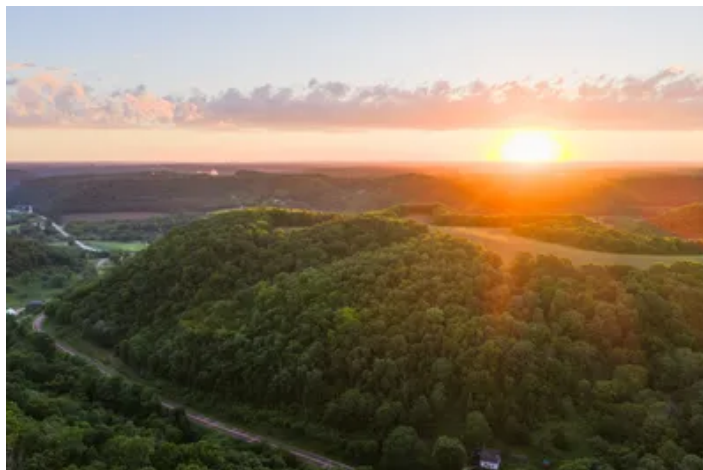


Driftless Timber Ridge Farm
00 County Road I
Viola, WI 54664

\$215,000
25± Acres
Richland County



Driftless Timber Ridge Farm
Viola, WI / Richland County

SUMMARY

Address

00 County Road I

City, State Zip

Viola, WI 54664

County

Richland County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

43.4757 / -90.68105

Acreage

25

Price

\$215,000

Property Website

<https://arrowheadlandcompany.com/property/driftless-timber-ridge-farm-richland-wisconsin/110577/>

