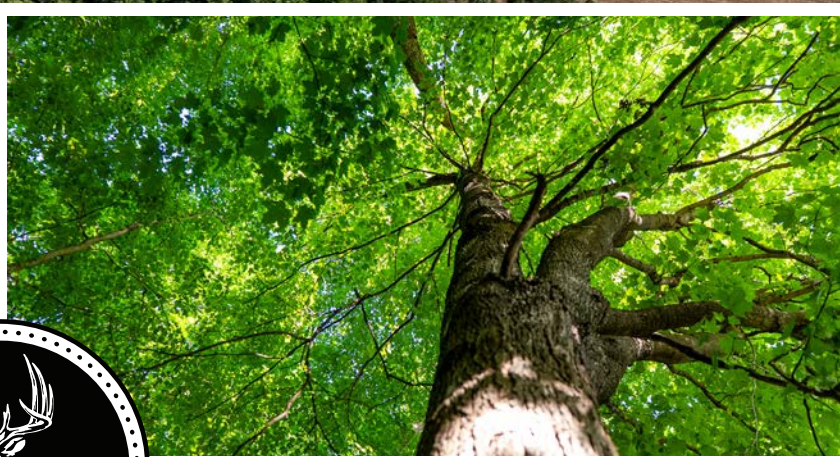


MIDWEST LAND GROUP PRESENTS

285 ACRES

VERNON COUNTY, WI

STATE HIGHWAY 33, HILLSBORO, WISCONSIN 54634



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A RARE 285 +/- ACRES LEGACY ESTATE IN WISCONSIN'S DRIFTLESS REGION

Nestled among the rolling ridges, deep valleys, and breathtaking scenery of the Driftless Area, this extraordinary 285 +/- acre estate in Vernon County presents a once-in-a-generation opportunity to own one of the region's premier recreational and agricultural properties.

Thoughtfully developed for both livestock production and outdoor enjoyment, the property features established rotational grazing pastures, productive tillable acreage, mature timber stands, multiple year-round water sources, and exceptional wildlife habitat.

Whether your vision is a luxury equestrian estate, working cattle operation, private family compound, recreational retreat, or a legacy property to be enjoyed for generations, the possibilities are truly endless. Equestrian enthusiasts will appreciate the extensive riding opportunities, natural water features, and well-

designed livestock facilities. Hunters and outdoor enthusiasts will discover a meticulously managed wildlife sanctuary known for producing mature whitetails and supporting abundant turkey and small game populations.

Improvements include a cozy cabin, repair shop, multiple wells, septic systems, and extensive infrastructure designed to support a wide range of agricultural and recreational uses. Convenient amenities include 5G internet service, nearby gas and shopping, and 24/7 emergency medical services just 5 minutes away.

Located just minutes from Wildcat Mountain State Park and Hillsboro, while offering exceptional privacy and seclusion, this remarkable estate delivers the perfect balance of productivity, recreation, convenience, and long-term legacy ownership.

