



HIGH POINT
LAND COMPANY



FOR SALE

JACKSON COUNTY, IOWA



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



141.5+/- ACRES • JACKSON COUNTY, WI

LISTING PRICE: \$707,500



DESCRIPTION:

THE ULTIMATE OUTDOORSMAN'S PARADISE IN JACKSON COUNTY

Welcome to a secluded 141.5-acre property in Jackson County, Wisconsin, an exceptional retreat for any outdoor enthusiast. Located at the end of a private easement, this expansive land offers unparalleled privacy and a complete turnkey hunting camp. The camp includes a movable cabin on wheels, a storage container for equipment, and a buck pole, providing all the necessities for a comfortable stay.

PREMIER WHITETAIL AND TURKEY HUNTING

This property is a haven for hunters, meticulously managed to maximize its potential for whitetail deer. Strategically placed early and late-season food plots, combined with established switchgrass plantings along travel corridors, create optimal hunting conditions. Several box blinds are already in place, offering comfortable and concealed hunting opportunities from a downwind position. The diverse timber consists of mature oak and maple, along with various stages of pine growth, providing year-round cover. The current owner has also planted additional pines to further enhance edge habitat in the coming years. Beyond deer, the property boasts a strong and well-established turkey population. The surrounding river bottom is known for its thundering gobbles at sunrise, providing an exhilarating experience for spring turkey hunts.



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PROPERTY FEATURES:

- Cabin
- Storage Container
- Multiple Established Food Plots
- Established Switchgrass
- Incredible access with North and West winds
- 3 Box Blinds
- Blind Platforms
- Well Maintained Trail System
- Excellent Deer History
- Phenomenal Waterfowl Hunting
- White Sand Beach
- Walleye and other species Fishing
- Black River Frontage
- Outdoor Recreational Paradise

DESCRIPTION CONTINUED:

Waterfowl and Fishing Opportunities

For waterfowl hunters, this property is a dream. With Black River frontage, you are positioned directly on a flyway for migrating birds. Several secluded ponds on the property are prime locations for wood duck hunting, while Horseshoe Lake has a history of holding migrating mallards. Private bank access allows you to set up your spread and hunt successfully with any wind direction.

The Black River also offers fantastic fishing, canoeing, kayaking, and boating right from your own private sandbar. The river supports a variety of sport fish, including walleye, musky, northern pike, smallmouth bass, and catfish. The sandbar is easily accessible by UTV, making it an ideal spot for enjoying summer days with family and friends.

This property truly encompasses everything an outdoorsman could desire, offering a diverse and rich landscape for hunting, fishing, and year-round recreation.

PROPERTY ADDRESS:

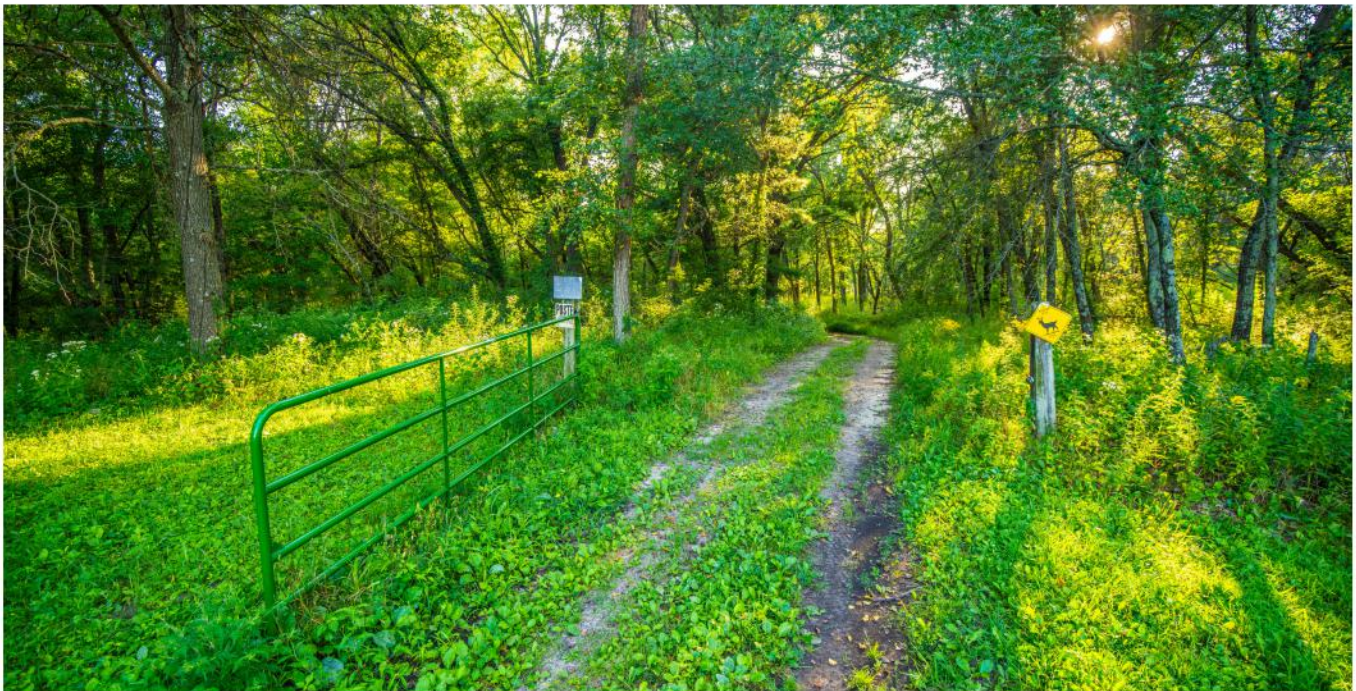
TBD Horseshoe Rd, Black River Falls, WI 54615

