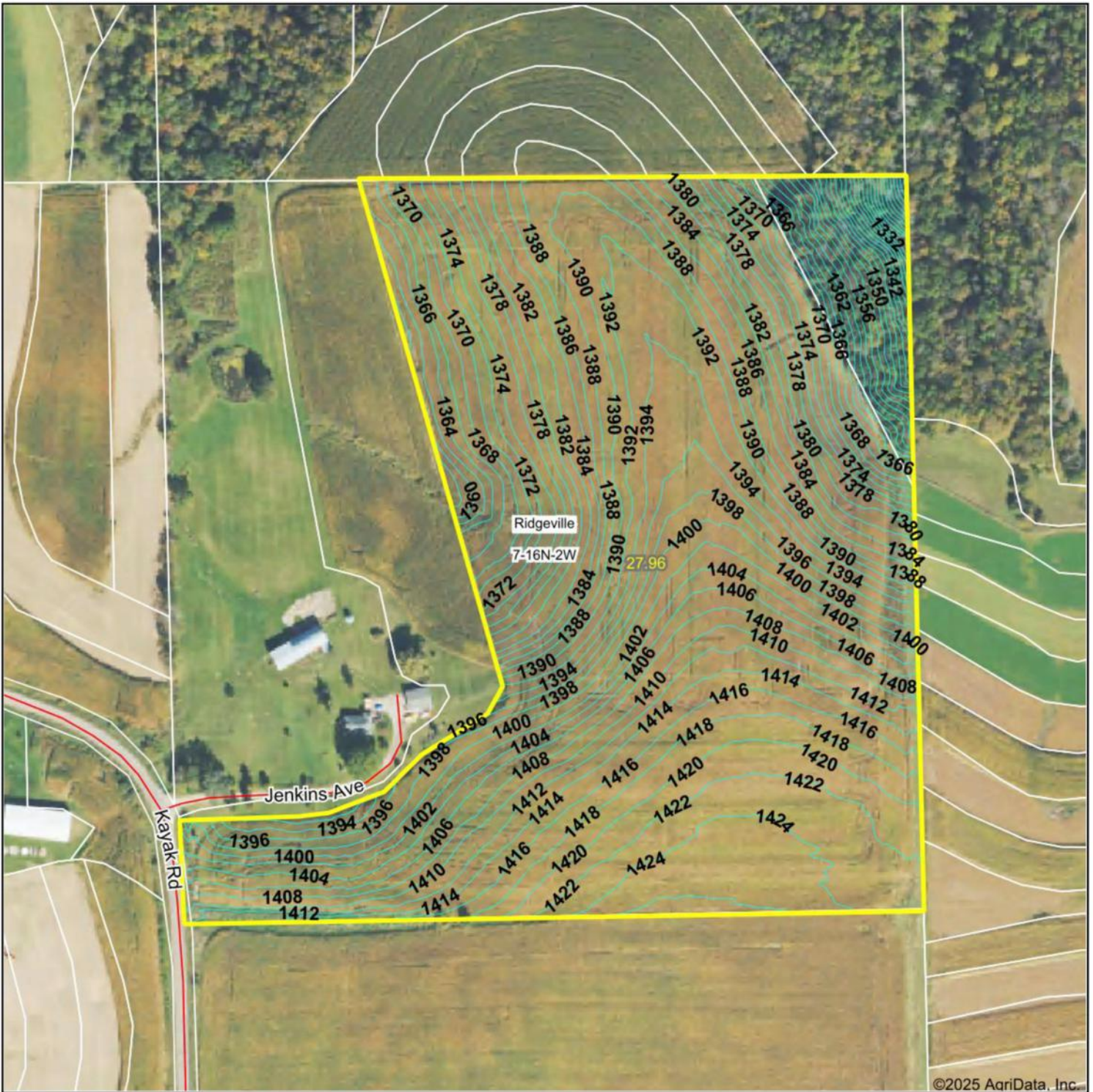
Area Symbol: WI081, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
103C2	Wildale channery silt loam, 6 to 12 percent slopes, moderately eroded	16.28	58.3%		1.2ft. (Abrupt textural change)	Well drained	IIle	51
143B	Reedsburg silt loam, 2 to 6 percent slopes	4.40	15.7%		> 6.5ft.	Somewhat poorly drained	Ile	67
134D2	Lamoille silt loam, 12 to 20 percent slopes, moderately eroded	3.62	12.9%		3.1ft. (Strongly contrasting textural stratification)	Well drained	IVe	59
105B2	Wildale silt loam, 2 to 6 percent slopes, moderately eroded	2.32	8.3%		1.2ft. (Abrupt textural change)	Well drained	Ile	54
163E2	Elbaville silt loam, 20 to 30 percent slopes, moderately eroded	1.34	4.8%		> 6.5ft.	Well drained	VIe	17
Weighted Average							3.03	*n 53.2

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Topography Contours



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 1,308.6

Max: 1,427.1

Range: 118.5

Average: 1,393.8

Standard Deviation: 20.7 ft

0ft 276ft 552ft



**7-16N-2W**  
**Monroe County**  
**Wisconsin**

Boundary Center: 43° 52' 33.75, -90° 39' 50.46

Maps Provided By:

