



**HIGH POINT**  
LAND COMPANY



**14.47**  
+/- ACRES

**FOR SALE**

MONROE COUNTY, WI

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





**14.47+/- ACRES • MONROE COUNTY, WI**

LISTING PRICE: \$200,000



**DESCRIPTION:**

Are you looking to build your dream escape in Monroe County, WI? Look no further than this 14.47 acres nestled high on the ridge with road frontage along Mead Ave and Lignite Road.

Discover the perfect blend of privacy, natural beauty, and endless potential in the heart of Wisconsin's coveted Driftless Region. This parcel offers panoramic views that stretch for miles, a rare opportunity to own your own slice of untouched countryside.

Whether you're seeking a quiet getaway, planning your forever home, or just looking for a small tillable tract, this property has something for everyone! The parcel is made up entirely of alfalfa with multiple prime building sites present, offering stunning sunrise and sunset views.

Located only minutes from Wilton, WI, this one-of-a-kind property is one that you won't want to miss! This is the kind of property you won't find often and won't forget once you see it!





# 14.47+/- ACRES • MONROE COUNTY, WI

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## PROPERTY FEATURES:

- Great Views
- Close to town
- Road access on 2 sides of property
- Tillable income
- Wildlife

## PROPERTY ADDRESS:

Mead Ave/ Lignite Rd, Sheldon, WI 51201

## 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 1.8 mi. Property will be located on your right.







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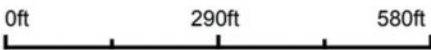




Aerial Map



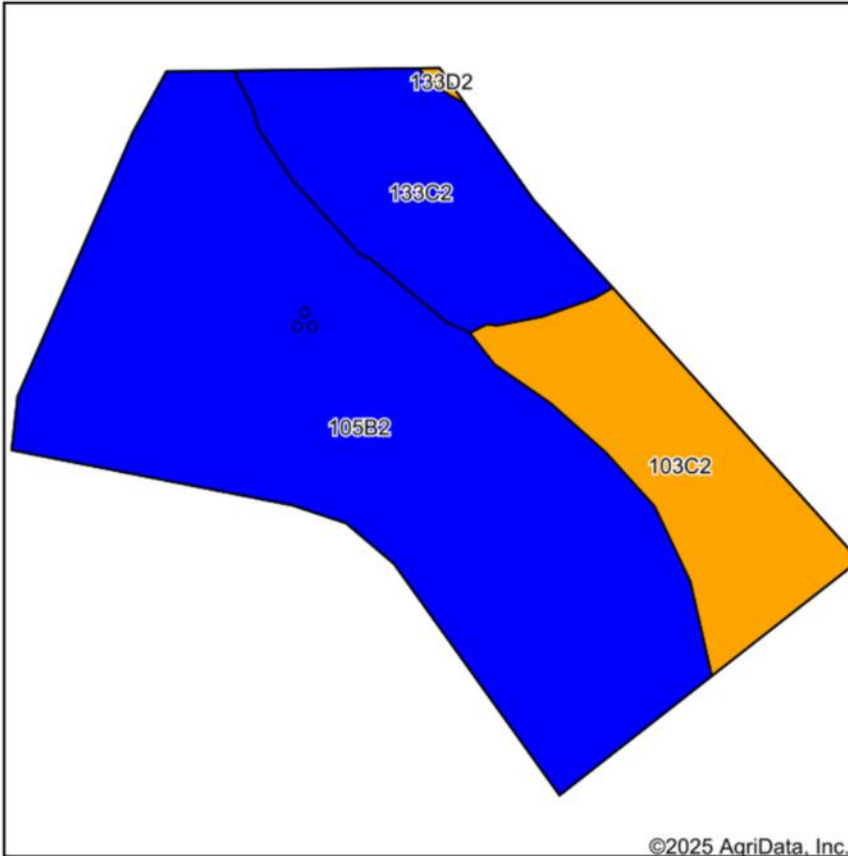
Boundary Center: 43° 48' 41.51, -90° 34' 45.2



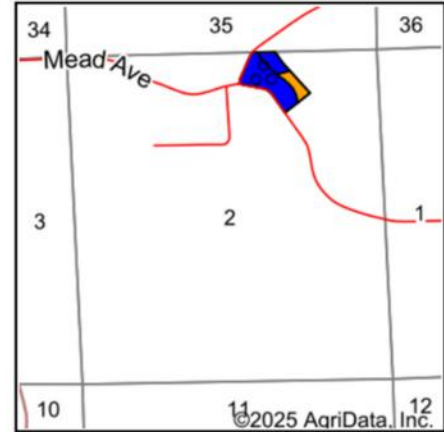
2-15N-2W  
Monroe County  
Wisconsin



# Soils Map



Soils data provided by USDA and NRCS.



