

LAND

FOR SALE

Monroe County, WI



78.7
+/- 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

78.7+/- Acres • Monroe County, WI

Listing Price: Accepting Sealed Bids

DESCRIPTION

Eric Halvorson and Garrett Halama with High Point Land Company are honored to present the Robert A. Schendel Revocable Trust, now available for purchase. This property shall be offered by sale method of sealed bids, with the seller being able to accept or reject any or all bids. This property is available in its entirety of 77.37 +/- acres or offered as 2 separate tracts. The property will be surveyed and paid for by the seller. If there are two accepted bids for each tract, the closing of each tract shall occur simultaneously.

This well located property lies in Monroe County Wisconsin in the Township of Wilton off of hard surfaced Juneau Road. Conveniently located off of HWY 131 a few short miles from Wilton, this 78.7 +/- acre property is easily accessible. If you have been looking for a property to build your forever home and walk out your back door to go hunting, hobby farm, raise beef cattle or horses, have excellent tillable land to start farming or to expand your current operation; then look no further! This property has something for everyone, and will surely check all of the boxes!

Tract 1 33+/- acres: The farmability of this tract is evident and showcases the following: a wide field drive off of hard surfaced Juneau Rd for semi access and large equipment, long rows, flat fields, and watershed buffer areas. Being adjacent to surrounding timberland and having a stream running through this tract, the opportunity for hunting shall not be ignored! This tract is an excellent opportunity for any growing farming operation or someone looking to add to their investment portfolio.

Tract 2 44.37 +/- acres: The opportunity to build your forever home or vacation home/cabin with utilities being located off of hard surfaced Juneau Rd shall not be ignored! For the avid hunter, there are multiple spots on this tract for food plot opportunities. Pairing that with the hardwood ridge, with multiple funnel areas throughout, brings excellent whitetail hunting opportunities. There are trails in place on this tract that lead to the top field that would be great access for deer and turkey hunting!

If you would like more information or to schedule a private showing contact local Wisconsin Land Specialists Eric Halvorson at 715-533-4904 or email him at Eric@Highpointlandcompany.com or Garrett Halama at 715-797-0442 or email him at Garrett@highpointlandcompany.com

Please respect the landowners 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 - Tract 1



