

LAND

FOR SALE

Crawford County, WI

200.49
+/- ACRES



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

SCAN FOR MORE INFO



LUCAS MESTAD
507-696-6228

Lucas@HighPointLandCompany.com



HIGH POINT
LAND COMPANY

Real Estate License:
59480-90

703 S Main St
Fountain City, WI 54629

www.HIGHPOINTLANDCOMPANY.COM



100,000
ACRES SOLD

Summary of Property

200.49+/- Acres • Crawford County, WI

Listing Price: \$1,399,900

DESCRIPTION

Unmatched in its setting, located above the towering bluffs overlooking the Mississippi River sits this pristine 200.49 acre dream hunting property in Crawford County, Wisconsin. This property is truly a sportsman's paradise offering world class hunting and fishing opportunities. This property has been set up after years of work to be a fully turn-key hunting tract with a phenomenal deer history. With a habitat improvement plan well established from Untamed Ambition, this property is fully set up to maximize the hunting potential. The attention to detail with blind placement, food plots, switch grass screenings, timber cuts, and water have made this property lay out and hunt as big as any tract you will find. The property spreads out extremely well with top access to hunt several different valleys and draws that feed into the heart of this property. With top and bottom access you can hunt several stand locations with any wind direction. The timber quality on this tract is not to be overlooked, being primarily black walnuts and oaks, the timber offers several future cuts for outstanding future income. There are over 10 separate points and knobs that feed off this top offering excellent bedding areas for all times of the year with south facing slopes. The 72 acres of tillable land also offers a great source for annual income. The current owners have recently had a CRP contract approved with 8800 trees to be planted to screen the top road off for more seclusion and could be transferred to the buyer. The property also features multiple building sites with breathtaking Mississippi River views overlooking the valleys below. The Mississippi River also offers world class fishing and boating opportunities with multiple boat landings just minutes away!

Whether if you are looking to build your dream home, or own a world class hunting property this is the perfect place for you and your family. For more information contact Wisconsin Land Specialist Lucas Mestad at 507-696-6228 or email him at Lucas@HighPointLandCompany.com.

Property Address:

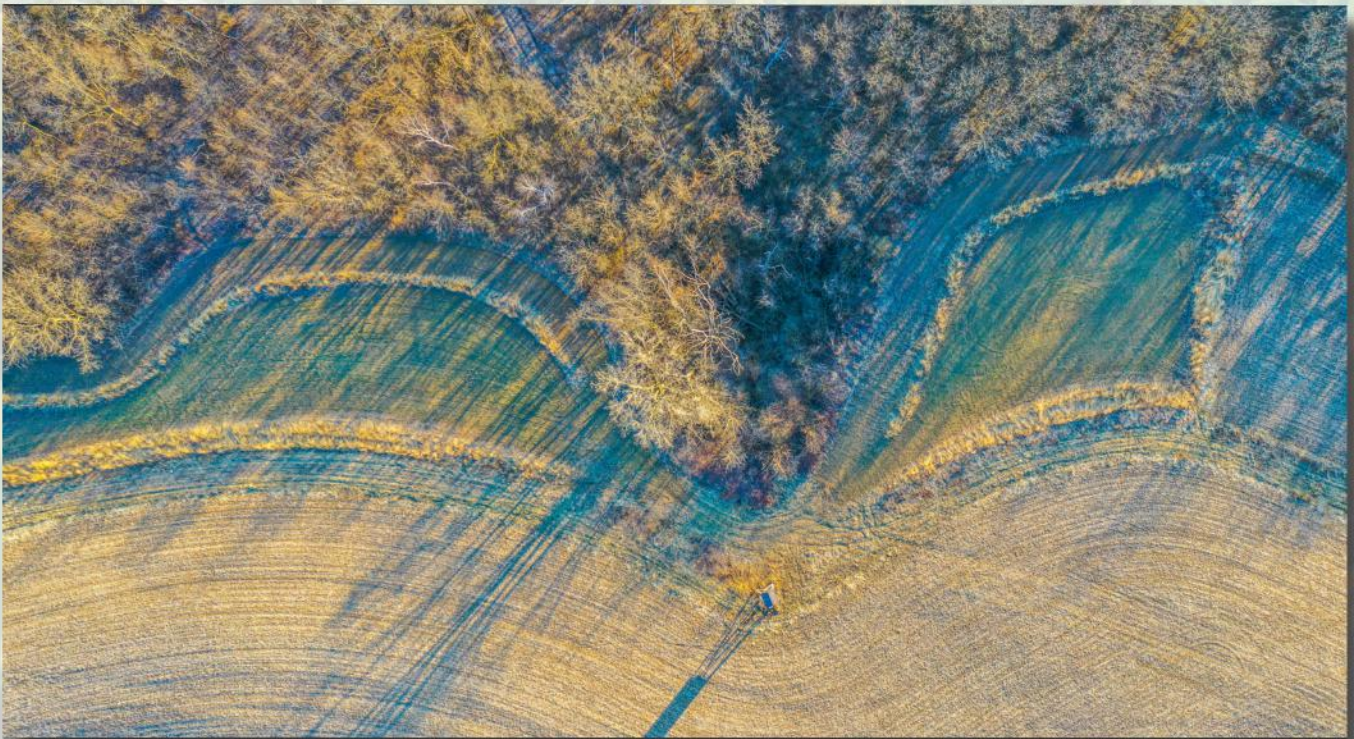
TBD Lucky Lane Eastman, WI 54626

Property Features:

- multiple food plots
- established switchgrass screenings
- water holes
- trail system
- box blinds
- black walnuts and oaks
- Mississippi River views
- Multiple building sites
- large shed
- 72 acres of tillable land

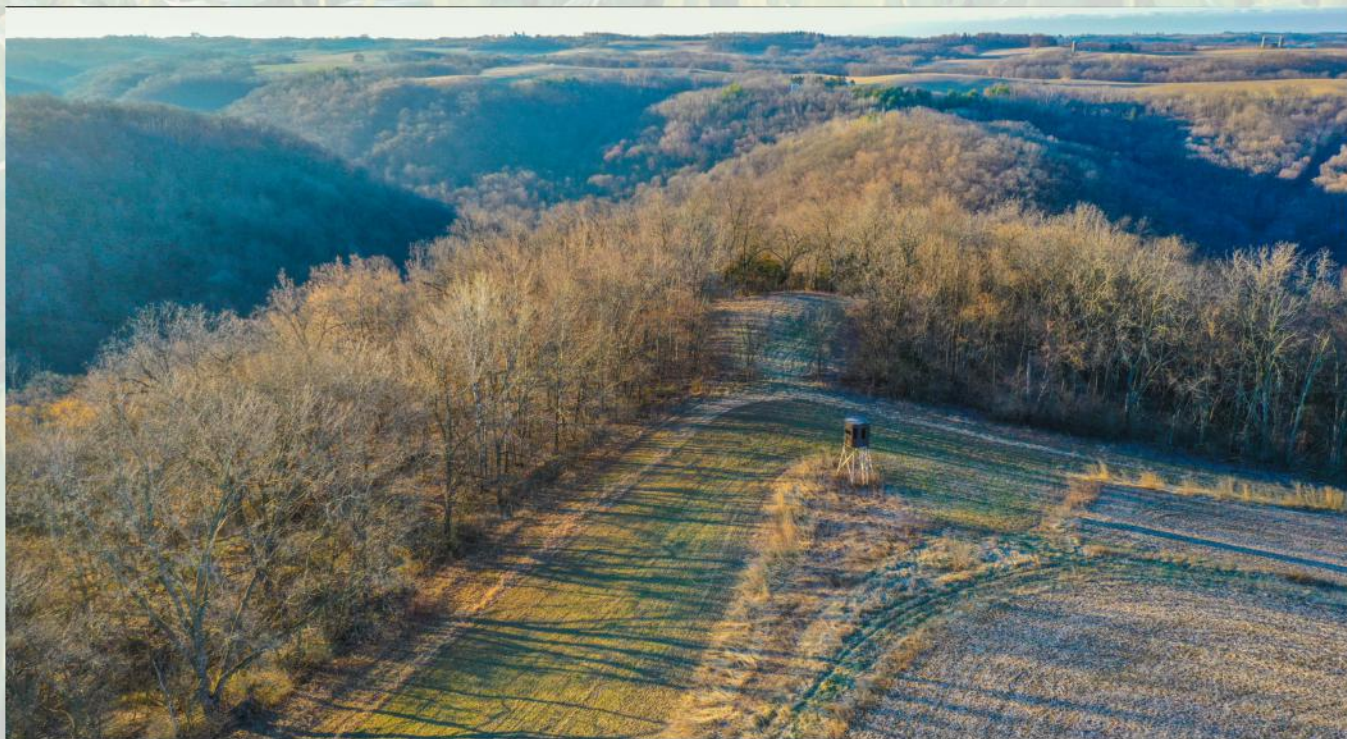
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Property Photos



