



358+/- Acres
Jackson County, WI
Northfield Township



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

Property Photos



Property Photos



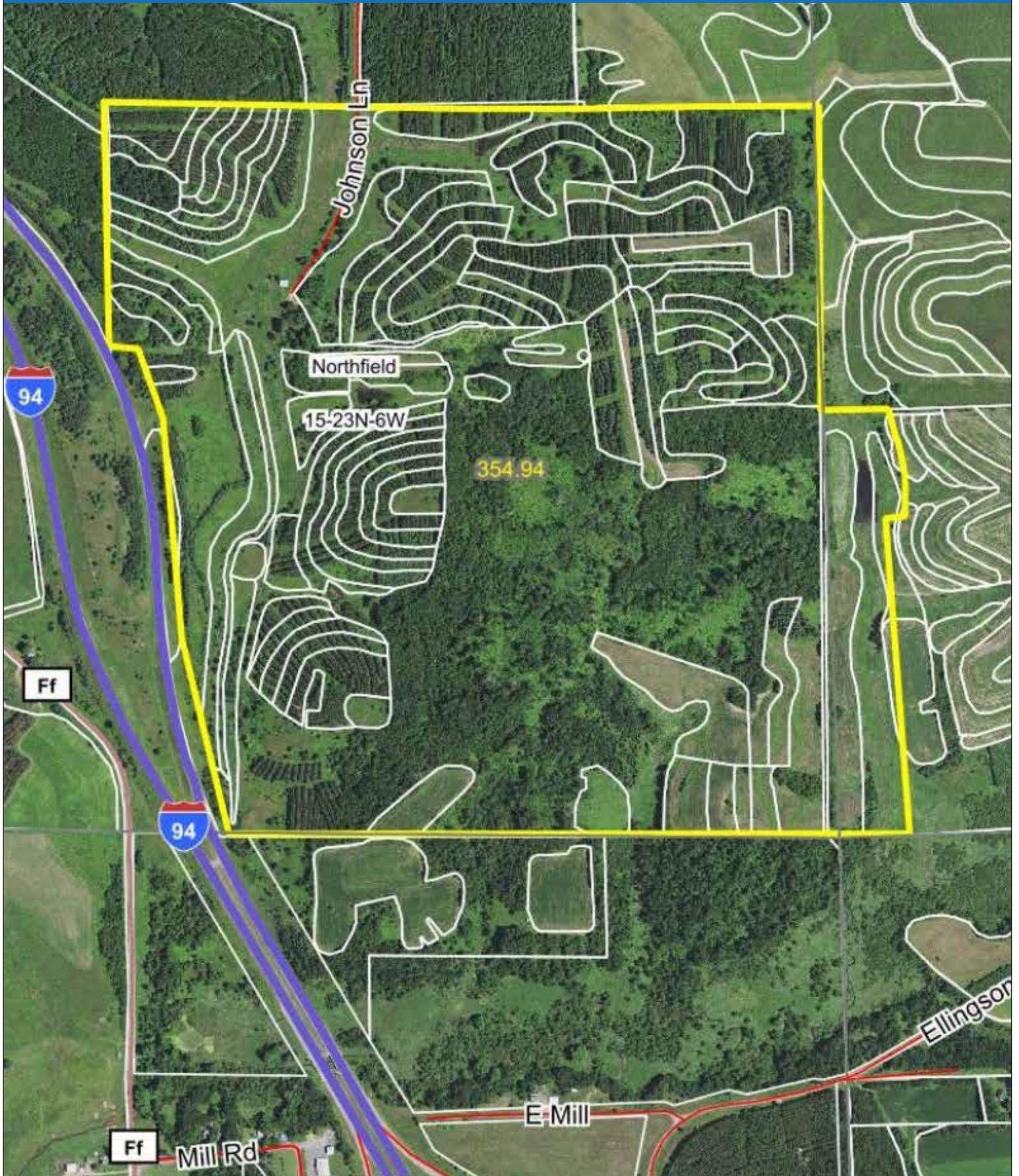
Property Photos



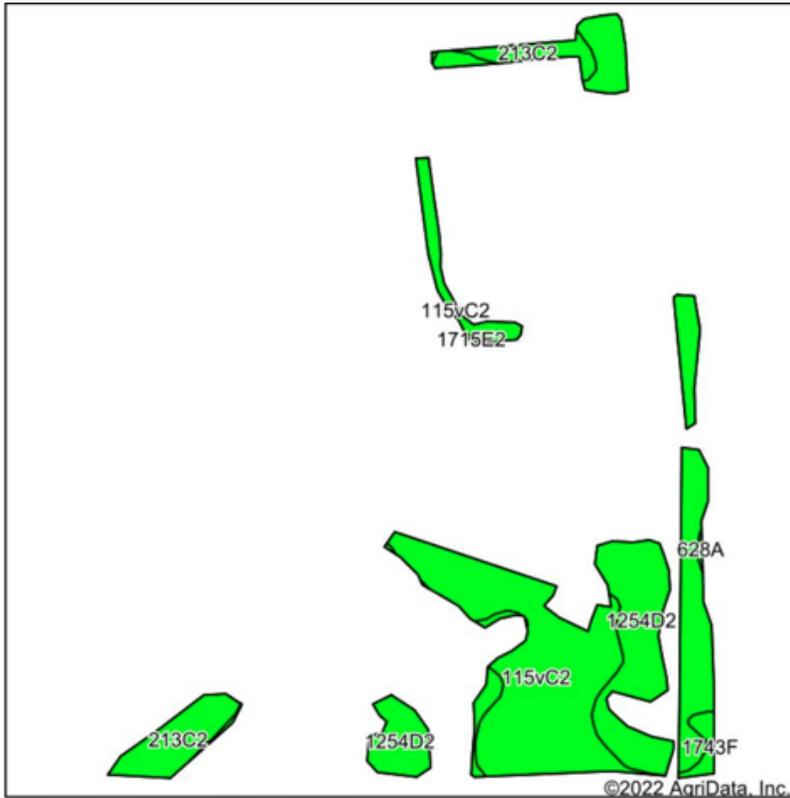
Trail Cam Photos



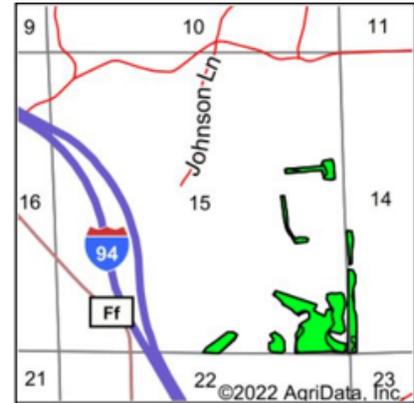
FSA Map



