

**AMERICAN
LEGACY**
LAND CO

FOR SALE

HUNTING PROPERTY

Tomah, WI

121.15 +/- Acres

OFFERED AT:

\$949,900

ABOUT THIS PROPERTY:

Positioned on the southern edge of a vast, contiguous block of timber just south of Tomah, Wisconsin, this premier 121.15 +/- acre hunting tract offers an incredible balance of premier wildlife habitat, proven whitetail management, and long-term timber investment. Designed with the serious outdoorsman in mind, this turnkey property combines strategic access, established food plots, and high-end infrastructure, making it a rare find in a tightly held neighborhood known for producing exceptional bucks.



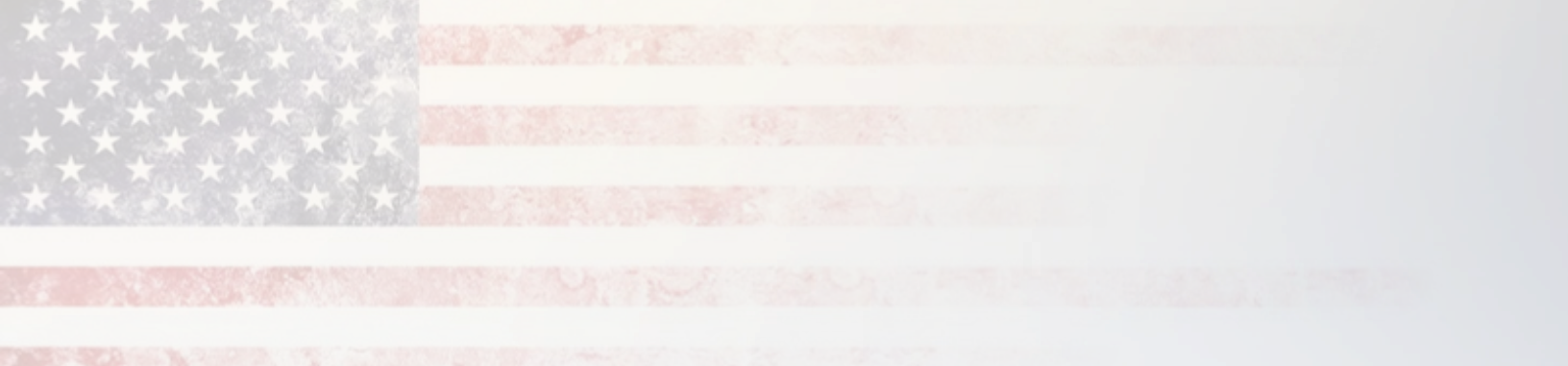
More About this Property:

Key Features & Highlights

- **Strategic Access & Topography:** Situated on the south side of the property, the primary access point provides great entry for prevailing fall winds from the north and west. A meticulously maintained, extensive trail system spans the entire acreage, allowing for quiet, efficient navigation across every corner of the tract.
- **Habitat & Timber Stand Improvement (TSI):** A recent, professionally executed select timber harvest has greatly enhanced the property's ecological diversity. Opening the canopy has supercharged the understory, generating dense woody browse, exceptional bedding thickets, and prime nesting cover. A strong reserve of mature oaks and valuable hardwoods remains, offering immediate mast production, natural regeneration, and future timber value.
- **Turnkey Food Plot System:** The property features four strategically placed food plots designed to maximize wildlife retention. This layout includes three early-season green plots and one large late-season standing grain plot—maintained annually by the tillable tenant—which consistently draws and holds deer from the surrounding heavy timber blocks. The tillable acres are currently being rented out for an annual income of \$2000/year.
- **Upgraded Hunting Infrastructure:** Sale includes three premium elevated box blinds, featuring two extra-large configurations thoughtfully designed to comfortably accommodate family, guests, and youth hunters while making lasting memories in the field.
- **Location & Accessibility:** Perfectly positioned for both local residents and absentee landowners, the property is located a short drive off Interstate 90, ensuring effortless weekend travel from major metropolitan areas across the state. Set within a renowned neighborhood with a proven history of high-caliber buck harvest success.

Schedule a Private Showing

Opportunities to acquire turn-key, well-managed acreage of this caliber in Monroe County are rarely available. For comprehensive property details, mapping resources, or to schedule a private tour, please contact Lucas Mestad.



