

LAND AVAILABLE

Listing #16804
238.61 Acres M/L



29561/30273 COUNTY HWY I, CAZENOVIA, WI 53924

RICHLAND COUNTY



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PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

LISTING #16804 (ENTIRE FARM) | 238.61 ACRES M/L

Peoples Company is pleased to present this exceptional opportunity to purchase a secluded piece of paradise on the ridgetops of Richland County, Wisconsin! This 238.61± acre, one-of-a-kind property has everything you could ever want to enjoy a private family or friend weekend getaway, yet also provides income-producing farmland to justify it! Currently, there are 150± quality income-producing tillable acres that are gently contoured across the entirety of the farm. The FSA cropland acres carry an NCCPI soil rating of 61.3. The remaining balance of land features mostly timber ground with many well-manicured trails in every direction, making for thrilling ATV riding. With over 15+ tree stands scattered throughout the edges of the timber and several tower stands across the property, you will undoubtedly find the perfect spot to capitalize! For the hunting enthusiast, this property is set up perfectly for bow and gun hunting.

This farm has two accesses off County Highway I and features infrastructure on the property's north and south sides. Starting with the south side as "home base," you'll travel up a private drive to the ridgetop, where you'll suddenly depart from the tree cover to your own "off the grid" cabin and outbuilding. The stunning log cabin features 720± sq ft with a beautiful wrap-around deck. Inside the cabin on the main floor, you will enter the open-concept kitchen & living room area, which features a wood stove to keep you warm on those cold nights, two nicely sized bedrooms, and one full bath. In the lower-level walkout basement, you will find more square footage, which is partially finished with another bathroom. The local electric cooperative does not provide electricity in the cabin and shed. The electric power source for the two buildings is a bank of batteries located on the lower level of the cabin near the wall-mounted service panel. Those batteries are recharged in two ways. First, an array of solar panels on the cabin roof keeps the batteries charged during sunny periods. Second, a gasoline-powered generator is in a small "doghouse" adjacent to the shed. Suppose the batteries are depleted due to a series of cloudy days. In that case, the generator can be operated to charge the batteries. Armed with wood-burning heat, solar electricity, and LP appliances, this property can be used "off the grid!" Stepping outside, you will notice that this property has its own well and septic system in the yard. The 30' X 54' Cleary pole building provides ample space for all your toys and year-round maintenance equipment.

Rounding the corner to the north side access and infrastructure, once again, you will enter a very nice, gated driveway where you will approach yet another metal outbuilding. This time a 40' X 60' pole shed equipped with 200-amp power provides a great space to store extra blinds, stands, tractors, ATVs, and more! This building features a small rustic bunk area in the back left corner for times when you have the whole crew in for the weekend to enjoy this fantastic property.

The farm consists of 238.61± acres with an estimated 150± FSA cropland acres carrying an NCCPI rating of 61.3. The rich, productive soils include Newglarus silt loam and Fivepoints silt loam. The tillable acres feature long, well-manicured, gently rolling, contoured rows throughout the property. The tillable acres are leased to a neighboring farmer for the 2023 and 2024 growing seasons. Please get in touch with the listing agent for lease payments and details.

This area of Richland County is well known for Boone & Crockett class whitetails. The 238.61± acres provide endless opportunities to grow, hold, and harvest trophy-class whitetail. This farm offers everything needed to earn itself top-shelf hunting status, including excellent east and west access, abundant food sources, and diverse and heavy cover in the heart of the property. The property features multiple mature neighboring blocks of hardwoods and heavily timbered draws, creating multiple great pinch points that would make for prime hunting spots. There are over fifteen ladder stands strategically placed throughout the property, and five elevated tower stands overlooking the ridgetops. You'll find the recreational hunting opportunities on this land to be abundant!

Whether looking for a great build site for your forever home or a recreational playground or adding to your current farming operation, consider this property a must-see!



