HIGH POINT LAND COMPANY

HighPointLandCompany.com

75+/- Acres
Iowa County, WI
Hollandale Twp

High Point Land Company

150 N Shore Drive Fountain City, WI

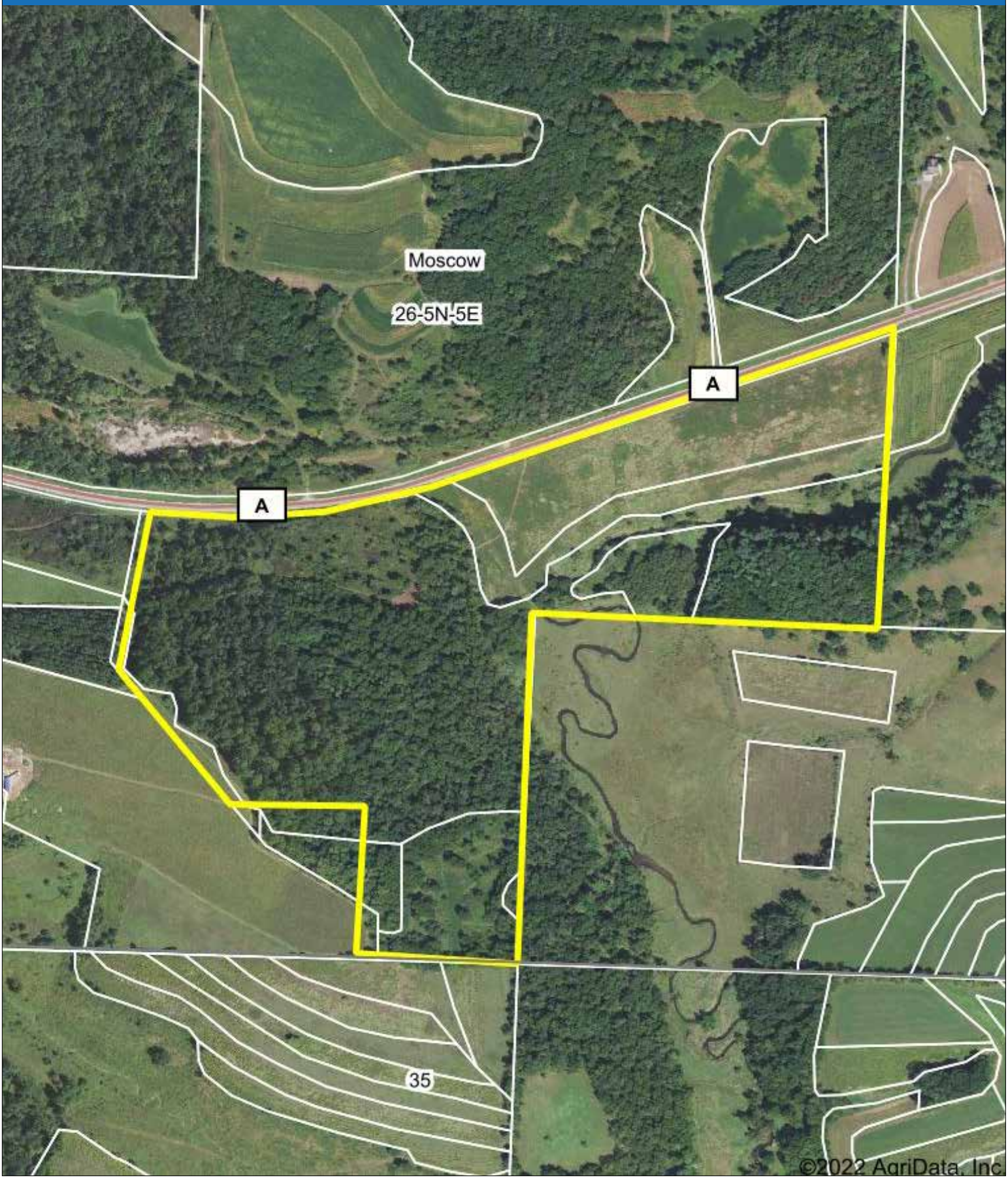
Property Photos

Property Photos

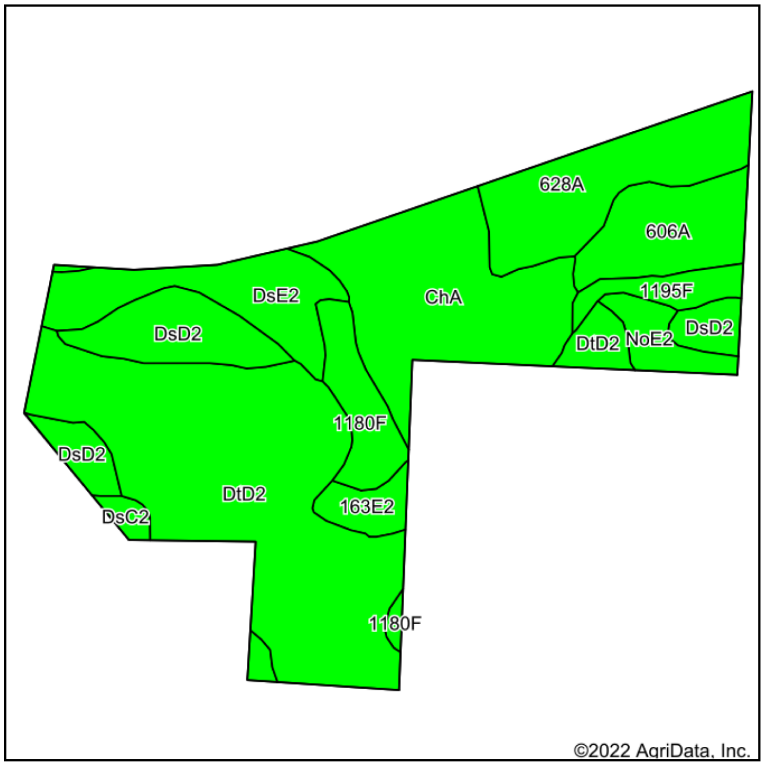
Property Photos

Trail Cam Photos

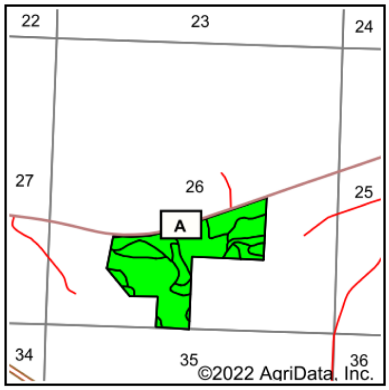
FSA Map



Soil Map



Soils data provided by USDA and NRCS.



State: **Wisconsin**
County: **Iowa**
Location: **26-5N-5E**
Township: **Moscow**
Acres: **72.76**
Date: **5/9/2022**

