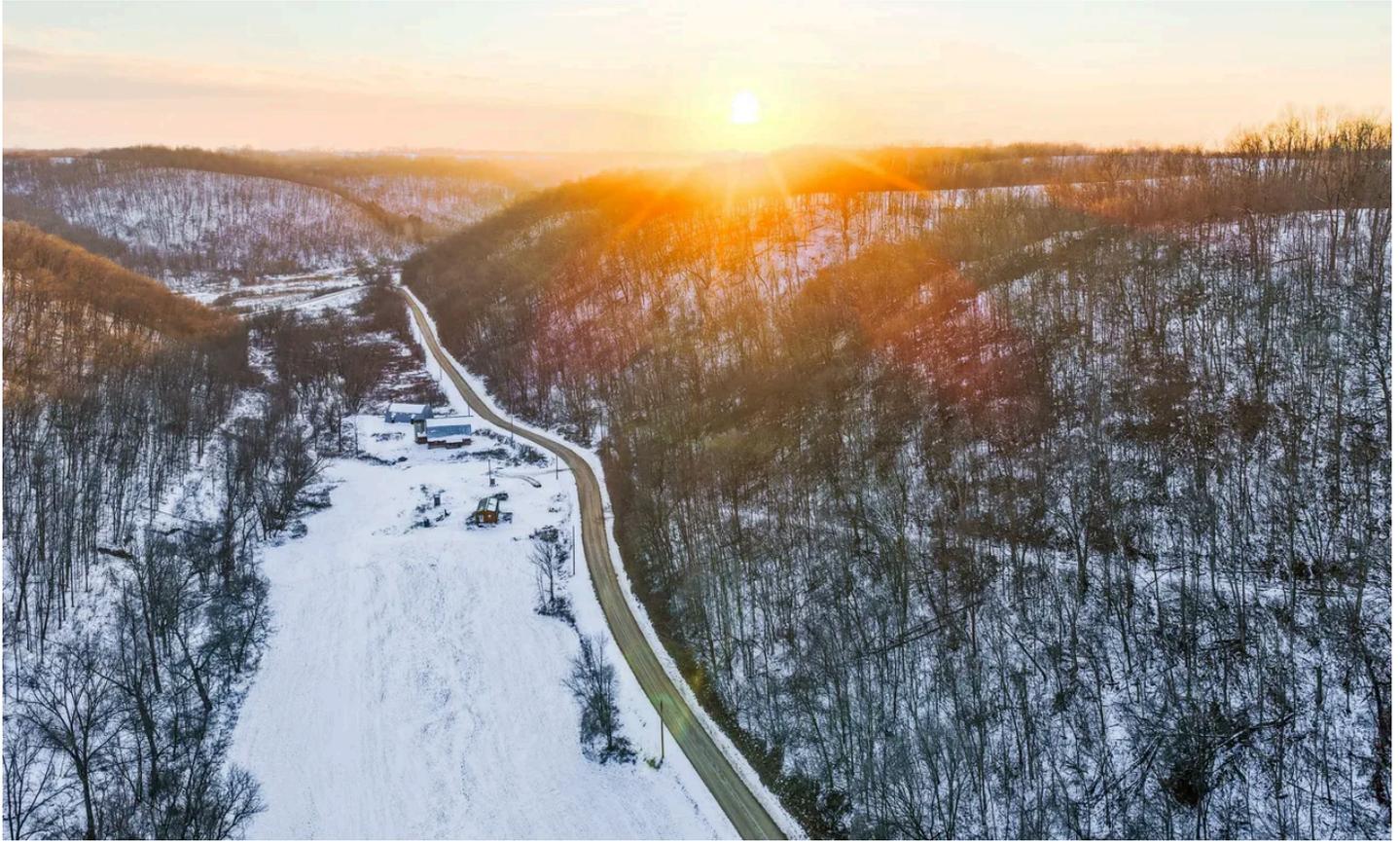


Elk Hollow Recreational Farm
16777 Elk Hollow Drive
Viola, WI 54664

\$895,000
102± Acres
Richland County



Elk Hollow Recreational Farm
Viola, WI / Richland County

SUMMARY

Address

16777 Elk Hollow Drive

City, State Zip

Viola, WI 54664

County

Richland County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

43.455217 / -90.638407

Acreage

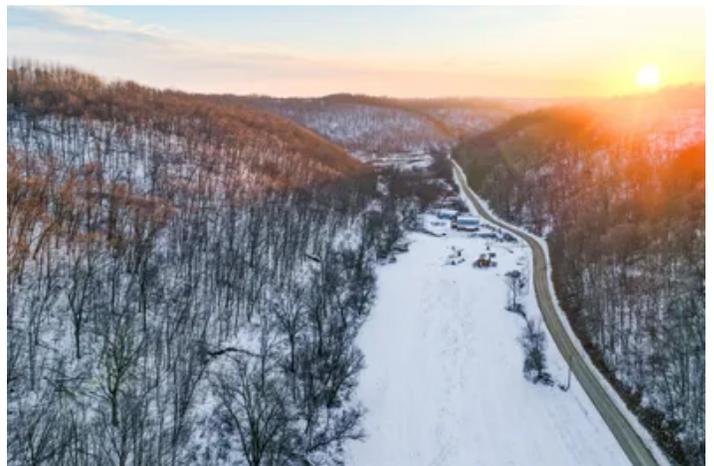
102

Price

\$895,000

Property Website

<https://arrowheadlandcompany.com/property/elk-hollow-recreational-farm/richland/wisconsin/100113/>



