



**HIGH POINT
LAND COMPANY**



FOR SALE

MONROE COUNTY, WI



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



445+/- ACRES • MONROE COUNTY, WI

LISTING PRICE: \$4,900,000



DESCRIPTION:

Welcome to a truly unique opportunity in the heart of Wisconsin's legendary Driftless Region. This custom built 6 bed 3.5 bath lodge sprawls over 5,000 sf and offers unmatched views, total seclusion and direct access to some of the best hunting in the state! Perched above Mead Ave, this property overlooks 445+/- acres of rolling timber and lush alfalfa fields offering panoramic views and unforgettable sunsets. The custom-built brick house has plenty of room to entertain guests with a spacious open floor plan and large windows offering breathtaking views of the valley below. Nestled below you will find a 32' x 96' shed with plenty of room for storing all of the toys.

Walk out your backdoor and you can bike, atv or hike through the extensive trail system that winds throughout this 445+/- acre property. With most of the acreage having ridge top access there are multiple vantage points throughout this property that offer panoramic views of rolling ridges and deep valleys. This legacy property offers a mix of productive farmland, hardwood ridges and pristine habitat. Approximately 115+/- tillable acres are currently planted in Alfalfa offering a steady income and a great food source for wildlife around. Wildlife thrives on this property with this property offering some of the best whitetail deer hunting in the state! Whether you're after whitetail deer, turkey or just want to enjoy nature, this property has it all! This farm has been carefully managed and the abundant wildlife makes this a hunter's dream as it is not very common to find a farm of this size and potential making this a remarkable opportunity.



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PROPERTY FEATURES:

- Breathtaking Driftless views
- Wildlife galore
- Large contiguous Tract
- Multiple building locations
- Trail system

DESCRIPTION CONTINUED:

This property would make an incredible hunting lodge, Vacation retreat or the perfect forever home. Whether you're a dedicated sportsman, a nature lover, or someone seeking a private escape with incredible income potential, this property offers unmatched value.

To schedule your private showing call Wisconsin Land Specialist Eric Halvorson at 715-533-4904 or email: eric@highpointlandcompany.com or call Wisconsin Land Specialist Garrett Halama at 715-797-0442 or email: garrett@highpointlandcompany.com

Please respect the landowners, No Trespassing.

PROPERTY ADDRESS:

21422 Mead AVE, Wilton, WI 54670

DRIVING DIRECTIONS:

From Wilton, WI head south on State Highway 131 (WI-131). Go for 0.5 mi. Turn right onto Mead Ave. Go for 0.4 mi. Turn right onto Mead Ave. Go for 0.9 mi. Property will be located on your right.