ADAM CRIST

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LISTING #16805 | 96.70 ACRES M/L

This 96.7± acre, one-of-a-kind property has everything you could ever want to enjoy a private family or friend weekend getaway, yet also provides income-producing farmland to justify it!

You will travel up a private zigzag drive to the ridgetop as you enter the property. You'll suddenly depart from the tree cover to your picturesque yard featuring your own "off the grid" cabin and outbuilding. The stunning log cabin features 720± sq ft with a beautiful wrap-around deck. Inside the cabin, you will enter the open-concept kitchen & living room area, which features a wood stove to keep you warm on those cold nights, two nicely sized bedrooms, and one full bath. This is just on the main floor! In the lower-level walkout basement, you will find more square footage, which is partially finished with yet another full bathroom. The local electric cooperative does not provide electricity in the cabin and shed. The electric power source for the two buildings is a bank of batteries located on the lower level of the cabin near the wall-mounted service panel. Those batteries are recharged in two ways. First, an array of solar panels on the cabin roof keeps the batteries charged during sunny periods. Second, a gasoline-powered generator is in a small "doghouse" adjacent to the shed. Suppose the batteries are depleted due to a series of cloudy days. In that case, the generator can be used to charge the batteries. Equipped with wood-burning heat, solar electricity, and LP appliances, this property can be operated "off the grid!" This property has its own well and septic system. The 30'x54' Cleary Pole building provides ample space for all your toys and year-round maintenance equipment.

Just beyond this home base, you'll find approximately 64.79± acres of quality income-producing tillable farm ground which is gently contoured across the backbone of the farm. The FSA cropland acres carry an NCCPI soil rating of 63.6 with Newglarus and Fivepoints silt loam being the primary soil types. Please get in touch with the listing agent for lease payments and details.

This tract includes 30± acres of timber ground and some of the best top shelf hunting in the area. Multiple stands have been strategically placed throughout the ridgetop and have been proven big buck hot spots. This farm is surrounded by large blocks of hardwoods and heavily timbered draws in every direction, making this a primetime source for wildlife vegetation in the spring and fall months.



JESSE MEYER

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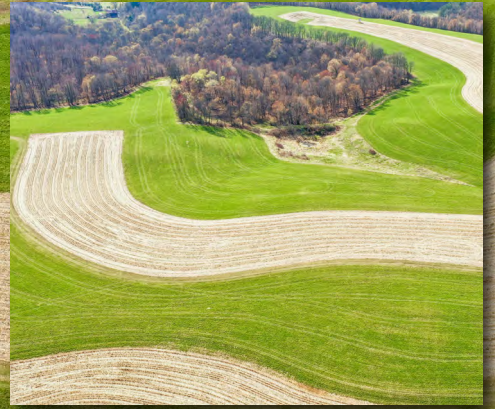
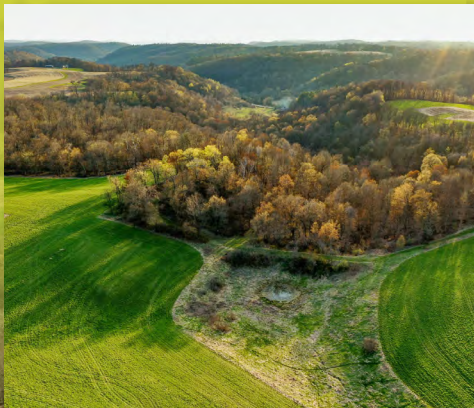
LISTING #16806 | 137.75 ACRES M/L

This 137.75± acre, one-of-a-kind property has everything you could ever want to enjoy a private family or friend weekend getaway, yet also provides income-producing farmland to justify it!

