

VERNON

COUNTY, WI

169.75
± ACRES

LAND FOR SALE

📍 Stump Ridge Road, Viroqua, Wisconsin 54665

ADAM CRIST, ALC | 608.482.1229

Adam.Crist@PeoplesCompany.com | WI LIC 8933694

PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY OVERVIEW

Peoples Company is proud to present 169.75± acres m/l of highly productive Vernon County, Wisconsin farmland with exceptional recreational appeal, located in the scenic hills of southern Vernon County. Offering a rare combination of quality cropland, hunting opportunities, and an outstanding rural building site, this property represents the type of large, contiguous landholding that seldom comes to market in the Driftless Region.

The farm features 131.15 FSA tillable acres with a strong 79.9 NCCPI rating, consisting primarily of productive Seaton silt loam and Pepin silt loam soils. With excellent access from Stump Ridge Road. This tract presents an outstanding opportunity for operators seeking to expand their acreage base or investors looking to add a quality agricultural asset to their portfolio. This farm is available for the 2027 cropping season.

Set atop a commanding ridgetop, the property's terrain is well-suited for modern farming practices while providing natural drainage that supports long-term productivity. The elevated setting also offers several attractive locations for a future home, cabin, or farmstead. With sweeping views of the surrounding valleys and rolling hills, the property provides an ideal backdrop for enjoying the beauty of Southwest Wisconsin's countryside, from colorful sunrises to unforgettable sunsets.

In addition to its agricultural value, the farm offers exceptional recreational opportunities. Located within Wisconsin's renowned Driftless Region, the property benefits from a diverse landscape that supports healthy populations of whitetail deer, wild turkey, and other wildlife. The expansive tillable acreage provides a reliable food source throughout the growing season, while two mature blocks of hardwood timber and heavily wooded draws along the eastern boundary create ideal bedding cover and wildlife travel corridors.

The property's layout naturally funnels deer movement through several key pinch points, making it particularly attractive to hunters. Numerous locations throughout the farm are suitable for strategically placed treestands and elevated tower blinds, offering excellent visibility across the rolling terrain and productive hunting opportunities throughout the season. Whether your interests are centered on farming, recreation, hunting, or building a dream home in the country, this farm offers a unique blend of income-producing acreage and outdoor enjoyment.

Located in Section 16 of Franklin Township, Vernon County, Wisconsin, this property presents a rare opportunity to own a substantial tract of quality farmland in one of Wisconsin's most sought-after agricultural and recreational regions.

DIRECTIONS

From Viroqua, Wisconsin: Travel south out of town for approximately 2.0 miles and turn right (west) on County Highway 82. Continue for one mile and turn left (south) on County Highway J for 5.25 miles. Turn right (west) on Solverson Road for 1 mile and turn south onto Stump Ridge Road. Continue south for 0.50 miles, and the farm is located on the east side of the road. Look for the Peoples Company signs.

From Readstown, Wisconsin: Head west out of town on U.S. Highway 14 / 61 and turn left (west) onto County Highway M. Continue west for 5.25 miles to Solverson Road, and turn left (west) for 1 mile and turn south onto Stump Ridge Road. Continue south for 0.50 miles, and the farm is located on the east side of the road. Look for the Peoples Company signs.



SCAN THE QR CODE
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CAMERA TO VIEW
THIS LISTING ONLINE!

