



**HIGH POINT**  
LAND COMPANY



**FOR SALE**

**RICHLAND COUNTY, WI**



608-386-5925 • 703 S MAIN ST, FOUNTAIN CITY, WI  
HIGHPOINTLANDCOMPANY.COM





**114.14+/- ACRES • RICHLAND COUNTY, WI**

LISTING PRICE: \$999,900



High Point Land Company is honored to present this beautiful 114.14+/- acre slice of Driftless Area landscape. This remarkable property is located between Richland Center and Muscoda, Wisconsin.

Featuring two strategically placed watering holes, it provides an essential element to the local wildlife. The layout encompasses eight dedicated food plots, thoughtfully positioned to attract and sustain a variety of game species. Enhancing the hunting experience, wooden box blinds offer comfortable and concealed observation points throughout the landscape.

Additionally, an access easement enhances convenience while ensuring minimal disruption to the natural surroundings. A network of mowed hiking trails invites exploration—perfect for outdoor enthusiasts who wish to engage with nature firsthand. The terrain is adorned with striking rock formations that add visual appeal and geological interest. Furthermore, the presence of hard mast trees such as oaks, walnuts, and hickories nourishes both wildlife and landscape integrity, while providing the potential for future income.

Located between La Crosse and Madison, Wisconsin, you are never far from the convenience of an airport. This property presents an ideal blend of recreational opportunities and natural beauty within easy reach of community amenities. To add icing to the cake, you can manage 35.9+/- acres of tillable land however you see fit. Whether that's through your own efforts or through a local land lease, you have the ability to benefit from one of the most sought-after resources in all the Midwest.





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## PROPERTY FEATURES:

- 35.9+/- Tillable Acres
- 2 Watering Hole
- 8 Food Plots
- Wood Box Blinds
- Additional Access Easement
- Mowed Hiking Trails
- Rock Formations
- Hard Mast - Oaks, Walnut, Hickory
- Minutes from Richland Center & Muscoda Wisconsin

Showings to start on Thursday, October 2nd, 2025. Reasonable proof of funds or pre-approval is required.

## PROPERTY ADDRESS:

TBD County Hwy O, Richland Center, WI 53581

## DRIVING DIRECTIONS:

From Richland Center, WI - Head east on W Seminary St toward S Main St 39 ft Turn right at the 1st cross street onto WI-80 S/WI-80 Trunk S/S Main St Continue to follow WI-80 S/WI-80 Trunk S 4.7 mi Turn left onto Oakridge Dr 0.2 mi Turn right to stay on Oakridge Dr 2.3 mi Turn left onto Co Hwy O Destination will be on the right 0.6 mi