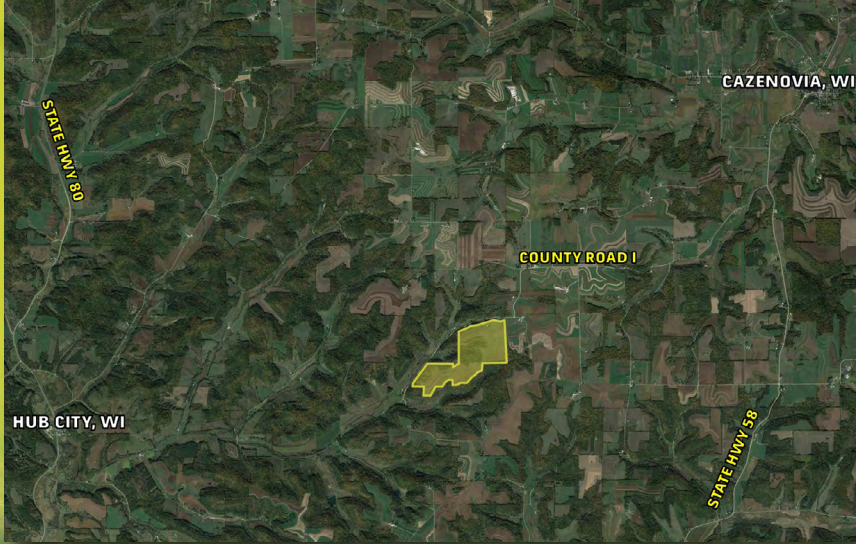
You will travel up a private zigzag drive to the ridgetop as you enter the property. You'll suddenly depart from the tree cover to your picturesque yard featuring your own "off the grid" cabin and outbuilding. The stunning log cabin features 720± sq ft with a beautiful wrap-around deck. Inside the cabin, you will enter the open-concept kitchen & living room area, which features a wood stove to keep you warm on those cold nights, two nicely sized bedrooms, and one full bath. This is just on the main floor! In the lower-level walkout basement, you will find more square footage, which is partially finished with yet another full bathroom. The local electric cooperative does not provide electricity in the cabin and shed. The electric power source for the two buildings is a bank of batteries located on the lower level of the cabin near the wall-mounted service panel. Those batteries are recharged in two ways. First, an array of solar panels on the cabin roof keeps the batteries charged during sunny periods. Second, a gasoline-powered generator is in a small "doghouse" adjacent to the shed. Suppose the batteries are depleted due to a series of cloudy days. In that case, the generator can be used to charge the batteries. Equipped with wood-burning heat, solar electricity, and LP appliances, this property can be operated "off the grid!" This property has its own well and septic system. The 30'x54' Cleary Pole building provides ample space for all your toys and year-round maintenance equipment.

Just beyond this home base, you'll find approximately 64.79± acres of quality income-producing tillable farm ground which is gently contoured across the backbone of the farm. The FSA cropland acres carry an NCCPI soil rating of 63.6 with Newglarus and Fivepoints silt loam being the primary soil types. Please get in touch with the listing agent for lease payments and details.

This tract includes 70± acres of timber ground and has some of the best, top shelf hunting in the area. As you travel across the ridge to the north, you'll run into a 40+ acre block of timber, where you'll be wowed by many well-manicured trails in every direction, making for thrilling ATV or horse-back riding adventures. With over 15+ tree stands scattered throughout the edges of the timber and several tower stands across the property, you will undoubtedly find the perfect spot to capitalize! Surrounded by large blocks of hardwoods and heavily timbered draws in every direction, it just further makes this a primetime source for wildlife vegetation in the spring and fall months. For the hunting enthusiast, this property is set up perfectly for bow and gun hunting. Don't miss out on this fantastic property!



