

LAND

FOR SALE

Monroe County, WI

33
+/- ACRES



Registered Wisconsin Auctioneer/Broker- Jacob Hart: Lic# 58203-90 Phone# 507-259-1065



Lic# 92702-94

SCAN FOR MORE INFO



703 S MAIN ST, FOUNTAIN CITY, WI 54629
HIGHPOINTLANDCOMPANY.COM



Lic# 94636-94

GARRETT HALAMA
Garrett@HighPointLandCompany.com
715-797-0442



HIGH POINT
LAND COMPANY

ERIC HALVORSON
Eric@HighPointLandCompany.com
715-533-4904



Summary of Property

33+/- Acres • Monroe County, WI

Listing Price: \$225,000

DESCRIPTION

Located in Monroe County Wisconsin in the township of Clifton you will find 33 acres of rolling hills and picturesque views. This property hosts multiple building sites that offer some of the best bucolic views that the drift less region is known for. If you've been looking for a smaller acreage parcel to build your forever home or getaway look no further! Come experience all that country living has to offer, and don't miss out on the opportunity to call this property yours! Will Rogers once said, "Don't wait to buy land, buy land and wait."

For more information or to schedule a private showing contact Wisconsin Land Specialist Eric Halvorson at 715-533-4904 or email Eric@Highpointlandcompany.com or Wisconsin Land Specialist Garrett Halama at 715-797-0442 or email Garrett@Highpointlandcompany.com

Please respect the land owner and no trespassing.

Property Address:

TBD County Road W, Camp Douglas, WI 54618

Property Features:

- Multiple Building Sites
- Amazing Views
- Hunting Opportunities
- 20 Minutes to Tomah, 40 Minutes to Wisconsin Dells, 55 Minutes to LaCrosse, 1.5 Hours to Madison

Driving Directions:

From Clifton go approximately 3/4 of a mile and turn left onto County Hwy W. Go a short distance on HWY W and the property is on your left. Look for signs!

75,000
ACRES SOLD

Property Photos



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Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 43° 52' 49.07, -90° 20' 46.27