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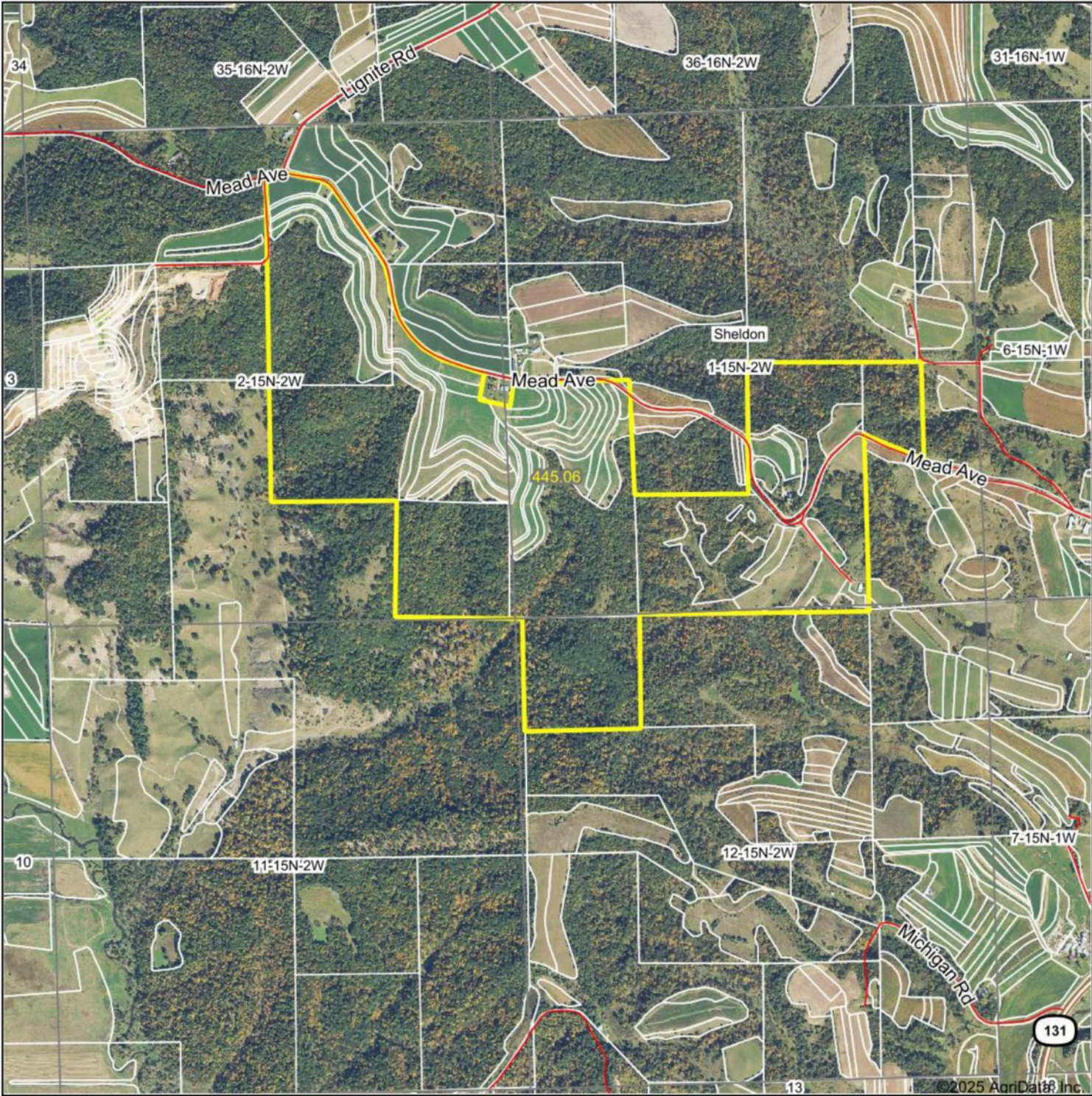




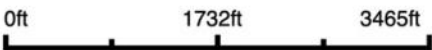
445+/- ACRES • MONROE COUNTY, WI
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Aerial Map