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# AERIAL MAP



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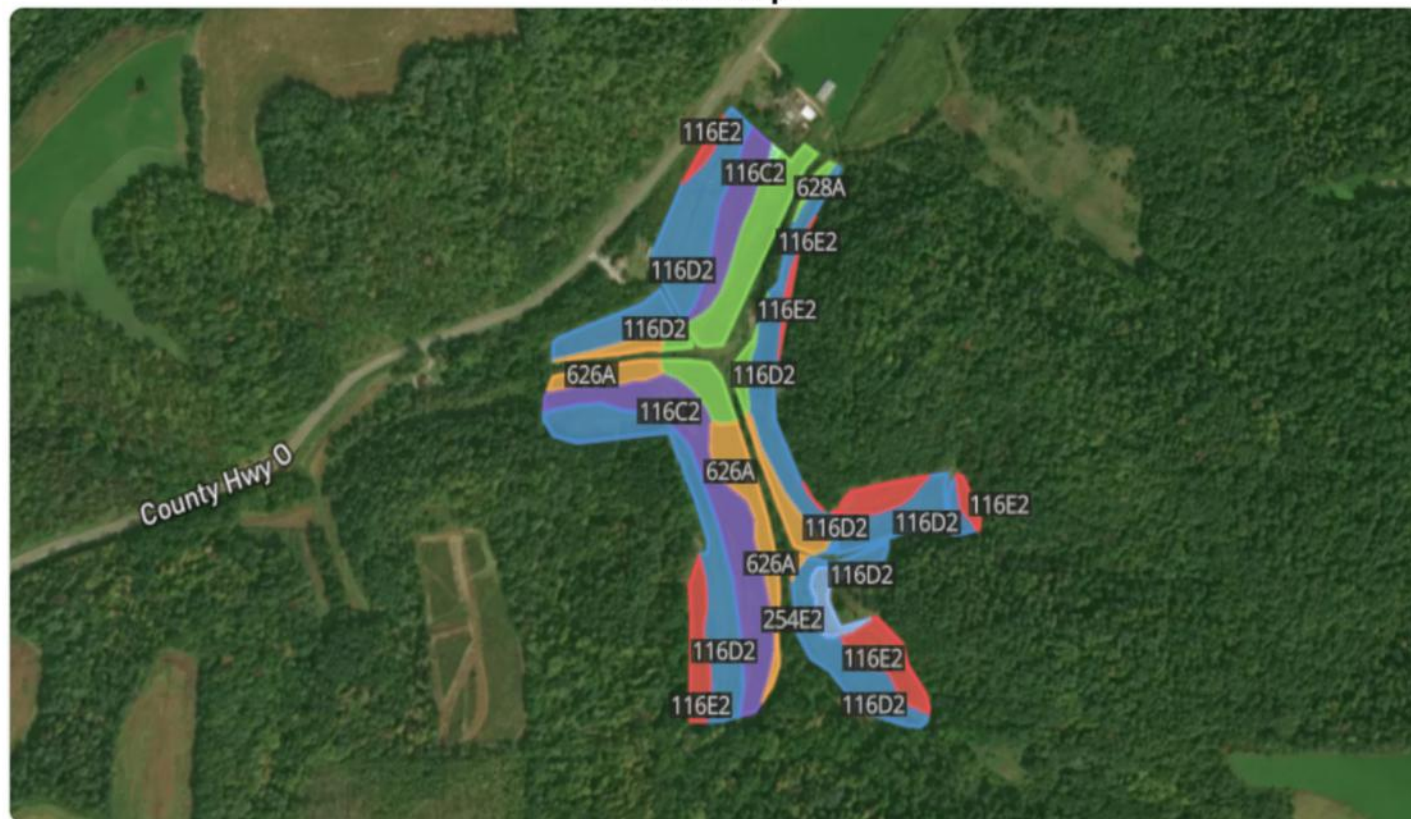
## 114\_88 - Off-Market Farm

Richland County, Wisconsin | 16 9N 1E | 114.88 gross acres

43.251483, -90.390129



## Soil Map



Soil Code	Soil Description	% of Map	Acres	NCCPI
116D2	Churchtown silt loam, 12 to 20 percent slopes, moderately eroded	45.03%	15.25	76
116C2	Churchtown silt loam, 6 to 12 percent slopes, moderately eroded	20.34%	6.89	82
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	12.02%	4.07	80
116E2	Churchtown silt loam, 20 to 30 percent slopes, moderately eroded	10.51%	3.56	20
626A	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	10.37%	3.51	88
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	1.62%	0.55	14
126B	Barremills silt loam, 1 to 6 percent slopes	0.12%	0.04	91
<b>Total</b>			<b>33.87</b>	<b>72.2</b>

All data courtesy SSURGO database distributed by the U.S. NRCS.



