

LAND

FOR SALE

Richland County, WI

105.5
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



JOE HANSBERY
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98220-94

703 S Main St
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HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

105.5+/- Acres • Richland County, WI

Listing Price: \$2,150,000

DESCRIPTION

Are you in search of your own country dream home? High Point Land Company is honored to offer this one-of-a-kind property just minutes from both Muscodas and Richland Center, Wisconsin. Positioned atop Bomkamp Ridge, sits this beautiful home overlooking 105.5+/- acres of driftless area ridges and valleys. All aspects of this opportunity are turnkey in every way.

Enter this 6290 sq. foot home and immediately recognize there is no lack in premium detail. Custom hickory trim and cabinetry are around every turn. Nothing says community involvement like the reputation of a local builder, cabinet maker, and banister built by a friend. With a spacious open-concept layout your family will feel right at home. Whether hosting or growing your family, 6 bathrooms, and 5 bedrooms will accommodate many. Sitting by the living room fireplace is sure to be your favorite place to watch the game or read a book. Quartz kitchen countertops provide plenty of surface area for a potluck or chili cook-off. At the end of the day, you can retire to the master bedroom or enjoy a glass of wine while relaxing in the master bath's jetted tub.

Whether the basement is the kid's domain, or space for your hunting buddies to play cards, you will find it just as welcoming as the rest of the house. With one of the four temperature zones you can keep the basement bunkroom and family area the temperature you desire. An isolated locker room just off the garage stairwell is one of the many premium features that makes this home so unique. Above the 3-car heated garage you will find another living quarter accessible from within the home, a perfect location for a guest or family room.

A 1.5+/- acre yard surrounds the home and shop, allowing ample play area for kids or space for the dogs to run. Watch deer eat from the apple trees as you stand in the living room and gaze from the two-story window wall. Hosting is made easy with the backyard patio, kitchenette, and fireplace to keep your guests fed and comfortable. An elevated fire pit provides more seating for guests on a chilly fall evening.

A short walk gets you access to your very own 2000 sq foot heated shop. With 100-amp service to power the 10,000lb car lift and walk-in cooler, you are prepared for almost any tool and appliance. Boasting three overhead garage doors, you can keep multiple projects moving at one time. Roof mounted solar panels provide renewable energy savings to keep costs at bay.

For the outdoors man or woman, you have 105.5+/- acres of mixed timber & tillable ground at your disposal. If harvesting a big Southwest Wisconsin buck is on your yearly checklist, then you should be excited about the opportunity this area presents. Ag fields comprise 22+/- acres of the property and are sure to help keep deer on your side of the fence. If that isn't enough, four additional hidey-hole food plots will get you close enough to make it happen. A maze of mowed trails keeps your access stealthy and provides a way to traverse from one woodlot to another. Mature timber is in no shortage as oaks, hickory, and black walnut trees cover the hills. On a rainy day, crawl into one of four enclosed box blinds and enjoy your hunt comfortably while containing your scent.

The attention to detail and the quality of construction/materials is what sets this property apart from the rest, it truly is a must see! If you have been searching for a large home on quiet acreage but desire to be close to the conveniences of city life, this could be the perfect property for you. Give us a call today!

For a private showing, contact local Wisconsin Land Specialist, Joe Hansbery, directly at 608/-386-5925 or email him at Joe@HighPointLandCompany.com

Proof of Funds or Pre-Approval Letter must be in-hand before scheduling a showing of the property.

Property Features:

- Home built in 2010
- 22+/- Tillable Acres
- 2,000 Sq. Ft. Shop
- Heated 3 Car Garage
- 10,000 lb Car Lift
- Walk-In Cooler
- 4 Zone Temperature Control
- 4 Full Bathrooms; 2 Half Bathrooms
- 5 Bedrooms
- Heated 3 Car Garage
- 4 Enclosed Hunting Blinds
- 4 Food Plots
- Solar Energy Panels
- 74 Gallon Propane Water Heater

Property Address:

31361 Oakridge Drive, Muscodas, WI 53575

Driving Directions:

From Muscodas: Travel North on WI-80 (2.1 Miles), Turn Right onto CO HWY O (2.9 Miles), Turn Right onto Oakridge Dr (.2 Miles), Turn Right to stay on Oakridge Dr (2.8 Miles), Slight Left to stay on Oakridge Dr (.5 Miles), Your destination is on your Left.