Boundary Center: 43° 48' 10.35, -90° 34' 6.97



1-15N-2W
Monroe County
Wisconsin

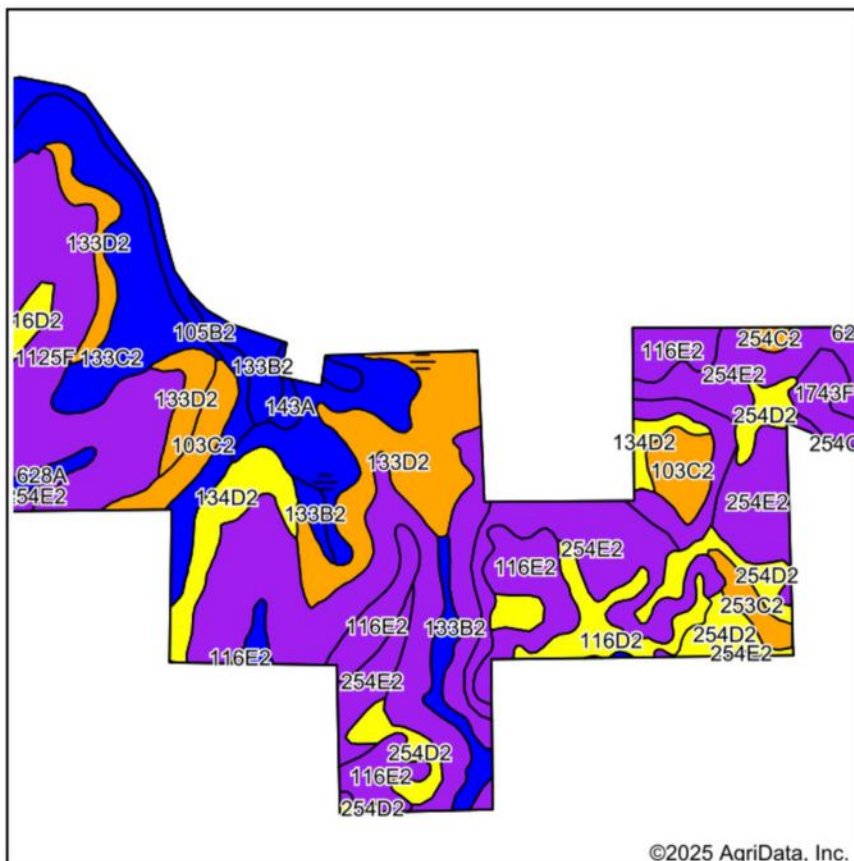


Maps Provided By:
 **surety**
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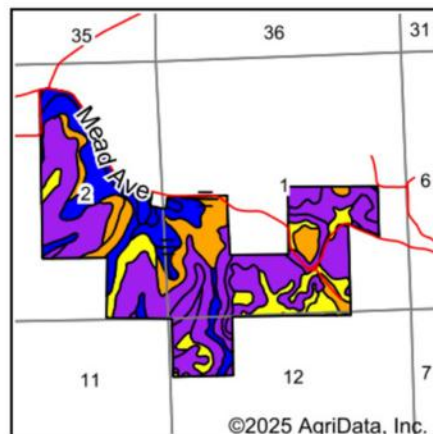
6/25/2025

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Monroe**
 Location: **1-15N-2W**
 Township: **Sheldon**
 Acres: **445.06**
 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
1125F	Dorerton, very stony-Elbaville complex, 30 to 60 percent slopes	122.44	27.4%		> 6.5ft.	Well drained	Vlle	13
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	66.61	15.0%		3.1ft. (Paralithic bedrock)	Well drained	Vle	14
133C2	Valton silt loam, 6 to 12 percent slopes, moderately eroded	51.65	11.6%		> 6.5ft.	Well drained	Ile	70
133D2	Valton silt loam, 12 to 20 percent slopes, moderately eroded	45.18	10.2%		> 6.5ft.	Well drained	Ille	65
116E2	Churchtown silt loam, 20 to 30 percent slopes, moderately eroded	33.51	7.5%		> 6.5ft.	Well drained	Vle	20
254D2	Norden silt loam, 12 to 20 percent slopes, moderately eroded	25.61	5.8%		3.1ft. (Paralithic bedrock)	Well drained	IVe	56
105B2	Wildale silt loam, 2 to 6 percent slopes, moderately eroded	17.08	3.8%		1.2ft. (Abrupt textural change)	Well drained	Ile	54
134D2	Lamoille silt loam, 12 to 20 percent slopes, moderately eroded	16.15	3.6%		3.1ft. (Strongly contrasting textural stratification)	Well drained	IVe	59
133B2	Valton silt loam, 2 to 6 percent slopes, moderately eroded	15.82	3.6%		> 6.5ft.	Well drained	Ile	72
103C2	Wildale channery silt loam, 6 to 12 percent slopes, moderately eroded	15.66	3.5%		1.2ft. (Abrupt textural change)	Well drained	Ille	51

Soils data provided by USDA and NRCS.

SOILS MAP CONTINTUED

Maps Provided By:



