

West Fork Kickapoo River Farm
County Rd S
Viola, WI 54664

\$522,000
90± Acres
Vernon County



West Fork Kickapoo River Farm
Viola, WI / Vernon County

SUMMARY

Address

County Rd S

City, State Zip

Viola, WI 54664

County

Vernon County

Type

Undeveloped Land, Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

43.5119 / -90.7361

Acreage

90

Price

\$522,000

Property Website

<https://arrowheadlandcompany.com/property/west-fork-kickapoo-river-farm/vernon/wisconsin/101949/>



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PROPERTY DESCRIPTION

Introducing the West Fork Kickapoo River Farm, an exceptional 90 +/- acre hunting and recreational property in Vernon County, Wisconsin, thoughtfully managed and primed for serious outdoorsmen! Offering nearly a mile of frontage along the West Fork Kickapoo River, a Class 2 trout stream, this property offers outstanding fishing opportunities, while the nearby Class 1 Bishop Branch provides additional fishing appeal just a short walk away. Ideally located only 15 +/- minutes from Viroqua and 5 +/- minutes from Viola, the farm combines accessibility with seclusion. Vernon County itself is nationally recognized for trophy whitetail potential, ranking #14 in the United States with 54 Boone & Crockett entries, and this tract lives up to that reputation with established food plots, well-maintained trail systems, and thick river-bottom habitat that consistently holds deer throughout the season. The property is further set up with three Redneck deer blinds set on 10-foot towers, offering strategic vantage points for hunting. With access from both County Highway S and Willow Road, ease of entry is a major advantage. The diverse landscape also supports excellent waterfowl habitat, making it a well-rounded destination for a variety of outdoor pursuits. Protected under a conservation easement through the Wetland Reserve Program, the land remains unbuildable due to its floodplain designation; however, there is potential to acquire an adjoining buildable site, offering flexibility for those looking to establish a nearby home base. The West Fork Kickapoo River River is truly a gem when it comes to a hunting property. Whether you are looking to chase giant Wisconsin whitetails, hunt waterfowl, or spend your time fishing, this well-rounded farm delivers! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Billy Kellogg at [\(608\) 639-0155](tel:6086390155).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

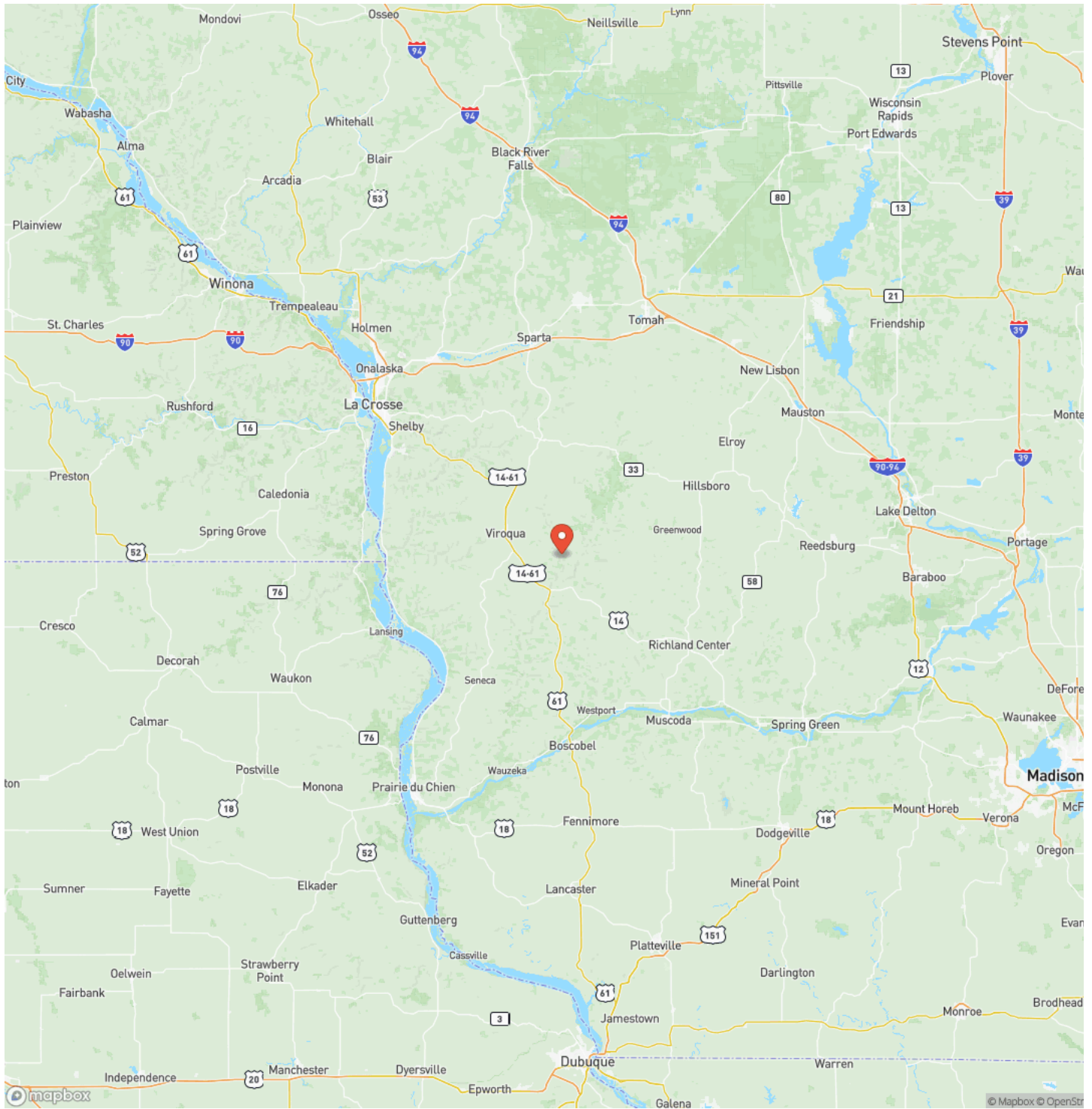
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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