

**Richland County, WI 180 Acres With Home For Sale**  
22032 Cortland Ln  
Richland Center, WI 53581

**\$1,989,000**  
180± Acres  
Richland County



## Richland County, WI 180 Acres With Home For Sale Richland Center, WI / Richland County

### SUMMARY

**Address**

22032 Cortland Ln

**City, State Zip**

Richland Center, WI 53581

**County**

Richland County

**Type**

Farms, Hunting Land, Recreational Land, Timberland, Residential Property

**Latitude / Longitude**

43.381821 / -90.561265

**Dwelling Square Feet**

1340

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

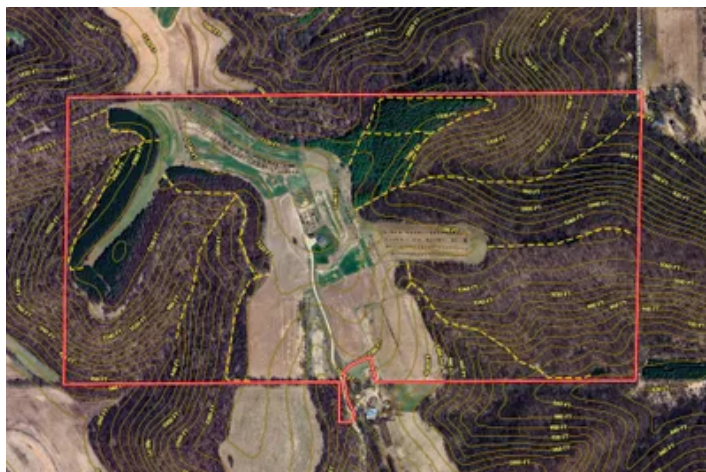
180

**Price**

\$1,989,000

**Property Website**

<https://landguys.com/property/richland-county-wi-180-acres-with-home-for-sale-richland-wisconsin/76847/>



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### **PROPERTY DESCRIPTION**

**(SALE PENDING)**-This property is NO diamond in the rough. Just a diamond. With the professional guidance of Don Higgins, every inch of this 180-acres in Richland Co has been thought out, planned and executed to transform this former apple orchard into a true whitetail mecca.

Premier hunting properties have the ability to grow and hold mature bucks. To achieve this, it typically requires significant acreage, an abundance of food, water and cover. This property checks all those boxes. The property features 2-sided access from the S and NE. Plus, the central ridge offers top access to nearly the entire property. Combined with strategic plantings of miscanthus and switch grasses for screening and bedding, it allows for stealthy navigation to and from stand locations throughout the property.

Large timber tracts on each side of the ridgetop create massive sanctuary areas where bedded deer can go undisturbed. Groomed trails navigate the timber stands for easy access when needed and recovery of downed trophy bucks. The ridgetop itself is open and contains an abundance of food varieties: Hundreds of apple trees remain on the property from the original orchard, along with a variety of crabapple, a variety of pear, plum, and chestnut trees. The planted fruit trees were carefully selected to produce mast from mid-August through February. In addition to fruit trees, there are multiple locations with standing corn and beans, clover plots and chicory blend plots that bring deer to the center of the property, away from the neighbors. These plots have a history of performing well and often get top-seeded with rye and oats in late summer. In short, there is no shortage of food here, providing a buffet of options. Large areas of switchgrass and pollinator blends create inviting bedding while protecting the property's Ag designation and provides a small amount of annual income.

The home/cabin is far from your typical hunting shack. Newer construction with modern, high-end fixtures and amenities. The views from the huge great room windows and wrap-around covered deck are nothing short of breathtaking. It's the kind of place you'll hate leaving, but will look forward to going back. You'll spend more than just a few weekends here. Top it off with a newer metal shed for all your toys and equipment, it's truly the complete package.

This is undeniably a dream property and top-tier hunting farm. You'll be hard pressed to find a property with more thought and effort put into turning it into what it is today. But it's so much more than that. This is a legacy property that your family and friends will want to come enjoy. Now is your opportunity. Seize it and never look back!

Tillable: 28 acres (+/-) possible

CRP: 9.47 acres (**\$134.74/acre; \$1275.95/yr**)

Timber: 127.5 acres (+/-)

Food plots: 12 acres (+/-)

