



**HIGH  
POINT**

LAND COMPANY

HighPointLandCompany.com

**1,000+/- Acres  
Price County, WI  
Ogema Township**



**High Point Land Company**

**159 N Shore Drive Fountain City, WI 54629**

# Property Photos



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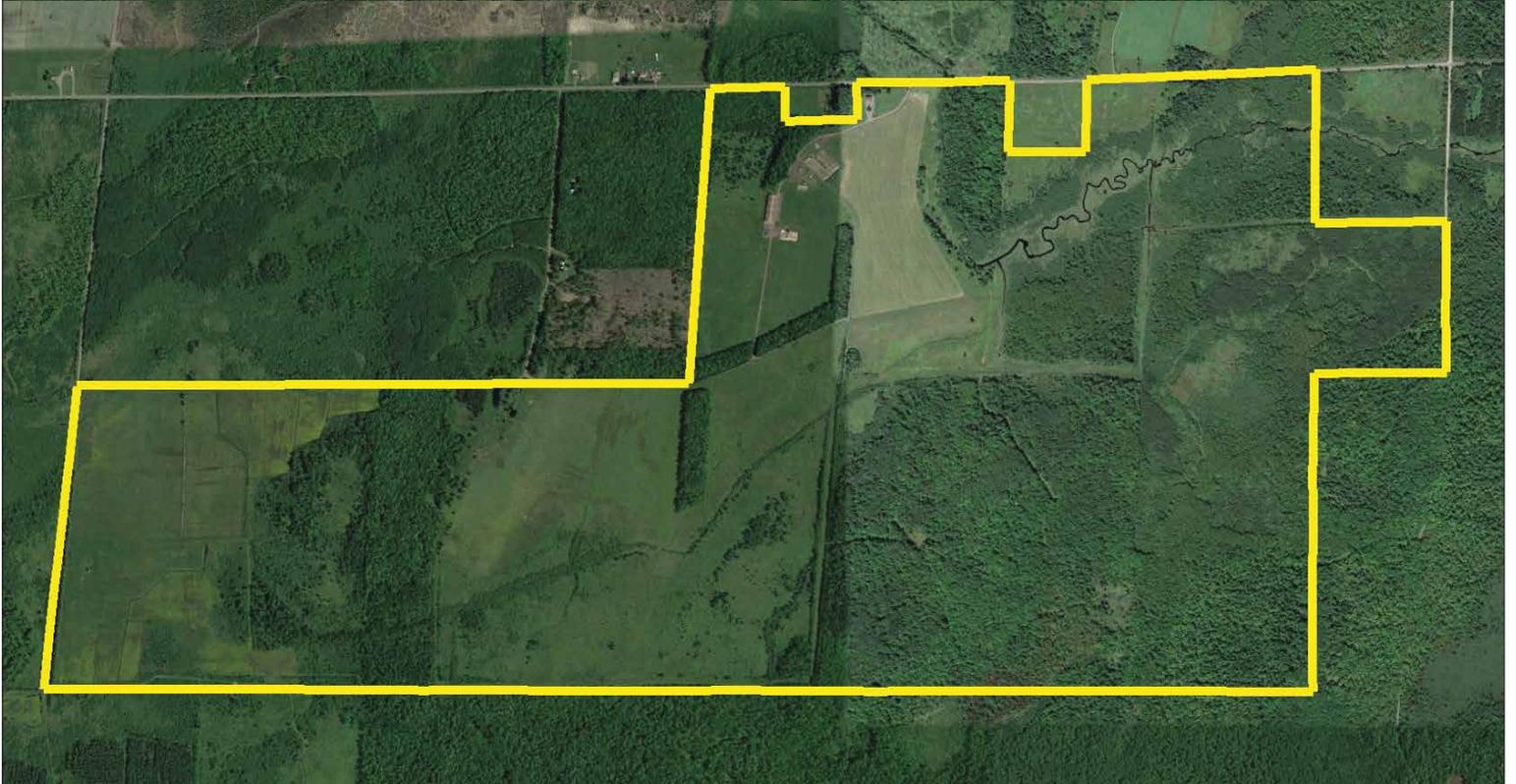
# Property Photos



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# Aerial Map



# Listing Summary

## **1,000+/- Acres (270+/- Tillable Acres) Price County — Ogema Township**

Major contiguous land offering! Located on approximately 1000+/- contiguous acres of pristine, diverse habitat in Price County, Wisconsin. As you enter you will notice a large tillable field on your left covered in deer trails. This open agriculture field not only produces quality forage or land rental income but is important to holding good numbers of deer and turkey throughout the entire year. With substantial high quality improvements this property truly brings out the best that land has to offer and is heaven in the north woods. The vast road system throughout this property is very well kept and includes many culverts and bridges to minimize annual maintenance. These roads also make for great ATV/UTV/snowmobiling trails on your own private property. The ranch is conveniently located 10 minutes southeast of Ogema, Wisconsin and 19 minutes from the Prentice Airport. Offering great habitat diversity to hold a variety of wild game; the large tillable fields offer a year round food source to help sustain a healthy population of whitetail deer, turkeys, bear and grouse. There are large stands of diversified timber including new growth from past clear cuts and a recent clear cut creating great forage and year round bedding in many stages. The current owners have harvested 140"-160" class whitetail deer in the past and with countless available food plot locations you have the opportunity to separate and hold multiple mature deer year after year on this property. The turkey population on the ranch is also plentiful and during a recent tour of the property there was a flock of 22 toms counted. The scenic Little Mondeaux Creek runs through the heart of the property and is a great water source for wildlife. The spacious 4 bedroom 4 bathroom ranch home is a fantastic place to entertain friends and family while enjoying the endless opportunities this ranch has to offer. The interior boasts a Viking range in the kitchen, bar with a commercial walk in cooler, and the main floor has a large floor plan to entertain large numbers of guests. A large 240'x60' steel building stands down the black top driveway and is partially heated with running hot water. This building will hold all the equipment and toys to maintain and enjoy this hidden north woods gem. There is also a newly built Artificial Insemination building that the current owners would be willing to maintain and lease after the sale for additional income. There are also 4 wells that serve the property for great access to good water volume. Being in the north woods, there are countless lakes a short drive a way for open water fishing, ice fishing, boating, canoeing and other water activities. The property is truly a gem of the north woods and would be a great place to share countless memories with friends and family.

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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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