DRIVING DIRECTIONS:

From Melrose Turn North onto WI-54 and drive 6.6 miles, Turn right onto E Sunnyvale Rd and drive 0.9 miles, Turn left onto Horseshoe Rd drive 0.7 miles, there will be a driveway easement on the right. That easement will take you into the cabin site.



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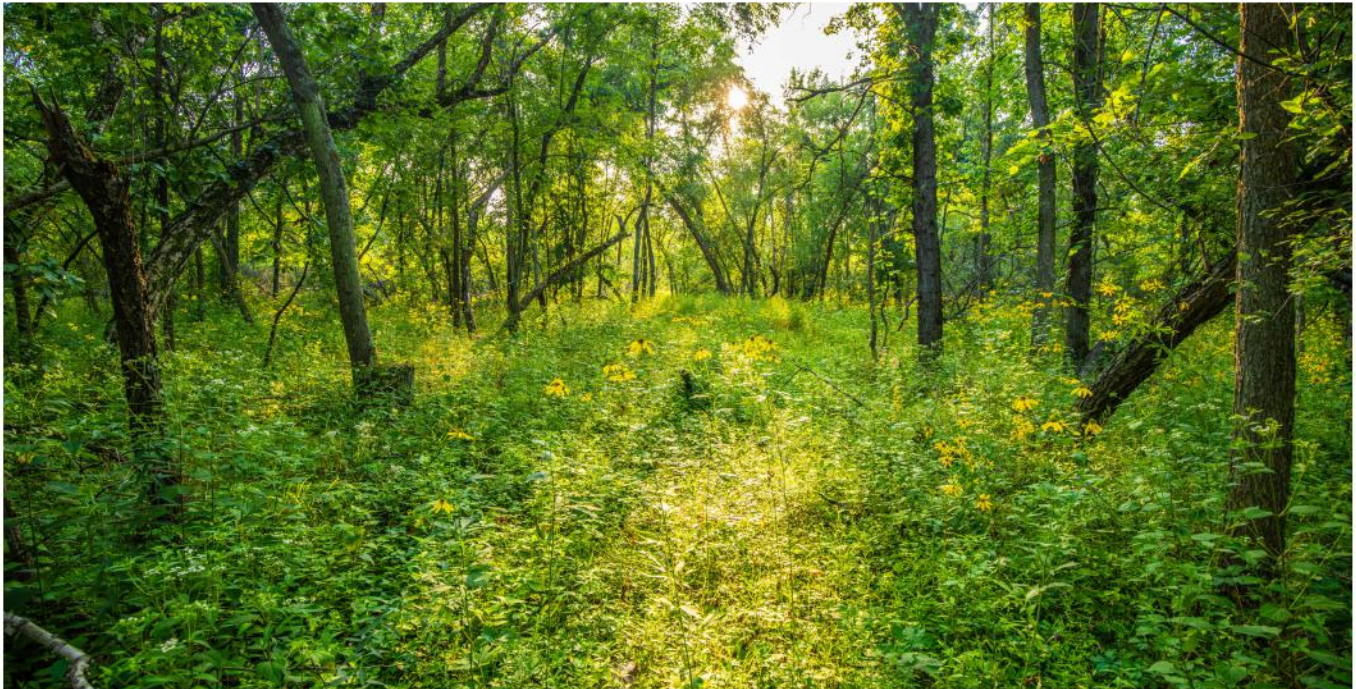