75,000
ACRES SOLD

Property Photos - Tract 1



75,000
ACRES SOLD

Property Photos - Tract 1



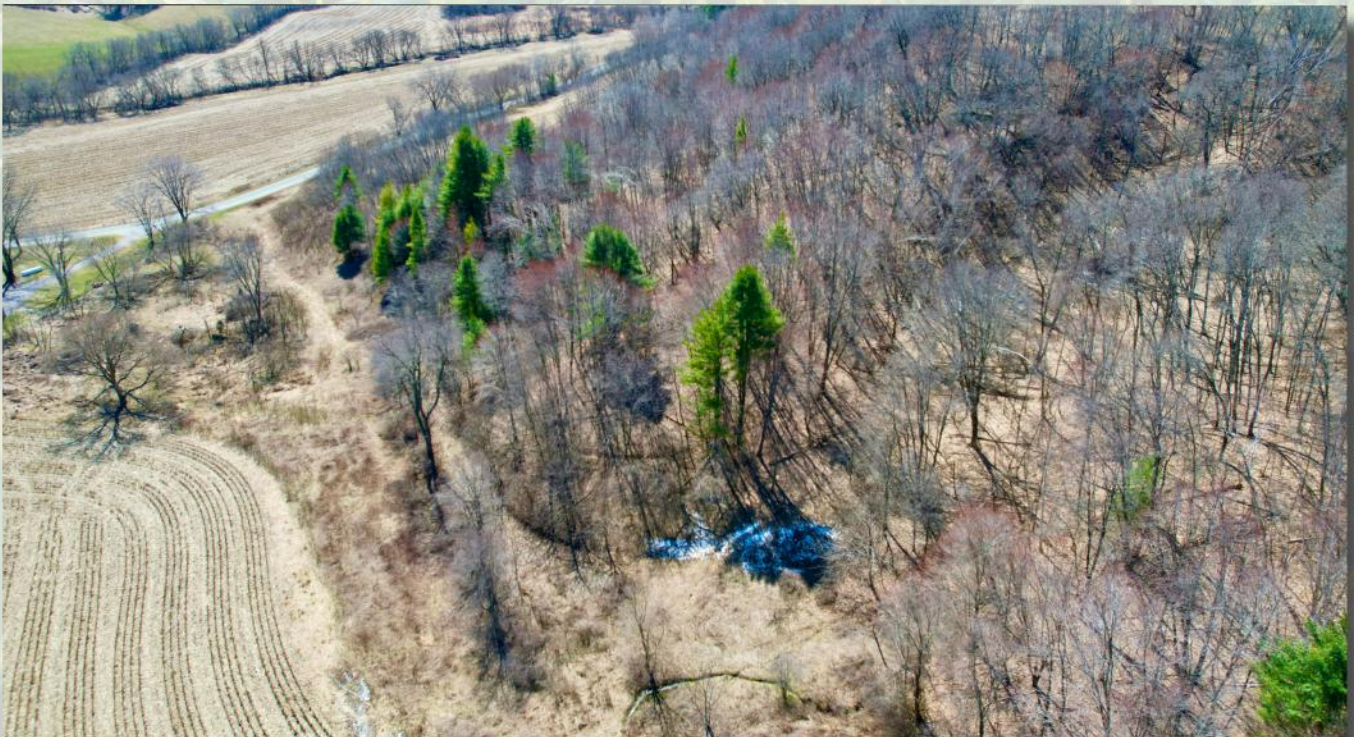
75,000
ACRES SOLD

Property Photos - Tract 2



75,000
ACRES SOLD

Property Photos - Tract 2



75,000
ACRES SOLD

Property Photos - Tract 2



75,000
ACRES SOLD

Aerial Map - Tract 1

Aerial Map



Maps Provided by:
surety
CUSTOMER ONLINE MAPPING
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Boundary Center: 43° 52' 27.55, -90° 28' 14.58