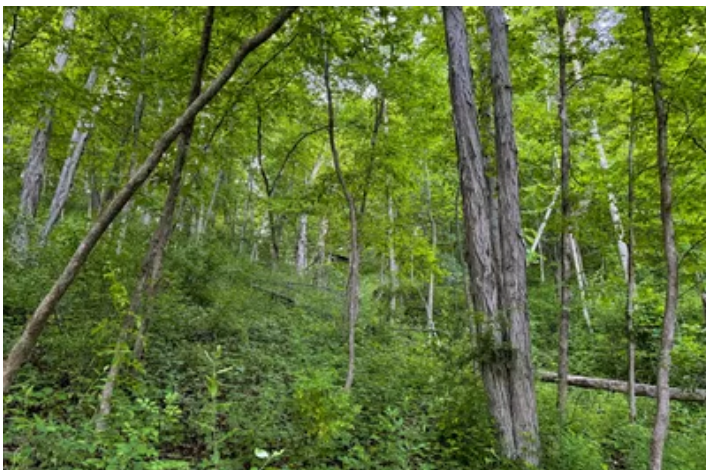


PROPERTY DESCRIPTION

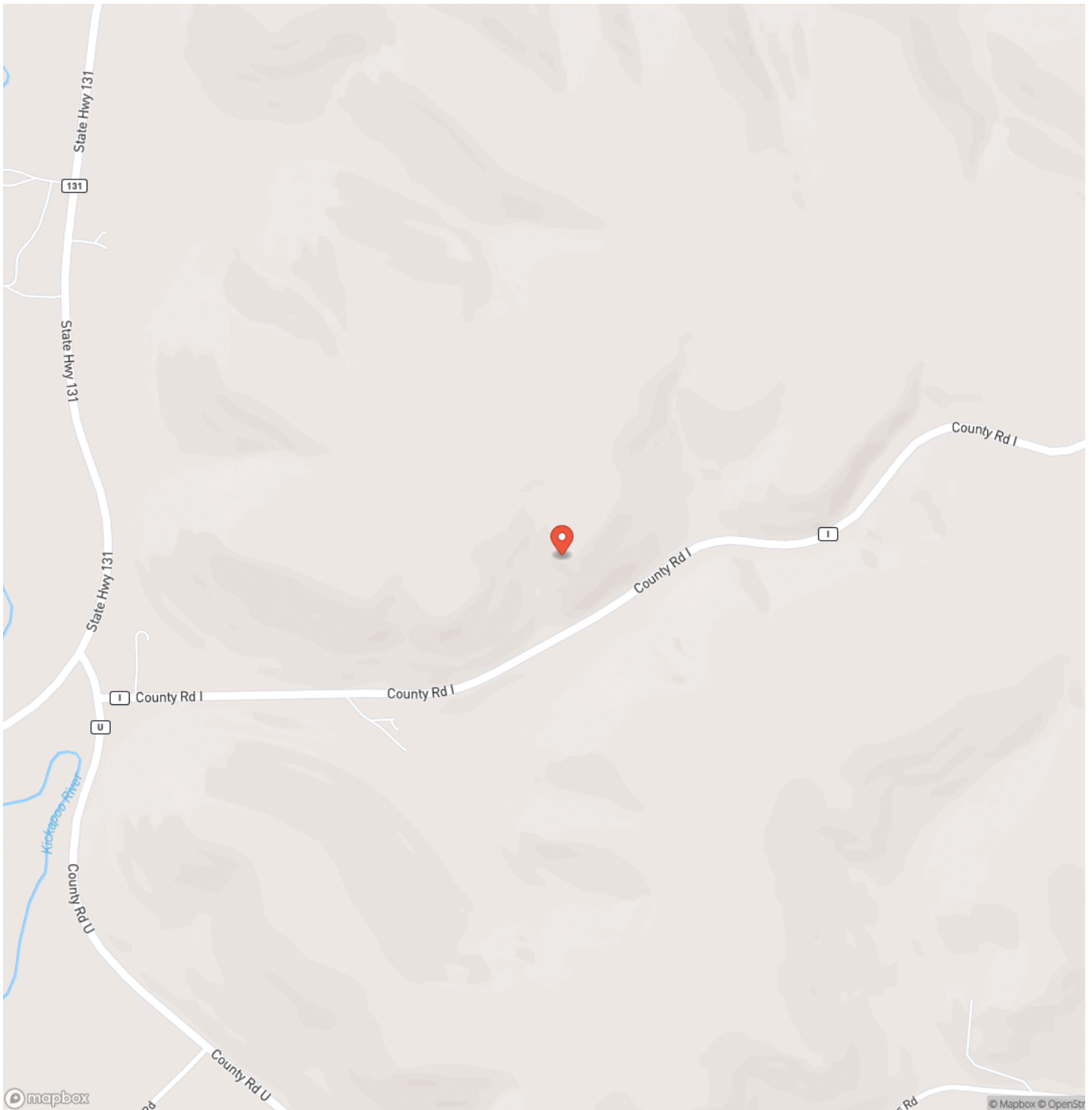
Introducing an exceptional 25 +/- acre tract located in Vernon County, Wisconsin, presenting proven whitetail habitat and build potential all in a beautiful location! This property is the type of small acreage parcel that serious deer hunters are always looking for; a tract with the right ingredients to consistently grow and hold mature deer! The property features a strong timber ridge system with a diverse mix of mature oak and hickory timber, providing both quality food sources and travel corridors throughout the property. Thick cedar points and secluded bedding pockets create the kind of security cover that mature whitetails seek. With the surrounding terrain, timber structure, and neighboring habitat, this property offers excellent opportunities to hunt strategically throughout the season. Vernon County is well known among serious deer hunters and currently ranks #14 in the nation for Boone and Crockett whitetail entries, with 54 recorded entries. The quality of deer genetics in this area, combined with strong land management practices from surrounding landowners, makes this a tremendous location for anyone looking to own a manageable hunting property with long-term potential. The neighboring parcels are made up of quality deer management-minded owners who share a similar passion for maintaining and improving the local deer herd. Beyond the hunting opportunities, this property offers an excellent location for a future build site. The potential homesite is conveniently located off County Highway I, with overhead power available at the road. The property is fenced and provides a quiet, secluded setting while still being easily accessible. You are only approximately 5 +/- minutes from Viola and around 15 +/- minutes from Viroqua, giving you quick access to town while maintaining the rural feeling that makes southwest Wisconsin so desirable. This land has been proudly owned by a three-generation family farm, adding to the history and character of the property. Whether you are looking for a dedicated hunting farm, a place to build your dream home, or an investment in one of Wisconsin's premier whitetail regions, this Vernon County tract offers a rare opportunity to own a piece of the Driftless Area! The listing agent has immediate relation with the seller. Survey to be completed after offer. 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.