HIGH POINT LAND COMPANY

Maps Provided By:
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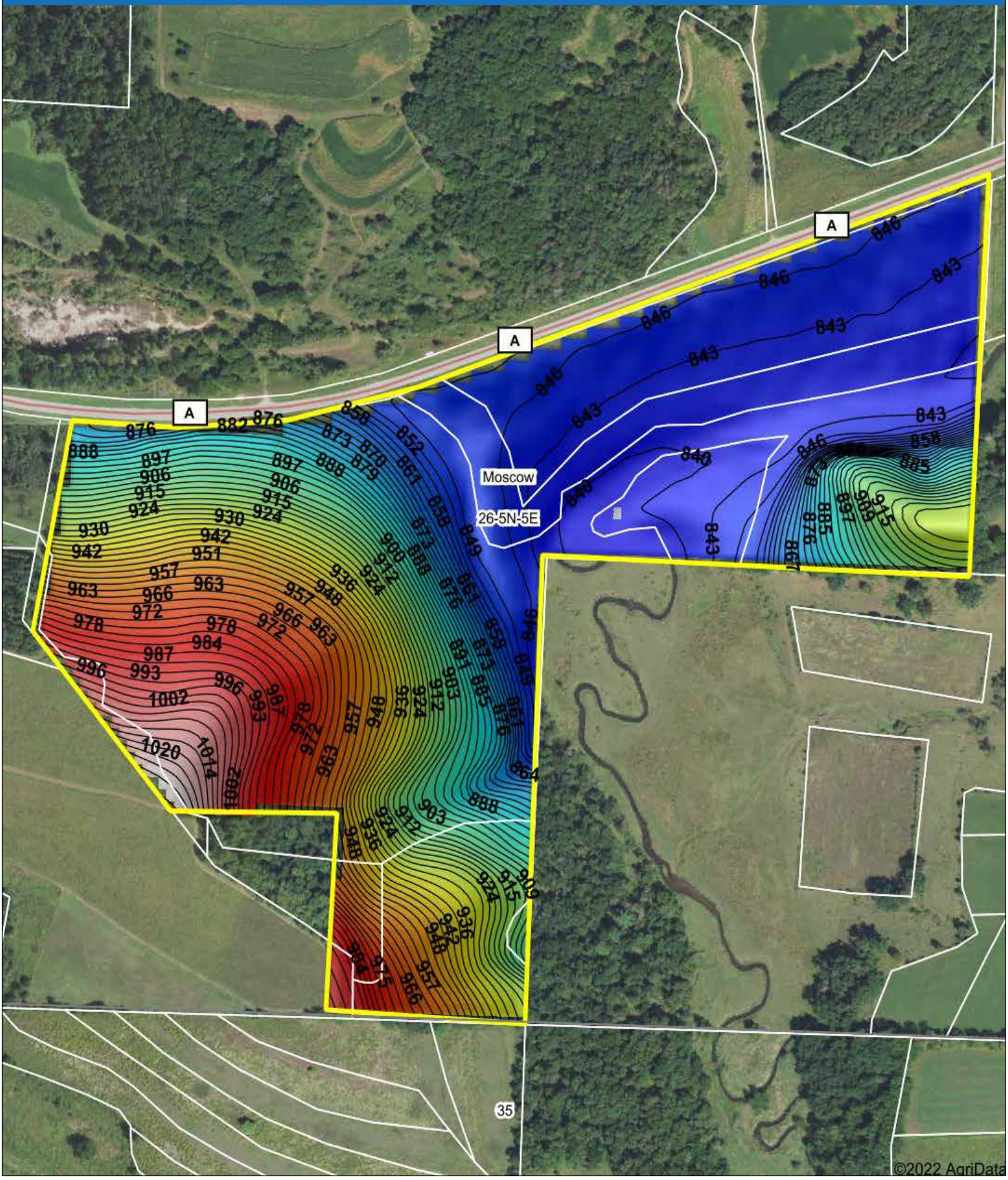
N W E S

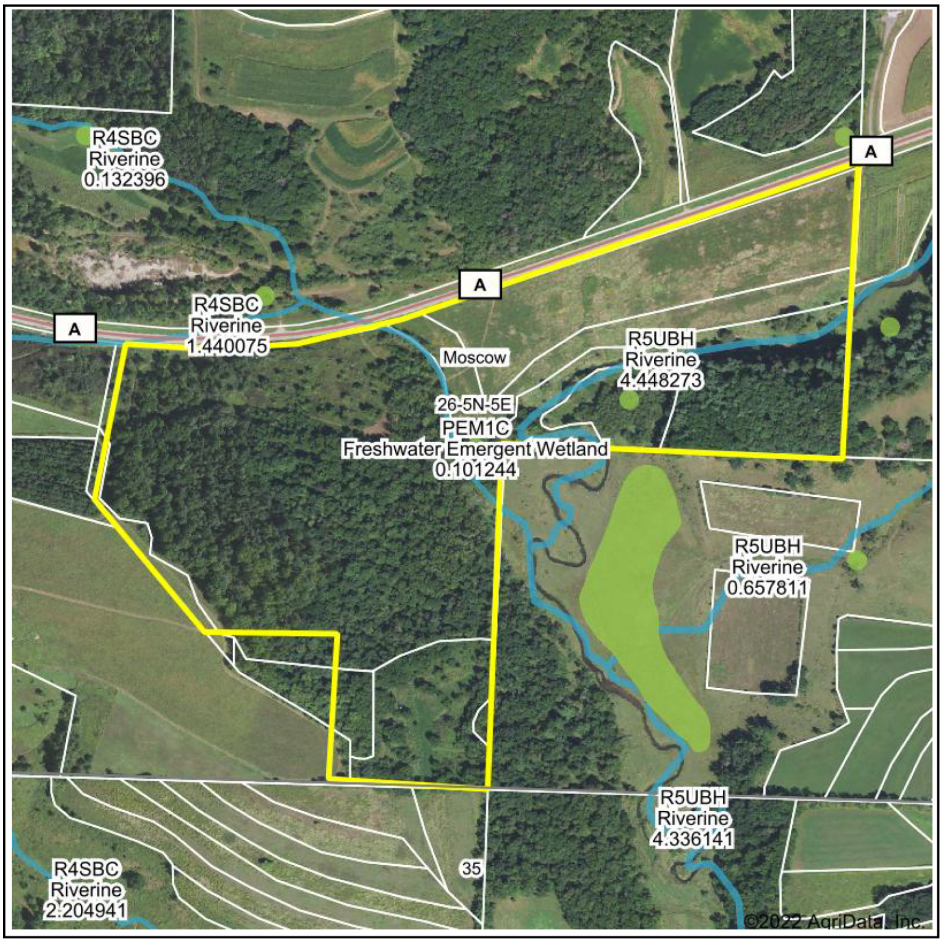
Area Symbol: WI049, Soil Area Version: 16

