

LEGACY DRIFTLESS OFFERING

GRANT COUNTY, WISCONSIN



CASSVILLE, WISCONSIN

LISTING #19340

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

608.482.1229 | ADAM CRIST

Adam.Crist@PeoplesCompany.com | WI LIC 89336-94

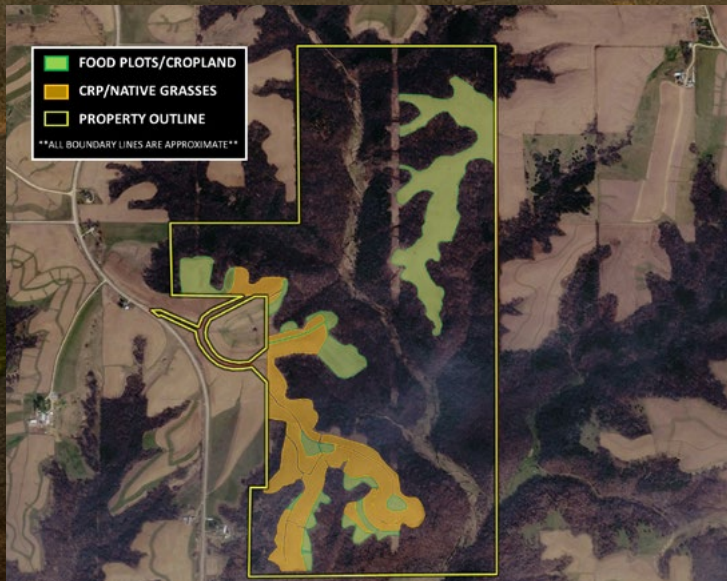
RECREATIONAL PROPERTY FOR SALE IN GRANT COUNTY, WISCONSIN

In the heart of the Driftless Region, where steep ridgelines, spring-fed valleys, and unaltered landscapes define one of the most sought-after regions in the Midwest, this remarkable 578.01 m/l acre holding represents a rare convergence of scale, stewardship, and long-term vision. Assembled and carefully managed over time with a clear focus on habitat, balance, and preservation, this property stands today as a proven recreational and investment caliber landholding. Large, contiguous tracts of this quality, combining nearly 465 acres of mature hardwood timber, income-producing farmland, native prairie, and nearly two miles of live water, are seldom available in a single offering within this landscape.

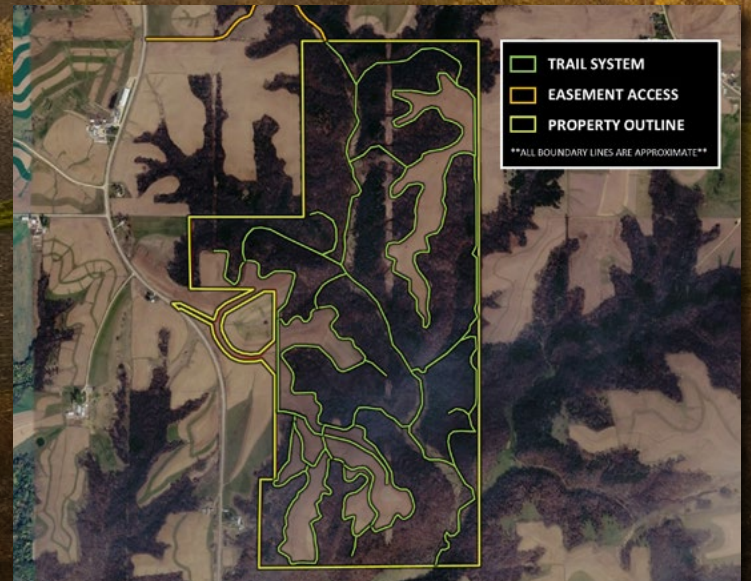
At its core, the property is a highly developed, well-documented Whitetail Hunting Mecca. Years of disciplined management, limited pressure, and strategic improvement have established a consistent population of mature whitetails that have a history of producing and holding Boone and Crockett whitetail deer. The natural design of the land, defined by deep timbered draws, secluded valley systems, ridge top travel corridors, and natural pinch points, creates exceptional predictability in deer movement. Eleven established food plots are thoughtfully positioned throughout the property, with additional opportunities for expansion in the interior valleys to further enhance holding capacity and year-round nutrition. Strong wild turkey populations complement the hunting experience, offering exceptional multi-season recreational value. For additional trail camera photos, please contact the listing agent.