MFL Closed: 81 acres

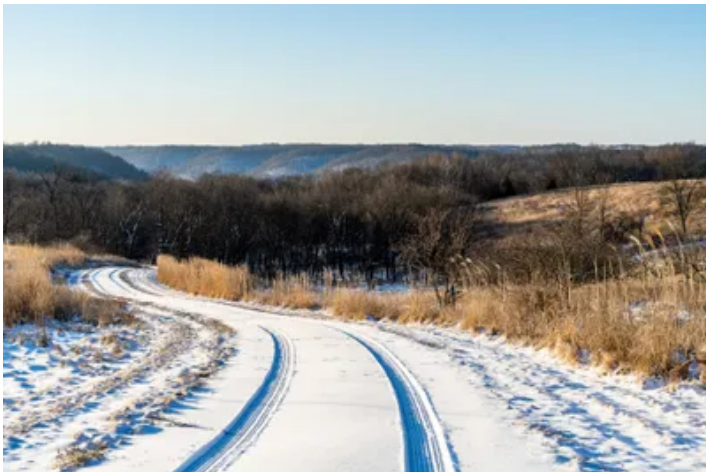
Other: 13 acres

### **KEY FEATURES**

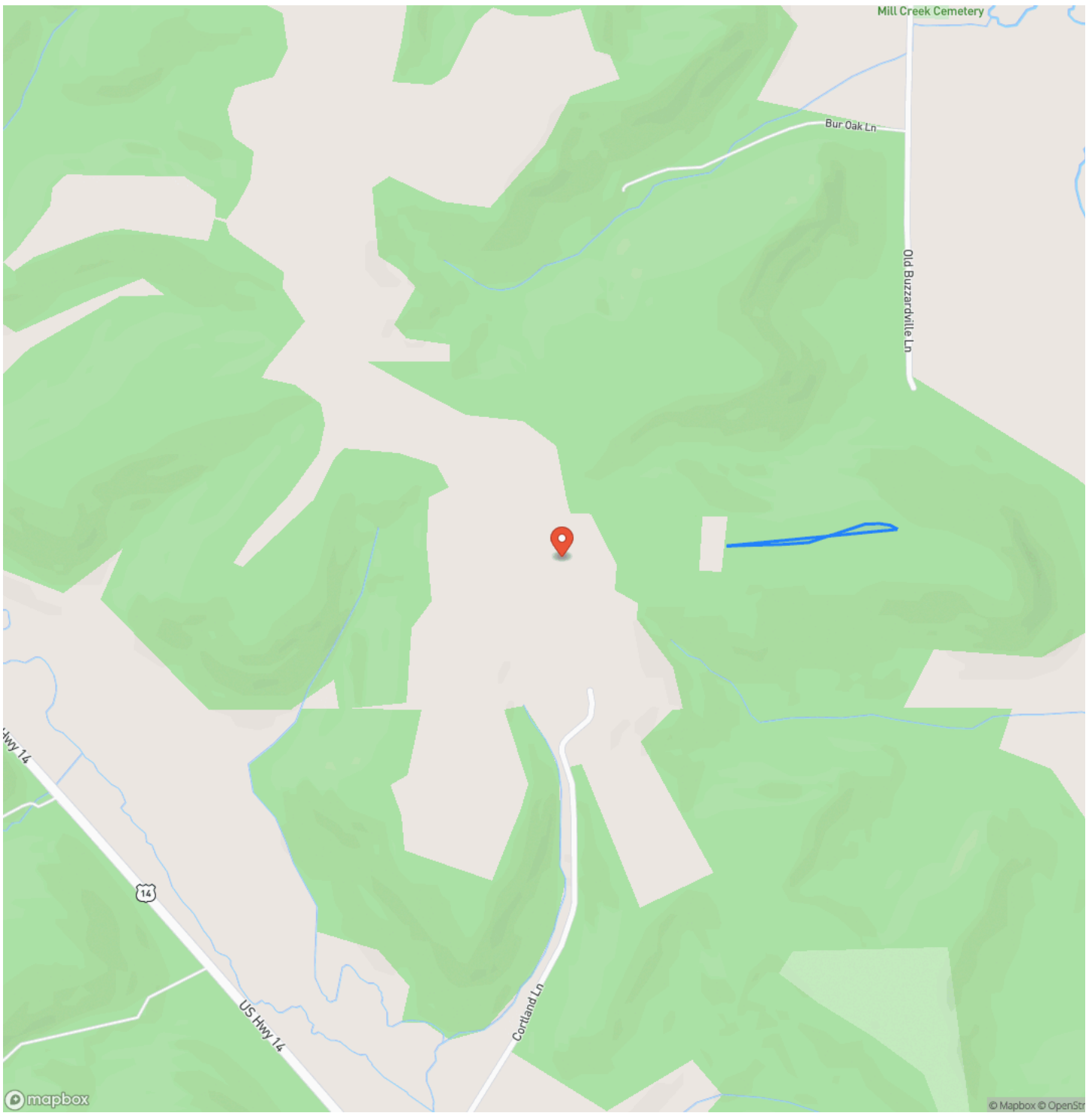
- 180-acre premier hunting property with modern cabin/house (1340+/- square feet)
- Don Higgins designed with every inch strategically planned out
- Breathtaking views from the house
- 2BR, 2BA, natural stone FP, high-end furnishing
- Newer 30x40 metal shed
- Unfinished walkout basement studded for at least 2 more BRs and finished BA
- Approx 12 acres of ridgetop food plots with hundreds of apple, pear, plum, and chestnut trees
- Several acres of switch and pollinator grasses, plus strategically placed miscanthus for screening
- Trail system throughout