PROPERTY FEATURES

COUNTY: **VERNON** | STATE: **WISCONSIN** | ACRES: **285**

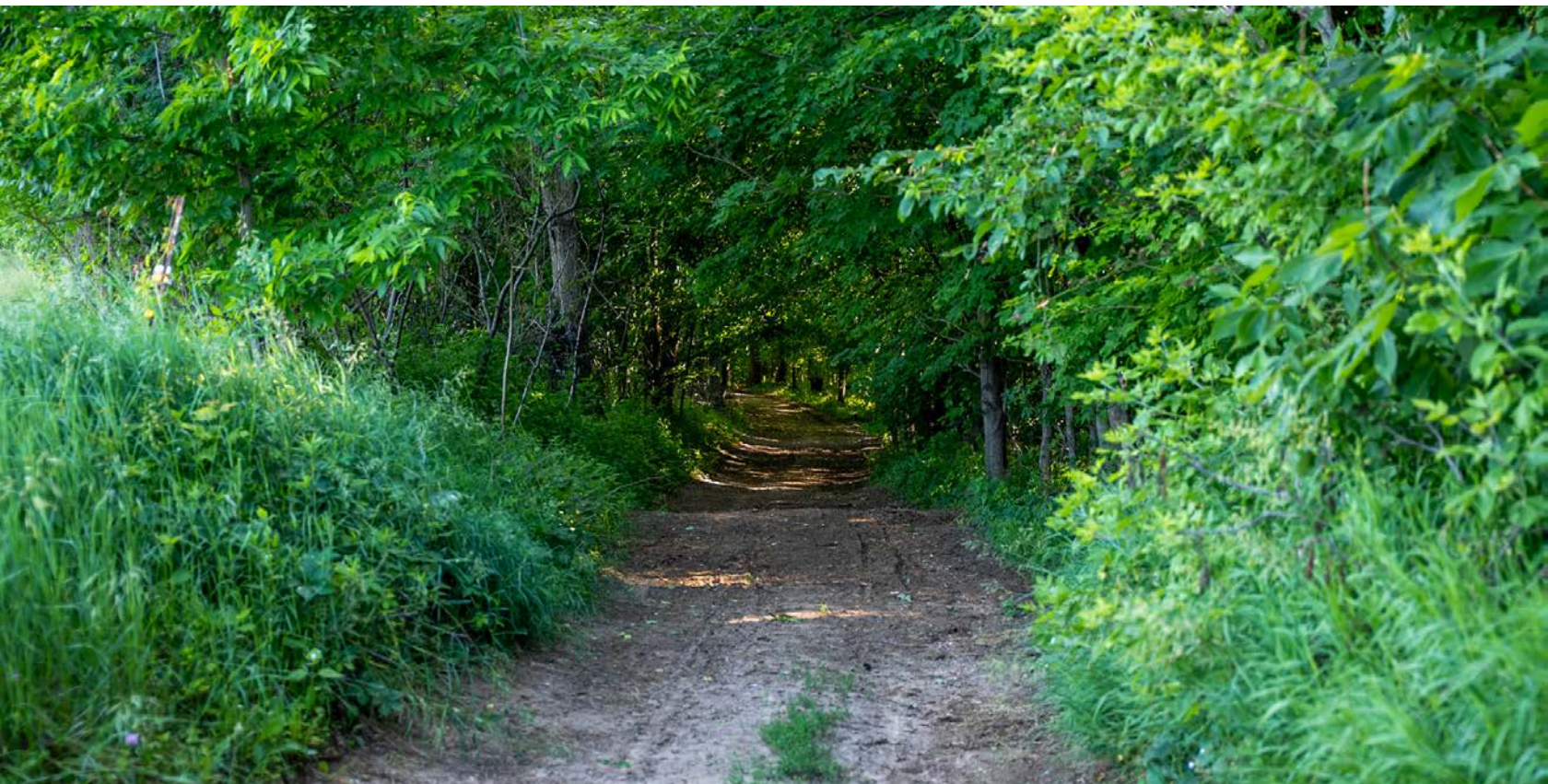
- Exceptional combination of income-producing farmland and premier recreational opportunities
- Established rotational grazing system with infrastructure for livestock operations
- Diverse landscape featuring productive tillable acreage, pasture, mature timber, and year-round water sources
- Carefully manage wildlife habitat with a proven history of mature whitetail deer and abundant turkey populations
- Ideal setting for a luxury equestrian estate, working cattle ranch, or private family compound
- Cozy cabin, repair shop, barn, multiple wells, and septic systems already in place
- Extensive trail network for horseback riding, ATVs, hiking, and hunting access
- Exceptional privacy and seclusion just minutes from Wildcat Mountain State Park
- Rare opportunity to own a true legacy property in one of Wisconsin's most sought-after landscapes

DIVERSE LANDSCAPE

Thoughtfully developed for both livestock production and outdoor enjoyment, the property features established rotational grazing pastures, productive tillable acreage, mature timber stands, multiple year-round water sources, and exceptional wildlife habitat.