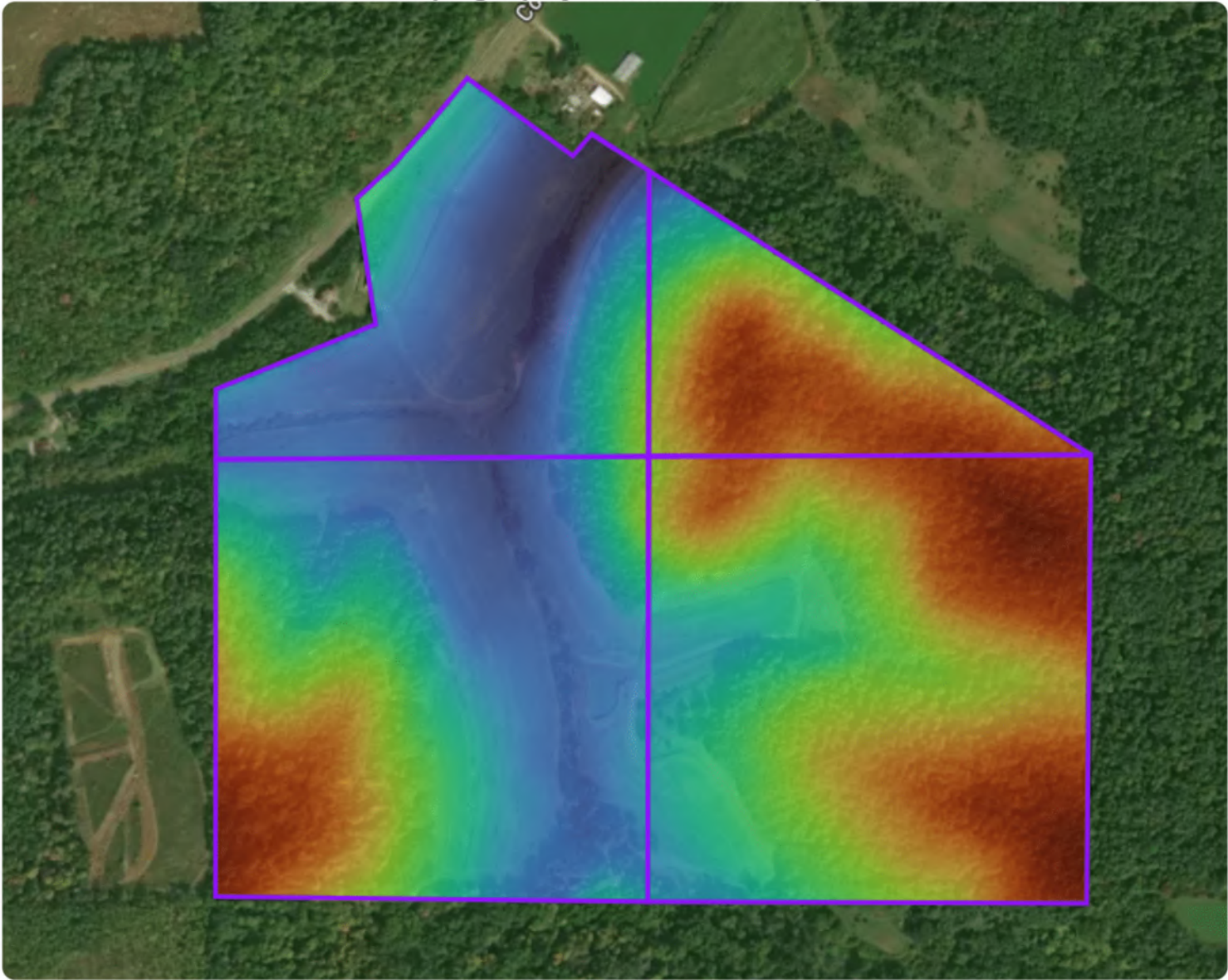



**114\_88 - Off-Market Farm**

Richland County, Wisconsin | 16 9N 1E | 114.88 gross acres

43.251483, -90.390129

**Topography & Hillshade Map**



© Mapbox, © OpenStreetMap  mapbox

**Color Legend**



804 ft

1,027 ft



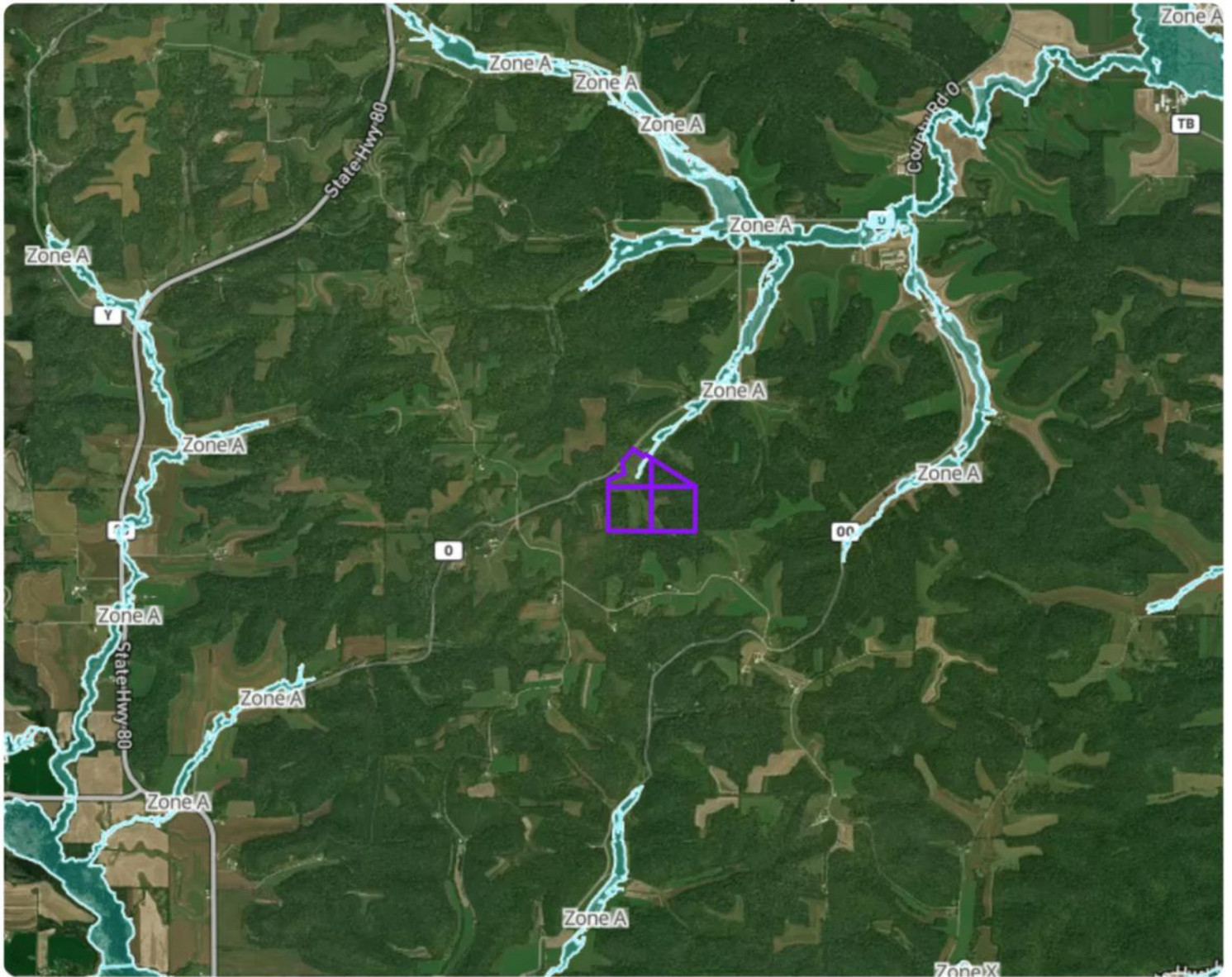


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### FEMA Flood Hazards Map



© Mapbox, © OpenStreetMap  mapbox





# JOE HANSBERY

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JOE@HIGHPOINTLANDCOMPANY.COM

Raised in Southwest Wisconsin, Joe spent his youth outdoors with his family and friends. Hunting turkeys and whitetails quickly escalated from being a passion to a way of life. Collecting new local permission properties, and traveling out West for hunting, became a must for him as he expanded on the hobby he loved. After pursuing an education in Network Administration, he spent the next 10 years in Professional Services including: Systems Engineering & Financial Services. Joe will bring his knowledge and experience from past service to every relationship that he will build at High Point Land Company. With his focus on the buyers and sellers, his goal is to provide the best experience possible. If you are looking to buy or sell a farm or land in Southwest Wisconsin, let Joe and the High Point Land Company be the resource to help you along the way. Reach out to Joe if you have any questions regarding the current market, or would like to just talk about hunting. He would love to talk to you!

"Joe was very responsive to all our questions concerning the sale of our property. He navigated us through difficult family waters resulting in a successful transaction. We would recommended Joe."

-CAROL HASSE



SCAN TO SEE  
MY LISTINGS



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