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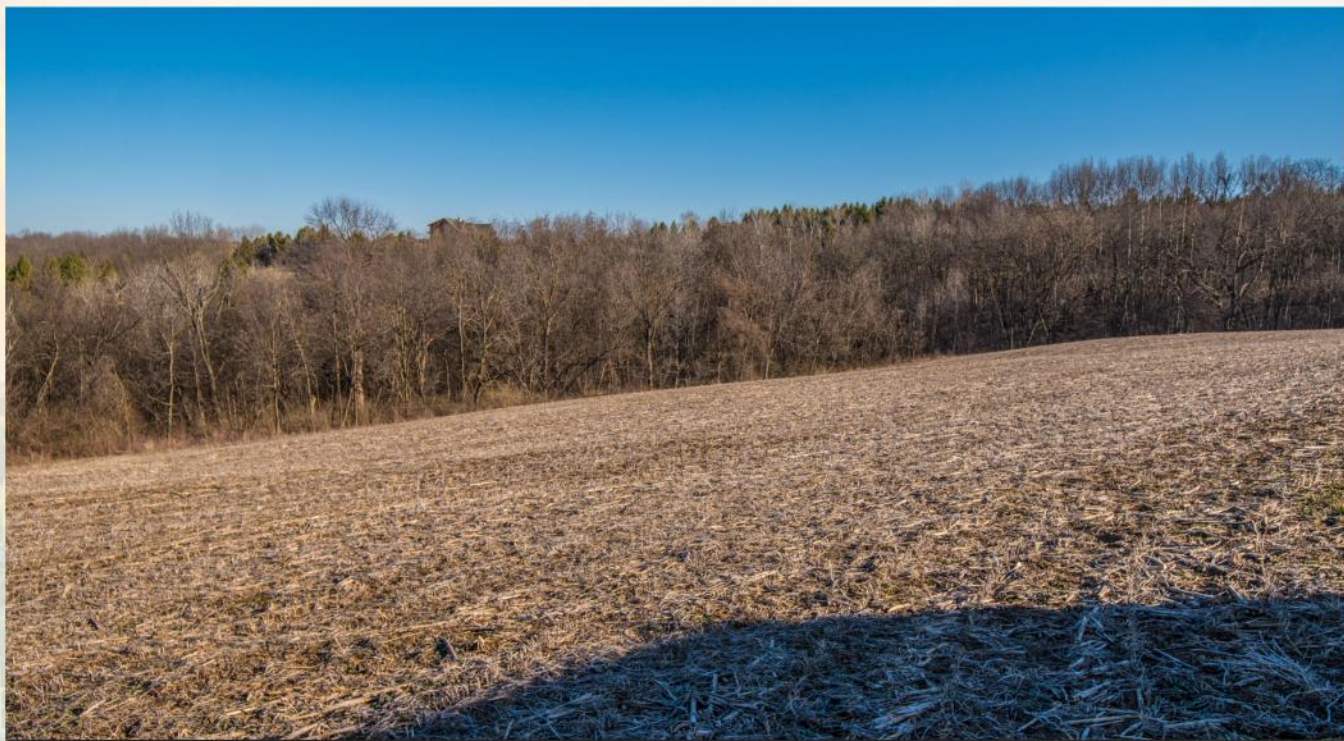
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