0ft 325ft 650ft

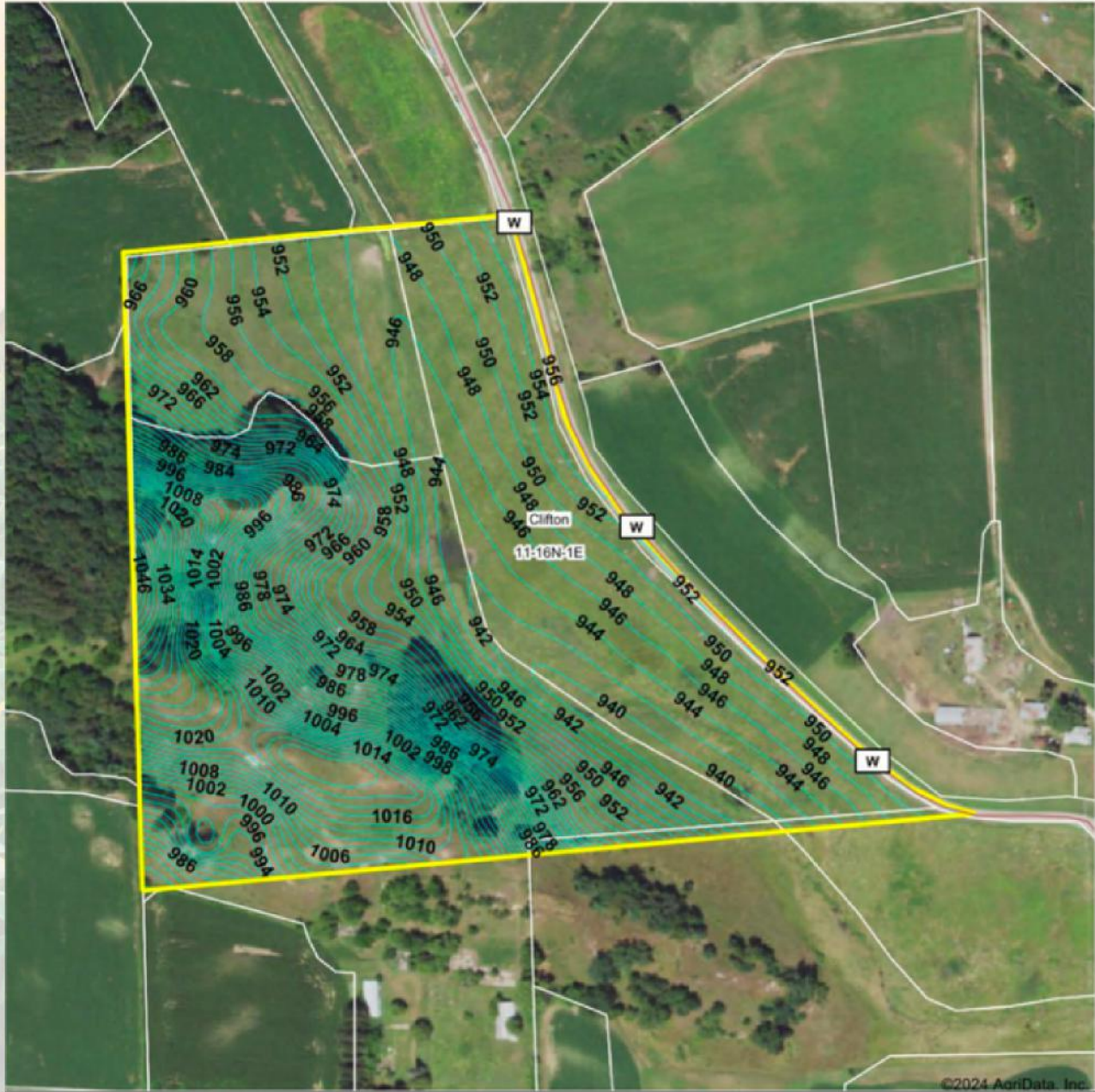
11-16N-1E
Monroe County
Wisconsin



2/13/2024

75,000
ACRES SOLD

Topo Contours Map



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Maps Provided By:
surety
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Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 938.6