Soil Map



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Jackson**
 Location: **15-23N-6W**
 Township: **Northfield**
 Acres: **31.05**
 Date: **1/19/2022**



HIGH POINT
 LAND COMPANY

Maps Provided By:



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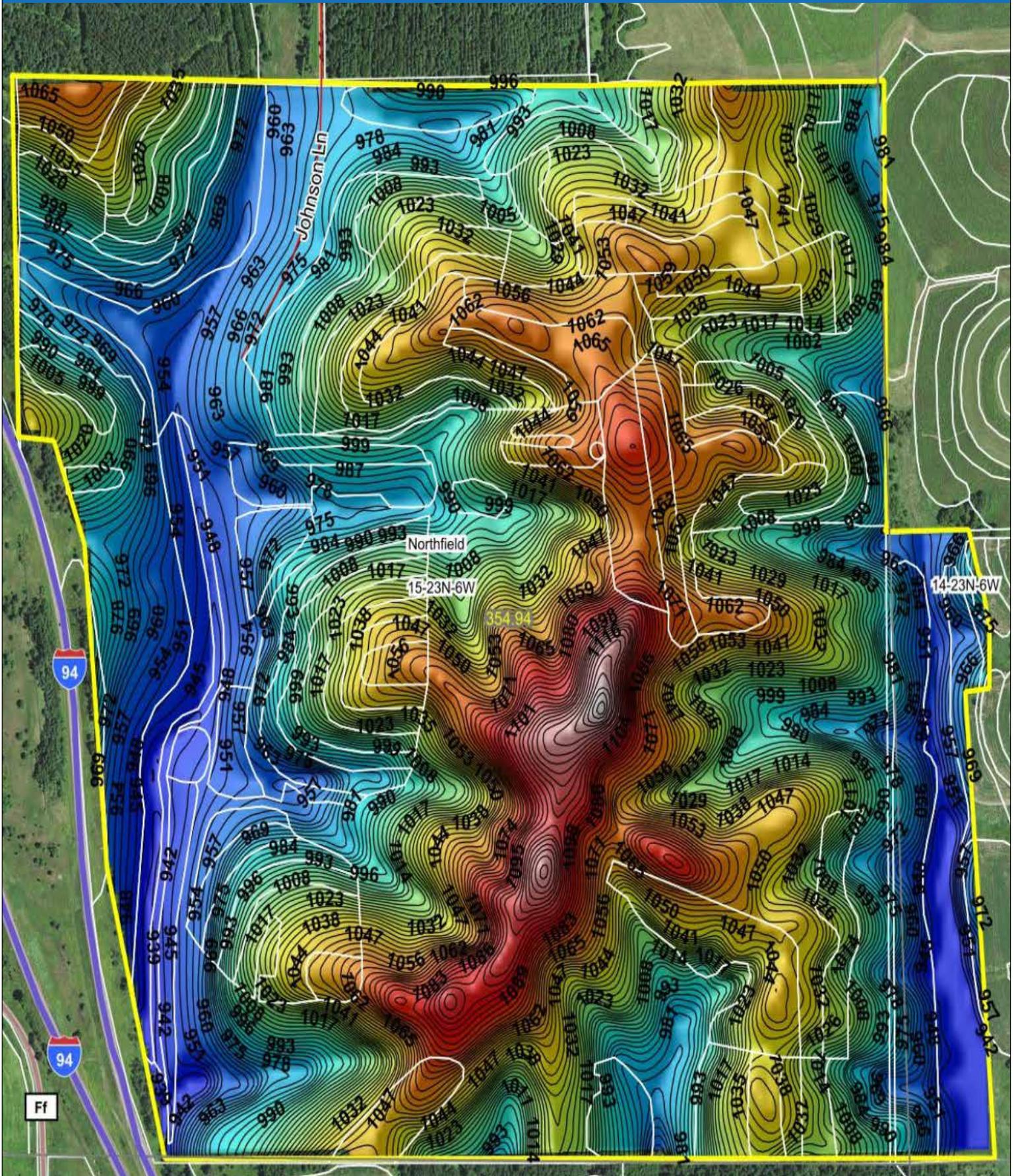
www.AgriDataInc.com