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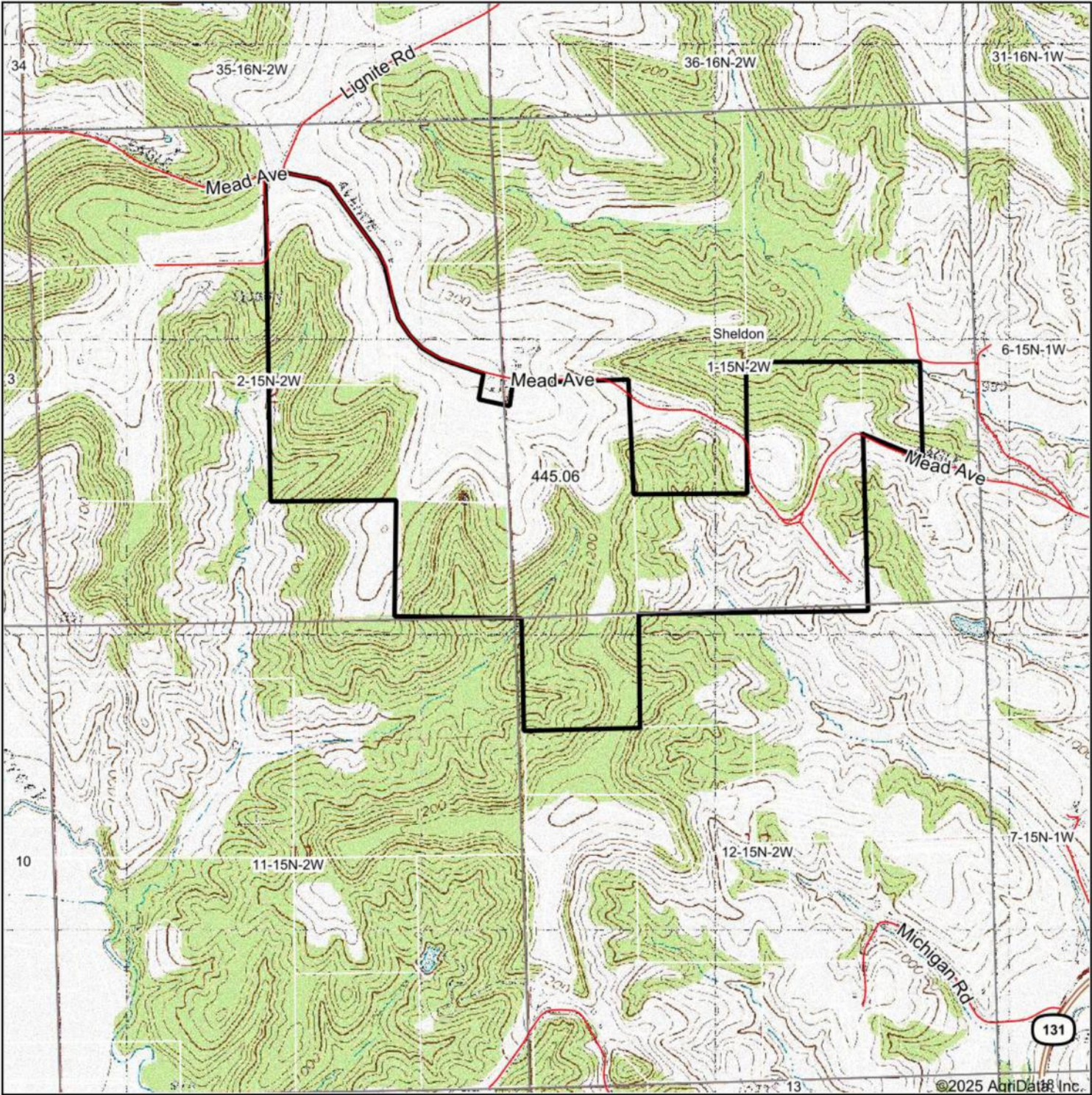
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
116D2	Churchtown silt loam, 12 to 20 percent slopes, moderately eroded	14.59	3.3%		> 6.5ft.	Well drained	IVe	75
1743F	Council-Elevasil-Norden complex, 20 to 45 percent slopes, rocky	6.41	1.4%		3.2ft. (Paralithic bedrock)	Well drained	VIIIs	13
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	4.75	1.1%		> 6.5ft.	Somewhat poorly drained	IIw	89
253C2	Greenridge silt loam, 4 to 12 percent slopes, moderately eroded	4.54	1.0%		5.7ft. (Paralithic bedrock)	Well drained	IIIe	76
143A	Reedsburg silt loam, 0 to 2 percent slopes	3.34	0.8%		> 6.5ft.	Somewhat poorly drained	IIw	74
254C2	Norden silt loam, 6 to 12 percent slopes, moderately eroded	1.72	0.4%		3.1ft. (Paralithic bedrock)	Well drained	IIIe	61
Weighted Average							4.75	*n 38.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

	Symbol	Name	Description
	ERO	Severely eroded spot	An area where 75 percent or more of the original surface layer has been lost because of accelerated eroision. Typically 0.25 to 3 acres. Typically 0.25 to 3 acres.