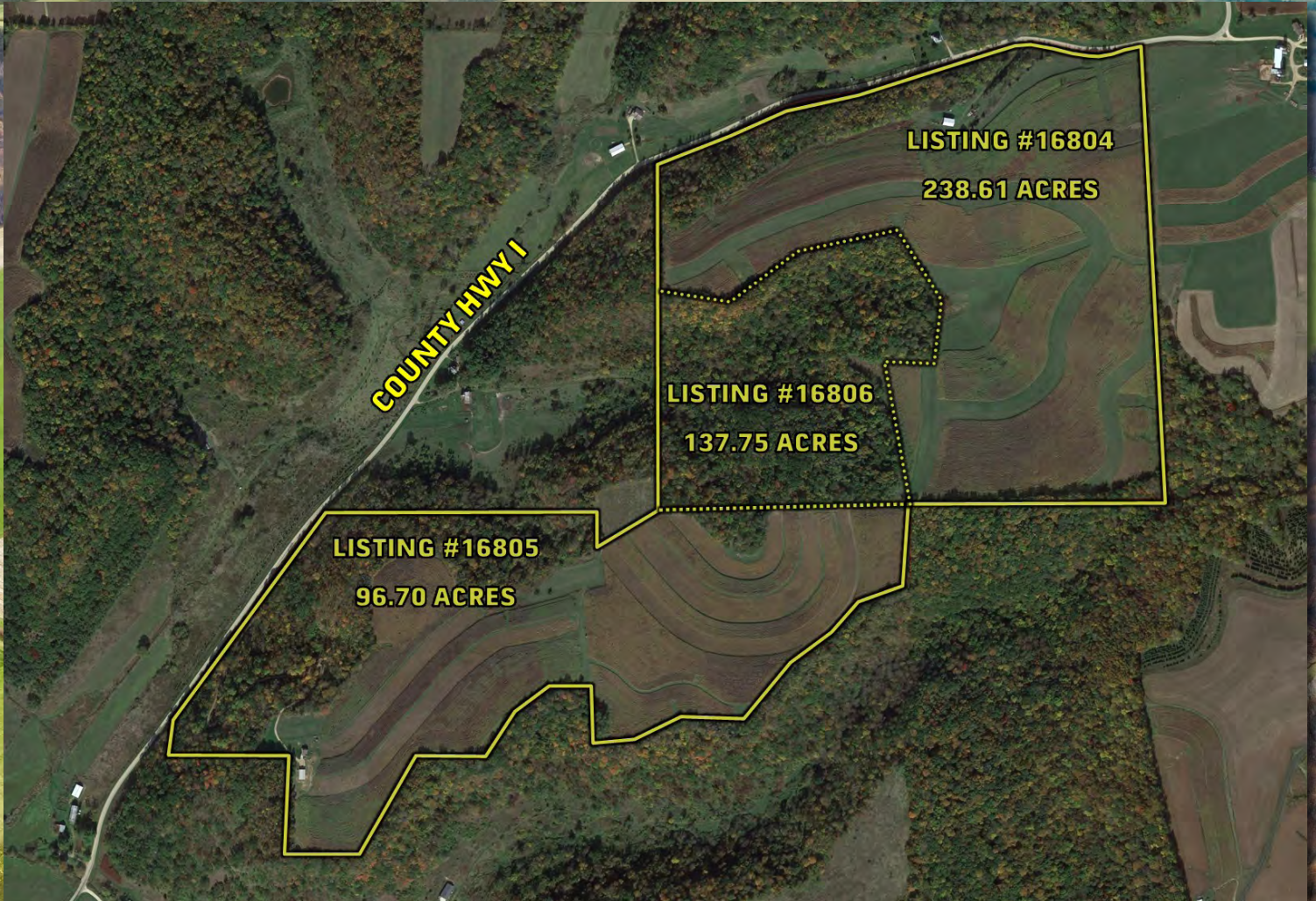
LAND AVAILABLE IN RICHLAND COUNTY, WI



Listings: #16804, #16805 & #16806

Directions: From Cazenovia, Wisconsin: Travel southwest on State Highway 58/Main Street for one and a half miles. Turn right onto County Highway I. Continue for four and a half miles. The property is on the left. Look for the Peoples Company signs.

From Richland Center, Wisconsin: Travel north onto S Main Street for one mile. Continue onto State Highway 80 for nine and a half miles. Turn right onto County Highway I. Continue for four and a half miles. The property is on the right. Look for the Peoples Company signs.





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SCAN THE QR CODES WITH
YOUR PHONE CAMERA TO
VIEW THESE LISTINGS ONLINE!



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