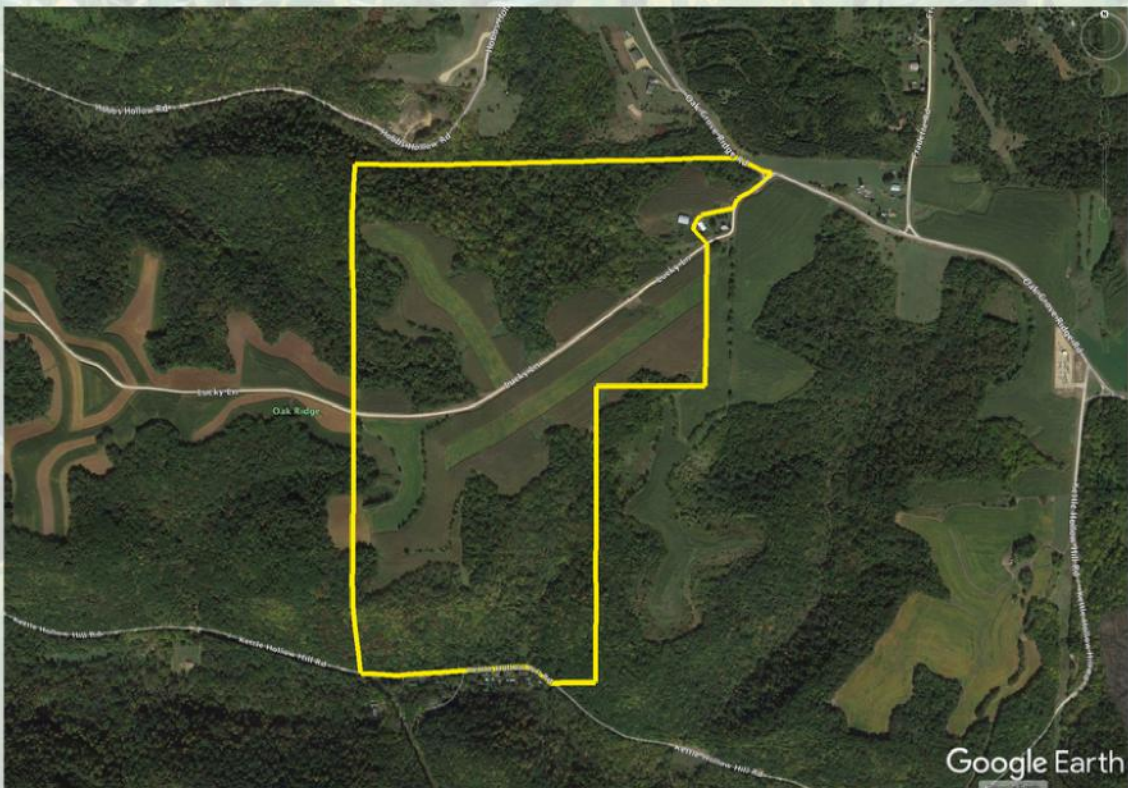
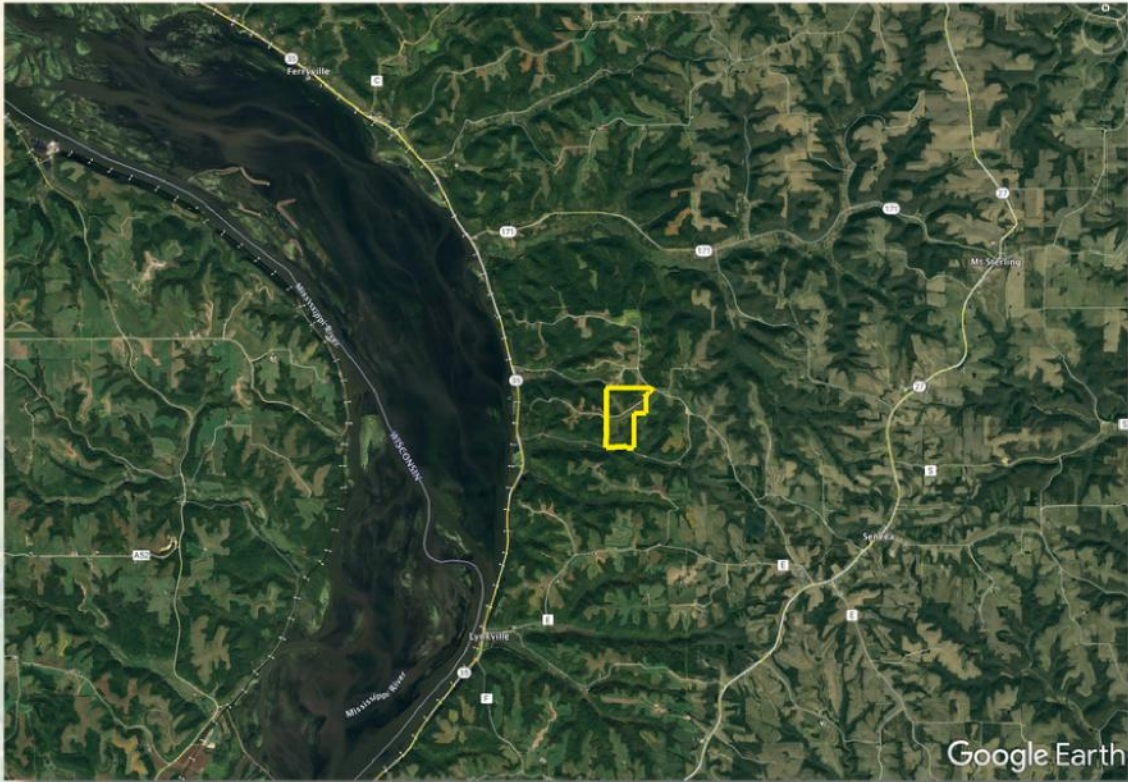
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