- Spring fed pond, plus multiple strategically placed waterholes
- 2-sided access to property (S and NE); both dead-end roads
- Large timber stands used primarily as sanctuary
- East side of property in Closed MFL (81 acres)
- Top access nearly throughout

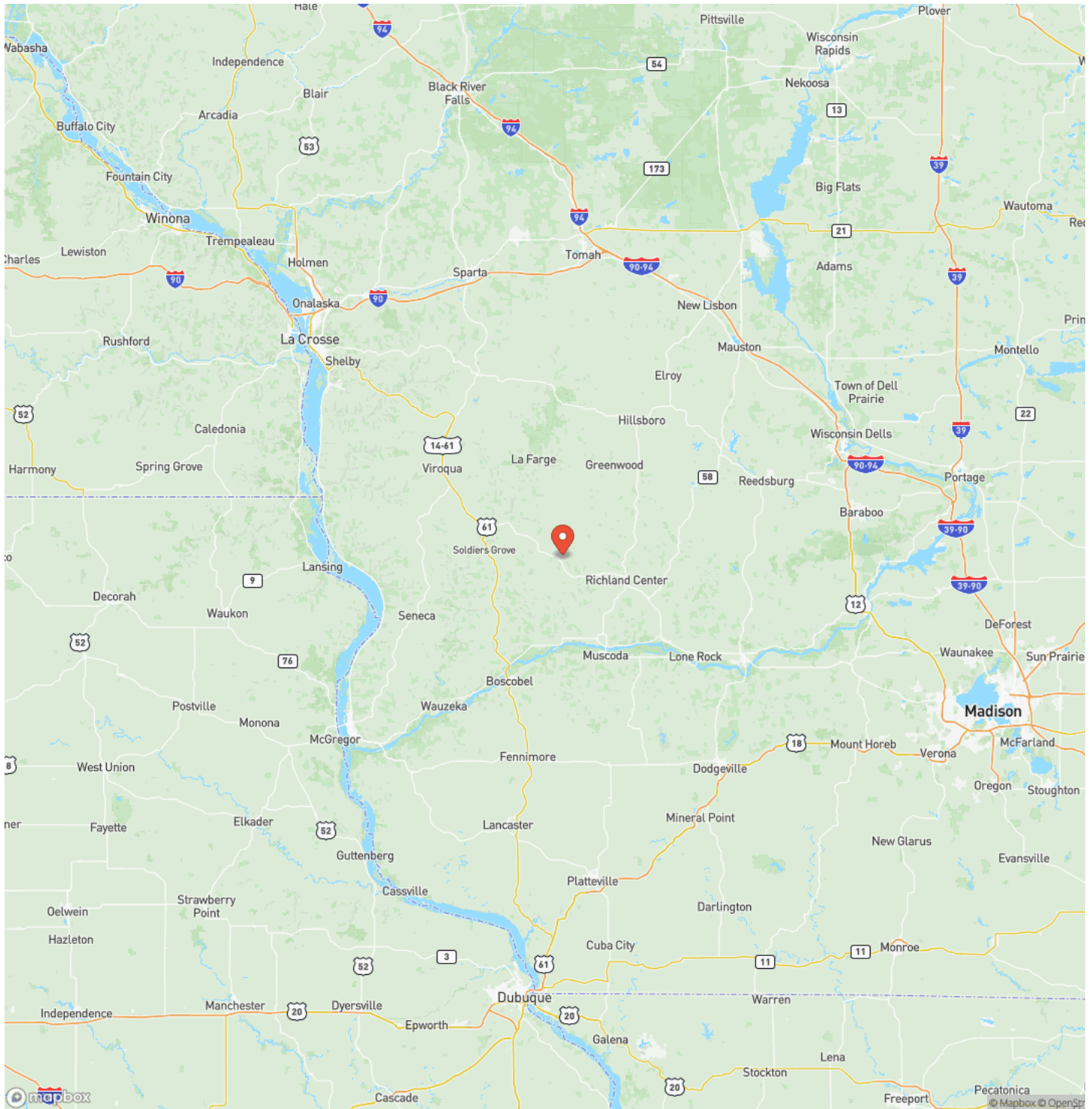
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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

## Satellite Map





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**LISTING REPRESENTATIVE**

For more information contact:



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Luke Wessel

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**City / State / Zip**

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**NOTES**

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## **DISCLAIMERS**

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