State: **Wisconsin**  
 County: **Monroe**  
 Location: **2-15N-2W**  
 Township: **Sheldon**  
 Acres: **14.06**  
 Date: **8/27/2025**

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
105B2	Wildale silt loam, 2 to 6 percent slopes, moderately eroded	9.33	66.4%		1.2ft. (Abrupt textural change)	Well drained	Ile	54
133C2	Valton silt loam, 6 to 12 percent slopes, moderately eroded	2.39	17.0%		> 6.5ft.	Well drained	Ile	70
103C2	Wildale channery silt loam, 6 to 12 percent slopes, moderately eroded	2.34	16.6%		1.2ft. (Abrupt textural change)	Well drained	IIle	51
Weighted Average							2.17	*n 56.2

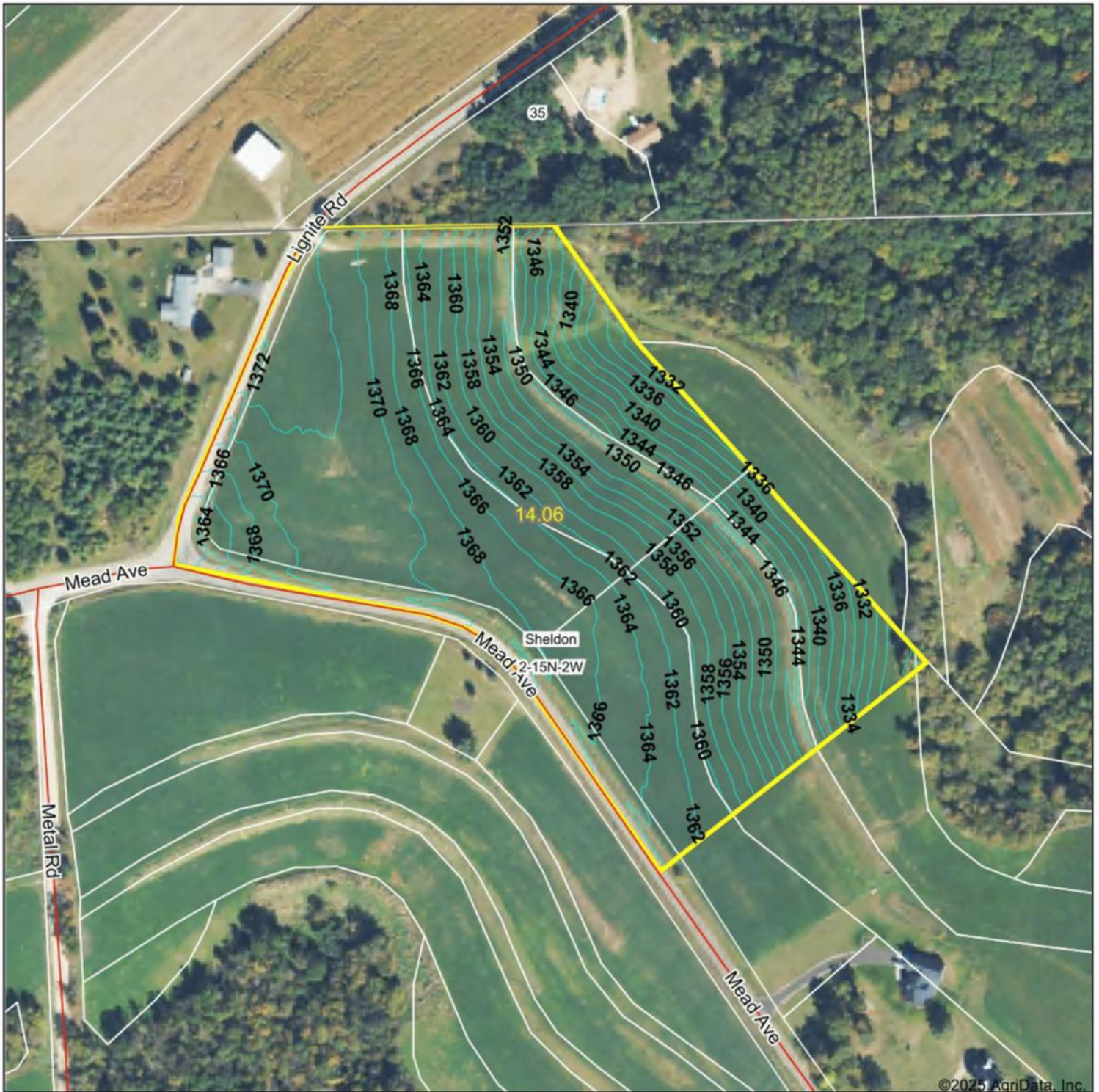
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
	GRA Gravelly spot	An area where the surface texture is gravelly (15% coarse fragments or more) and the surrounding map unit surface layer texture is non-gravelly (15% coarse fragments). Typically 0.25 to 3 acres.