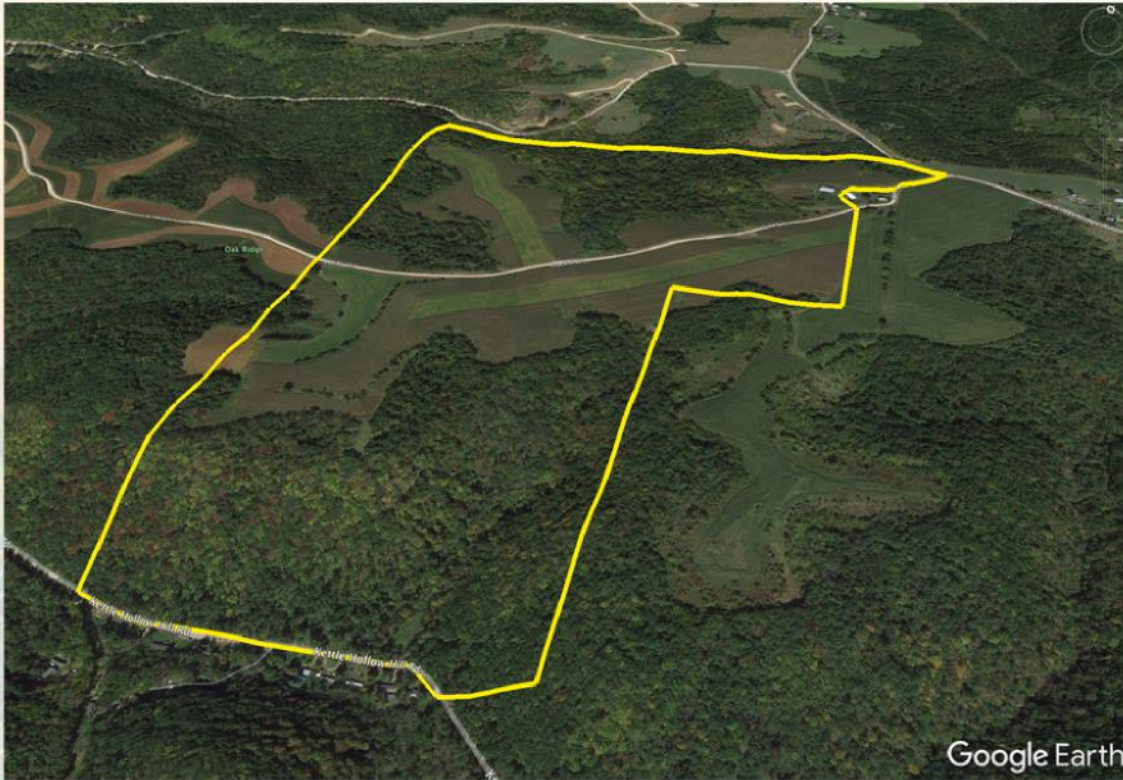
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Aerial