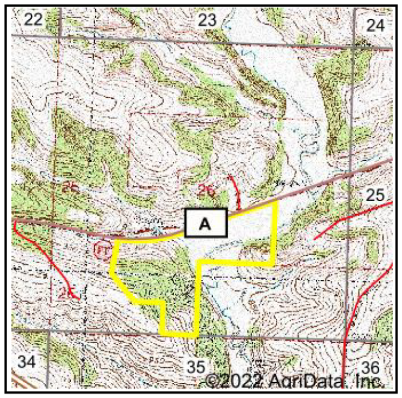
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class *c	Corn Bu	Soybeans Bu
DtD2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	25.28	34.7%		IVe		
ChA	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	12.30	16.9%		IIw		
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	7.85	10.8%		IIw		
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	6.73	9.2%		IVe		
DsE2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	5.92	8.1%		VIe		
606A	Huntsville silt loam, 0 to 3 percent slopes, occasionally flooded	5.17	7.1%		Iw	145	52
1180F	NewglarusDunbarton, very stony, silt loams, 30 to 60 percent slopes, very rocky	3.36	4.6%		VIIe		
NoE2	Northfield sandy loam, 20 to 30 percent slopes, moderately eroded	1.90	2.6%		VIIe		
1195F	ElkmoundNorthfield complex, 30 to 60 percent slopes, very rocky	1.74	2.4%		VIIe		
163E2	Elbaville silt loam, 20 to 30 percent slopes, moderately eroded	1.56	2.1%		VIe		
DsC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	0.95	1.3%		IIIe		
				Weighted Average	**3.71**	**10.3**	**3.7**

Topo Map



Wetlands Map





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N W E S

0ft 735ft 1470ft

	Classification Code	Type	Acres
	R5UBH	Riverine	1.06
	R4SBC	Riverine	0.41
	PEM1C	Freshwater Emergent Wetland	0.20
		Total Acres	1.67

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Listing Summary

75+/- Acres Iowa County, WI

Located in Iowa County, Wisconsin sits this great recreational getaway or perfect building site for your dream home. This property has it all with the Gordon Creek winding through the bottom, a well-known trout stream in this area and a towering ridge above with multiple food plot locations for chasing those big whitetail deer this area is known for. There are established food plots in place along with mock scrapes and a manicured trail system to get throughout the property. This property is loaded with black walnut which will produce a generous income in the years to come.

Located only 35 minutes from Madison, this property will surely check all the boxes. The property has been approved for two splits of 37.5 acres and has multiple building sites that will give you views for miles around. There is 3 phase power at the road.

You don't want to miss this opportunity as properties like this seldom come available.

If you would like to schedule a showing or learn more about this property call Wisconsin land specialist Eric Halvorson at 715-533-4904 or email eric@highpointlandcompany.com.