Elk Hollow Recreational Farm Viola, WI / Richland County

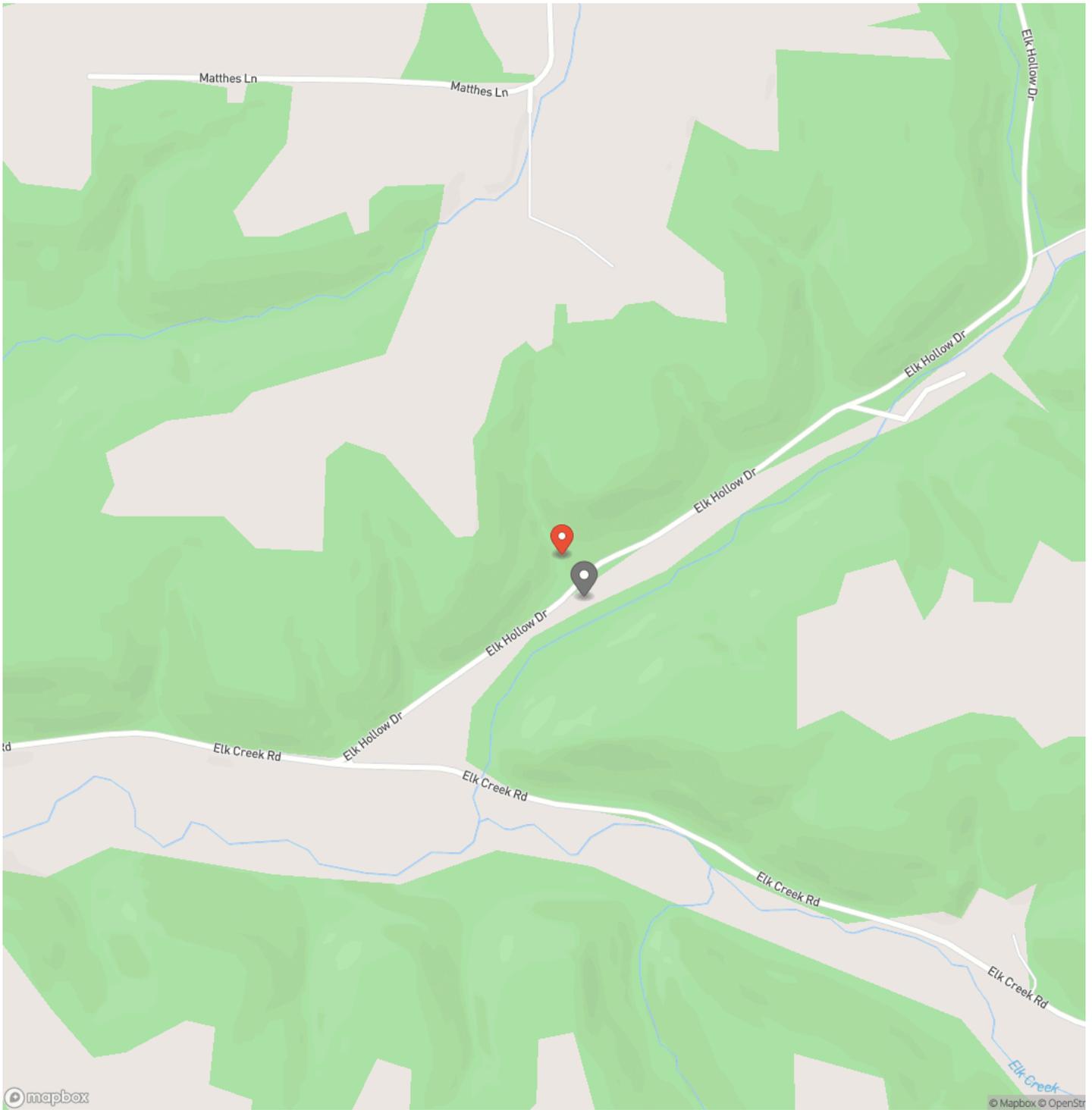
PROPERTY DESCRIPTION

Introducing the Elk Hollow Recreational Farm, 102± acres in the renowned Driftless Region of Richland County, Wisconsin, where rolling timbered ridges meet agricultural valleys and spring-fed trout streams! Located on a quiet gravel road with minimal traffic, this property offers exceptional privacy, diverse habitat, and year-round recreational opportunity. Fully accessible hill roads wind throughout the property, providing easy access to every corner of the land. The landscape features stunning timber ridges surrounded by neighboring ag fields. Having this creates an ideal combination for growing and holding mature wildlife! Richland County is nationally recognized, ranking 18th in the U.S. for Boone and Crockett record book entries, and this farm reflects that reputation with trophy whitetail and incredible turkey hunting opportunities. Three established wildlife run-off ponds further enhance habitat and year-round game activity. Within walking distance lies Elk Creek, a Class 1 Trout stream known for its