0ft 427ft 854ft

11-16N-1W
Monroe County
Wisconsin



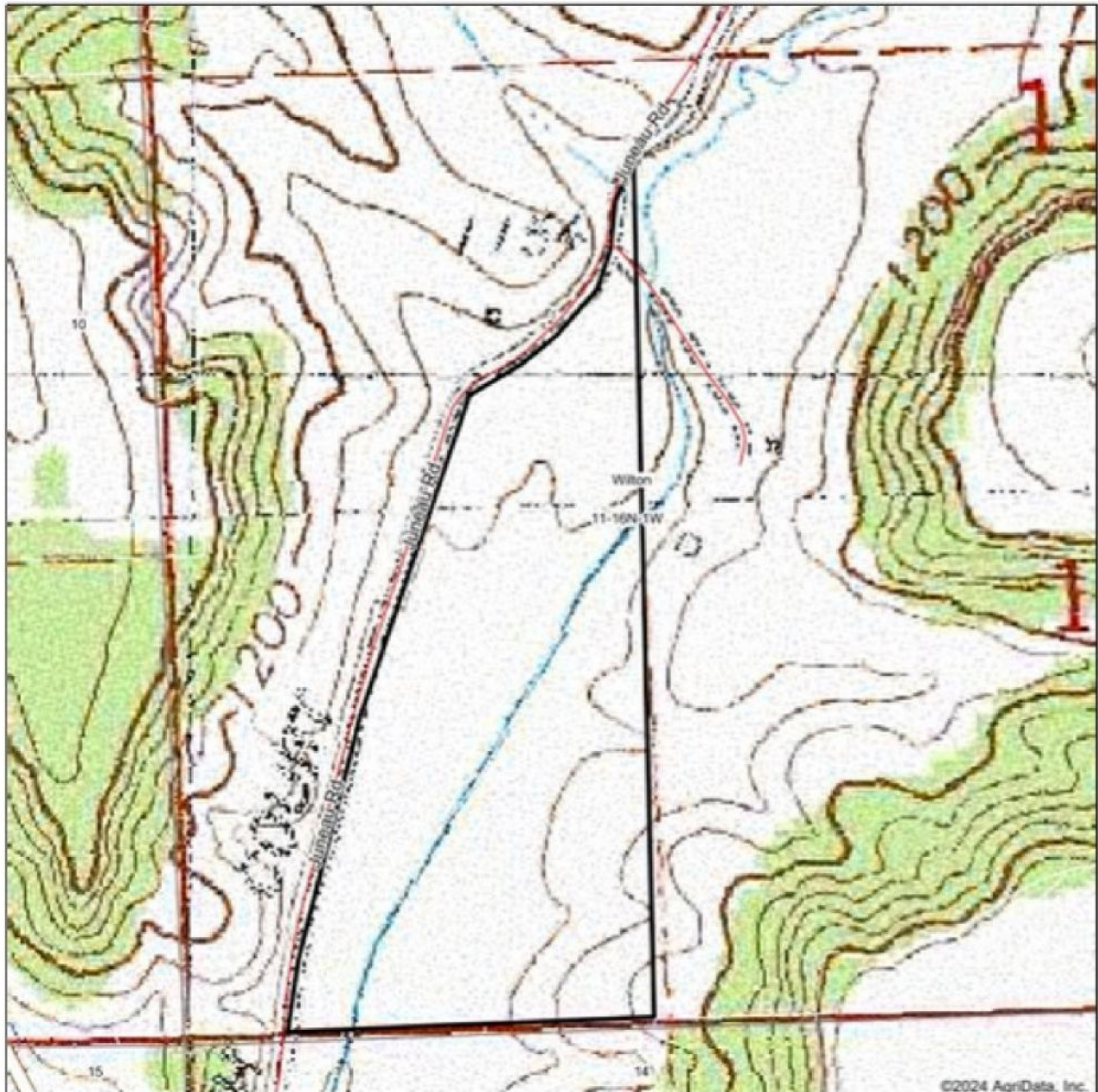
4/4/2024

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

75,000
ACRES SOLD

Topo Map - Tract 1

Topography Map



Map Center: 43° 52' 28.76, -90° 28' 11.13

0ft 427ft 854ft

11-16N-1W
Monroe County
Wisconsin



4/4/2024

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

75,000
ACRES SOLD

Topo Contours Map - Tract 1

Topography Contours



© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2018

Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 1,121.3
Max: 1,190.2
Range: 68.9
Average: 1,140.8
Standard Deviation: 10.6 ft

