

# LAND

# FOR SALE

Vernon County, WI

**169.88**  
+/- ACRES



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

SCAN FOR MORE INFO



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Fountain City, WI 54629



**HIGH POINT**  
**LAND COMPANY**  
HIGHPOINTLANDCOMPANY.COM







# Summary of Property

## 169.88+/- Acres • Vernon County, WI

**Listing Price: \$1,698,800**

### DESCRIPTION

High Point Land Company is pleased to present 169.88 acres located in the town of Franklin in southern Vernon County. This property boasts great road access along Stump Ridge Road and 132+/- tillable acres of easy farming! Large contiguous tracts of tillable land rarely come available in this area, especially of this caliber! This ridgetop farm drains well and has produced very good for the current owners. The current owner has maintained this land with care for the last 9 years and you can take over before the spring planting season begins. There is currently a windmill lease on the property providing additional yearly income and it comes with the potential of additional monthly income.

This property is located in the heart of the Driftless region and there is no shortage of wildlife frequenting this property from whitetail deer, turkey and much more! The opportunity to build your forever home with astonishing sunset views also should not be overlooked.

Don't miss this opportunity to expand your farming operation or add to your land portfolio. If you are interested in this property call or text Wisconsin Land Specialist Eric Halvorson at 715-533-4904 or email at [Eric@HighPointLandCompany.com](mailto:Eric@HighPointLandCompany.com)

Property Address:

TBD Stump Ridge Rd, Viroqua, WI 54665

Property Features:

- Beautiful Building Sites
- Large Contiguous Tillable Ground
- Good Road Access
- Wildlife
- Windmill Lease in place for additional income

Driving Directions:

From Readstown, WI head NW on HWY 14. Turn left onto County Highway M (CR-M). Go for 3.3 mi. Continue on County Road J (CR-J). Go for 0.7 mi. Turn left onto Solverson Rd. Go for 0.9 mi. Turn slightly left onto Stump Ridge Rd. Go for 0.6 mi.



100,000  
ACRES SOLD

# Property Photos





100,000  
ACRES SOLD

# Property Photos





100,000  
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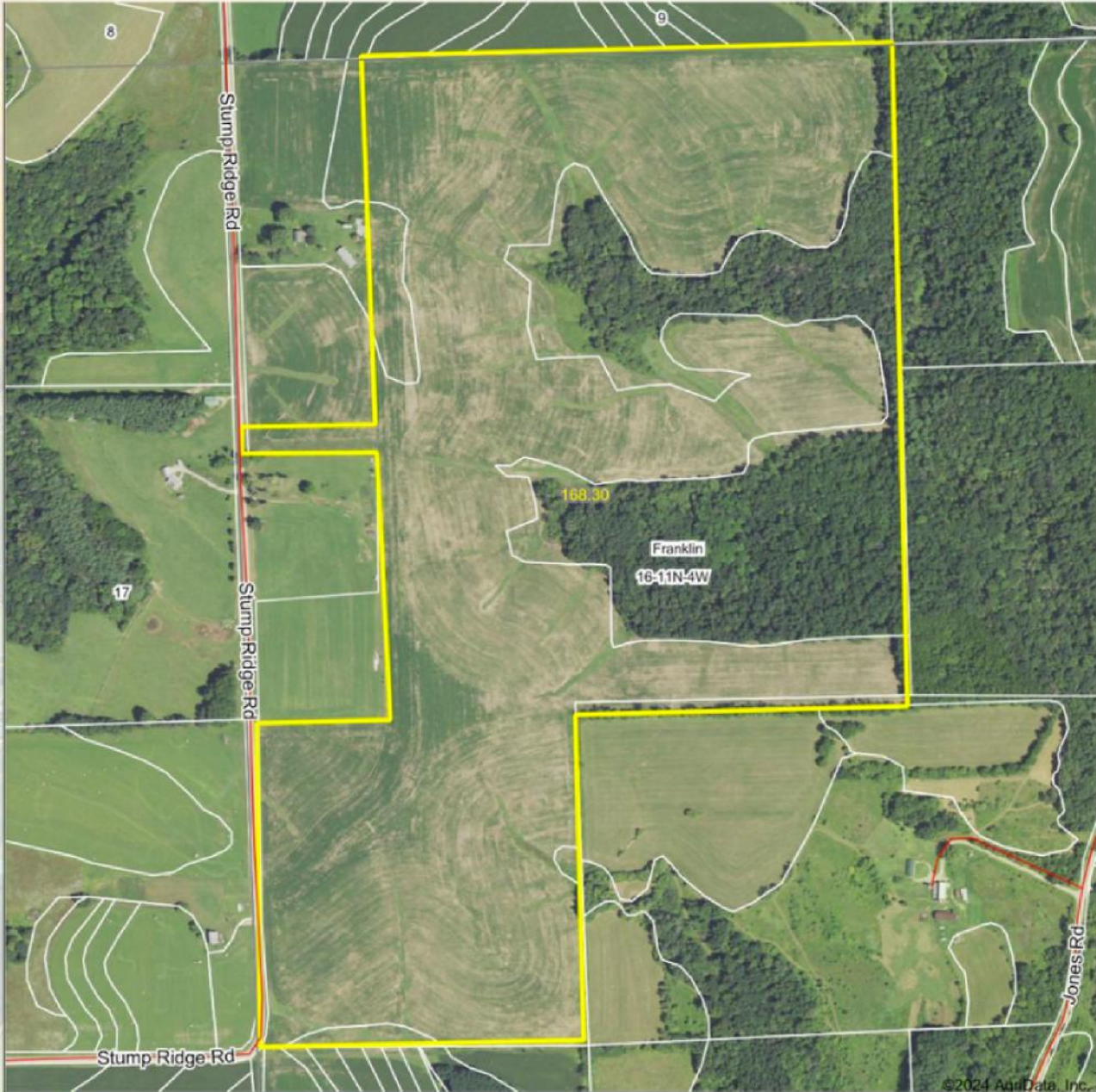
# Property Photos