Area Symbol: WI053, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	
1254D2	Norden-Seaton silt loams, 12 to 20 percent slopes, eroded	13.46	43.3%		IVe	105	34	
115vC2	Seaton silt loam, driftless valley, 6 to 12 percent slopes, moderately eroded	12.96	41.7%		IIIe			
213C2	Hixton silt loam, 6 to 12 percent slopes, moderately eroded	3.35	10.8%		IIIe			
1743F	Council-Elevasil-Norden complex, 20 to 45 percent slopes, rocky	1.22	3.9%		VIIIs			
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	0.06	0.2%		IIw			
Weighted Average						3.59	45.5	14.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topo Map



Listing Summary

358+/- Acres Jackson County, WI

Located in Jackson County, WI lies this pristine well diversified 358 +/- acre turn key hunting set up! With miles of trails, 4 ponds, approximately 3,800 feet of creek frontage, mini water holes, several food plot locations, clear cut areas for forbs and forage paired with plantings of red osier dogwood, dozens of apple trees and crab apple trees, strip plantings of red pine, spruce, and fir trees for great thermal bedding, excellent ridge system that makes the property hunt BIG, and being adjacent to big agricultural land, is what an avid deer hunter dreams of and is what separates this property from the rest!

For the avid hunter there is a strong population of deer and turkey as well as opportunities to hunt black bear, pheasant, grouse, and coyotes. For those who enjoy trout fishing, there are multiple trout streams close by; as well as other fishing, boating, and swimming opportunities within 20 miles at the famed Lake Arbutus in Hatfield, WI. For those who enjoy other outdoor recreation activities you can snowshoe, hike, ride side by side or four-wheelers, or go horseback riding on the miles of trails that this property has to offer!

Being located on a dead end road with electric, water, and septic, the opportunity to build your forever home or a vacation rental shall not be ignored. There is also a 3 sided machine shed to store your equipment; and you could potentially build another shed to store all your equipment and toys!

Come walk into a property where all the hard work and sweat equity has been done! With all this property has to offer, and its convenient location to interstate I-94, you'll surely want to call this property yours and experience all that nature has to offer with family and friends to last a lifetime and more! Albert Einstein once said, "Look deep into nature and you will understand everything better."

If you would like to set up a private showing, contact Wisconsin Land Specialist Garrett Halama directly at 715-797-0442 or email Garrett@Highpointlandcompany.com.

*Please respect land owners and no trespassing.

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Fountain City, WI



“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:
Garrett Halama
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Garrett@highpointlandcompany.com

