

MIDWEST LAND GROUP PRESENTS

171 ACRES IN

VERNON COUNTY WISCONSIN



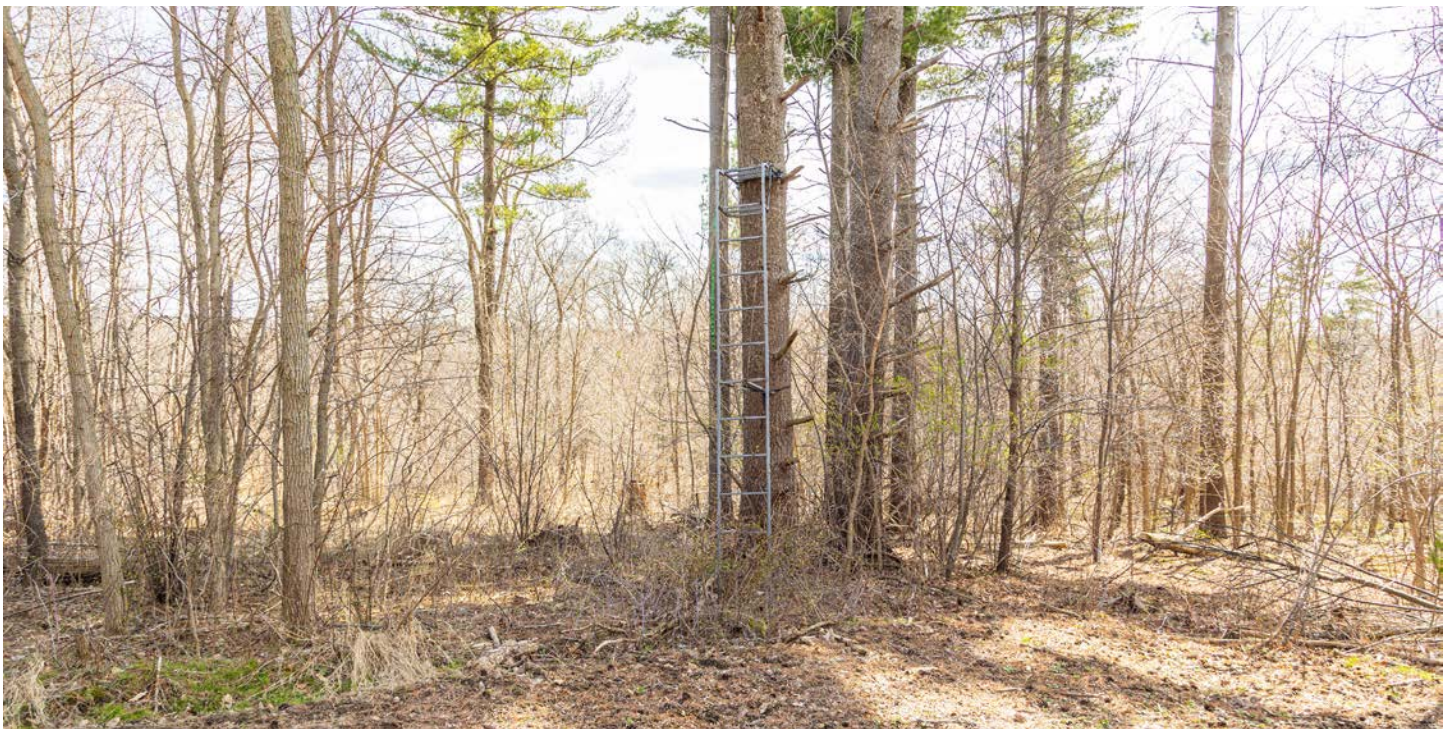
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ELITE TURN-KEY WHITETAIL HUNTING FARM