100,000  
ACRES SOLD

# Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 43° 25' 58.43, -90° 51' 45.83

0ft 625ft 1251ft

**16-11N-4W**  
**Vernon County**  
**Wisconsin**



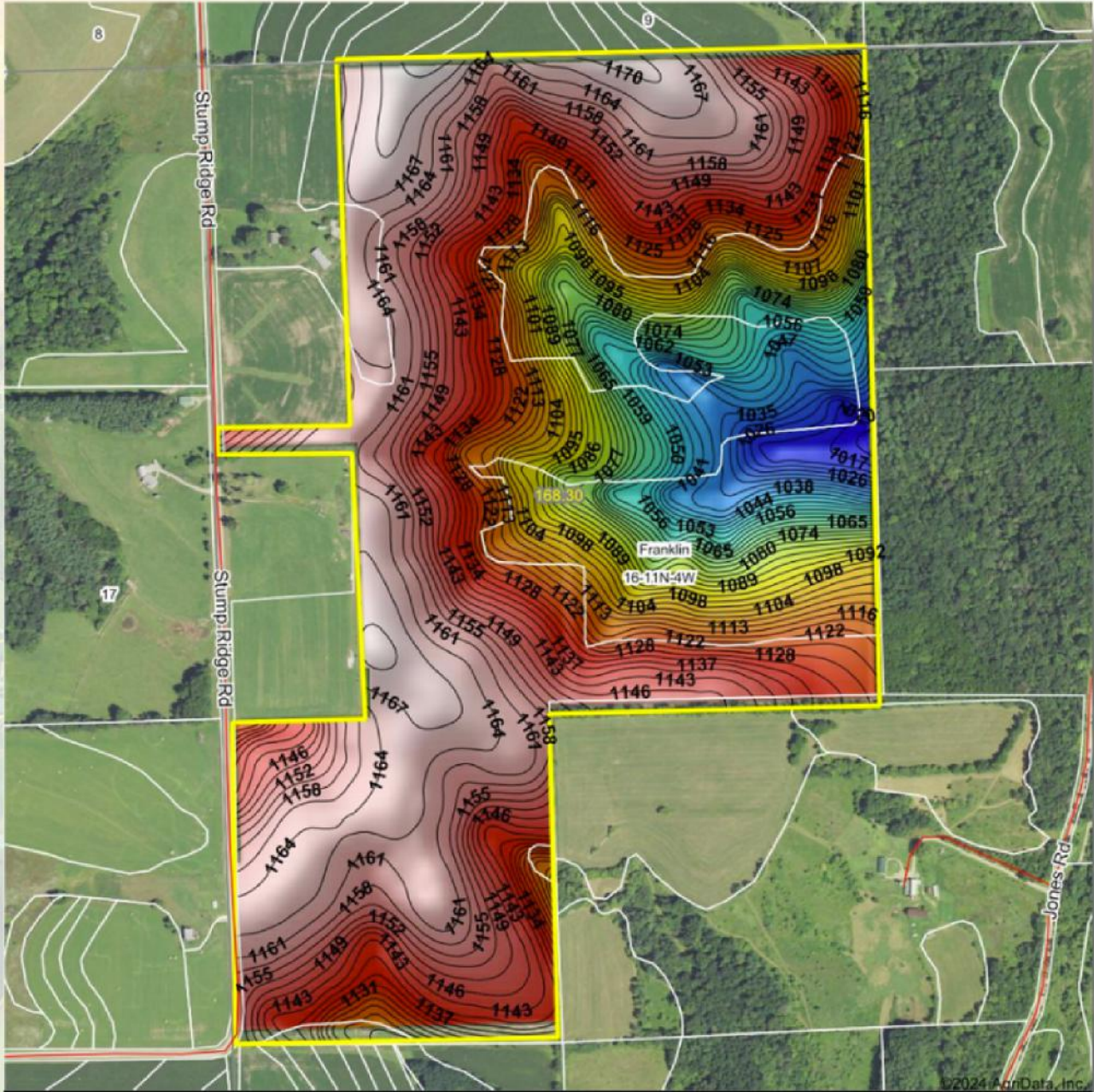
2/1/2024

Field borders provided by Farm Service Agency as of 5/31/2023



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# Topo Hillshade Map



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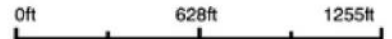
Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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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: 1,013.0  
Max: 1,173.9  
Range: 160.9  
Average: 1,125.6  
Standard Deviation: 40.12 ft



2/1/2024

16-11N-4W  
Vernon County  
Wisconsin

Boundary Center: 43° 25' 58.43, -90° 51' 45.83

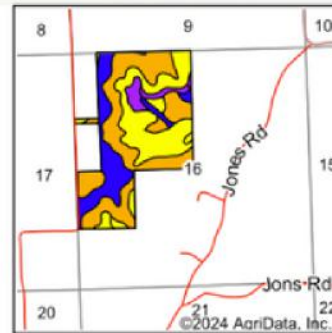
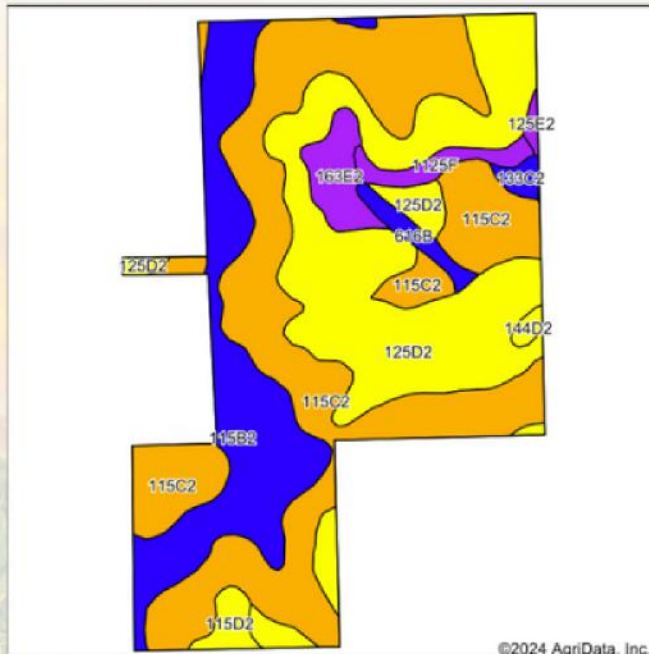






**100,000  
ACRES SOLD**

# Soils Map



State: **Wisconsin**  
 County: **Vernon**  
 Location: **16-11N-4W**  
 Township: **Franklin**  
 Acres: **168.3**  
 Date: **2/1/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: WI123, Soil Area Version: 18

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	*n NCCPI Cotton
