



HIGH POINT
LAND COMPANY



FOR SALE

VERNON COUNTY, WI

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



50.34+/- ACRES • VERNON COUNTY, WI

LISTING PRICE: \$345,000



Secluded 50.34 Acre Trophy Hunting and Recreational Sanctuary with Class I Trout Stream

Nestled deep in the heart of Vernon County, Wisconsin's renowned bluff country, lies this exceptionally managed and intensely secluded 50.34-acre hunting and recreational retreat. This turnkey property is a testament to dedicated land management, offering a high-quality, ready-to-hunt experience and year-round family enjoyment.

Premier Hunting Features and Habitat Management

This tract is a hunter's dream, strategically enhanced for both whitetail deer and wild turkey. The current owner has invested significantly in creating a true sanctuary:

- **Established Food Plots & Stand Access:** Two newly established, secluded interior food plots are strategically positioned to draw and hold mature deer. For optimal hunting success, two brand-new, comfortable box blinds have been placed to take advantage of prevailing winds, ensuring excellent ingress and egress without pressuring the bedding areas.
- **Optimal Deer Habitat:** A comprehensive Timber Stand Improvement (TSI) project was recently completed across the property, significantly enhancing the deer habitat. This work has focused on creating dense, early-successional growth on the warm, south-facing slopes of the property's two primary valleys. These areas now offer extremely high-quality, adjacent bedding cover, perfectly situated between the feeding areas and the secure core of the land. The existing trail camera history confirms the effectiveness of this management, showing a steady flow of mature bucks already utilizing the habitat improvements.



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PROPERTY FEATURES:

- Multiple Established Food Plots
- Trout Stream
- Camping Site
- 2 Box Blinds
- Excellent Road System
- Timber Stand Improvement Completed
- Great Deer and Turkey Hunting

- **Exceptional Access:** A newly established road and trail system winds through the property, ensuring quiet and efficient access to all key hunting locations and the camping site in all seasons.
- **Abundant Turkey Population:** The ridges and timber come alive each spring with a vigorous population of gobbling wild turkeys, offering incredible opportunities for both archery and firearm hunters.

Year-Round Recreational Escape

The property's features extend far beyond hunting, providing an idyllic setting for family enjoyment and relaxation:

- **Hornby Creek – Class I Trout Fishing:** The property features frontage on Hornby Creek, a designated Class I trout stream. These waters are the highest quality, classified by the DNR as having sufficient natural reproduction to sustain robust populations of wild trout at or near carrying capacity. Whether you prefer fly fishing or spin casting, excellent trout fishing is right out your door.
- **The Perfect Campsite:** A newly installed, spacious camping pad is situated in a picturesque location right next to the flowing trout stream. This level site is designed for versatility, offering ample room for a large camper or travel trailer, a truck, a trailer, or even the future construction of a cabin on skids. It's the perfect place to build lasting memories during the off-season.



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This secluded 50.34-acre sanctuary represents a rare opportunity to own a fully managed, turnkey hunting property with high-quality trout fishing in one of Wisconsin's most desirable outdoor regions.

For more information, or to schedule a private showing and walk the property, contact Wisconsin Land Specialist Lucas Mestad at [507-696-6228](tel:507-696-6228) or email him at Lucas@highpointlandcompany.com

Property Address: TBD Weber Rd, Viroqua, WI 54665

Directions: From Viroqua Follow County Rd NN and drive 7.6 miles to Weber Rd Drive to Weber Rd in Sterling and go 1.9 miles, property will be on the left.