pristine waters and exceptional trout fishing which adds to the recreational opportunities that this area offers! The property includes a cabin, barn, and shed, offering immediate usability as a hunting camp or recreational retreat. There is also an updated well and septic system. A 5 +/- acre field connected to the building site opens the door for future possibilities whether you envision building a new home, developing a short-term rental cabin, establishing a hobby farm, or simply expanding your hunting camp setup. Conveniently located just 15 +/- minutes from Viroqua and 30 +/- minutes from Richland Center, this property combines seclusion with accessibility. Whether you're seeking a premier hunting property, a weekend escape, or a long-term investment in one of Wisconsin's most sought-after regions, this 102 +/- acre tract offers the rare blend of habitat, improvements, and location that today's buyers demand. 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.

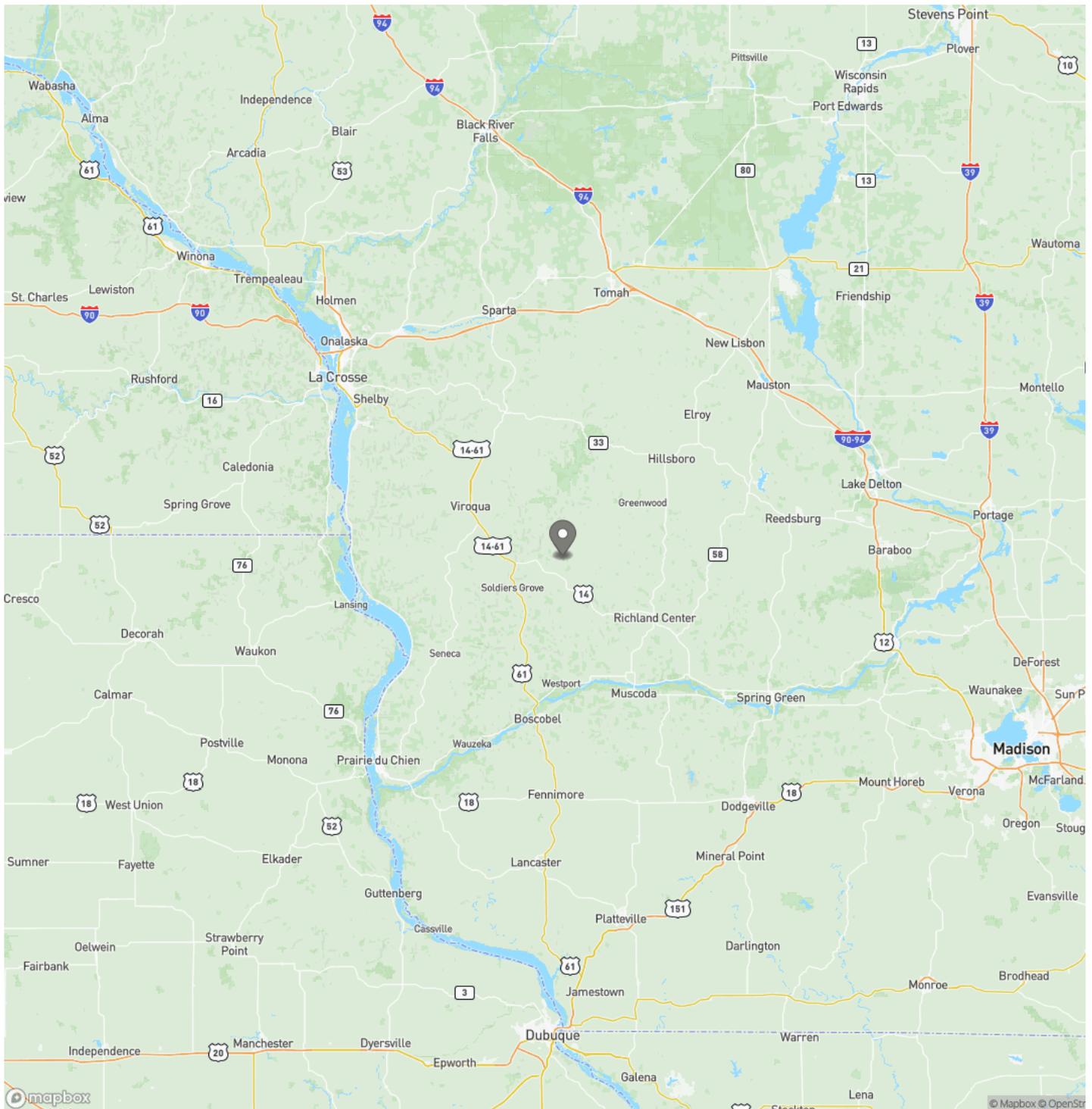
**Elk Hollow Recreational Farm
Viola, WI / Richland County**



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