Water is a defining feature of this property. Nearly two miles of the Furnace Branch stream winds through the landscape, supported by multiple active springs that provide a consistent source of cold, clean water. The upper reaches of the stream offer habitat suitable for brown trout, adding a rare secondary recreational component to an already elite hunting property. Seven professionally designed stream crossings ensure seamless, year-round access while preserving the integrity of the waterway and surrounding habitat.

FOOD PLOT-CRP MAP



TRAIL SYSTEM MAP



LISTING #19340

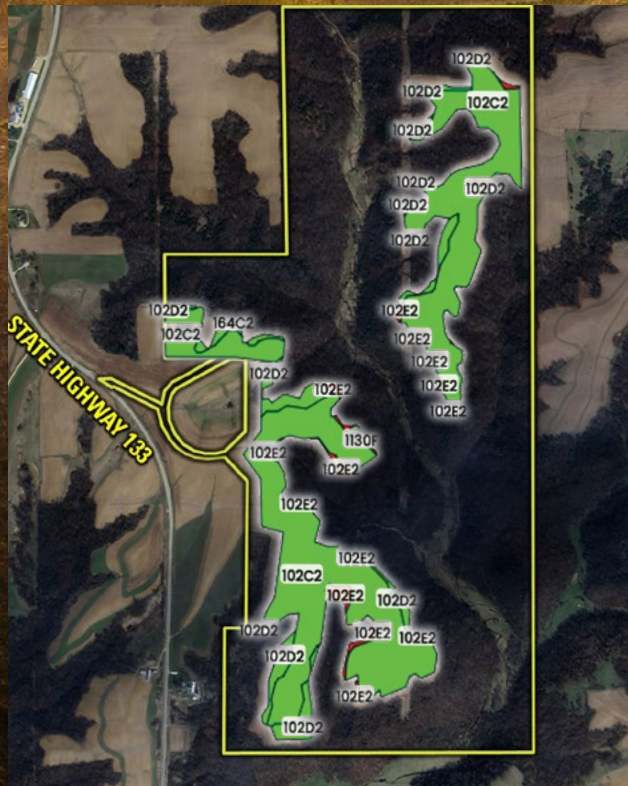
Access and usability have been elevated to a professional standard. Over 13 miles of well-maintained trail systems connect the entire property, allowing quiet, efficient movement for hunting, land management, or recreation. Improvements, including elevated tower blinds and a mobile box blind, are strategically placed within established travel corridors, offering immediate functionality while maintaining a low-profile presence within the landscape. Deeded access from State Highway 133, with additional easement access from Hockhhausen Road, provides a balance of convenience and privacy rarely achieved at this scale.

Beyond recreation, the property offers a strong and diversified income profile. Approximately 144.47 acres are considered cropland, with 87.82 acres currently in production, including integrated food plots. These acres have been farmed with intention, supporting both income generation and wildlife habitat. An additional 56.65 acres are enrolled in CRP (Conservation Reserve Program), generating reliable annual payments while enhancing the property's ecological integrity through restored native prairie systems. These prairies, maintained through controlled management practices, protect soil health and reestablish native plant communities preserved within the historic seedbank.

The timber component represents a significant long-term asset. Mature stands of black walnut, oak, and other hardwood species are present throughout the property, offering both immediate habitat value and future income potential. The scale and quality of this timber resource position it as a meaningful contributor to the overall investment profile, with opportunities for selective harvest under professional management.