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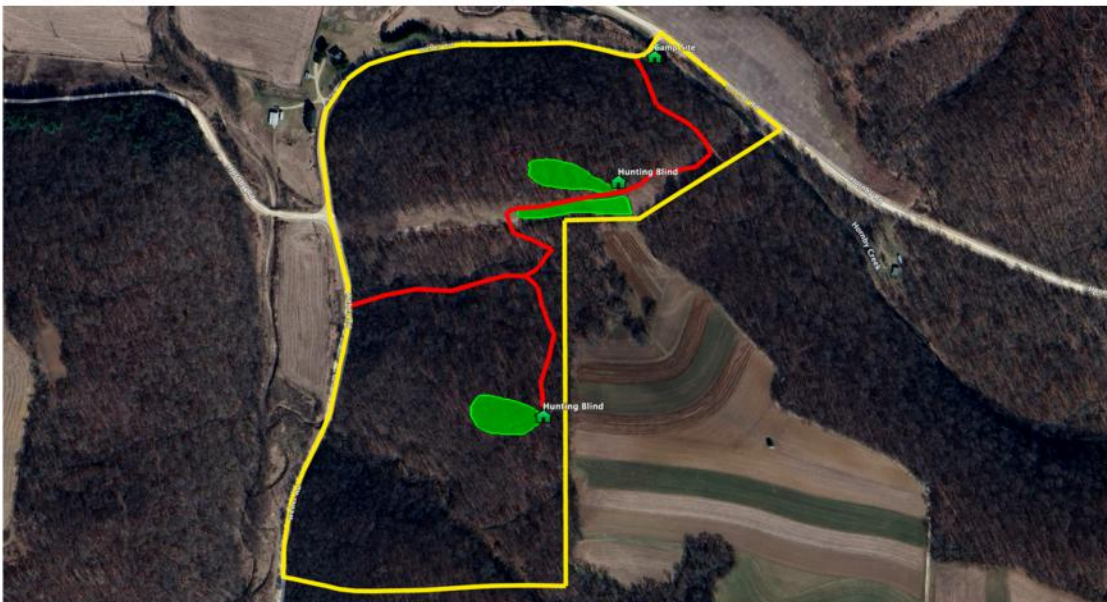
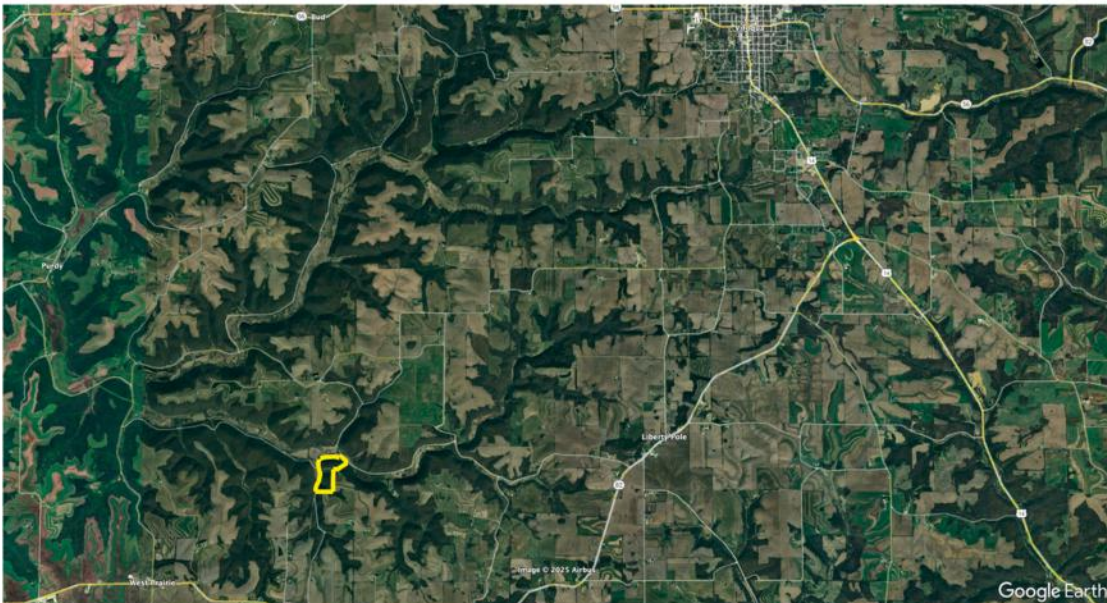
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AERIAL MAPS





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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