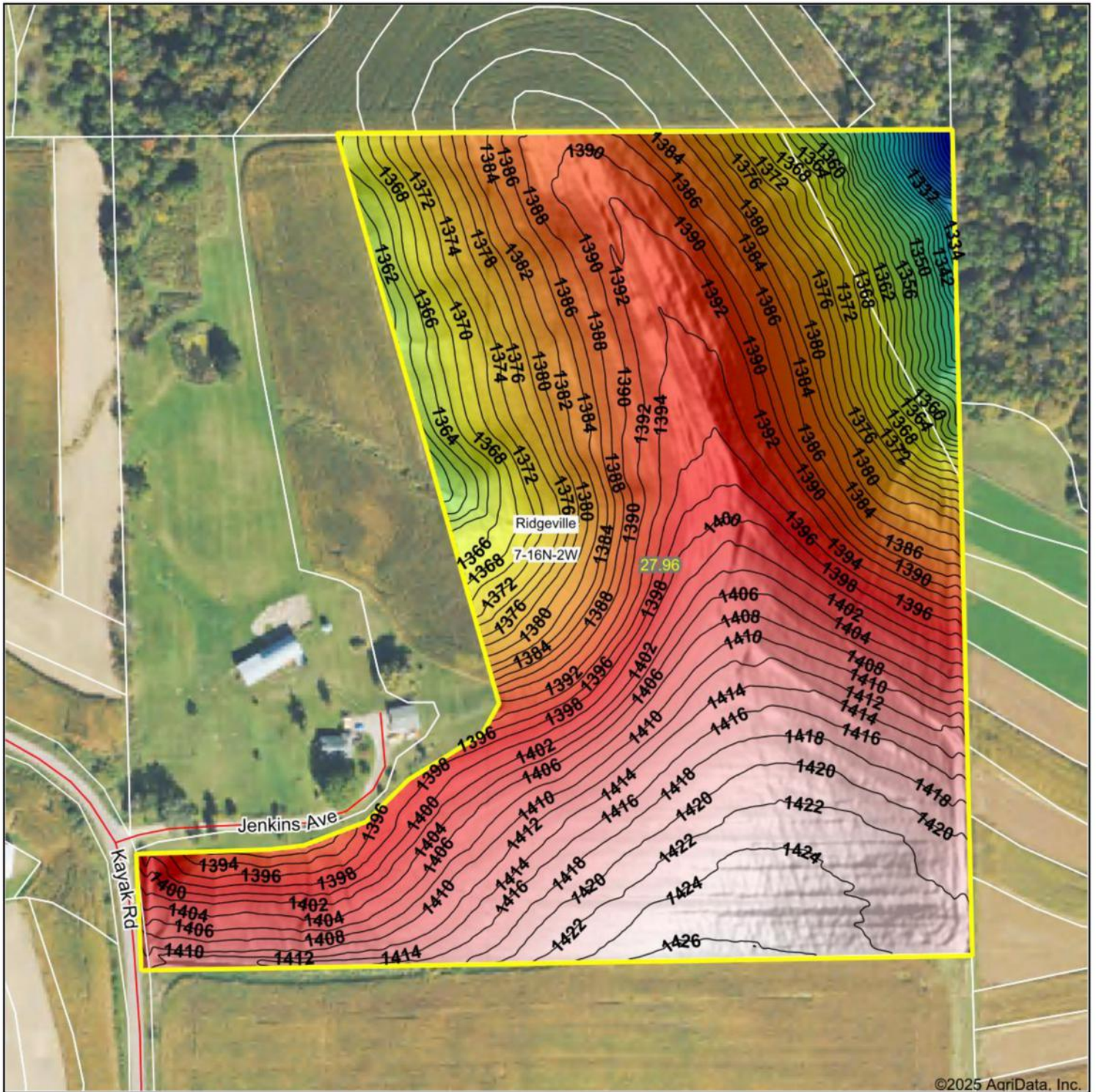


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Field borders provided by Farm Service Agency as of 5/21/2008.

# Topography Hillshade



©2025 AgriData, Inc.



Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 1,308.6  
Max: 1,427.1  
Range: 118.5  
Average: 1,393.8  
Standard Deviation: 20.7 ft



**7-16N-2W**  
**Monroe County**  
**Wisconsin**

Boundary Center: 43° 52' 33.75, -90° 39' 50.46

# ERIC HALVORSON

715-533-4904

ERIC@HIGHPOINTLANDCOMPANY.COM



# GARRETT HALAMA

715-797-0442

GARRETT@HIGHPOINTLANDCOMPANY.COM

Growing up Central Wisconsin, Eric has spent his life hunting and fishing with his father, who introduced him to the great outdoors. Eric enjoys any activities that get him outside and travels out west to hunt as much as possible. Eric is passionate about hunting, agriculture, and leaving the land better than he found it for future generations to enjoy. His counties are Crawford, Monroe, Richland, and Vernon. Eric looks forward to helping you with all your real estate needs!

Garrett grew up on a farm outside of Whitehall, WI in Trempealeau County where hunting and fishing became his passion at a very young age. He grew up spending time chasing turkeys and whitetail deer out in the woods with his father. Garrett also enjoys fishing for walleyes and spends a lot of time trout fishing! Garrett has a beautiful daughter, and he loves spending time with her in the great outdoors any chance he can. Garrett and his family reside in Pigeon Falls, WI about 3 miles from his family farm. In the previous years up to going into real estate, Garrett was an apprentice electrical lineman and he decided to chase his passion of working with hunting and farming by becoming a Land Agent with High Point Land Company!



LIC: #94636-94



SCAN TO SEE MY LISTINGS



LIC: #92702-94

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