0ft 423ft 846ft



4/4/2024

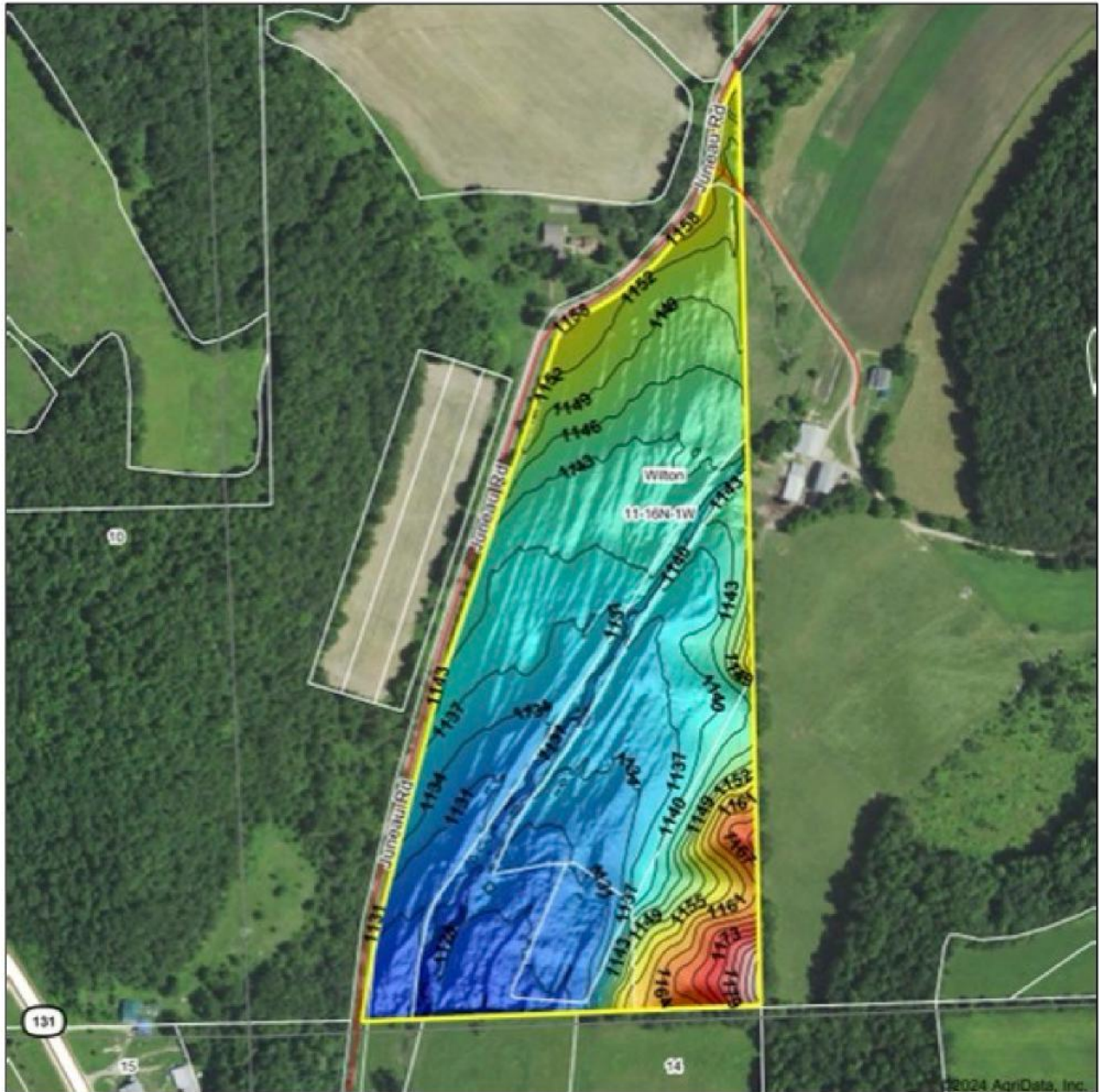
11-16N-1W
Monroe County
Wisconsin

Boundary Center: 43° 52' 27.55, -90° 28' 14.58

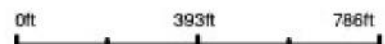
75,000
ACRES SOLD

Topo Hillshade Map - Tract 1

Topography Hillshade



Source: USGS 1 meter dem



Interval(ft): 3

Min: 1,121.3

Max: 1,190.2

Range: 68.9

Average: 1,140.8

Standard Deviation: 10.6 ft



4/4/2024

11-16N-1W
Monroe County
Wisconsin

Boundary Center: 43° 52' 27.55, -90° 28' 14.58



Maps Provided By:



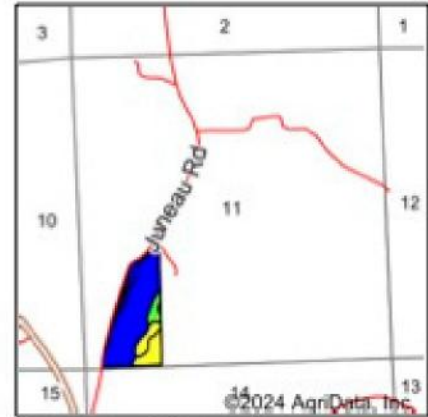
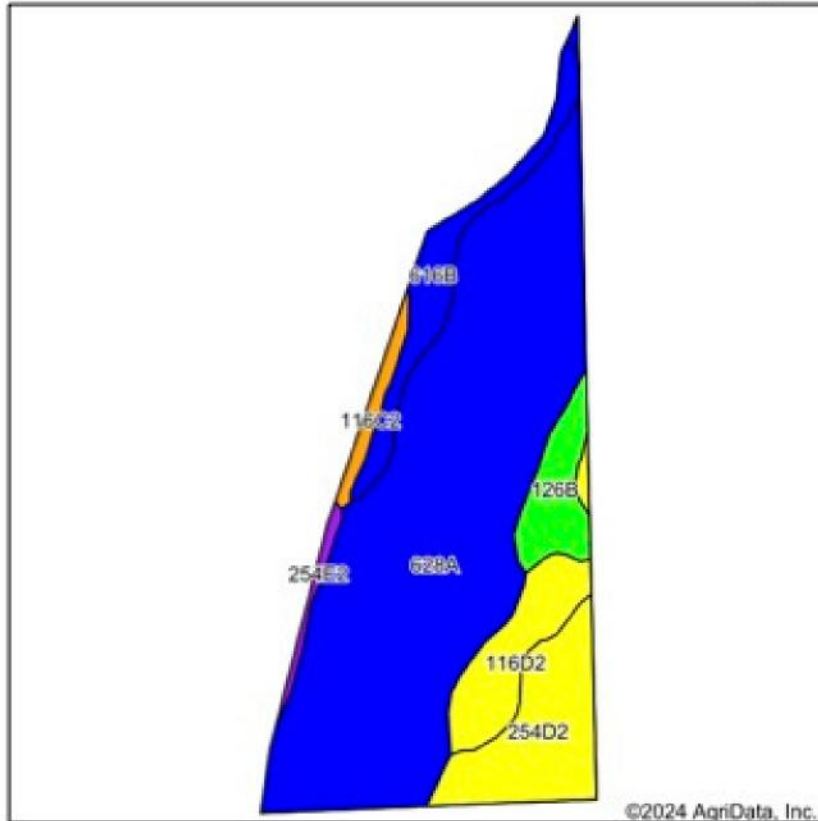
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Field borders provided by Farm Service Agency as of 5/21/2008