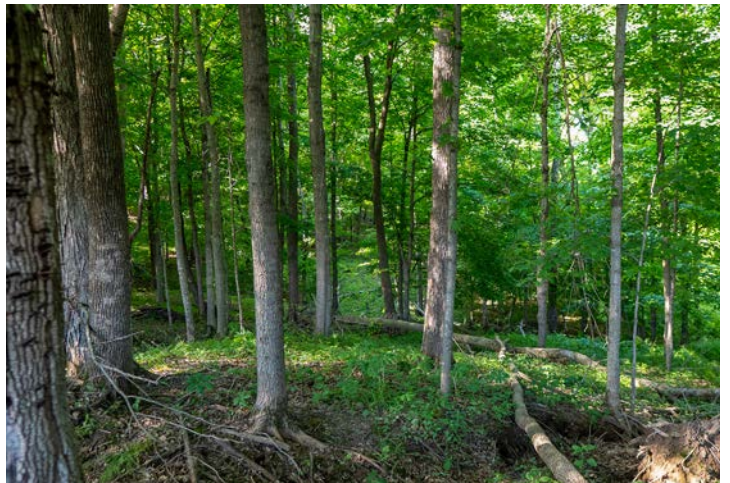
EXTENSIVE TRAIL NETWORK



PRIVACY AND SECLUSION



MATURE TIMBER



HISTORY OF MATURE WHITETAIL DEER

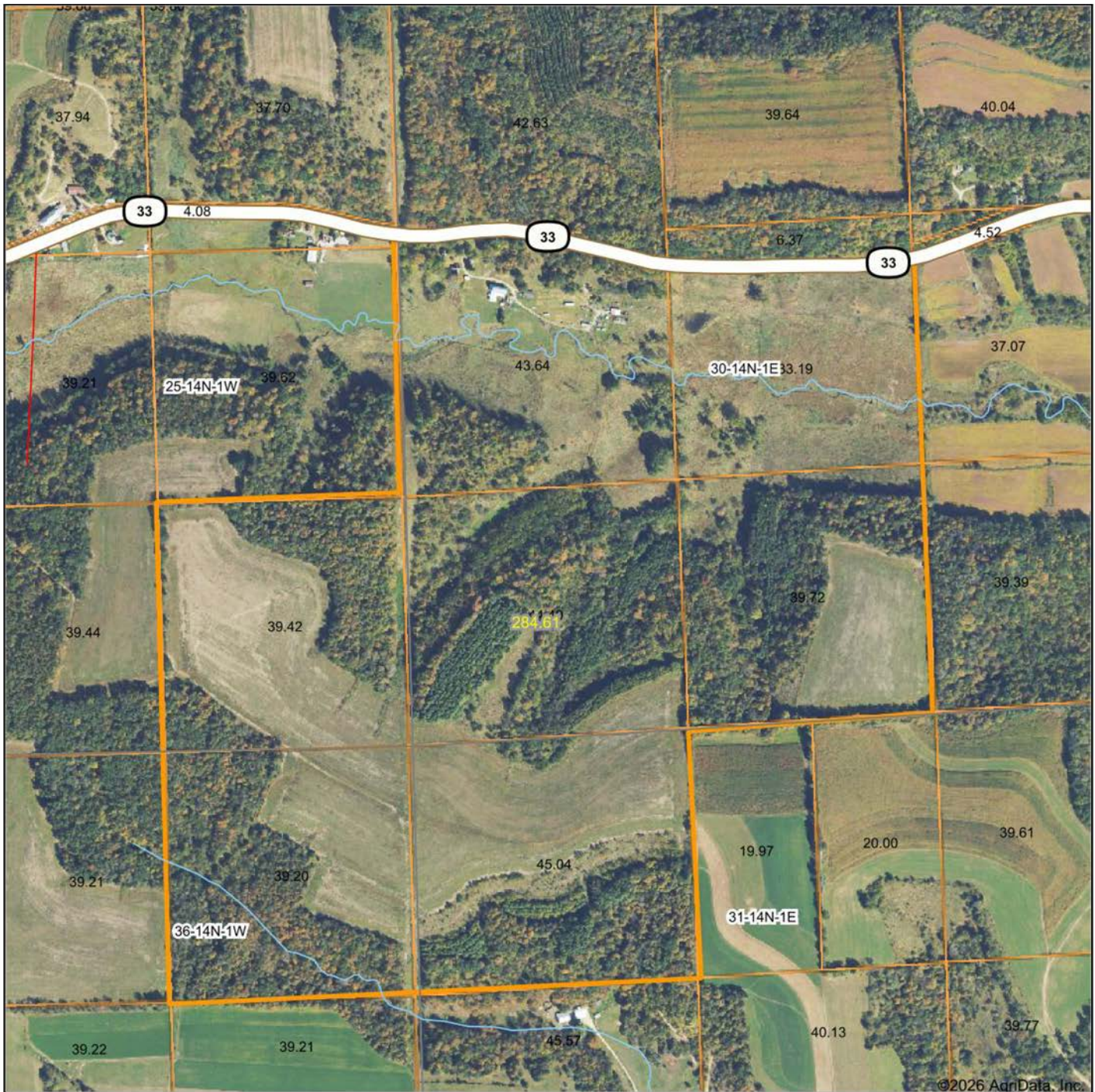
Hunters and outdoor enthusiasts will discover a meticulously managed wildlife sanctuary known for producing mature whitetails and supporting abundant turkey and small game populations.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 43° 39' 18.98, -90° 25' 47.68