115C2	Seaton silt loam, driftless ridge, 6 to 12 percent slopes, moderately eroded	71.71	42.6%		IIIe	81	81	70	79	
125D2	Pepin silt loam, 12 to 20 percent slopes, moderately eroded	52.23	31.0%		IVe	73	73	63	65	
115B2	Seaton silt loam, driftless ridge, 2 to 6 percent slopes	29.32	17.4%		IIe	88	88	77	82	
163E2	Elbaville silt loam, 20 to 30 percent slopes, moderately eroded	4.98	3.0%		VIe	17	17	15	10	
1125F	Dorerton, very stony-Elbaville complex, 30 to 60 percent slopes	3.05	1.8%		VIIe	13	13	11	5	
616B	Chaseburg silt loam, 1 to 4 percent slopes, occasionally flooded	2.30	1.4%		IIe	88	88	73	77	9
115D2	Seaton silt loam, driftless ridge, 12 to 20 percent slopes, moderately eroded	2.20	1.3%		IVe	75	75	64	70	
133C2	Valton silt loam, 6 to 12 percent slopes, moderately eroded	1.20	0.7%		IIe	70	70	66	68	
144D2	Newglarus silt loam, deep, 12 to 20 percent slopes, moderately eroded	0.74	0.4%		IVe	61	61	54	51	



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	*n NCCPI Cotton	
125E2	Pepin silt loam, 20 to 30 percent slopes, moderately eroded	0.57	0.3%		VIe	18	18	16	9		
<b>Weighted Average</b>						<b>3.30</b>	<b>*n 76.2</b>	<b>*n 76.2</b>	<b>*n 66</b>	<b>*n 71.2</b>	<b>*n 0.1</b>

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



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