



**HIGH
POINT**
LAND COMPANY

HighPointLandCompany.com

177+/- Acres
Trempealeau County
Hale Township



High Point Land Company
159 N Shore Drive Fountain City, WI 54629

Property Photos



Property Photos



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Listing Summary

177+/- Acres Trempealeau County

Located in Trempealeau County, Wisconsin sits this breathtaking country home overlooking 177 acres of pristine recreational ground. This farm offers every type of habitat you could want for wildlife, with hardwood timber, big and future pine timber, CRP, and thick, beautiful new growth timber in the clear cut areas. The different timber that this farm offers makes for a year round sanctuary for deer, turkey, bear, grouse and pheasants. There is water spread throughout the entire property with 2 ponds and a spring running through the east part of the property. There are countless food plot locations that will let your imagination run wild for how to set up this farm.

The house is a 4 bed 3 bath ranch style home with a 2 car garage, 3 season porch, deck and walkout basement overlooking this beautiful property. The kitchen is stunning with hardwood floors and gorgeous hickory cabinets. The large living room is a great place to entertain with a wood burning fireplace. The barn style garage is a great place to store your toys and the upstairs has plenty of storage and would make a great man cave.

There is owned access from the northeast corner of the property and an additional easement from the south west corner of the property for great hunting access with different wind directions. There is an unbelievable, well maintained trail system running throughout the property. There is 94.51 acres enrolled in Closed Managed Forest Land for a great tax benefit and 50.1 acres enrolled in CRP for an annual income of \$4614. The future habitat potential for this farm is second to none and the holding capacity is incredible.

For more information on this dream farm or to set up a private showing, contact Land Specialist Lucas Mestad at 507-696-6228 or at Lucas@Highpointlandcompany.com.

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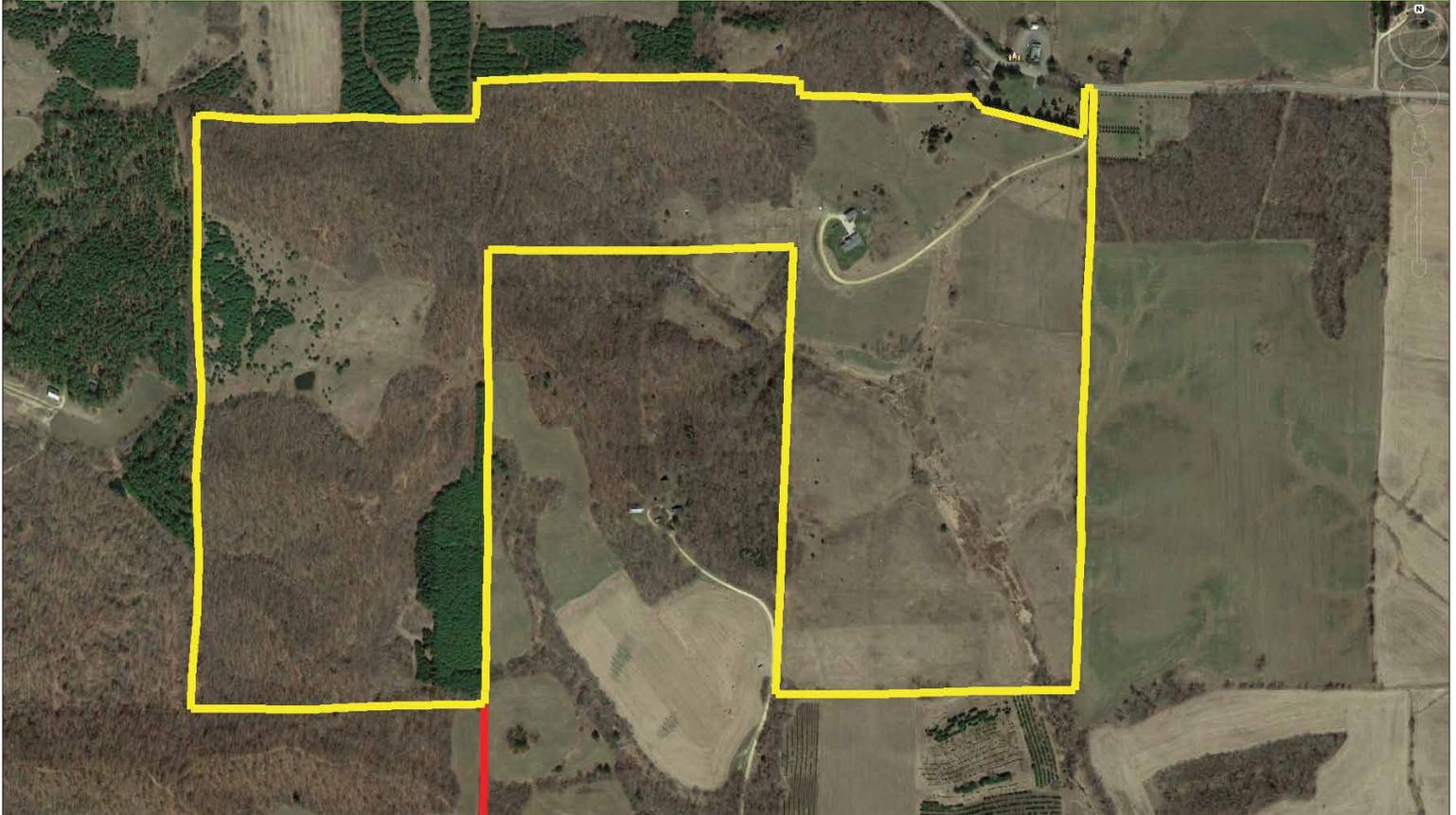
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“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

CONTACT LAND AGENT:

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