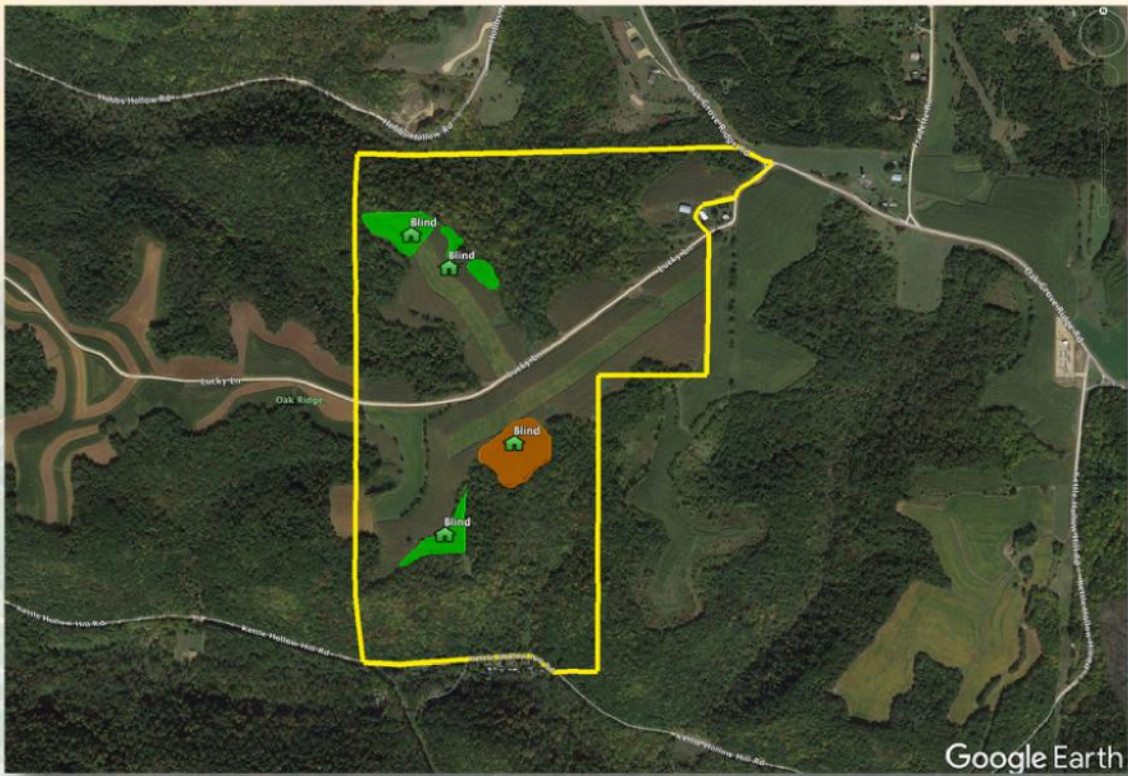
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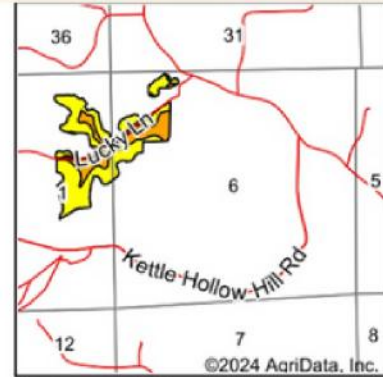
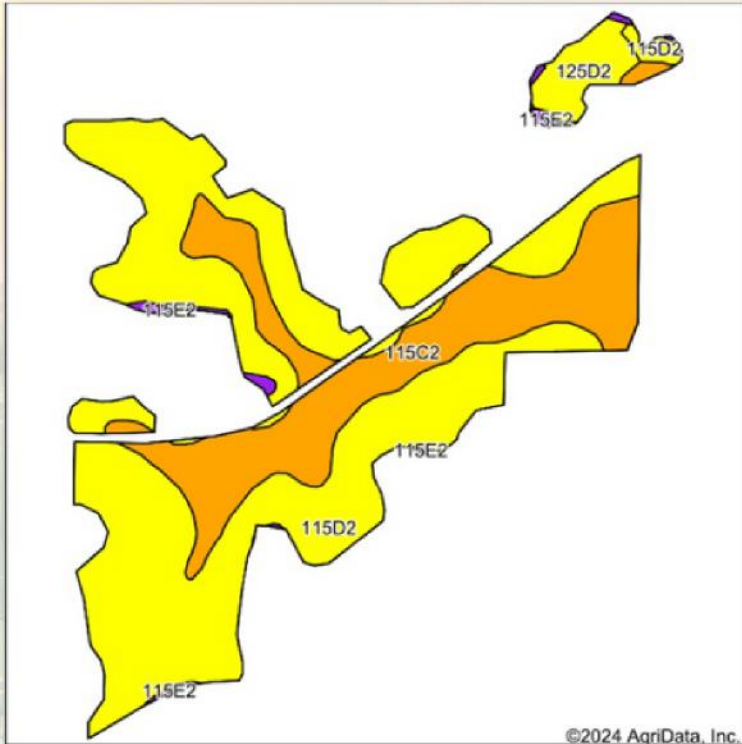
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Trail Map