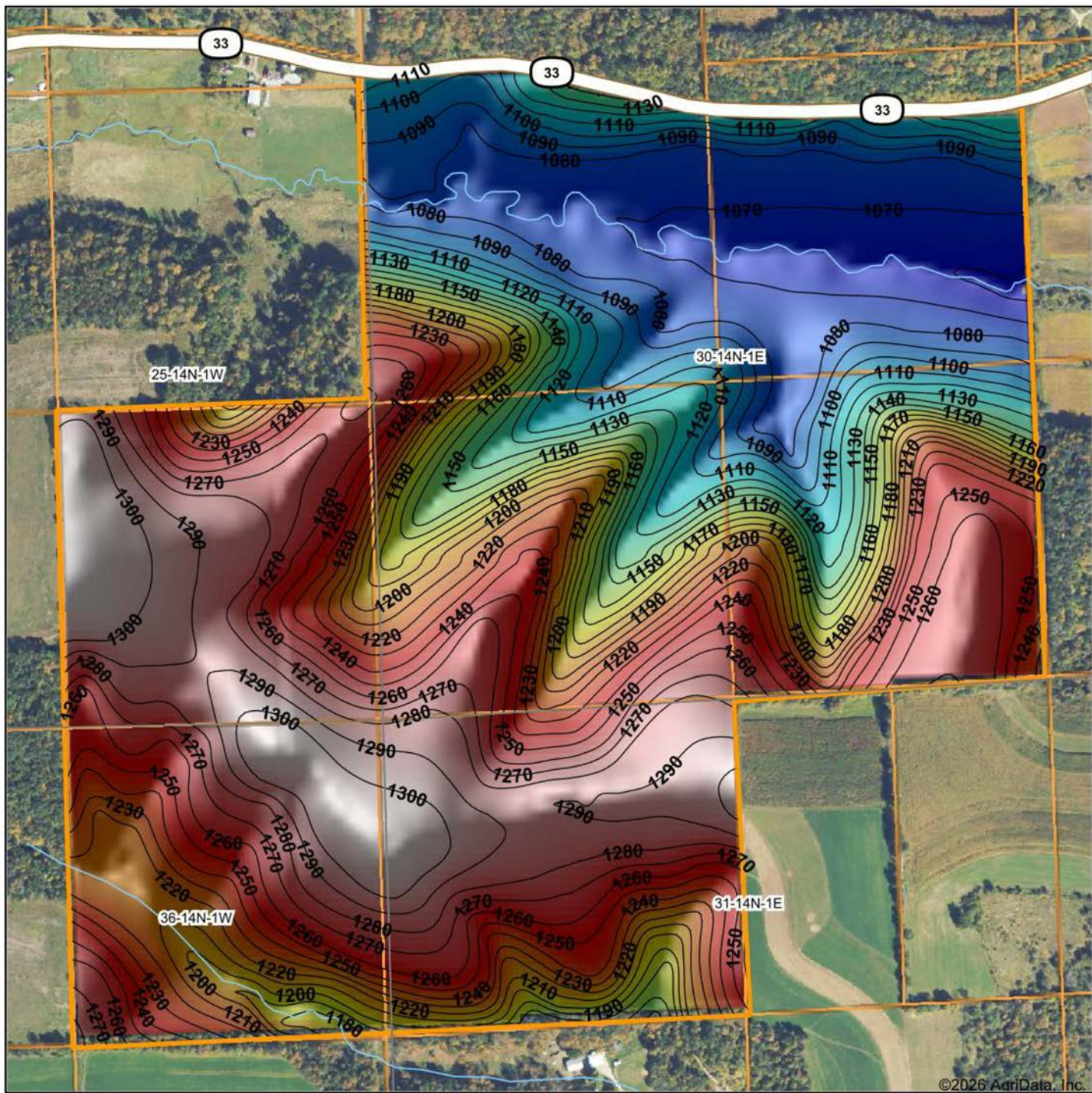
0ft 823ft 1645ft

30-14N-1E
Vernon County
Wisconsin



6/5/2026

HILLSHADE MAP



©2026 AgriData, Inc.



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,057.7
Max: 1,309.5
Range: 251.8
Average: 1,197.5
Standard Deviation: 79.49 ft

