

Ridge Top Hunting Paradise
Glass Road
Readstown, WI 54652

\$1,999,999
190.38± Acres
Vernon County



Ridge Top Hunting Paradise
Readstown, WI / Vernon County

SUMMARY

Address

Glass Road

City, State Zip

Readstown, WI 54652

County

Vernon County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Farms

Latitude / Longitude

43.476321 / -90.776106

Acreage

190.38

Price

\$1,999,999

Property Website

<https://arrowheadlandcompany.com/property/ridge-top-hunting-paradise/vernon/wisconsin/100377/>

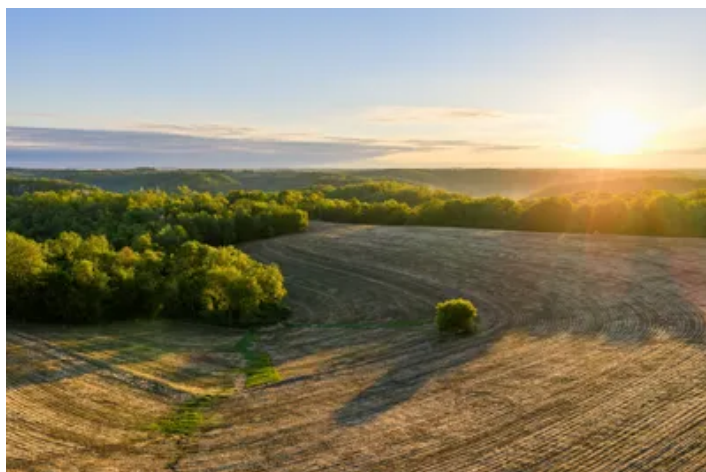
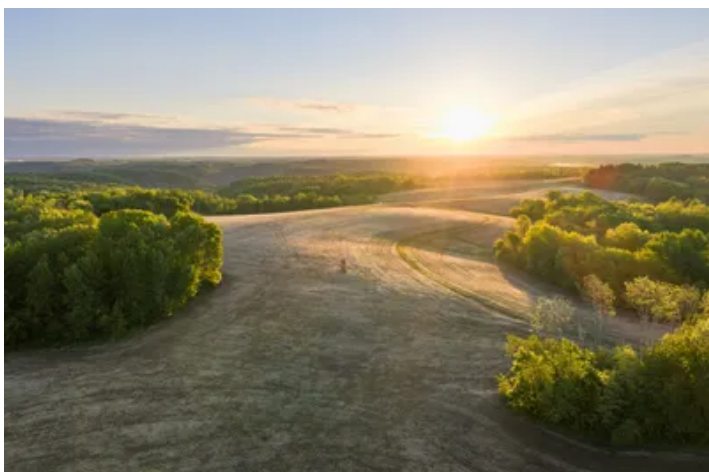
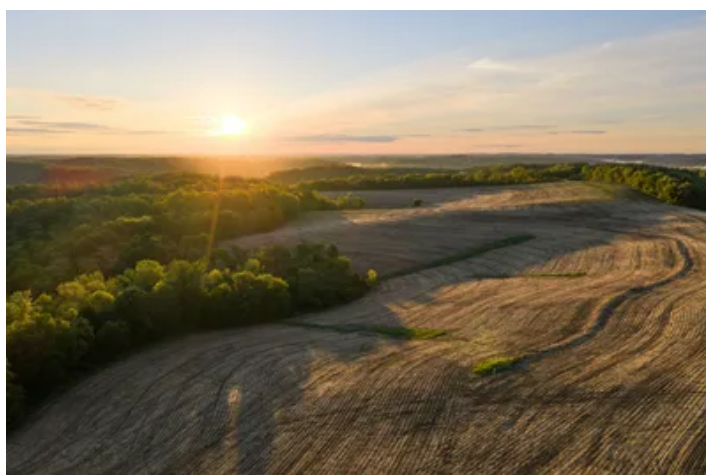