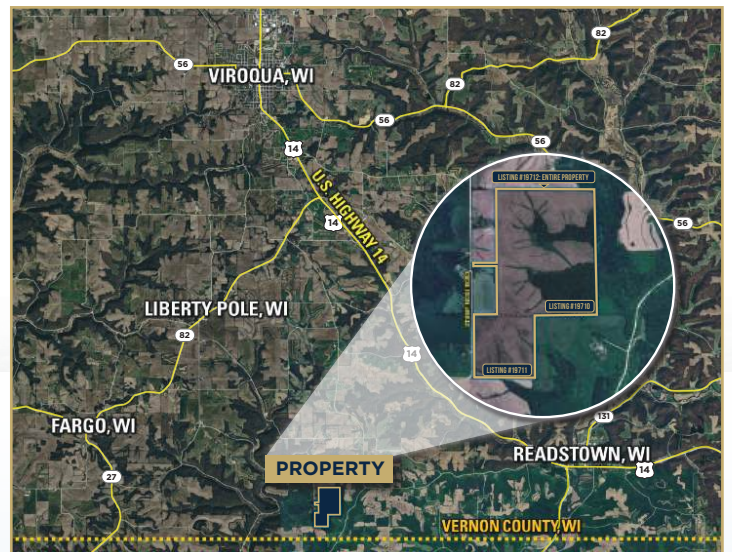
LISTING #19712

**169.75
± ACRES**

\$1,475,000



REGIONAL MAP



PROPERTY OVERVIEW

Peoples Company is proud to present 40.22± acres of highly productive Vernon County, Wisconsin farmland. Located in southern Vernon County along Stump Ridge Road, this premier tract offers an estimated 38.74 FSA tillable acres with an impressive 82.0 NCCPI rating. The property's primary soil types consist of Seaton silt loam and Pepin silt loam, providing a strong foundation for consistent agricultural productivity. Quality cropland of this size and caliber rarely becomes available in this region. The farm will be available for the 2027 cropping season, presenting an outstanding opportunity for local farmers, investors, and those looking to expand their operation.

Positioned atop a scenic ridge, the property's topography provides excellent natural drainage and creates a remarkable setting for a future home. Multiple building site options accommodate a variety of home styles, including flat, daylight, and walkout designs. From the ridgeline, enjoy panoramic views of the surrounding countryside, breathtaking sunrises, and spectacular sunsets, making this an ideal location to build a forever home.

Beyond its productive soils and development potential, the property is situated within Wisconsin's renowned Driftless Region, celebrated for its rugged beauty, diverse landscapes, and abundant wildlife. Whitetail deer, wild turkey, and other game species frequently visit the property, offering excellent recreational and hunting opportunities.

This southern Vernon County farm is located in Section 16 of Franklin Township, Vernon County, Wisconsin, combining productive farmland, recreational value, and a highly desirable building site into one exceptional offering.



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LISTING #19711

40.22
± ACRES

\$370,024



TILLABLE SOILS MAP

Code	Description	Acres	% of field	Overall NCCPI
115C2	Seaton silt loam	20.20	52.13 %	81
115B	Seaton silt loam	12.86	33.20 %	87
125D2	Pepin silt loam	3.25	8.39 %	74
115D2	Seaton silt loam	2.43	6.27 %	74
Average:				82

PROPERTY OVERVIEW

Peoples Company is proud to present 129.53± acres of prime Vernon County, Wisconsin tillable and recreational land situated in southern Vernon County, Wisconsin. The farm offers excellent access via Stump Ridge Road and features an estimated 92.5 FSA tillable acres with an NCCPI rating of 79.0, with the primary soil types being Seaton silt loam and Pepin silt loam. Quality cropland seldom becomes available in this region, especially of this size and caliber. The farm is available for the 2027 cropping season. Situated on a ridgetop, the farm's topography not only provides natural drainage for consistent cropping yields but also prime opportunities to build a variety of homes, including flat, daylight, or walkout designs. The ridgetop also offers an excellent building site with panoramic views, providing the perfect setting to create a forever home and enjoy these breathtaking sunrises and sunsets of the Wisconsin countryside for once-in-a-lifetime experiences.

Beyond its highly productive soils, the property lies within the Driftless Region, an area renowned for its natural beauty and abundant wildlife. Whitetail deer, turkey, and other game are frequent visitors, making this farm attractive for both farming and recreation. The ample food sources from the tillable farmland on the west provide great vegetation in the spring and fall months and feature two mature blocks of hardwoods and heavily timbered draws along the eastern property boundary, creating multiple great pinch points that would make for exceptional bowhunting spots. This southern Vernon County, Wisconsin, farmland tract lies in Section Sixteen (16) of Franklin Township.