Topography Map



Map Center: 43° 47' 59.33, -90° 34' 14.96



1-15N-2W
Monroe County
Wisconsin

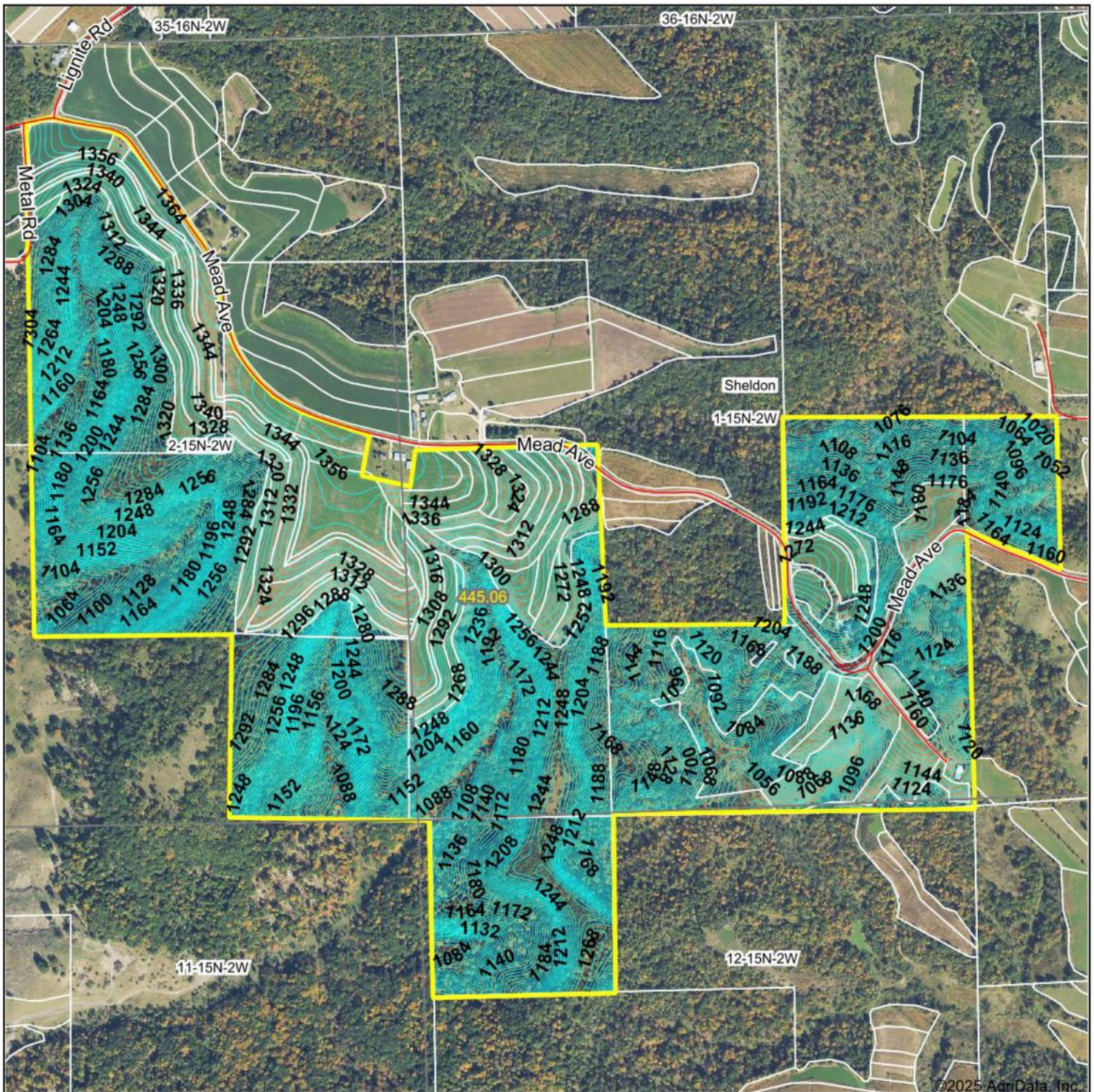


6/25/2025

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Contours



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,004.7

Max: 1,371.3

Range: 366.6

Average: 1,213.3

Standard Deviation: 88.81 ft

0ft 1097ft 2194ft



6/25/2025

1-15N-2W
Monroe County
Wisconsin

Boundary Center: 43° 48' 10.35, -90° 34' 6.97

Maps Provided By:

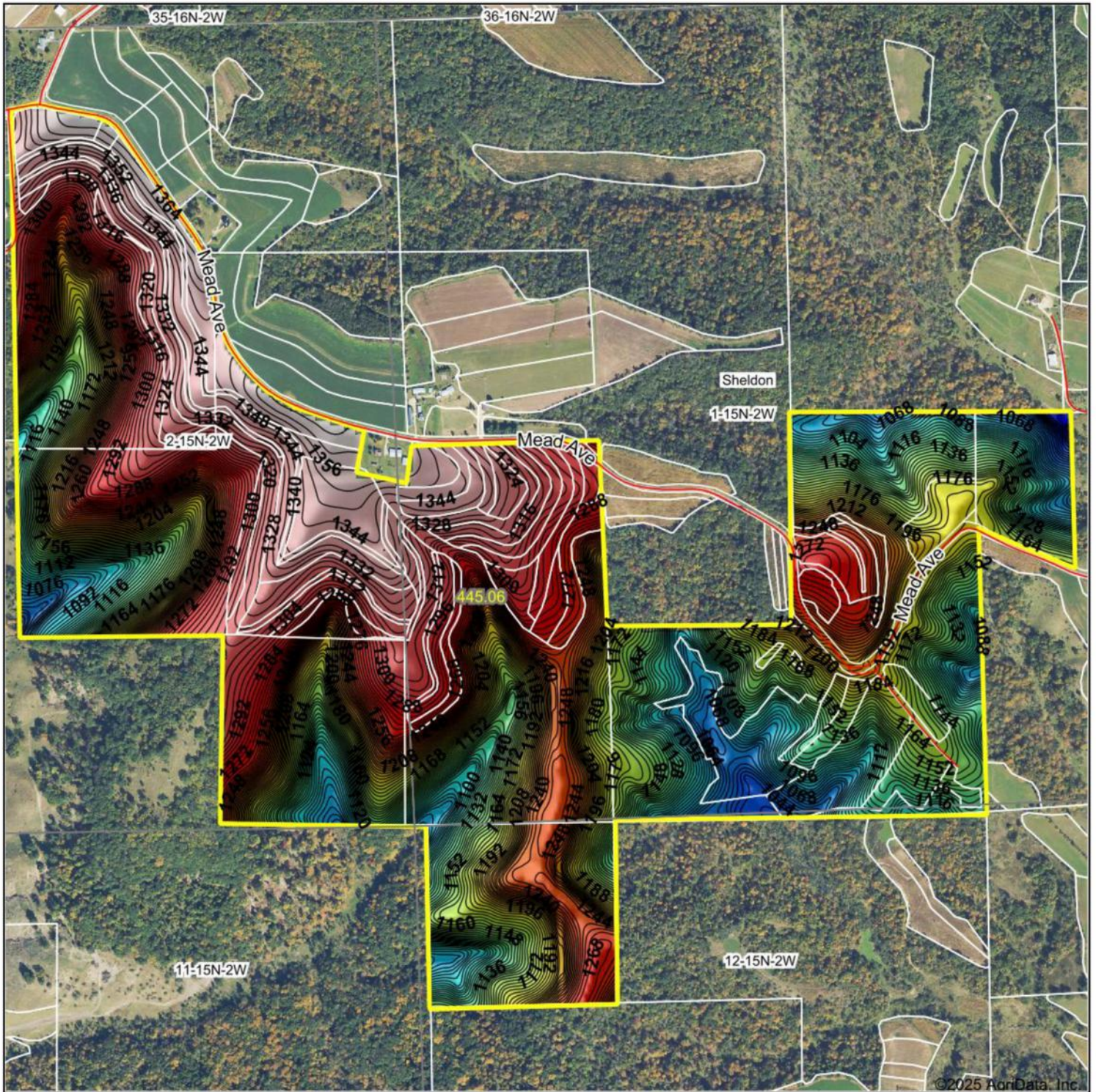


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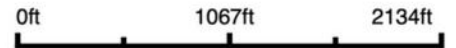
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Field borders provided by Farm Service Agency as of 5/21/2018.