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150 N Shore Drive Fountain City, WI

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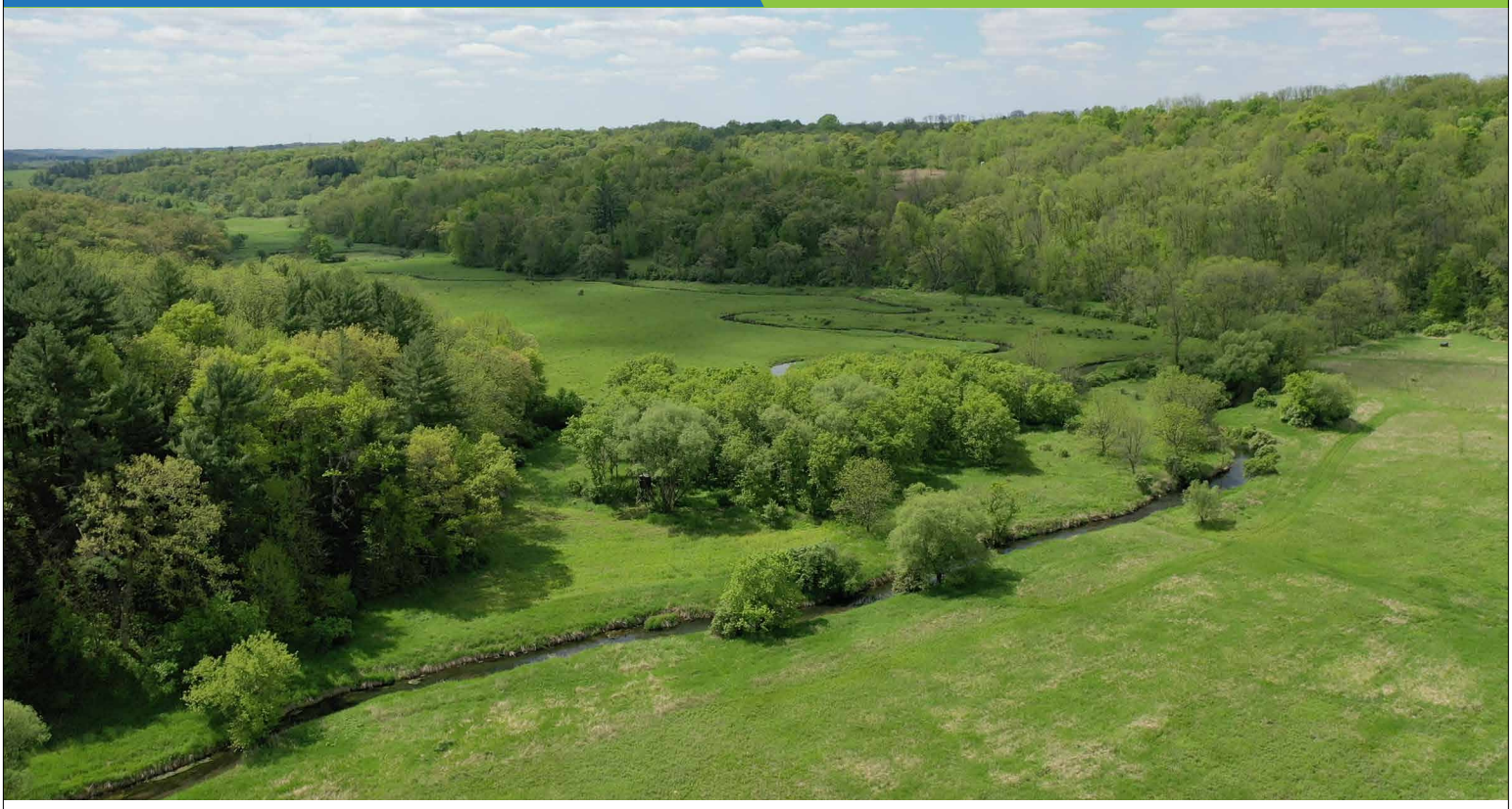

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transactions of their lives. It's our job to get it done right."

CONTACT LAND AGENT:
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Eric@highpointlandcompany.com