Max: 1,041.5

Range: 102.9

Average: 967.6

Standard Deviation: 26.71 ft

0ft 316ft 633ft



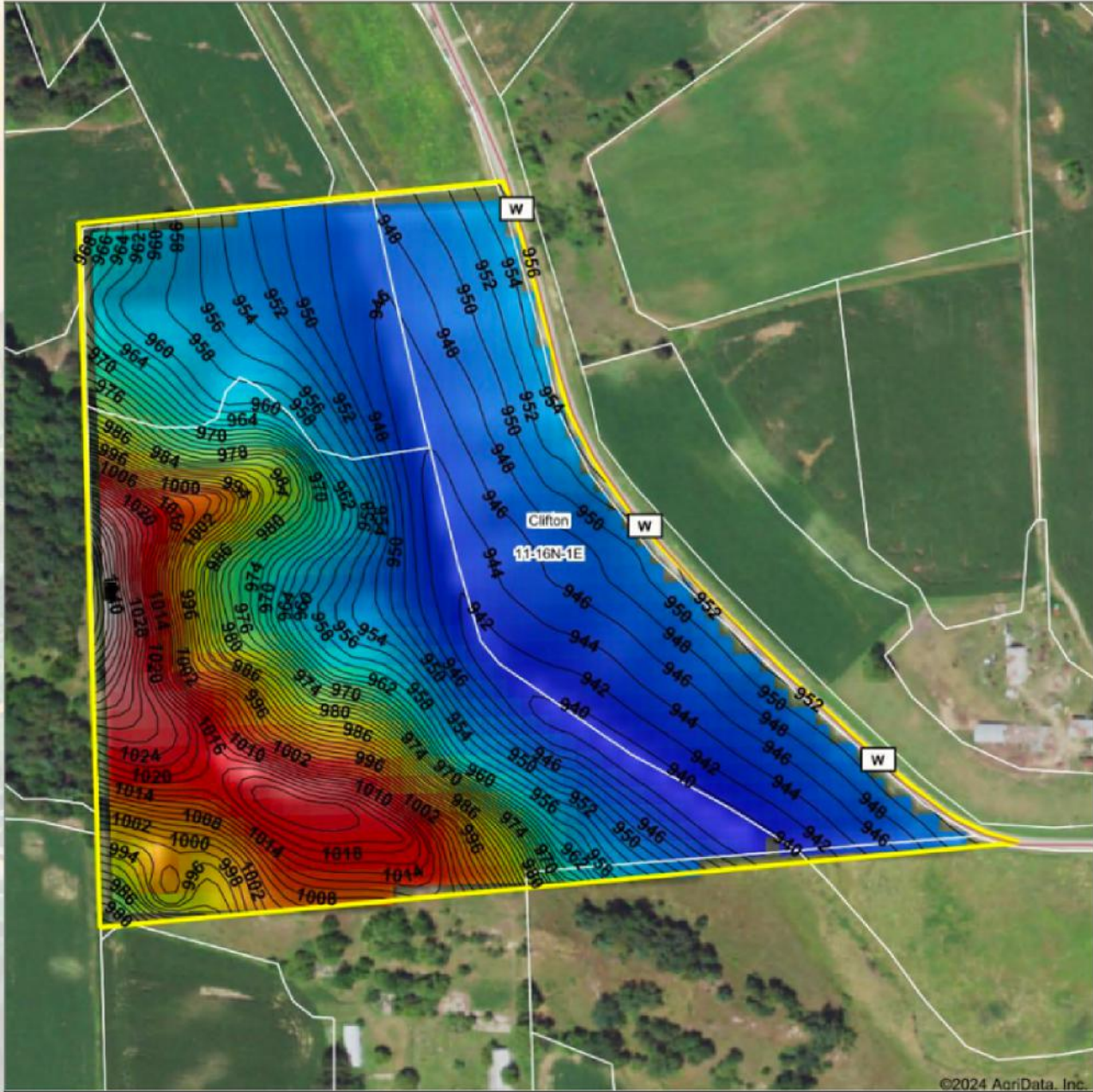
2/13/2024

11-16N-1E
Monroe County
Wisconsin

Boundary Center: 43° 52' 49.07, -90° 20' 46.27

75,000
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Topo Hillshade Map



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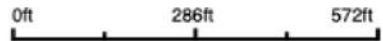


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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem

Interval(ft): 2
 Min: 938.6
 Max: 1,041.5
 Range: 102.9
 Average: 967.6
 Standard Deviation: 26.71 ft



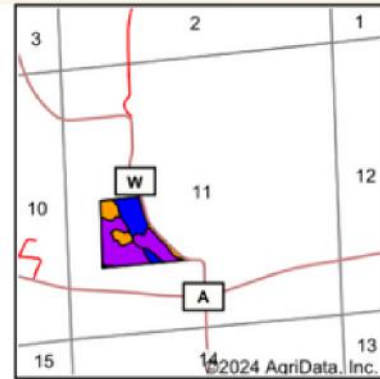
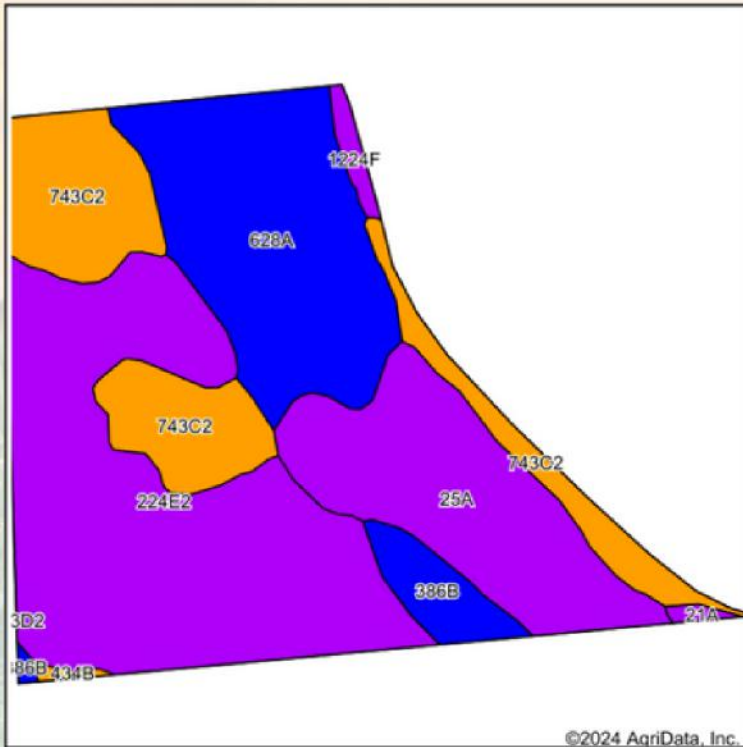
2/13/2024

11-16N-1E
Monroe County
Wisconsin

Boundary Center: 43° 52' 49.07, -90° 20' 46.27



Soils Map



State: **Wisconsin**
 County: **Monroe**
 Location: **11-16N-1E**
 Township: **Clifton**
 Acres: **32.5**
 Date: **2/13/2024**



Soils data provided by USDA and NRCS.