# Topography Contours



Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 1,322.2

Max: 1,374.0

Range: 51.8

Average: 1,359.0

Standard Deviation: 11.55 ft

0ft 245ft 491ft



8/27/2025

**2-15N-2W**  
**Monroe County**  
**Wisconsin**

Boundary Center: 43° 48' 41.51, -90° 34' 45.2

Maps Provided By:

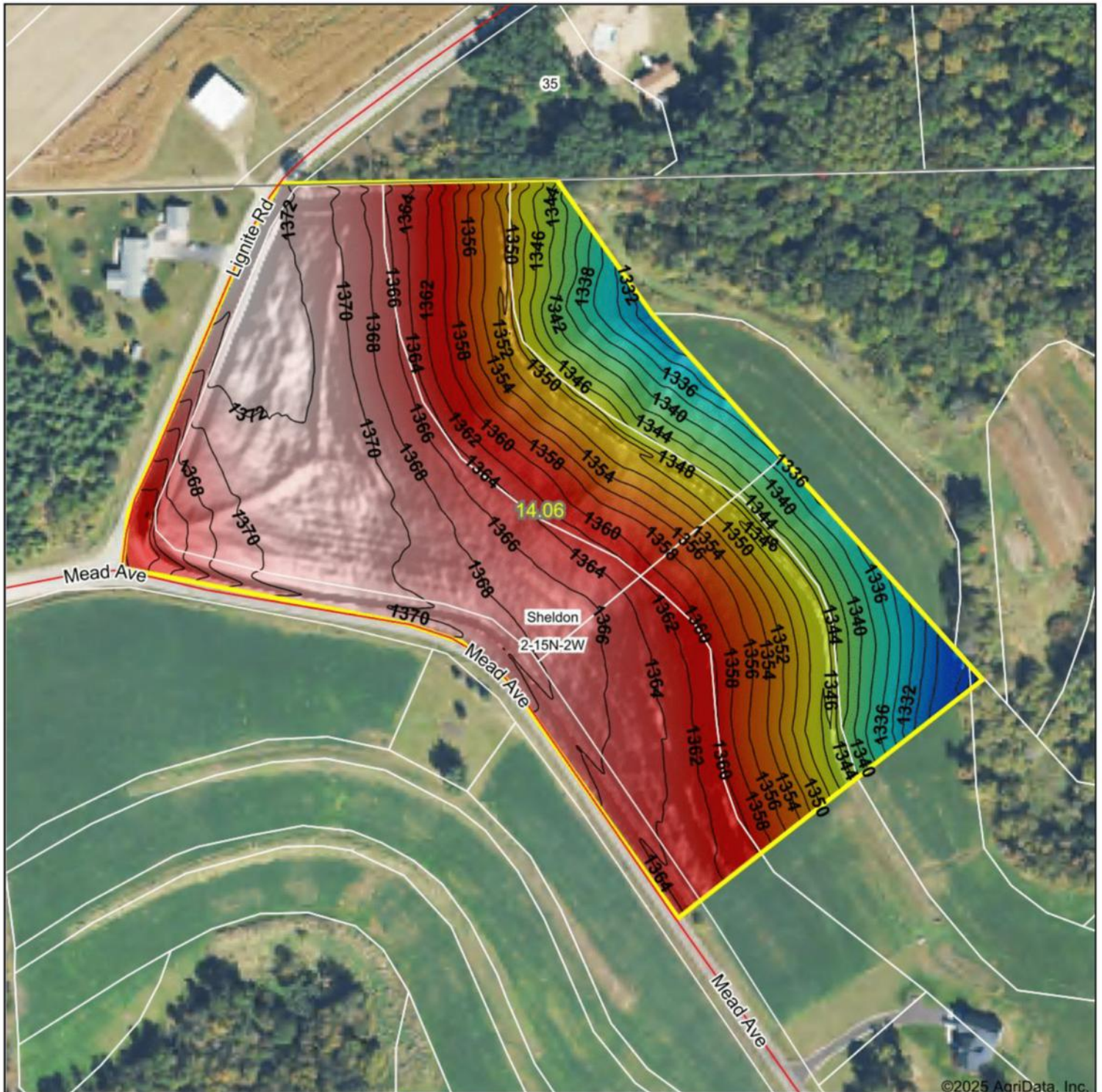


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Field borders provided by Farm Service Agency as of 5/21/2008



# Topography Hillshade



©2025 AgriData, Inc.



Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 1,322.2  
Max: 1,374.0  
Range: 51.8  
Average: 1,359.0  
Standard Deviation: 11.55 ft



**2-15N-2W**  
**Monroe County**  
**Wisconsin**

Boundary Center: 43° 48' 41.51, -90° 34' 45.2



# ERIC HALVORSON

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# GARRETT HALAMA

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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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