**100,000
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Soil Map



State: **Wisconsin**
 County: **Crawford**
 Location: **6-9N-5W**
 Township: **Seneca**
 Acres: **71.93**
 Date: **3/29/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: WI023, Soil Area Version: 17

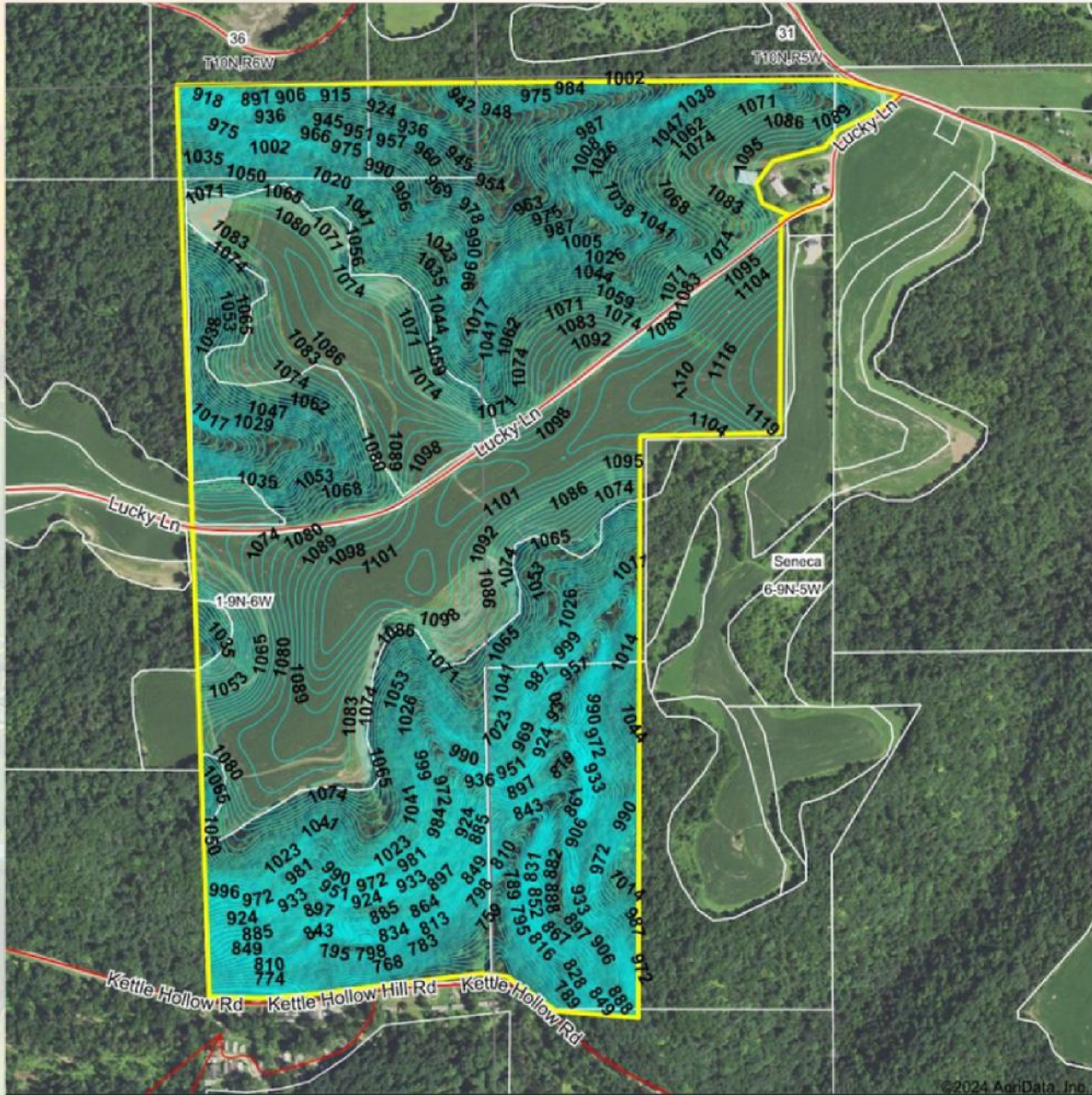
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
115D2	Seaton silt loam, driftless ridge, 12 to 20 percent slopes, moderately eroded	47.47	66.0%		Ive	75	75	64	70	
115C2	Seaton silt loam, driftless ridge, 6 to 12 percent slopes, moderately eroded	20.84	29.0%		IIle	81	81	70	79	
125D2	Pepin silt loam, 12 to 20 percent slopes, moderately eroded	2.77	3.9%		Ive	73	73	63	65	
115E2	Seaton silt loam, driftless ridge, 20 to 30 percent slopes, moderately eroded	0.79	1.1%		VIe	19	19	16	11	
164D	Elizabeth flaggy silt loam, 12 to 20 percent slopes	0.06	0.1%		Vis	25	25	21	18	
Weighted Average						3.73	*n 76	*n 76	*n 65.1	*n 71.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Topo Contours