Topography Hillshade



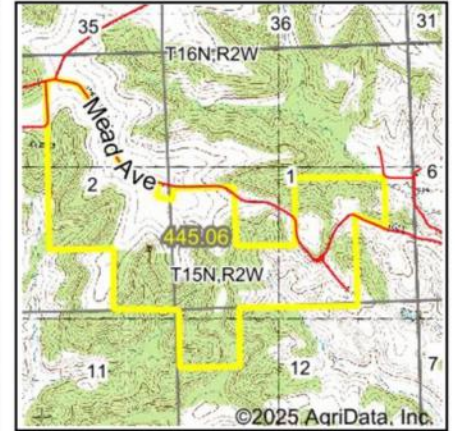
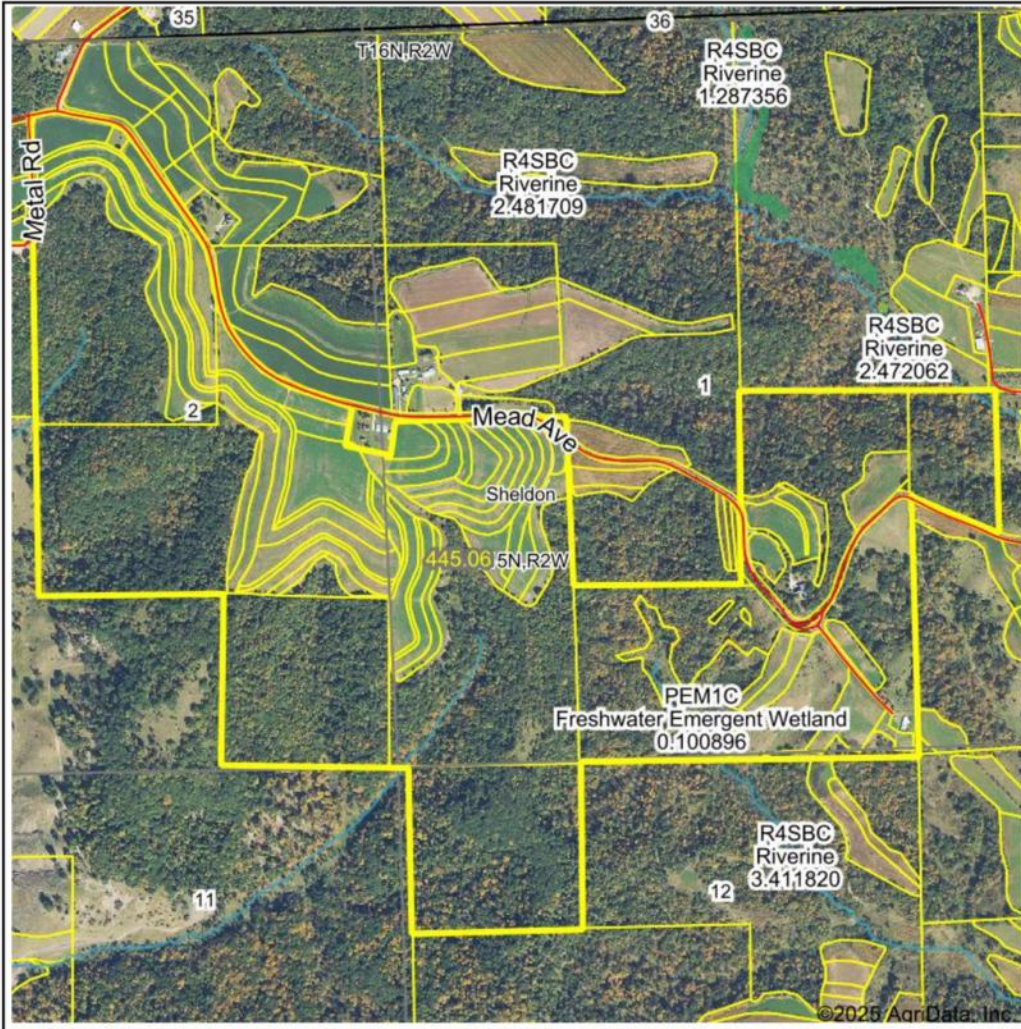
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1-15N-2W
Monroe County
Wisconsin

Boundary Center: 43° 48' 10.35, -90° 34' 6.97

Wetlands Map



State: **Wisconsin**
 Location: **1-15N-2W**
 County: **Monroe**
 Township: **Sheldon**
 Date: **6/25/2025**

Maps Provided By:



0ft 1595ft 3191ft

Classification Code	Type	Acres
R4SBC	Riverine	1.46
PEM1C	Freshwater Emergent Wetland	0.10
Total Acres		1.56

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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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