



HIGH POINT
LAND COMPANY



FOR SALE

CRAWFORD COUNTY, WISCONSIN

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



43+/- ACRES • CRAWFORD COUNTY, WI

LISTING PRICE: \$340,000



DESCRIPTION:

This is a rare opportunity to acquire a pristine and highly managed 43± acre timber tract, perfectly situated at the end of a quiet, dead-end road in the heart of Crawford County, Wisconsin. Offering unparalleled seclusion and world-class whitetail deer hunting, this property represents a significant investment for the serious outdoors enthusiast or those seeking a private estate.

Premier Hunting & Wildlife Management

- **Strategic Habitat Enhancement:** A recent Managed Forest Law (MFL) timber harvest was strategically executed to optimize deer habitat. This cut ensures the immediate and long-term establishment of superior, dense bedding cover, creating a safe haven for mature bucks for years to come.
- **Engineered Hunting Setup:** The property boasts a meticulously planned hunting configuration. Two newly developed food plot locations are strategically situated along a natural, high-traffic travel corridor, enhancing deer movement and concentrating activity. Stand locations are ideally placed adjacent to the bedding areas, offering exceptional opportunities to intercept cruising bucks during the rut within effective bow range.
- **Optimal Topography:** The central ridge system provides a long, secluded backbone with multiple excellent bedding pockets dropping off its sides. This topography naturally funnels deer movement and offers diverse stand options for varying wind conditions.
- **Trophy Deer Region:** Located within a Quality Deer Management Association (QDMA) area, this tract is known for producing mature, high-scoring whitetails. The property also supports a robust and flourishing Eastern wild turkey population, providing excellent spring hunting opportunities.



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PROPERTY FEATURES:

- Food Plots
- TSI Work Done
- QDMA Area S
- Spring Fed Creek
- Buildable
- Excellent Road System

DESCRIPTION CONTINUED:

Year-Round Water Source & Natural Beauty

- **Pristine Spring-Fed Creek:** A beautiful, clean spring-fed creek traverses the property, providing a crucial and reliable source of year-round water for all wildlife. This perpetual water source creates a vital habitat corridor and significantly increases the property's appeal and biological diversity.
- **Aesthetic & Recreational Value:** The creek adds tremendous aesthetic appeal, offering tranquil natural sounds and potential opportunities for hiking, stream exploration, and enhancing the overall remote camp experience.

Investment and Development Potential

- **Secluded Building Site:** A spectacular, pre-identified secluded building site is nestled on the property, offering breathtaking, panoramic views overlooking the valley below. This is an ideal location for constructing a luxury dream home, a custom hunting cabin, or a remote family retreat to be enjoyed for generations.
- **MFL Program:** The property is currently enrolled in the Managed Forest Law (MFL) program, which provides significant property tax benefits. The MFL order is scheduled to expire in December of 2026, offering flexibility for a new owner to manage the land to their specific goals.



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PROPERTY ADDRESS:

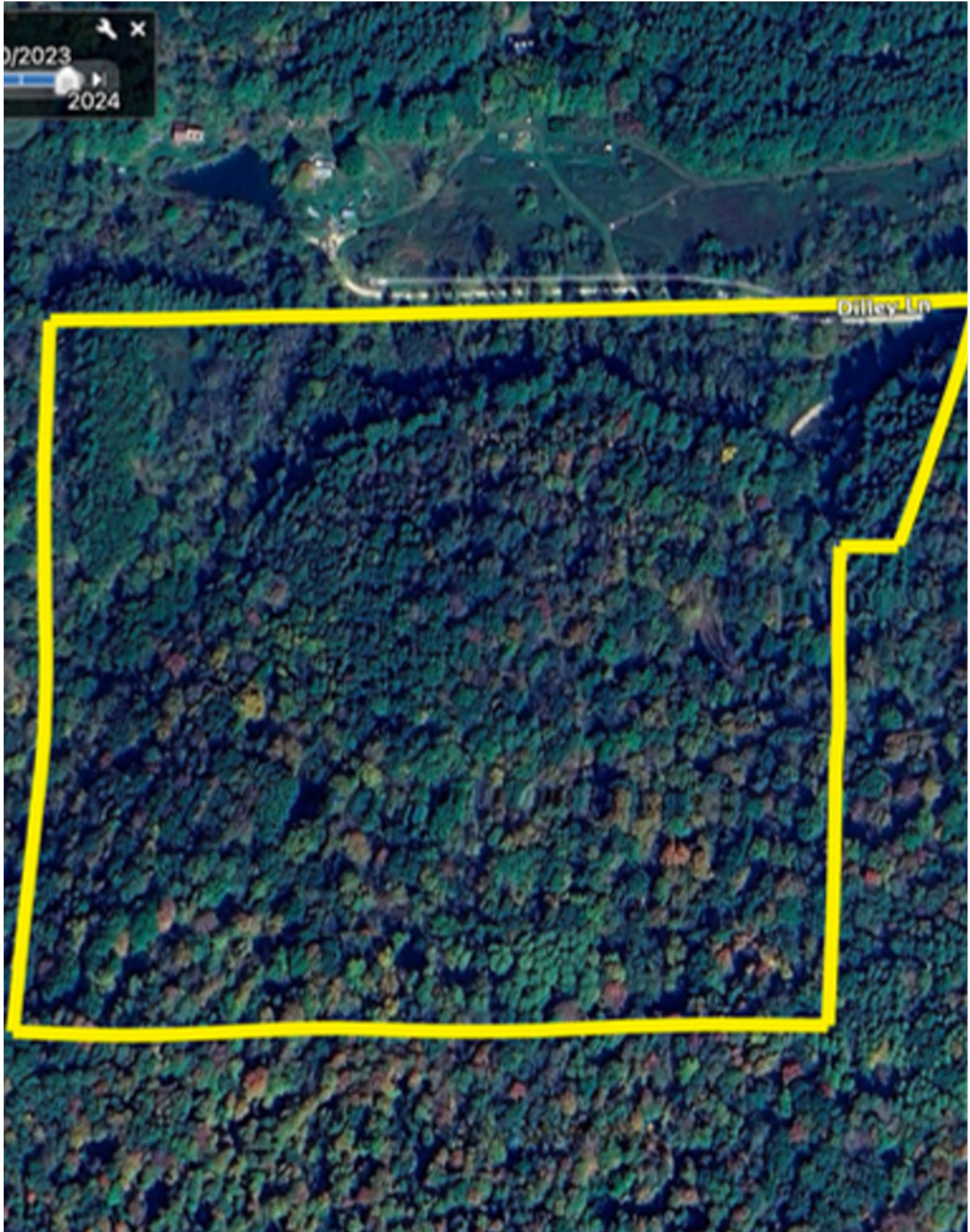
42215 Dilley Ln, Gays Mills, WI 54631

DRIVING DIRECTIONS:

From Mount Zion, Turn North onto US-61 N and go 0.4 miles, Turn right at the 1st cross street onto County Rd S and go 2.2 miles, Turn left onto S Sleepy Hollow Rd go 0.4 miles, Turn left onto Dilley Ln go 0.7 miles and property will be on the left.



AERIAL MAP



TRAIL CAM





LUCAS MESTAD

507-696-6228

LUCAS@HIGHPOINTLANDCOMPANY.COM

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.



LIC#: 59480-90

SCAN TO SEE
MY LISTINGS



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