Midwest Land Group has the honor to present to you this incredible 171 +/- acre farm less than a mile from De Soto in Vernon County, Wisconsin. Vernon County ranks as one of the top producers of trophy class whitetails year in and year out. This turn-key property provides 6 +/- tillable acres located on the ridge top. A beautiful 30'x12' Amish-built cabin with a 16'x30' porch. This cabin is hooked up to electricity. A well on this property could also be hooked up to the cabin. There are 5 separate lots included on this property all located within the Village of De Soto limits for great income opportunity. This property has one of the most extensive trail systems I have ever seen! There are miles of trails throughout with many intersections that funnel the deer past your stand locations. Many rubs, scraps, and deer trails indicate a dense deer population on this property. Many mature trees including oaks and

walnut trees along with 200+ freshly planted pines cover this property. Many trails intersect on the ridge and funnel deer past the established food plots and ground blinds. This property is a mixture of rolling terrain and large ridges for the ultimate bedding locations. This property has top and bottom access for multiple stand sites and wind locations. Two well-established water holes also located on this property are perfect for stand locations. Imagine sitting in your stand on a beautiful frosty November morning listening to the sounds of waterfowl migrating, taking in the view of the mighty Mississippi, and waiting on that mature whitetail buck to enter the food plot. This property is located only a half mile from the Mississippi River and multiple boat landings. The Mississippi River Valley offers world-class fishing and waterfowl hunting here in the Midwest!



PROPERTY FEATURES

PRICE: **\$900,000** | COUNTY: **VERNON** | STATE: **WISCONSIN** | ACRES: **171**

- 6 +/- tillable acres
- 200+ planted pine trees last year
- Deer hunting
- Mississippi River views
- Extensive trail system
- Established food plots
- Oak trees
- Water holes
- Multiple building sites
- 29 miles from La Crosse
- 107 miles from Madison
- 170 miles from Twin Cities