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LISTING #19710

129.53
± ACRES

\$1,104,976



TILLABLE SOILS MAP

Code		Description	Acres	% of field	Overall NCCPI
115C2	●	Seaton silt loam	46.71	50.50 %	81
125D2	●	Pepin silt loam	26.85	29.02 %	74
115B	●	Seaton silt loam	16.04	17.34 %	87
163E2	●	Elbaville silt loam	1.48	1.60 %	14
616B	●	Chaseburg silt loam	1.39	1.50 %	88
1125F	●	Dorerton, very stony Elbaville complex	0.02	0.02 %	13
133C2	●	Valton silt loam	0.01	0.01 %	69
Average:					79



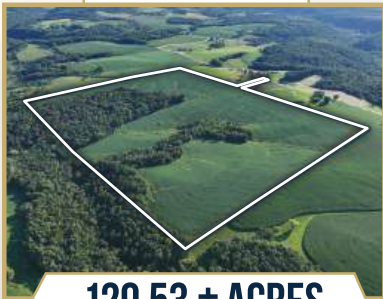
VERNON

COUNTY, WI

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LISTING #19710



129.53 ± ACRES

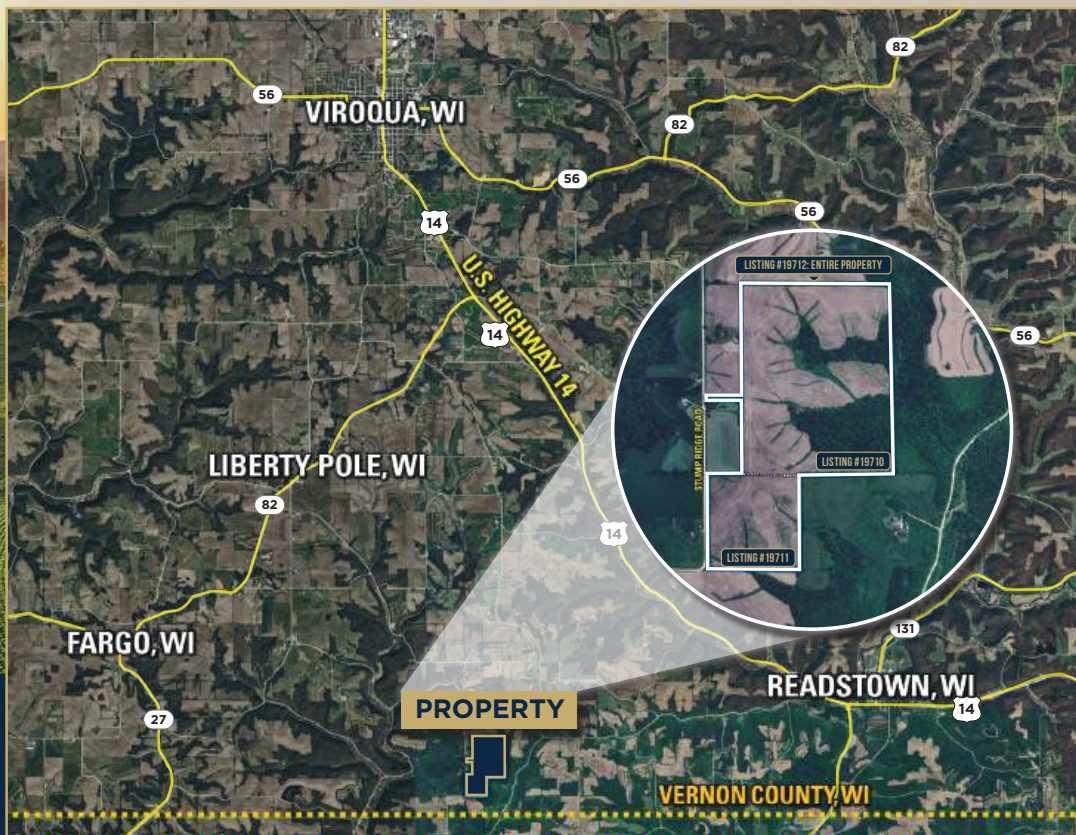
LISTING #19711



40.22 ± ACRES



LISTING #19712





207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #19712 #19711 #19710



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