From Richland Center: Head South on WI-80 (4 Miles), Turn Left onto Oakridge Dr (.2 Miles), Turn Right to stay on Oakridge Dr (2.8 Miles), Slight Left to stay on Oakridge Dr (.5 Miles), Your destination is on your Left.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



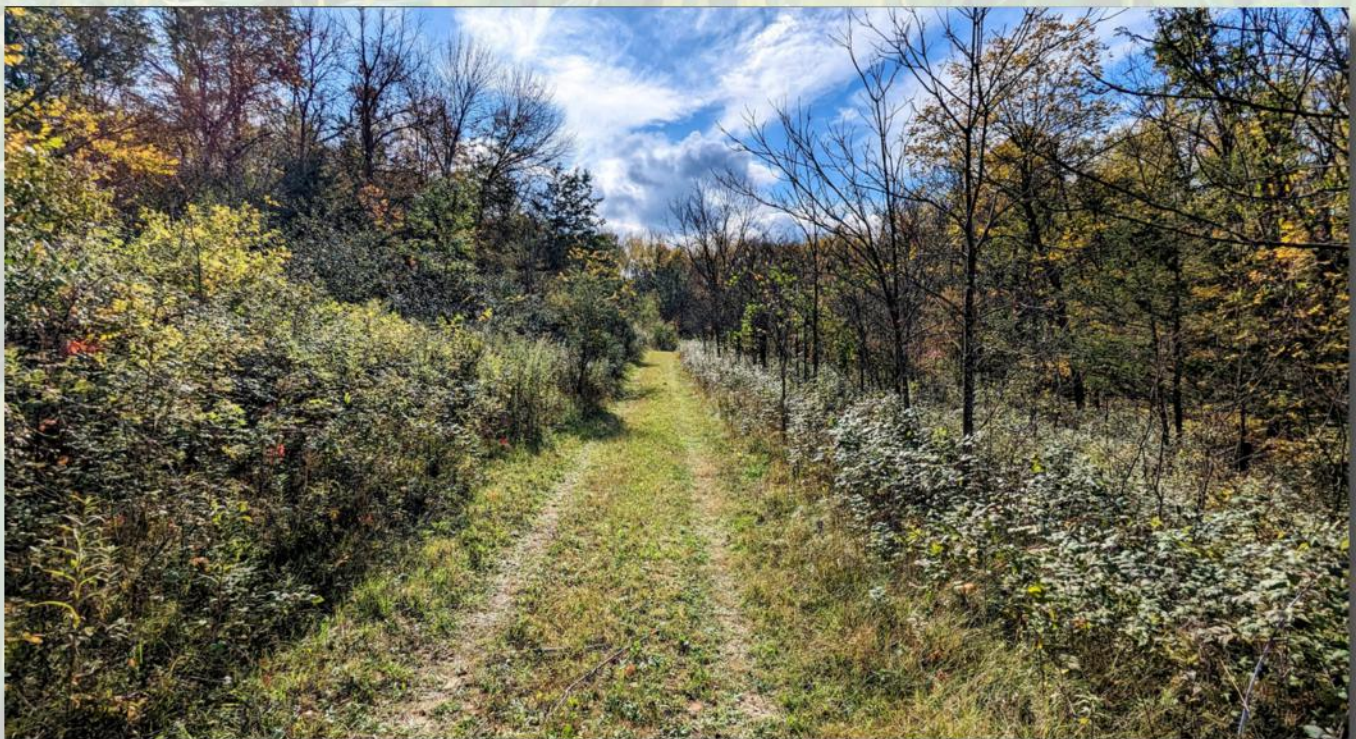
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ACRES SOLD