171 +/- ACRES



6 +/- TILLABLE ACRES



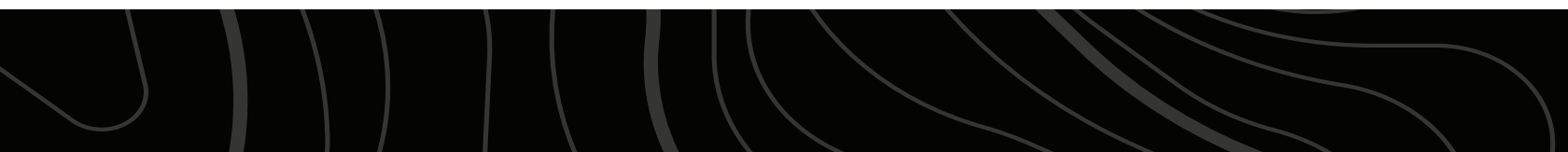
DEER AND TURKEY HUNTING



ESTABLISHED FOOD PLOTS



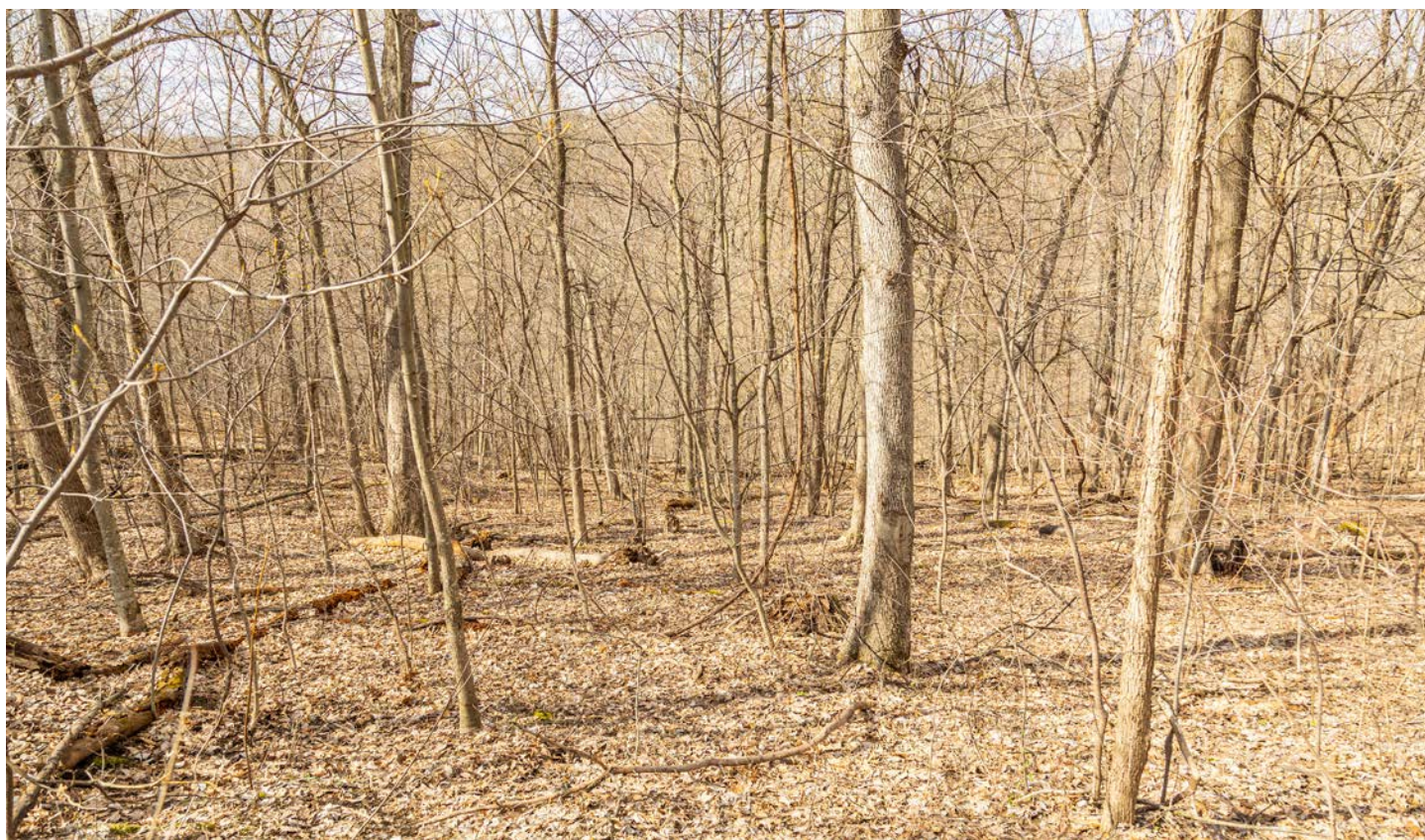
ESTABLISHED TRAIL SYSTEM



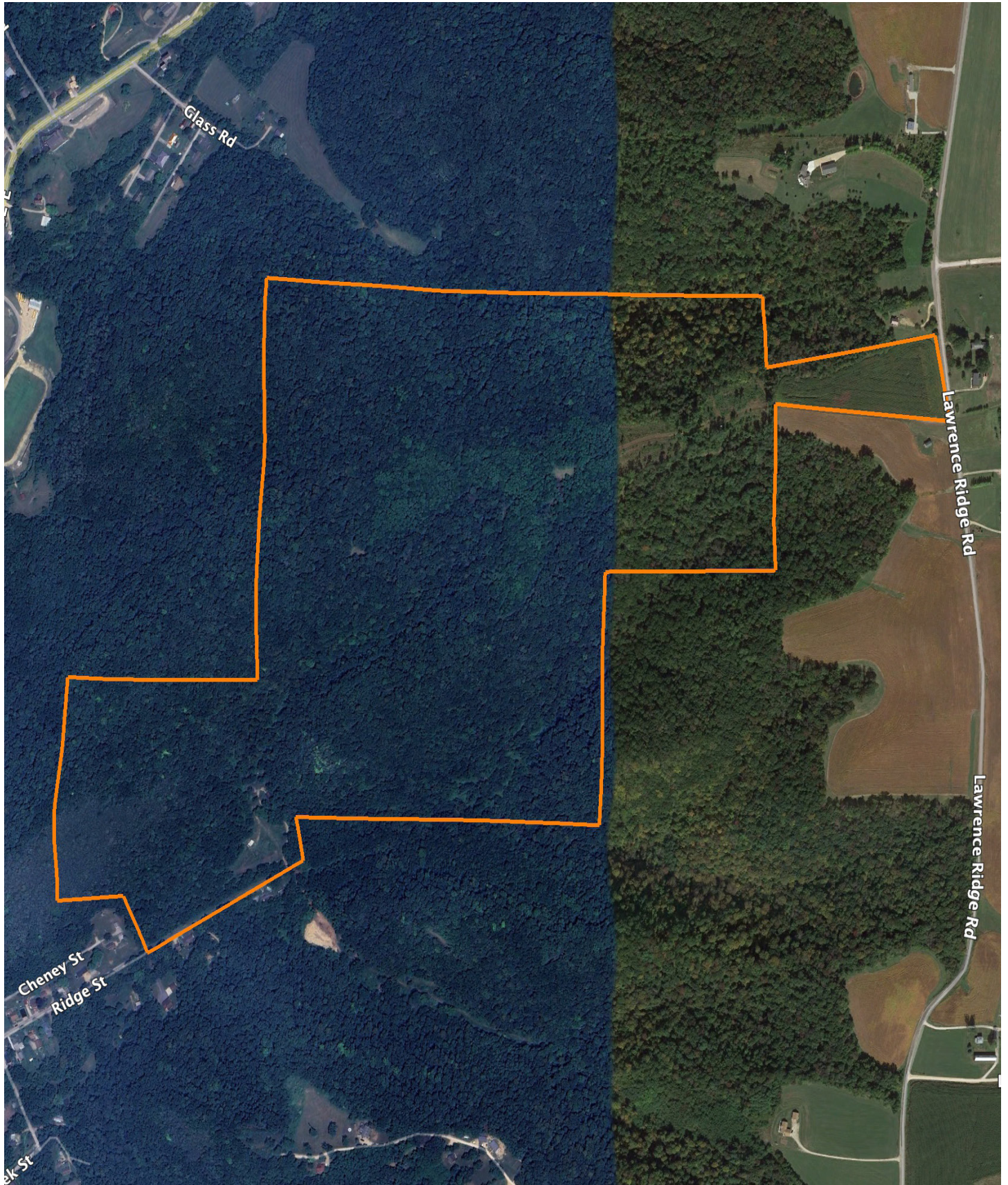
MULTIPLE BUILD SITES



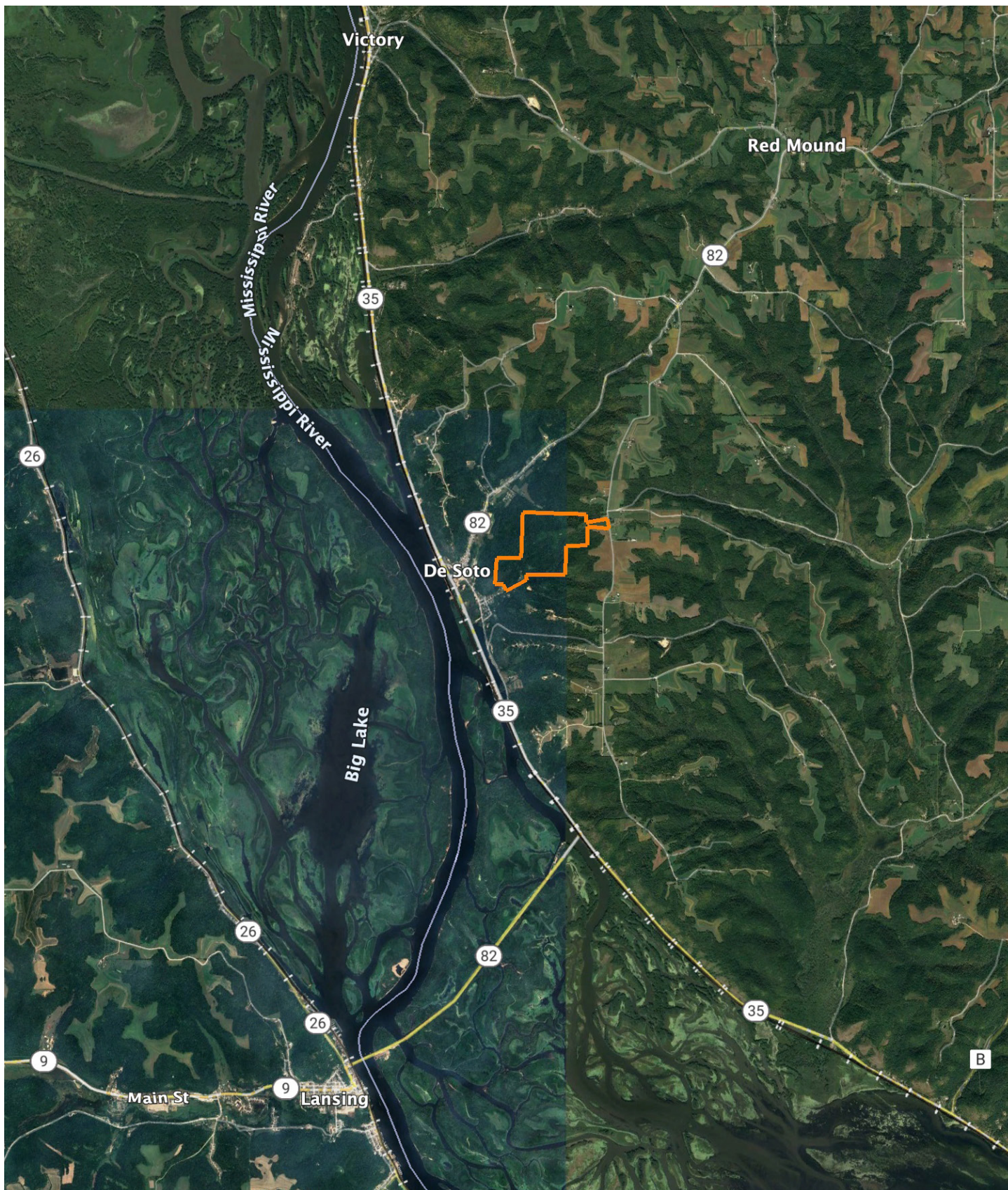
OAK TREES



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

For Dylan Fluekiger, the outdoors, and especially hunting, has always been his biggest passion. He's guided for whitetail deer and waterfowl, as well as for trophy walleyes and small mouth bass. He has the utmost love for chasing mature whitetail bucks all around the Midwest, knowing exactly what it takes to attract and hold them on a property.

Born in Winona, MN, Dylan grew up and went to school in Alma, WI, and attended Bismarck State College and Pennsylvania State University where obtained a degree in mechanical engineering. Prior to selling land, Dylan worked for the county highway department and owned several businesses, including deer hunting lease operation.

At Midwest Land Group, Dylan is able to combine his passion of the outdoors with his love of helping people. His knowledge and confidence of the land makes him stand out amongst other agents. When he's not working, you can usually find him hunting, fishing or playing sports. If you're in the market to buy or sell land and want to work with a fellow avid hunter or fisherman, be sure to give Dylan a call.



DYLAN FLUEKIGER, LAND AGENT
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