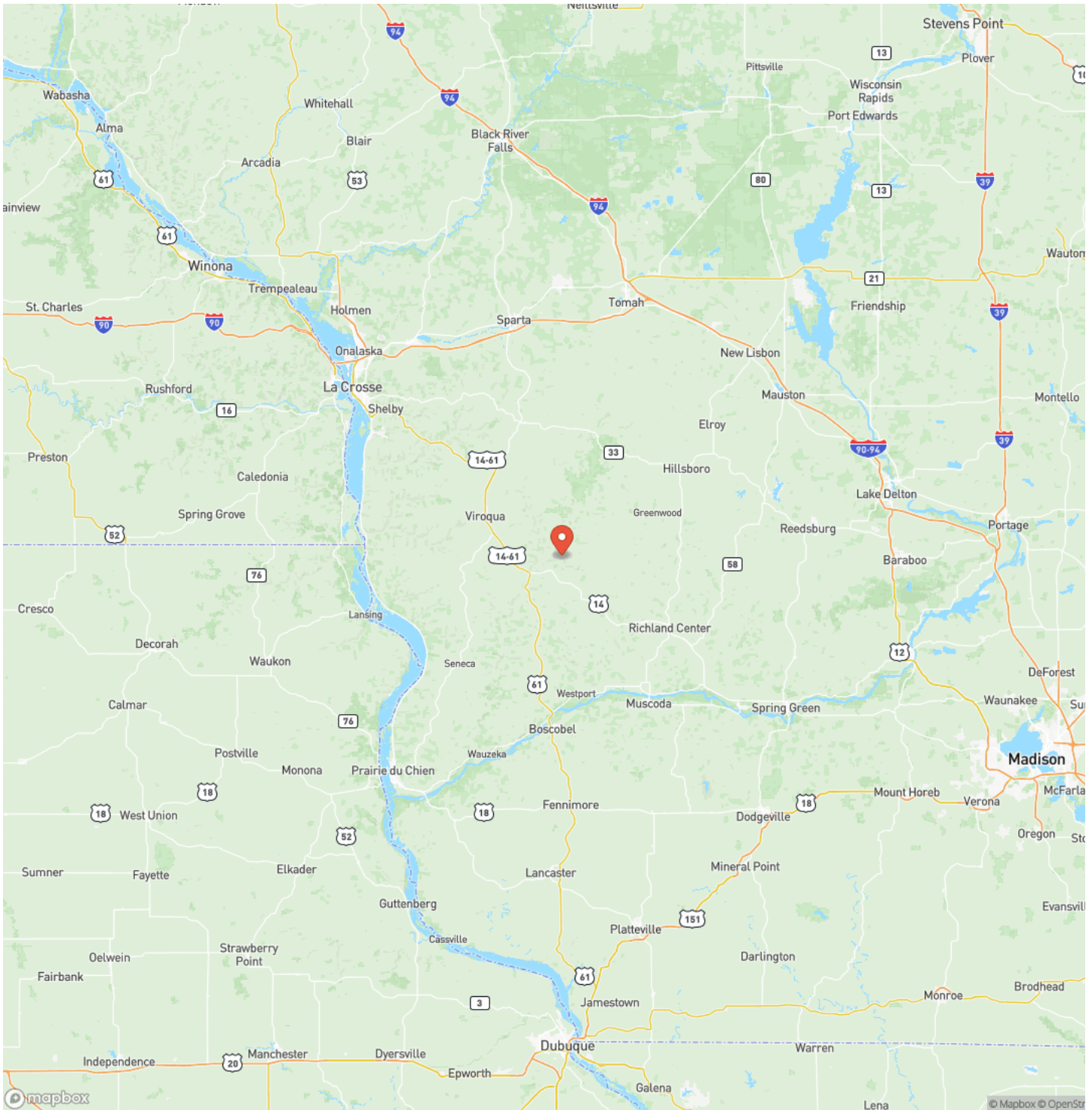
Driftless Timber Ridge Farm
Viola, WI / Richland County



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 full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<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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