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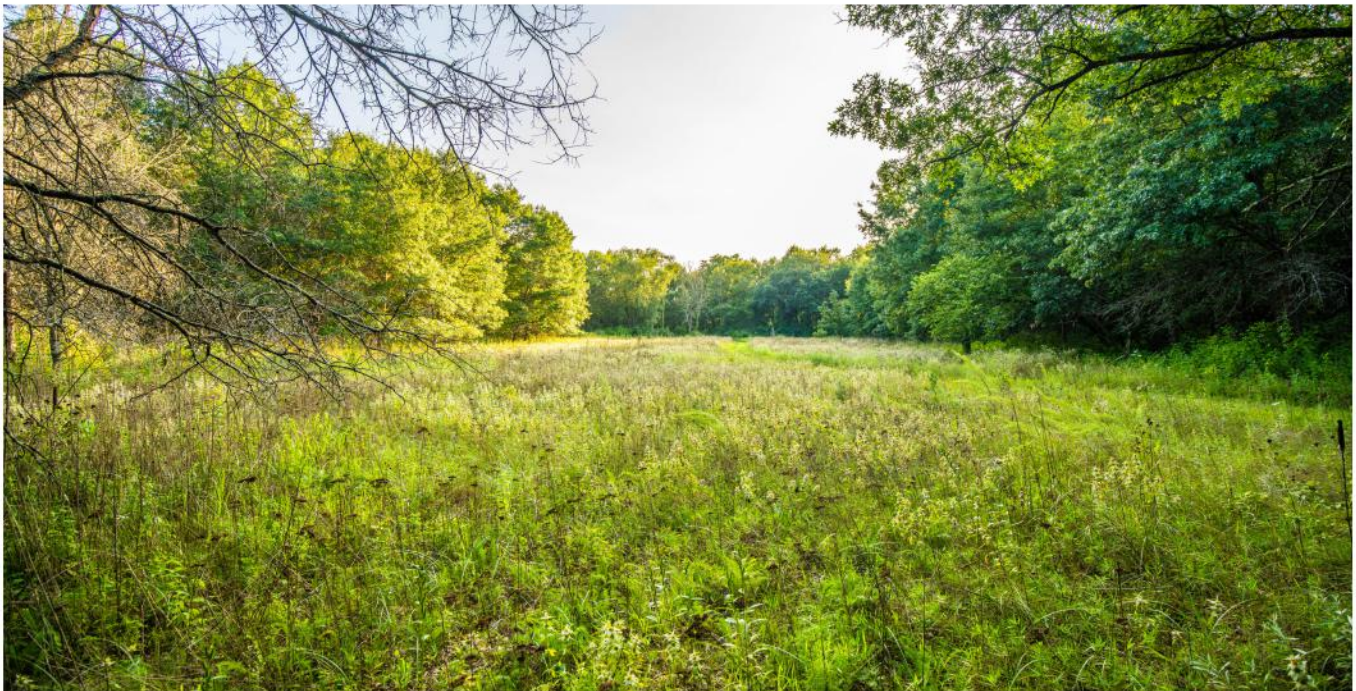


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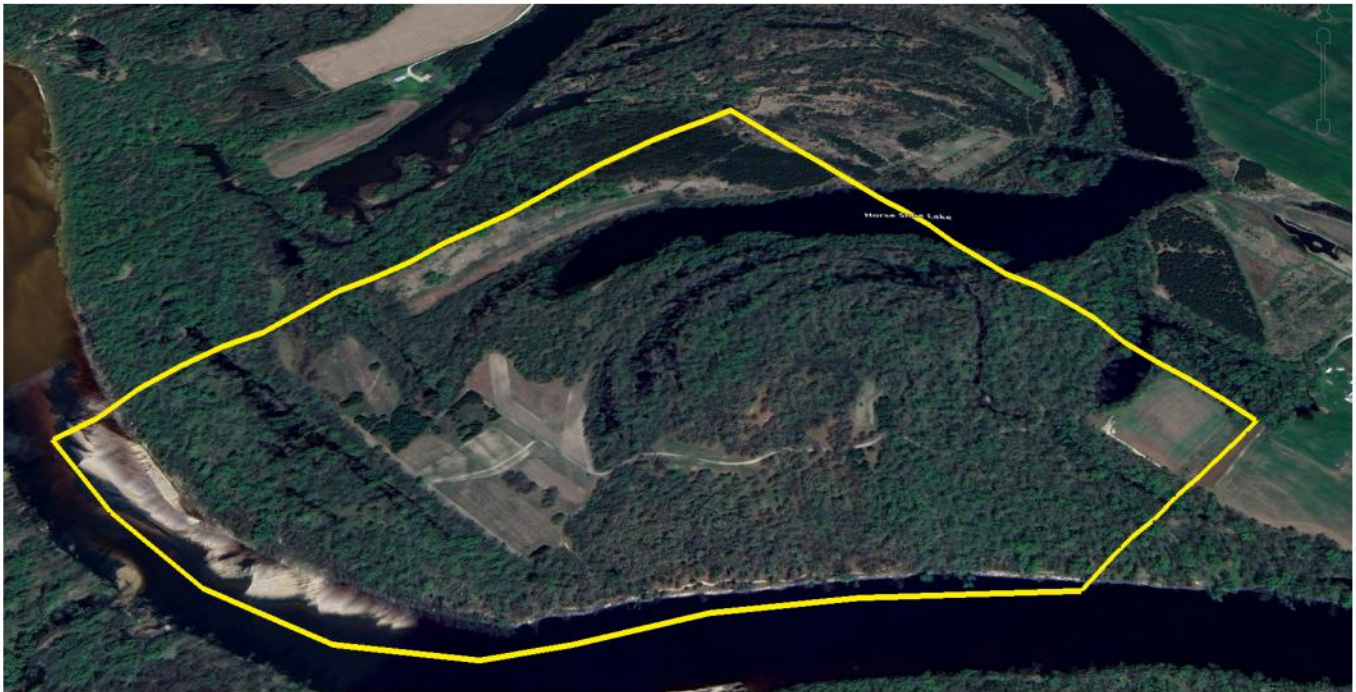


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LUCAS MESTAD

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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