Soils Map - Tract 1

Soils Map



State: **Wisconsin**
 County: **Monroe**
 Location: **11-16N-1W**
 Township: **Wilton**
 Acres: **32.49**
 Date: **4/4/2024**



Soils data provided by USDA and NRCS.

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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	*n NCCPI Cotton	
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	21.36	65.7%		llw	89	79	55	89		
254D2	Norden silt loam, 12 to 20 percent slopes, moderately eroded	3.68	11.3%		Ive	56	56	49	46		
116D2	Churchtown silt loam, 12 to 20 percent slopes, moderately eroded	2.51	7.7%		Ive	75	75	62	67		
616B	Chaseburg silt loam, 1 to 4 percent slopes, occasionally flooded	2.32	7.1%		lle	88	88	73	77	9	
126B	Barremills silt loam, 1 to 6 percent slopes	1.70	5.2%		le	91	91	80	90		
116C2	Churchtown silt loam, 6 to 12 percent slopes, moderately eroded	0.59	1.8%		llle	82	82	70	77		
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	0.33	1.0%		Vle	14	14	13	7		
Weighted Average						2.39	*n 83.3	*n 76.8	*n 57.3	*n 80.6	*n 0.6

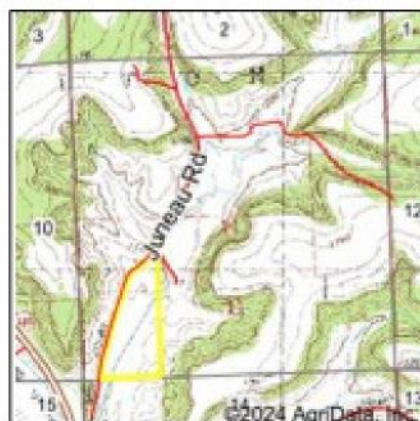
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



Wetlands Map - Tract 1

Wetlands Map



State: **Wisconsin**
 Location: **11-16N-1W**
 County: **Monroe**
 Township: **Wilton**
 Date: **4/4/2024**



0ft 615ft 1231ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	3.06
PFO1C	Freshwater Forested/Shrub Wetland	1.40
R5UBH	Riverine	0.57
R4SBC	Riverine	0.03
Total Acres		5.06

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

75,000
ACRES SOLD

Aerial Map - Tract 2

Aerial Map



Maps Provided By:
surety
COURTESY OF ONLINE MAPPING
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Boundary Center: 43° 52' 29.01, -90° 28' 16.75

