



**HIGH POINT
LAND COMPANY**



FOR SALE

BUFFALO COUNTY, WI

82.79
+/- ACRES

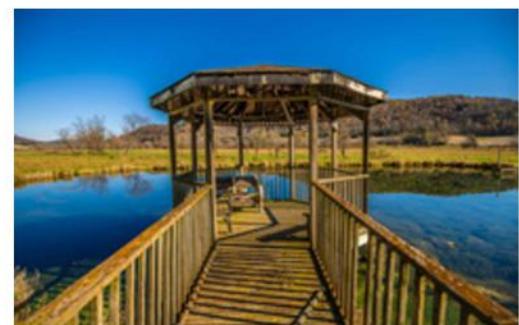
507-696-6228 • 703 S MAIN ST, FOUNTAIN CITY, WI

HIGHPOINTLANDCOMPANY.COM



82.79+/- ACRES • BUFFALO COUNTY, WI

LISTING PRICE: \$1,099,900



DESCRIPTION:

Rarely does a property of this caliber—situated in the heart of the nation's most celebrated trophy buck territory—become available. This property offers incredible land management and residential design, offering a seamless transition from the rugged beauty of the bluffs to the refined comfort of a custom home.

The Residence: Designed to Frame the Landscape

The 2,800 sq. ft. home serves as an observation deck for the natural world, featuring an open-concept layout that prioritizes natural light and panoramic views.

- **Living Spaces:** The interior features gleaming wood floors and dual heating elements—a traditional wood-burning fireplace for authentic warmth and a gas fireplace for convenience.
- **The View:** Floor-to-ceiling windows in both the living and dining rooms act as living art, showcasing the rolling bluffs and shimmering ponds below.
- **Bed & Bath:** Three spacious bedrooms provide ample room for family or guests, supported by 2.5 well-appointed bathrooms.
- **Modern Comforts:** Experience year-round climate control with central air and a premium hot water heating system.
- **Outdoor Entertaining:** A massive, maintenance-free wraparound deck provides the ultimate venue for summer hosting or a quiet vantage point for morning coffee.



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PROPERTY FEATURES:

- 4 spring fed stock fishing ponds
- Commercial fish farm license
- 32'x72' pole shed
- QDMA Neighborhood
- 3 bed/2.5 bath house
- Wood burning and gas fireplaces
- Creek
- Multiple early and late season food plot locations
- Diverse terrain
- Large, maintenance-free wraparound deck

DESCRIPTION CONTINUED:

The Land: A Sportsman's Private Sanctuary

Buffalo County is legendary for its whitetail genetics, and this 82.79-acre tract is a microcosm of everything that makes the region famous.

- Mixed Topography: The acreage is a strategic blend of high-climbing hardwoods, hidden meadows, and lowland edges, creating the "edge effect" that keeps wildlife on the property.
- Water Wealth: Three spring-fed fishing ponds serve as the property's centerpiece, complemented by a historic spring house that adds a touch of rustic charm. These ponds have grown exceptional trout, panfish and bass in the past and offer private fishing sanctuaries for you and your family to enjoy.
- Turn-Key Hunting: Three permanent, professionally positioned deer blinds are located along a well-maintained trail system, allowing for low-impact entry and exit.
- Wildlife Record: This land has a proven track record of producing trophy-class bucks, alongside thriving populations of wild turkey and small game.

Infrastructure & Outbuildings

The property is fully equipped to handle equipment storage, hobbies, or light agricultural pursuits.

- Main Shop: A 32' x 72' pole shed offers massive storage for tractors, UTVs, and boats, with plenty of room for a workshop.
- Ag Barn: An open-front barn/pole shed provides versatile space for equipment, livestock, or hobby farming needs.

The Opportunity: Whether you are seeking a primary residence with total privacy or a world-class hunting retreat, this Buffalo County gem offers a rare blend of prestige and productivity.



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Growing up in Southeastern Minnesota, Lucas was born and raised in Elgin and has spent his life in the woods with friends and family. After graduating from Winona State with a Biology degree, he moved to Baton Rouge, LA for two years, producing hunting shows for outdoor television. Through this he gained a vast knowledge of hunting and land/wildlife management, while building a great buyer pool from around the country. He then moved home to pursue his career in real estate, specializing in selling hunting ground. Whether you are looking to sell or buy a farm in southeastern Minnesota, or you just want to talk about managing your deer herd, Lucas would love to talk to you anytime!

"Lucas is extremely knowledgeable in the farm real estate market and provides great advice to his current/prospective clientele. He will always make sure you have the necessary data to make an informed decision on whether to buy or sell real estate.

Highly recommend working with Lucas."

-Ryan G.



"Lucas is one of a kind and there is no better person to represent you in any transaction. His attention to detail is top notch and he is always looking out for his clients best interests. Look no further than Lucas to help buy or sell a farm."

-Josh D.



SCAN TO SEE
MY LISTINGS



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