

25658 Shannons Way Dr
25658 Shannons Way Dr
Richland Center, WI 53581

\$959,000
137.100± Acres
Richland County



**25658 Shannons Way Dr
Richland Center, WI / Richland County**

SUMMARY

Address

25658 Shannons Way Dr

City, State Zip

Richland Center, WI 53581

County

Richland County

Type

Hunting Land, Recreational Land

Latitude / Longitude

43.32509 / -90.503809

Acreage

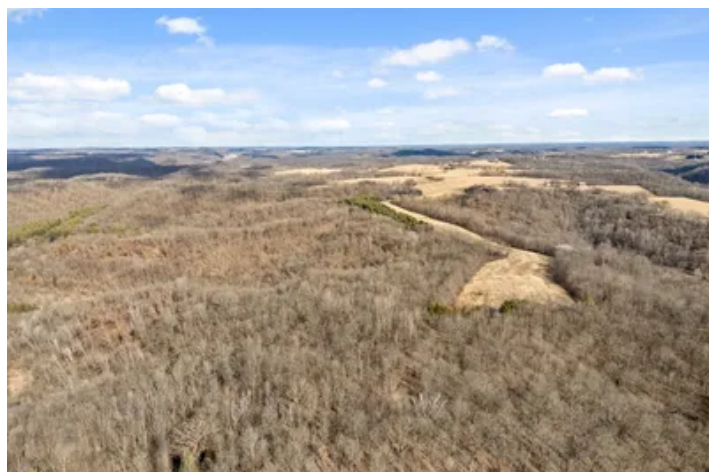
137.100

Price

\$959,000

Property Website

<https://kwland.com/property/25658-shannons-way-dr-richland-wisconsin/78658/>



PROPERTY DESCRIPTION

We are pleased to present this phenomenal recreational opportunity in the heart of Big Buck Country. This turnkey 137.1-acre tract is a hunter's dream come true. You'll find a well-manicured trail system throughout the property allowing you to travel the property with ease.

When you walk the property the first thing that stands out are all of the scrapes and rubs that cover the property. The only word that I can think of is INSANE. We lost track of how many scrapes and rubs were located on the property. Let's just say this amazing slice of God's country is absolutely crawling with deer and big bucks to boot!

The property consists of varying elevation changes with various draws and valleys allowing for the perfect bedding areas on the property. The local deer herd beds on the slopes, nobs, and points throughout the property. During the evening hours they will work their way up from the bottoms to the already established food plots and neighboring agricultural fields.

The 15 acres of old ag land has been transitioned into a mixture of CRP grass and 8 to 9 acres of food plots. On the northernly boundary line, you will find a strategically placed 2.5 acre staging plot planted in Buck Forage Oats. The food plot is surrounded by CRP and is at the top of the ridge line.

On the southern end of the property, you will find an 8-to-9-acre field surrounded by CRP grass with 5.5 acres which was planted in soybeans and corn. Both food plots are strategically located at the top of the ridge system which allows for you to strategically place stands along the transition lines, draws, and valleys to intercept the local deer herd as they come for the afternoon meal prior to heading out to the destination ag fields in the evening.

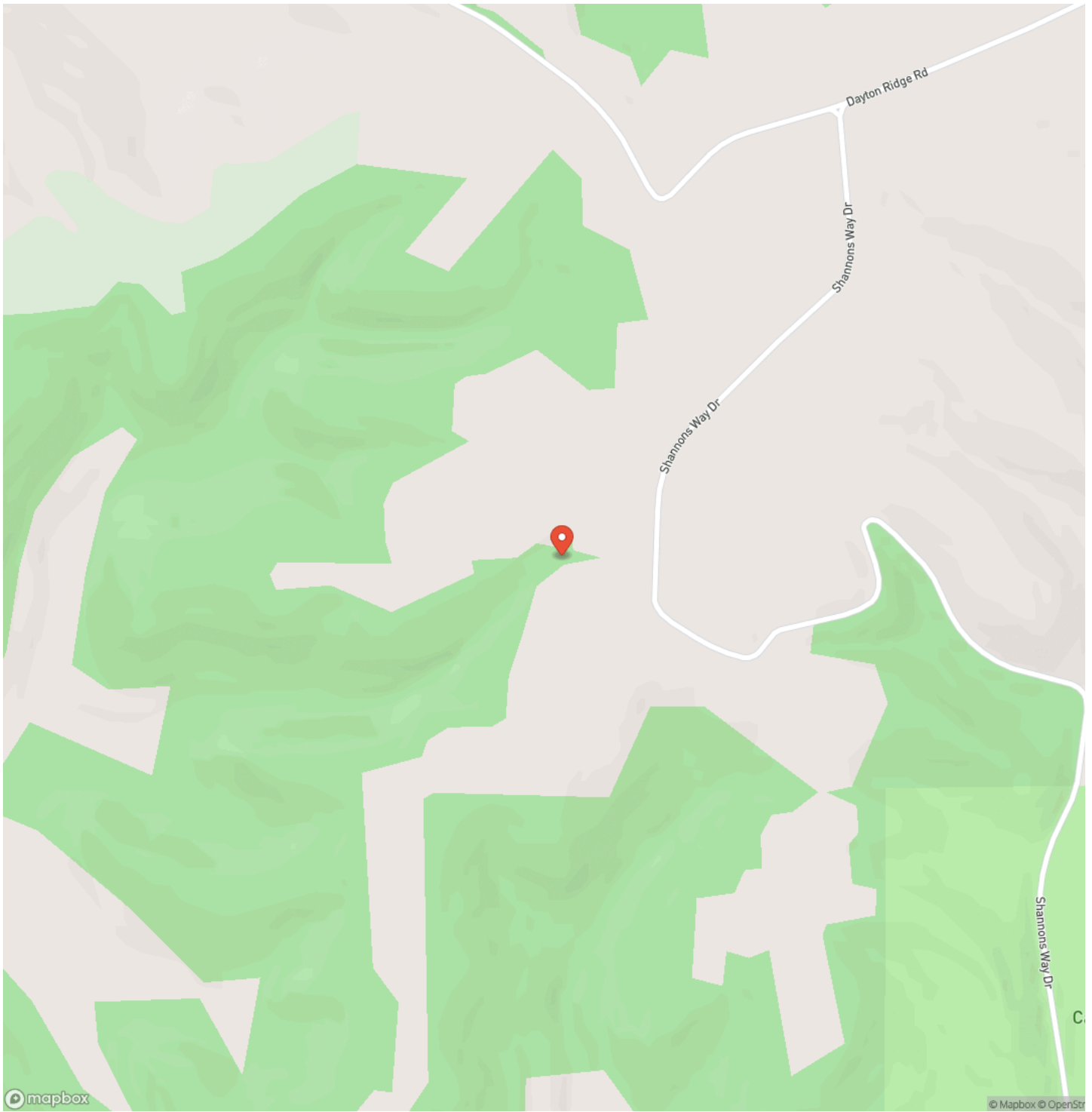
Stands have been strategically placed throughout the property in various locations to maximize the full use of the property during all phases of the hunting season.

As you can tell by the trail cam photos there are phenomenal genetics in the area and the local landowners strive to let these big boys hit higher age classes.

Last but not least we have to note the awesome 30x30 pole building on the property! It was built only a few years ago and has an LP and a generator included to heat up the living quarters. Which makes for the perfect base camp. Call today for a private showing!



Locator Map



Satellite Map



DISCLAIMERS

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