0ft 442ft 884ft

11-16N-1W
Monroe County
Wisconsin



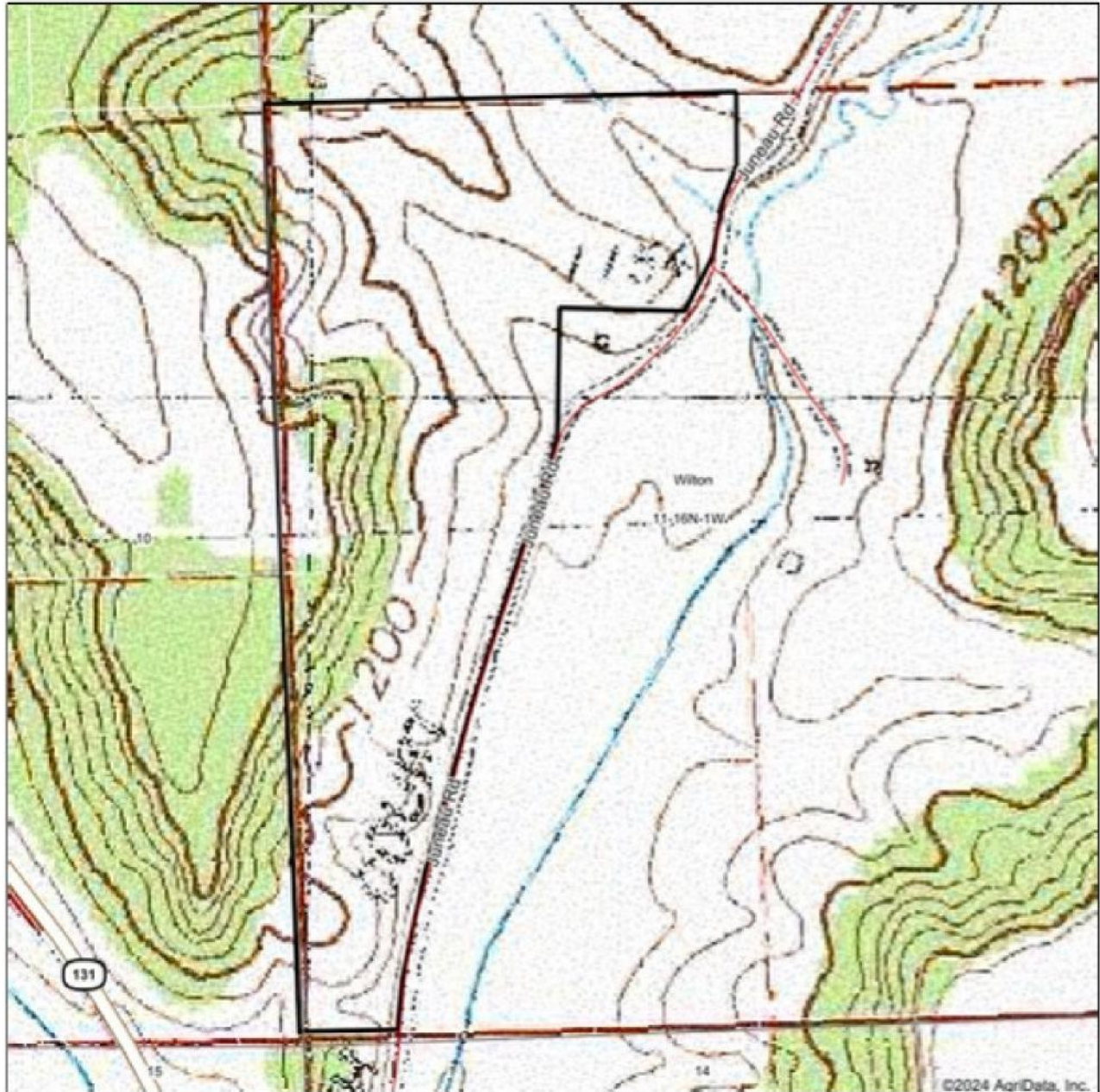
4/4/2024

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

75,000
ACRES SOLD

Topo Map - Tract 2

Topography Map



Map Center: 43° 52' 29.35, -90° 28' 15.25

0ft 442ft 884ft

11-16N-1W
Monroe County
Wisconsin



Field borders provided by Farm Service Agency as of 5/21/2018

75,000
ACRES SOLD

Topo Contours Map - Tract 2

Topography Contours



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