Property Photos



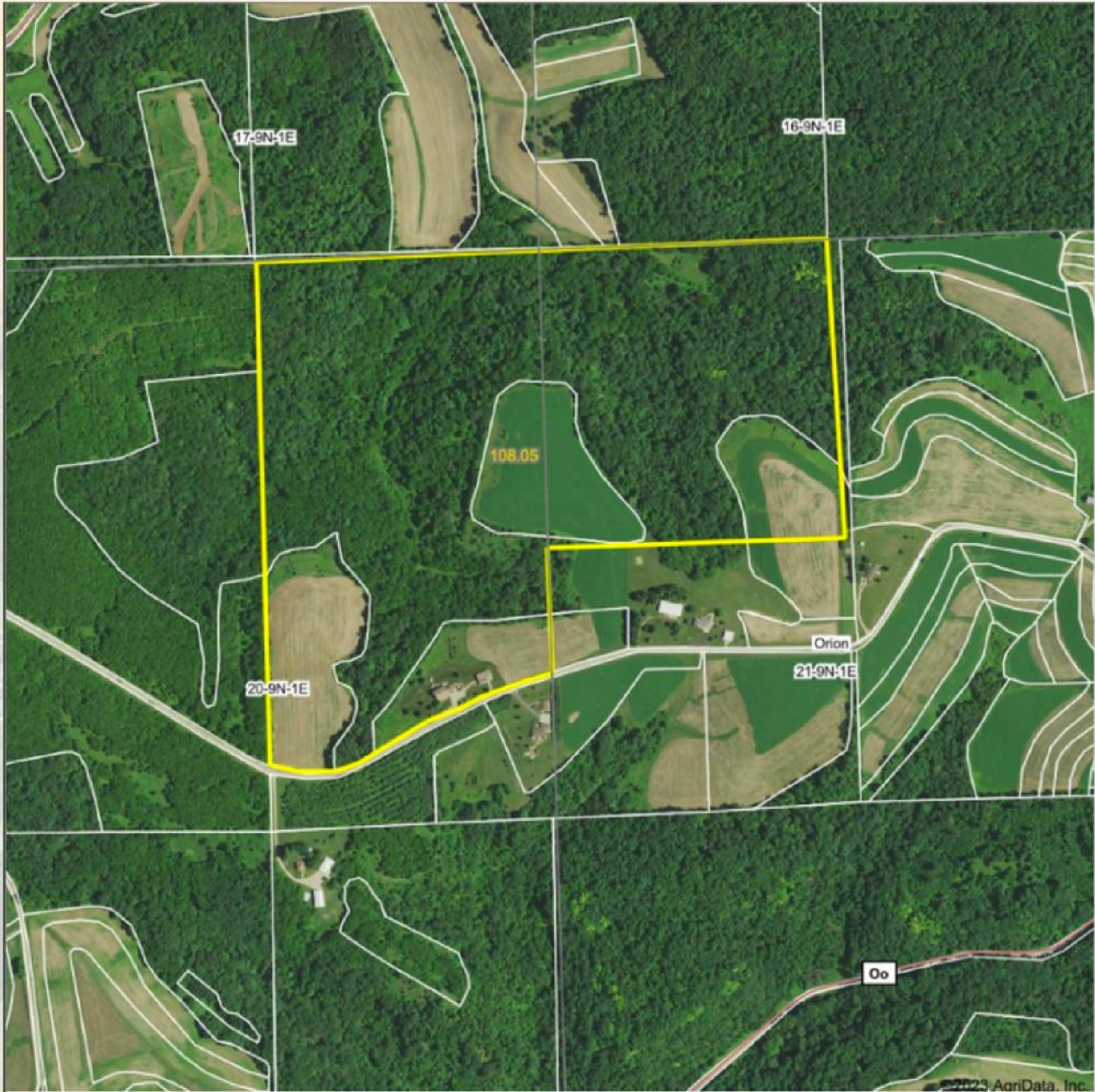
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Aerial Map



Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 14' 44.41, -90° 23' 24.06

0ft 718ft 1436ft

21-9N-1E
Richland County
Wisconsin

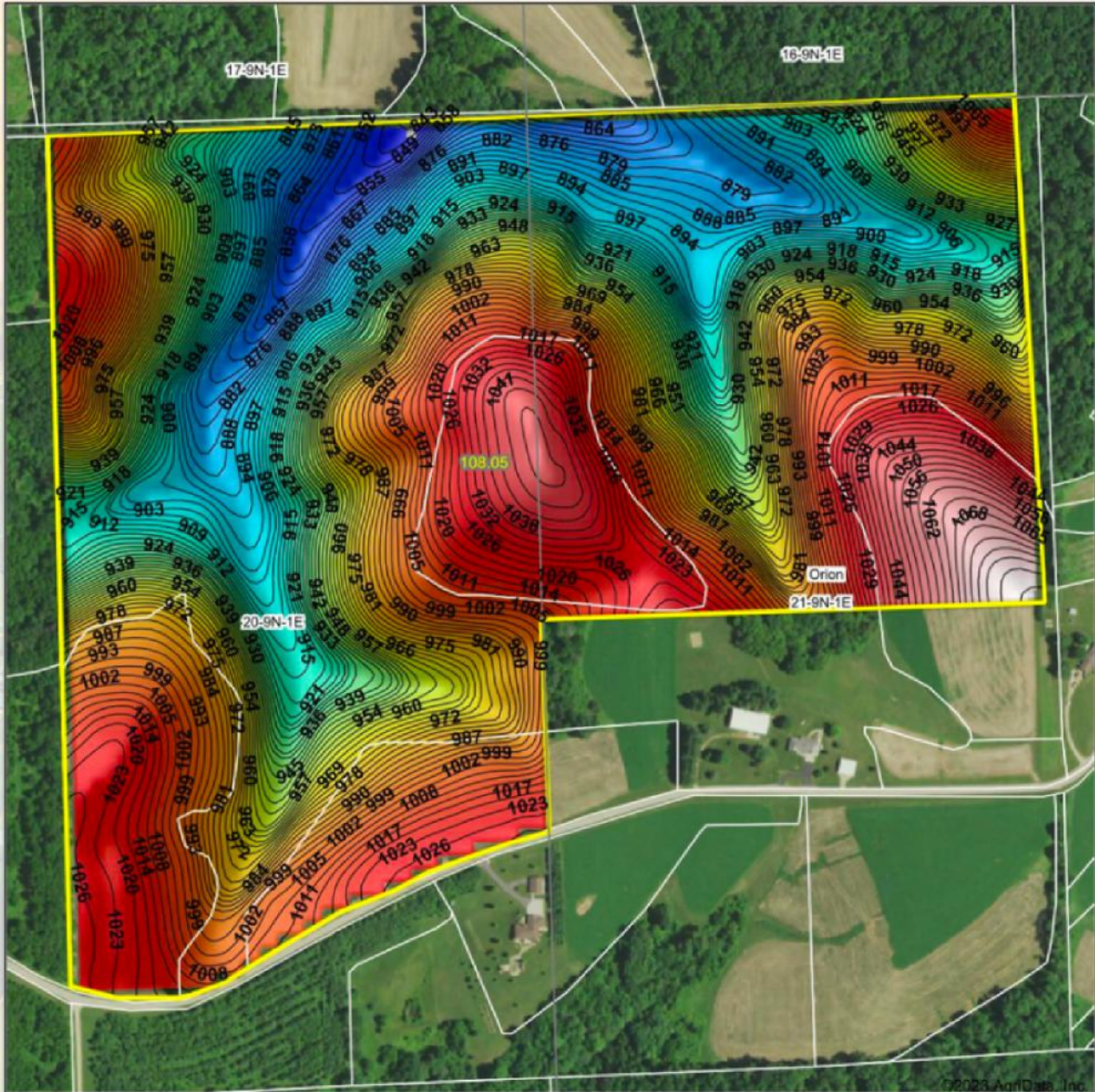


10/3/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

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Topo Hillshade Map



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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem

Interval(ft): 3

Min: 841.9

Max: 1,087.1

Range: 245.2

Average: 965.3

Standard Deviation: 53.38 ft



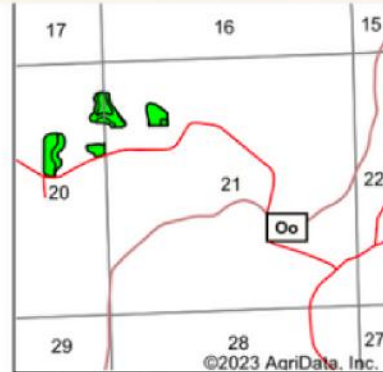
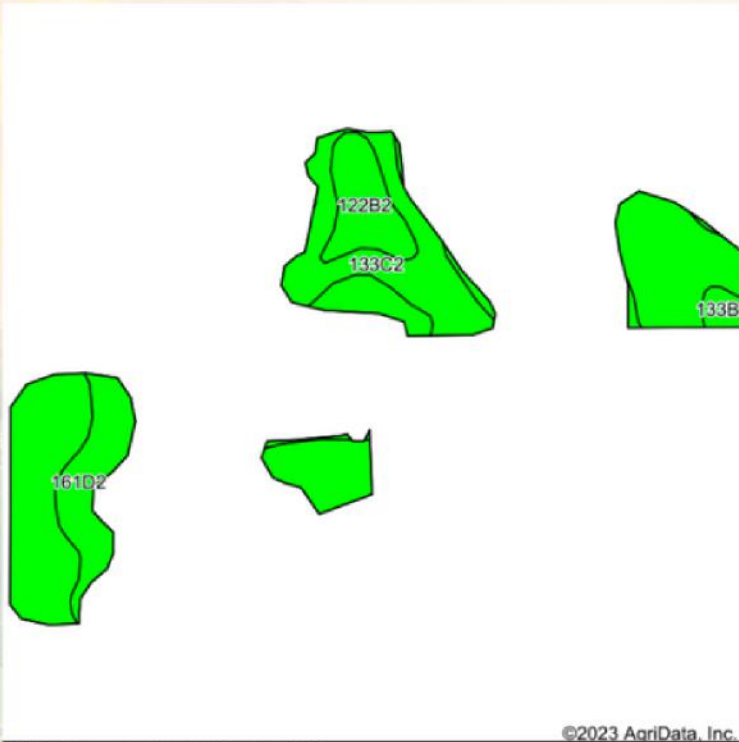
10/3/2023

21-9N-1E
Richland County
Wisconsin

Boundary Center: 43° 14' 44.41, -90° 23' 24.06



Soils Map



State: **Wisconsin**
 County: **Richland**
 Location: **20-9N-1E**
 Township: **Orion**
 Acres: **20.1**
 Date: **10/3/2023**



Soils data provided by USDA and NRCS.

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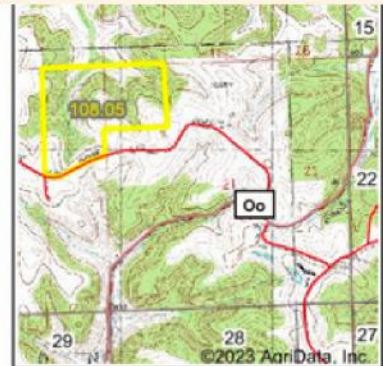
Area Symbol: W1103, Soil Area Version: 18												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
133C2	Valton silt loam, 6 to 12 percent slopes, moderately eroded	13.67	68.0%	■	Ile			70	70	66	68	
161D2	Fivepoints silt loam, 12 to 20 percent slopes, moderately eroded	3.96	19.7%	■	Vle			51	51	45	43	
122B2	Newhouse silt loam, 2 to 6 percent slopes, moderately eroded	2.05	10.2%	■	Ile	125	44	77	77	65	69	
133B2	Valton silt loam, 2 to 6 percent slopes, moderately eroded	0.42	2.1%	■	Ile			72	72	67	70	
Weighted Average						2.79	12.7	4.5	*n 67	*n 67	*n 61.8	*n 63.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

75,000
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Wetlands Map



State: **Wisconsin**
 Location: **21-9N-1E**
 County: **Richland**
 Township: **Orion**
 Date: **10/3/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE SERVICES
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0ft 659ft 1319ft

Classification Code	Type	Acres
R4SBC	Riverine	1.08
PEM1C	Freshwater Emergent Wetland	0.19
Total Acres		1.27

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

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