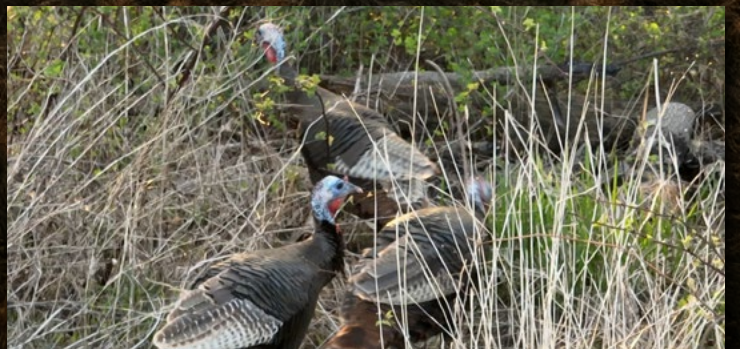
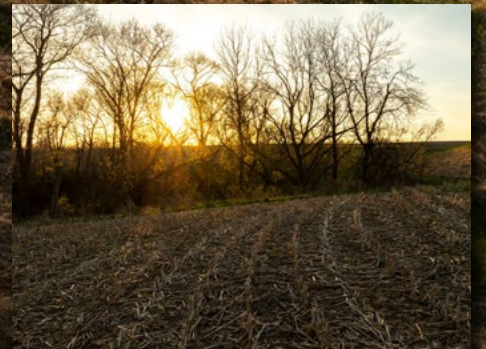
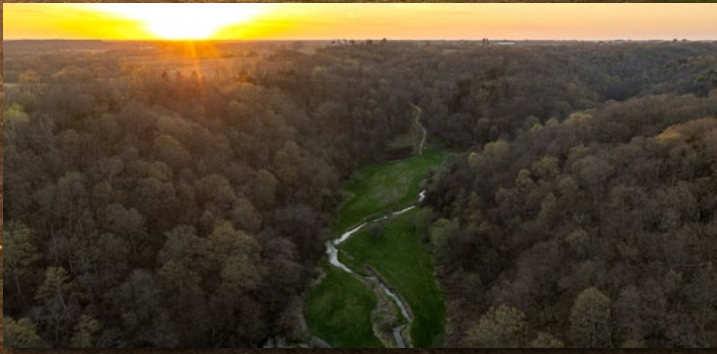
Equally compelling is the property's build-to-suit potential. Multiple elevated sites throughout the ridgelines offer commanding views of the surrounding valleys, where sunrises and sunsets unfold across a landscape defined by limestone bluffs, bluff prairies, and rolling hardwoods. These sites provide exceptional opportunities for a private residence, retreat, or multigenerational compound, each setting offering a unique perspective of the land while maintaining privacy and seclusion.

TILLABLE SOILS MAP



CODE	DESCRIPTION	ACRES	% OF FIELD	Overall NCCPI	LEGEND
102C2	FAYETTE SILT LOAM	116.88	83.16%	84	
102D2	FAYETTE SILT LOAM	18.25	12.99%	78	
102E2	FAYETTE SILT LOAM	4.85	3.45%	20	

AVERAGE NCCPI: 80.7



This offering exists in a category of its own. It is not simply recreational land, nor solely an investment. It is a fully realized legacy property where income, habitat, water, and scale have been brought into alignment through years of intentional stewardship. Large, contiguous tracts within the Driftless Region, especially those combining live water, proven hunting history, income production, and build potential, are increasingly scarce. Opportunities to acquire a property of this depth, diversity, and quality are exceptionally limited. For the buyer seeking more than land, for the buyer seeking control, privacy, performance, and long-term significance, this property represents a rare and enduring opportunity.



DIRECTIONS

From Cassville, Wisconsin: Travel north on State Highway 133 for approximately 2 miles, and the once-in-a-generation legacy property will be located on the east side of the road. Look for the Peoples Company sign.



All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #19340



SCAN THE QR CODE
TO VIEW THIS
LISTING ONLINE!

LEGACY DRIFTLESS OFFERING GRANT COUNTY, WISCONSIN



CASSVILLE, WISCONSIN

578.01 ACRES M/L

608.482.1229 | **ADAM CRIST**
Adam.Crist@PeoplesCompany.com | WI LIC 89336-94