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,129.4

Max: 1,321.1

Range: 191.7

Average: 1,200.7

Standard Deviation: 40.22 ft

0ft 464ft 928ft



4/4/2024

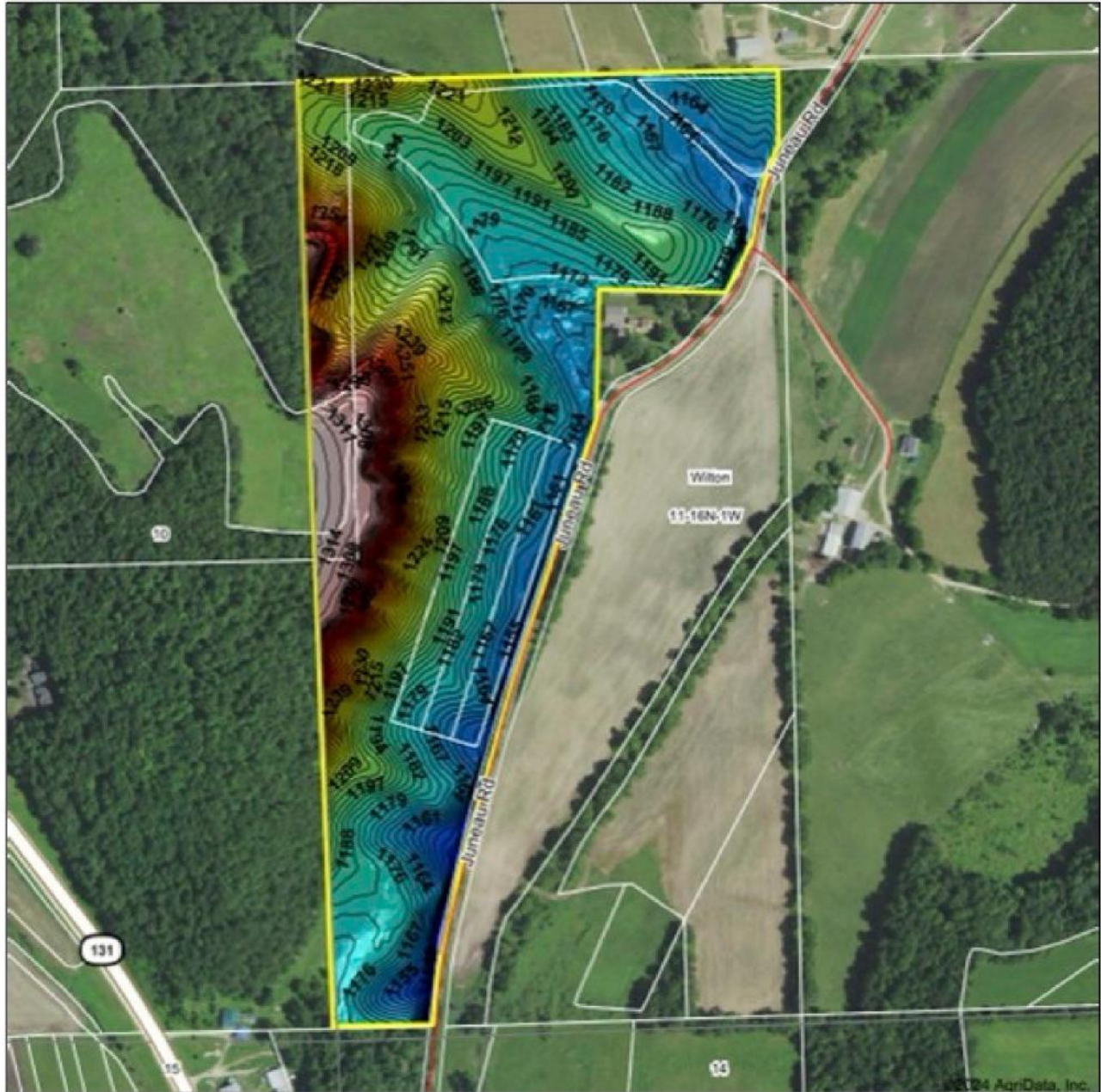
11-16N-1W
Monroe County
Wisconsin

Boundary Center: 43° 52' 29.01, -90° 28' 16.75

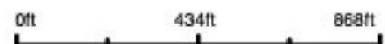
75,000
ACRES SOLD

Topo Hillshade Map - Tract 2

Topography Hillshade



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,129.4
 Max: 1,321.1
 Range: 191.7
 Average: 1,200.7
 Standard Deviation: 40.22 ft