Maps Provided By:
surety
CUSTOMER-DRIVEN 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): 3.0
Min: 719.8
Max: 1,131.0
Range: 411.2
Average: 1,019.2
Standard Deviation: 88.55 ft

0ft 679ft 1358ft



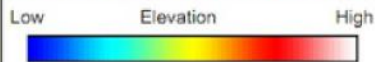
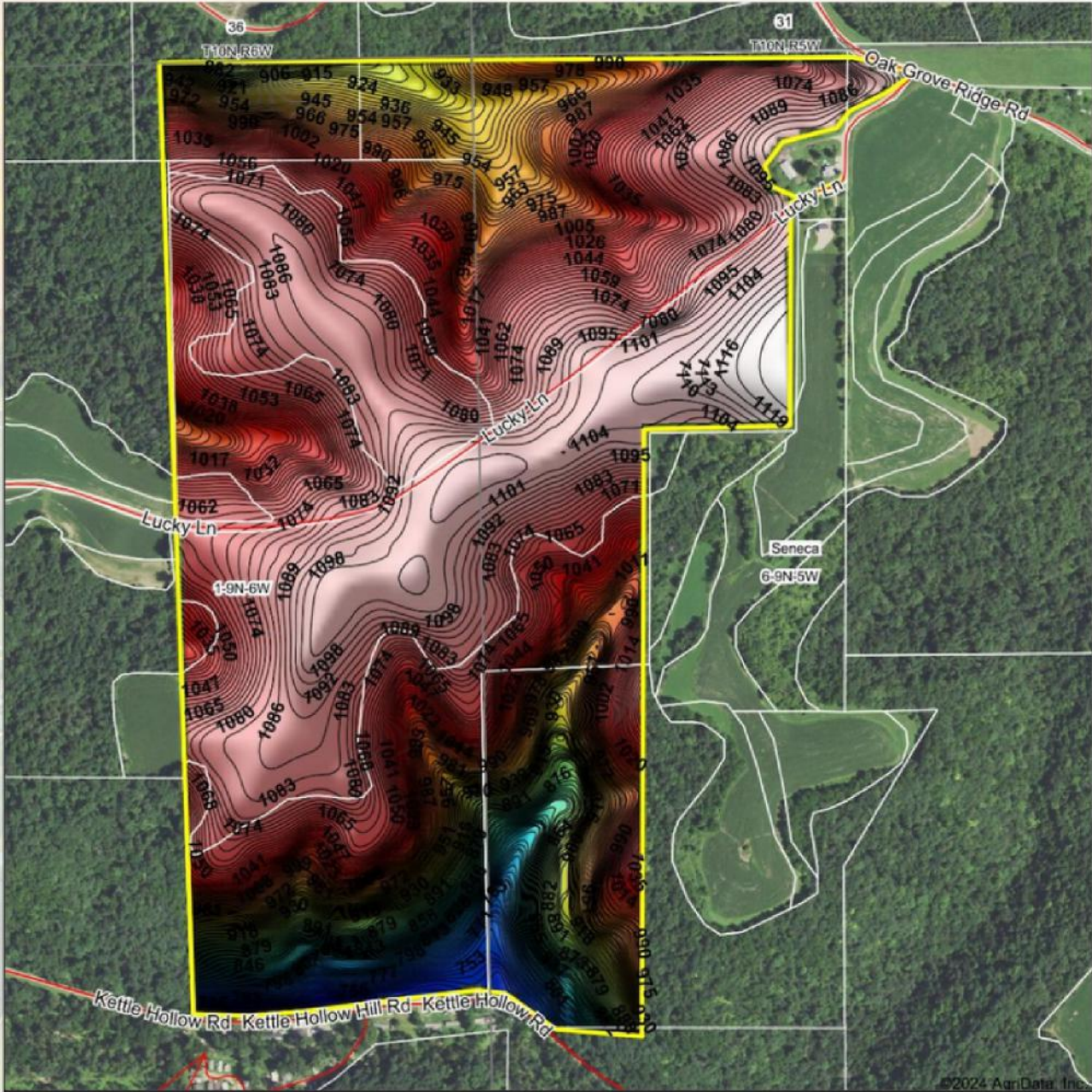
3/26/2024

6-9N-5W
Crawford County
Wisconsin

Boundary Center: 43° 17' 11.35, -91° 1' 14.76

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Topo Hillshade



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CUSTOMIZED ONLINE MAPPING

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

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Interval(ft): 3

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0ft 649ft 1297ft



3/26/2024

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