PROPERTY DESCRIPTION

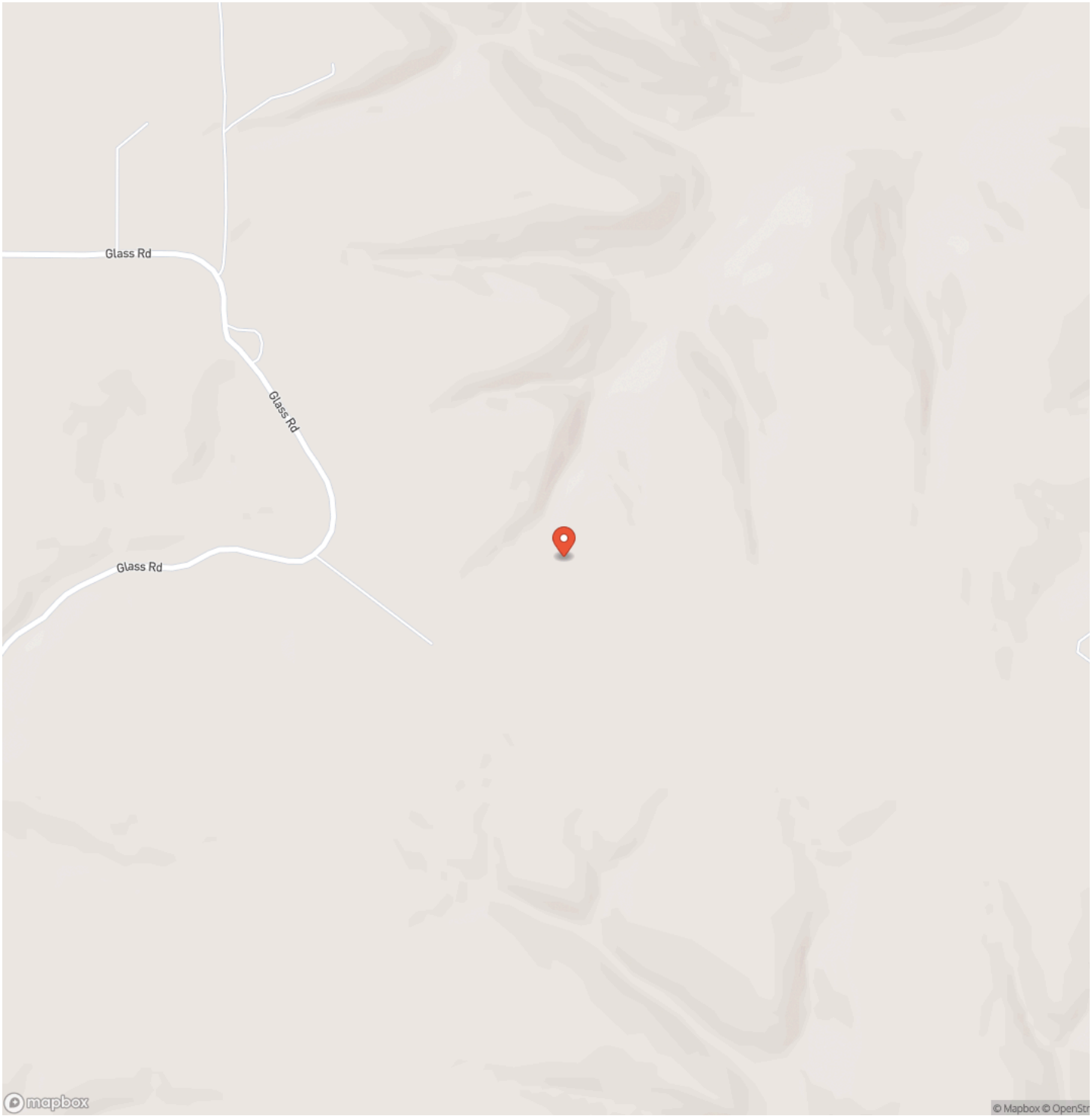
If you have been in the market for an amazing hunting farm in the heart of Wisconsin's Driftless Region, this 190.38 +/- acre timber tract in Vernon County offers the kind of hunting ground serious whitetail and turkey hunters spend years looking for! The property is made up of large blocks of timber with thick natural regrowth on nearly every ridge, creating outstanding bedding cover that holds deer throughout the season. Vernon County is no secret to trophy hunters either! The county is ranked #14 among all U.S. counties for Boone & Crockett whitetail entries, and properties like this are a big reason why! A network of multiple established hill roads winds through the farm, making ATV/UTV access easy for quietly slipping into stands, checking cameras, or retrieving game. The terrain lays out perfectly for hunting, with natural funnels, ridge tops, and transitions that make ideal stand locations. Scattered across the property you'll find wild apple trees and pockets of white oak, providing dependable natural food sources that keep deer and other wildlife close. In addition, the farm offers four potential established food plot locations totaling approximately 4.75 +/- acres, giving you plenty of opportunity to plant destination plots or strategic kill plots to enhance an already strong habitat. The wild turkey population is equally impressive, with birds regularly using the ridges and timber openings. While touring the property at sunrise, gobblers were striking off every second sending echoes through the timber! In addition to the recreational possibilities, there are over 90 +/- acres of tillable that is currently planted to corn. Having this much tillable on the property creates a deer magnet and also a potential return on your investment! If sold before harvest, the sellers have the rights to harvest the crops. Despite its secluded feel, the property is conveniently located just 5 +/- minutes from Readstown and only 15 +/- minutes from Viroqua for supplies, dining, and lodging. For anglers, the property sits just 2.25 +/- miles from Reads Creek, a Class 1 trout stream known for its excellent fishing and miles of public access. If you've been searching for a true Driftless Region hunting property with strong habitat, proven genetics, and excellent access, this 190.38 +/- acre Vernon County farm deserves a hard look! Properties with this combination of cover, food, access, and location rarely come available so take advantage of this great opportunity to own this stellar hunting farm! The Northwest 40 +/- acres is in the MFL Program and is valid until 12-31-2042. Zero maintenance and no mandatory work required. 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.