4/4/2024

11-16N-1W
Monroe County
Wisconsin

Boundary Center: 43° 52' 29.01, -90° 28' 16.75

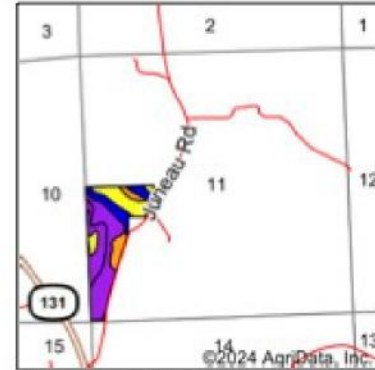
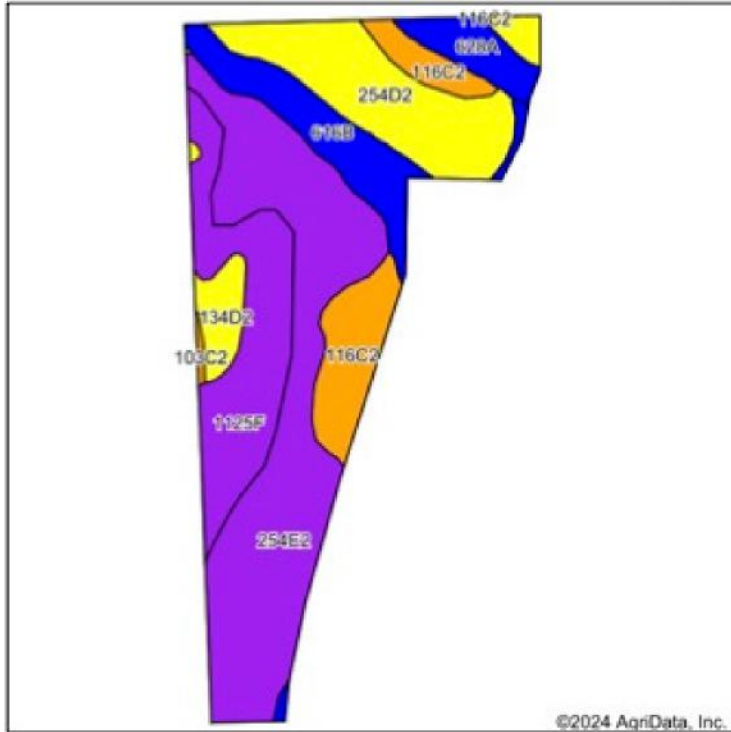


© AgriData, Inc. 2023
 Field borders provided by Farm Service Agency as of 5/21/2018



Soils Map - Tract 2

Soils Map



State: **Wisconsin**
 County: **Monroe**
 Location: **11-16N-1W**
 Township: **Wilton**
 Acres: **44.28**
 Date: **4/4/2024**



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	^{*n} NCCPI Cotton	
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	16.35	36.9%		Vle	14	14	13	7		
1125F	Dorerton, very stony-Elbeville complex, 30 to 60 percent slopes	7.63	17.2%		Vlle	13	13	11	5		
254D2	Norden silt loam, 12 to 20 percent slopes, moderately eroded	7.57	17.1%		IVe	56	56	49	46		
116C2	Churchtown silt loam, 6 to 12 percent slopes, moderately eroded	4.58	10.3%		IIle	82	82	70	77		
616B	Chaseburg silt loam, 1 to 4 percent slopes, occasionally flooded	4.49	10.1%		Ile	88	88	73	77	9	
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	1.97	4.4%		IIw	89	79	55	89		
134D2	Lamolle silt loam, 12 to 20 percent slopes, moderately eroded	1.55	3.5%		IVe	59	59	54	57		
103C2	Wildale channery silt loam, 6 to 12 percent slopes, moderately eroded	0.14	0.3%		IIle	51	50	51	49		
Weighted Average						4.86	*n 40.6	*n 40.1	*n 34.2	*n 33.2	*n 0.9

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

^{*c}: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Wetlands Map - Tract 2

Wetlands Map



State: **Wisconsin**
 Location: **11-16N-1W**
 County: **Monroe**
 Township: **Wilton**
 Date: **4/4/2024**



0ft 675ft 1350ft

Classification Code	Type	Acres
R4SBC	Riverine	0.23
PEM1C	Freshwater Emergent Wetland	0.10
Total Acres		0.33

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

78.7
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