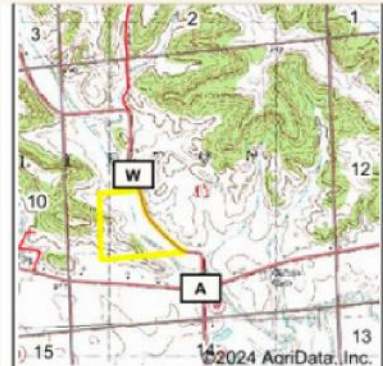
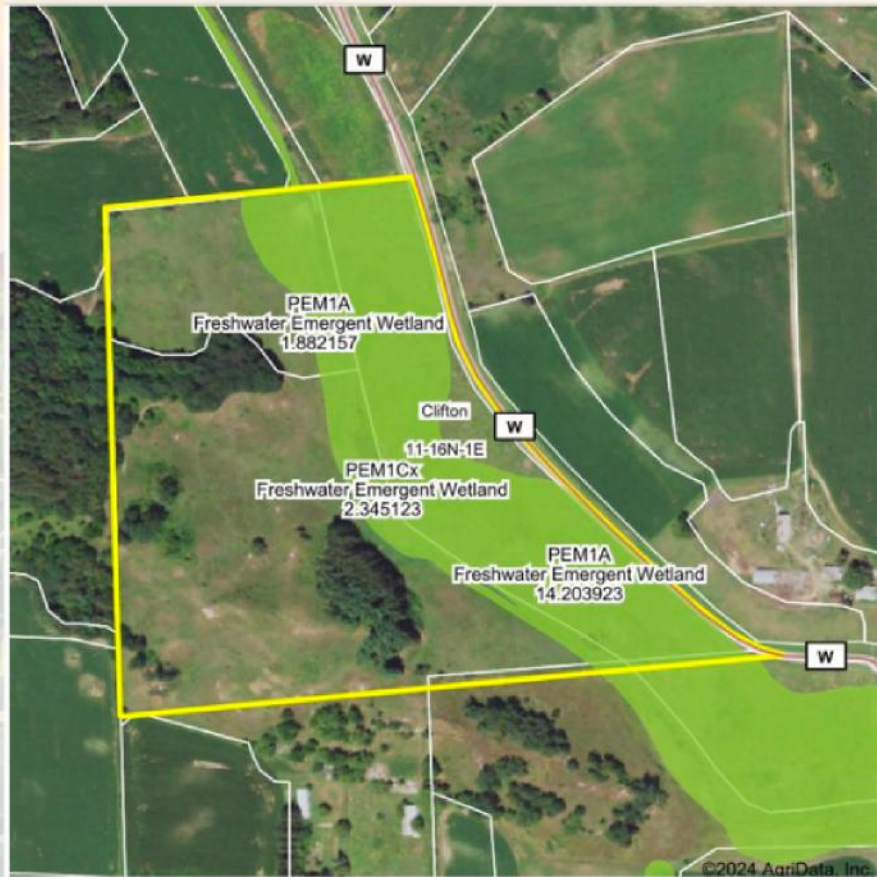
Area Symbol: WI081, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
224E2	Elevasil sandy loam, 20 to 30 percent slopes, moderately eroded	12.00	36.9%		Vle	10	10	10	4	
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	7.03	21.6%		Ilw	89	79	55	89	
743C2	Council fine sandy loam, 6 to 12 percent slopes, moderately eroded	6.04	18.6%		Ille	74	74	64	63	
25A	Dawsil mucky peat, 0 to 1 percent slopes	5.76	17.7%		Vilw	36	13	36	9	
386B	Jackson silt loam, 1 to 6 percent slopes	1.16	3.6%		Ile	86	86	77	81	
1224F	Boone-Elevasil complex, 15 to 45 percent slopes, rocky	0.31	1.0%		Vlis	15	15	14	7	
21A	Palms muck, 0 to 1 percent slopes, frequently flooded	0.11	0.3%		Vilw	4	2	3	1	
434B	Bilson sandy loam, 1 to 6 percent slopes	0.09	0.3%		Ills	66	66	57	53	
Weighted Average						4.62	*n 46.5	*n 40.2	*n 36.9	*n 37.1

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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Wetlands Map



State: **Wisconsin**
 Location: **11-16N-1E**
 County: **Monroe**
 Township: **Clifton**
 Date: **2/13/2024**



Maps Provided By:
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Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	11.32
PEM1Cx	Freshwater Emergent Wetland	0.70
Total Acres		12.02

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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