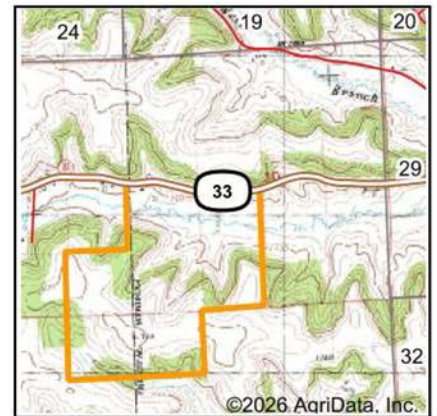
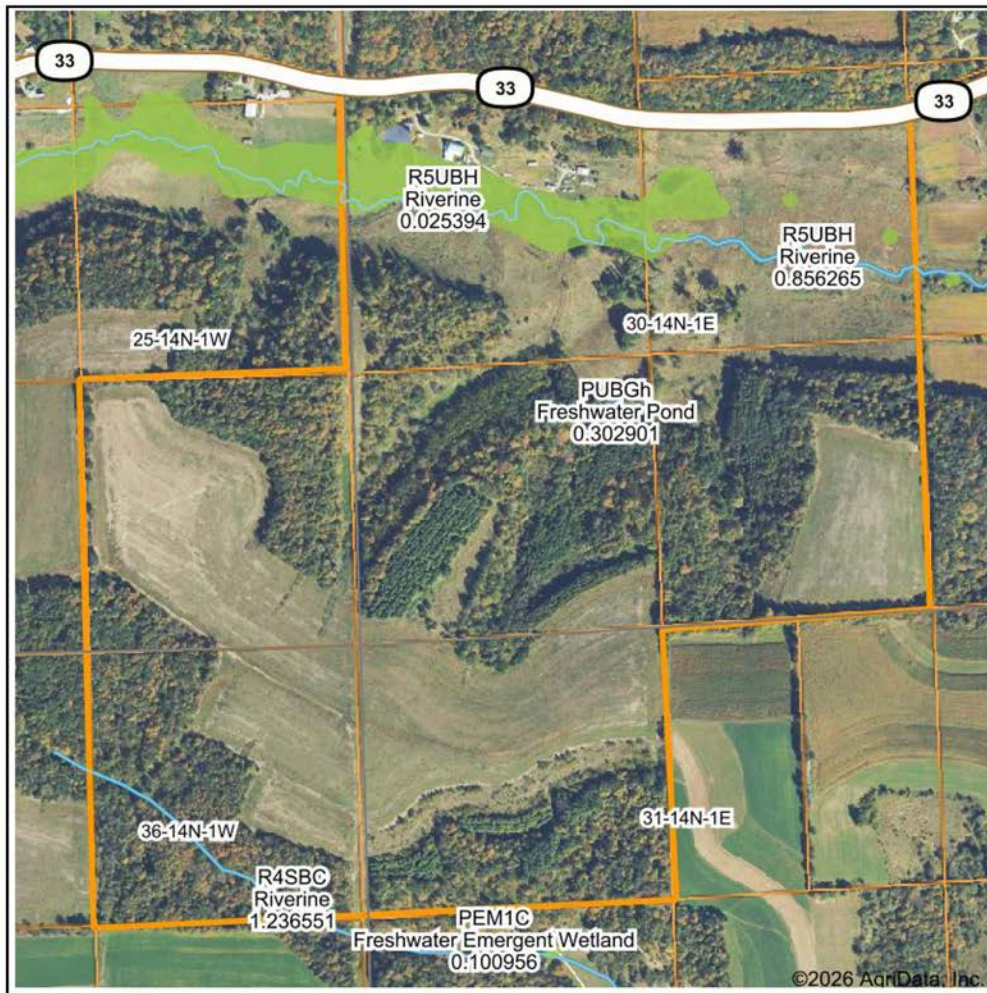


6/5/2026

30-14N-1E
Vernon County
Wisconsin

Boundary Center: 43° 39' 18.98, -90° 25' 47.68

WETLANDS MAP



State: **Wisconsin**
 Location: **30-14N-1E**
 County: **Vernon**
 Township: **Hillsboro**
 Date: **6/5/2026**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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0ft 983ft 1966ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	10.96
R5UBH	Riverine	0.87
R4SBC	Riverine	0.65
PEM1C	Freshwater Emergent Wetland	0.30
PUBGh	Freshwater Pond	0.30
PUBGx	Freshwater Pond	0.19
Total Acres		13.27

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

A Burlington native, Shawn Cannon still proudly calls Burlington home, where he and his wife, Amanda, are raising their family—Eleonore, Aspyn, and Lane. His lifelong connection to the area and the people in it gives him a natural ability to relate to landowners and understand what matters most when it comes time to buy or sell.

For the past 17 years, Shawn has built and operated his own farrier business, working closely with farmers, landowners, and rural families throughout the region. That experience wasn't just about the work, it was about building trust, showing up consistently, and developing long-term relationships. Those same principles now guide how he serves his clients in land sales. In addition, his background as a professional stuntman has instilled a high level of discipline, focus, and the ability to perform under pressure.

Shawn's passion for the outdoors is rooted in years of hands-on hunting experience. He understands how deer use the landscape, recognizing bedding areas, travel corridors, pinch points, and how access, wind direction, and habitat all come together to impact a property's huntability. He's confident walking a property and quickly identifying both its strengths and opportunities for improvement from a recreational standpoint.

What sets Shawn apart is simple—he already understands the people he represents. His career has been built alongside landowners, not apart from them. Combined with his relentless work ethic and commitment to doing things the right way, Shawn is dedicated to helping his clients achieve the best possible outcome for their land.



SHAWN CANNON

LAND AGENT

262.249.6947

SCannon@MidwestLandGroup.com



MidwestLandGroup.com

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