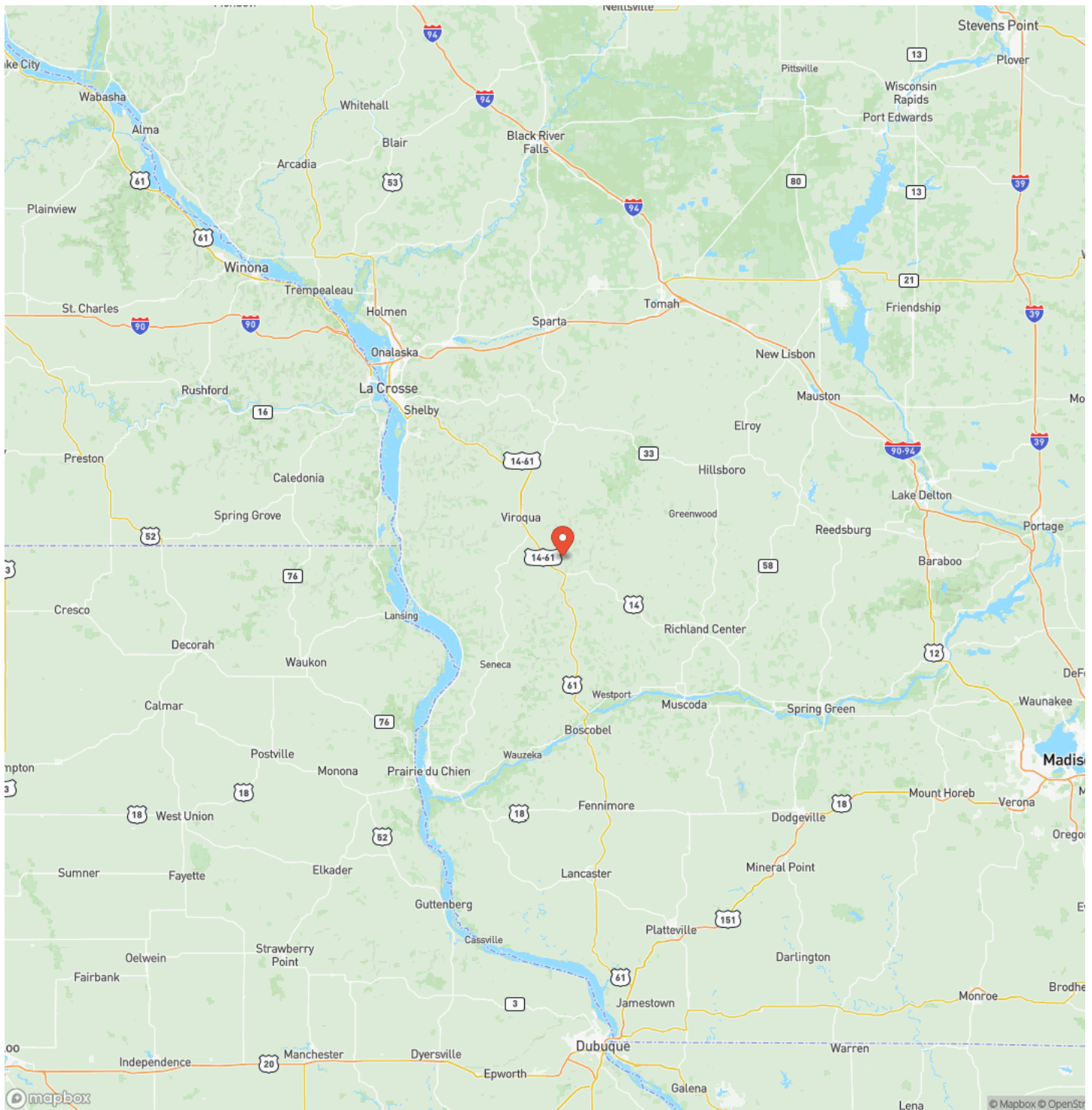
Ridge Top Hunting Paradise
Readstown, WI / Vernon County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Billy Kellogg

Mobile

(608) 639-0155

Email

billy.kellogg@arrowheadlandcompany.com

Address

City / State / Zip

Viola, WI 54664

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

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.

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