Directions: From Tomah: Head south onto I-94 ALT/Superior Ave and drive to 5.7 miles. Turn left onto County Hwy A and drive for 1.3 miles. Turn left onto Holiday Rd and drive for 0.9 miles. Take a sharp left onto Ironclad Ave and drive 423 ft. The destination will be on the right.

Legal Description: Tax Parcel ID's: 042-00683-0000, 042-00681-0000, 042-00675-0000, 042-00676-0000, 042-00677-0000 Monroe County, WI

Address: TBD Ironclad Ave Tomah, WI 54660

Taxes: 2025 - \$4612.24

Income Potential: Tillable rents for \$2000/year

FEATURES:

- 121.15 +/- acres
- Incredible well maintained trail system
- 4 early and late season food plots
- 3 elevated box blinds
- Timber Stand Improvement complete
- Extremely secluded
- Great neighborhood
- South facing bedding

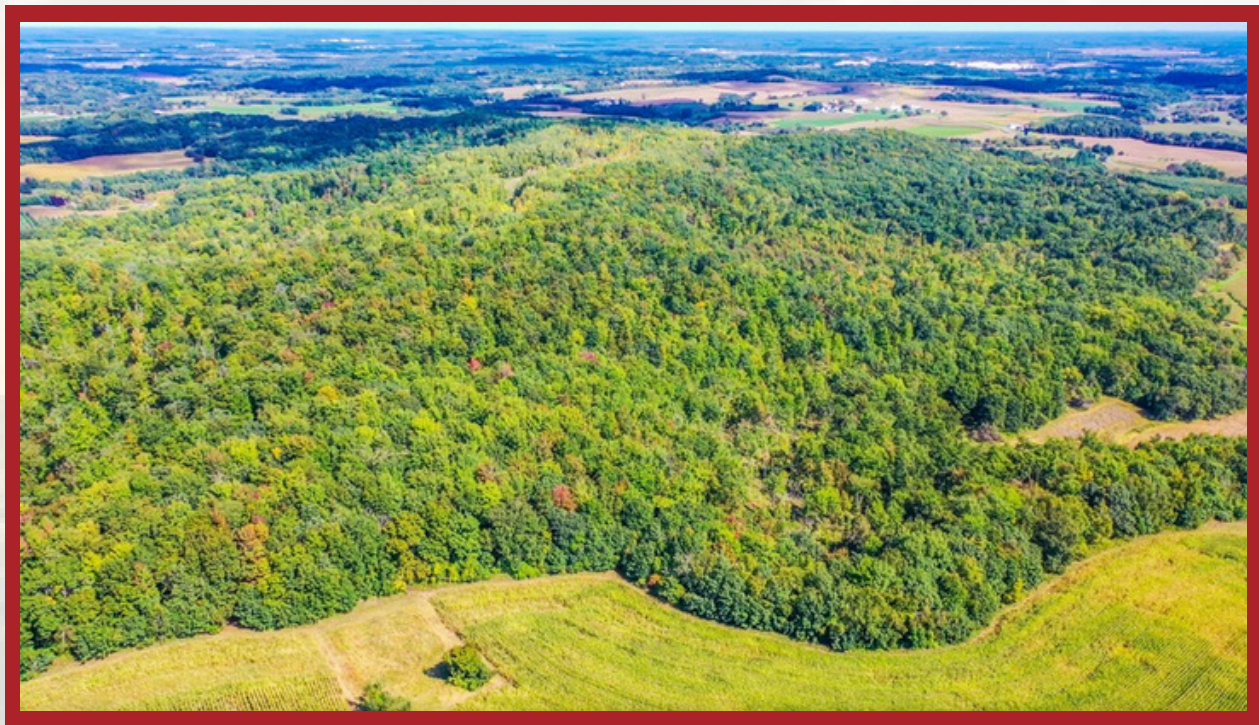


HELPING YOU BUY
AND SELL LAND



**MONROE COUNTY,
WISCONSIN**

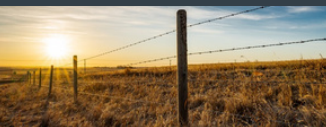
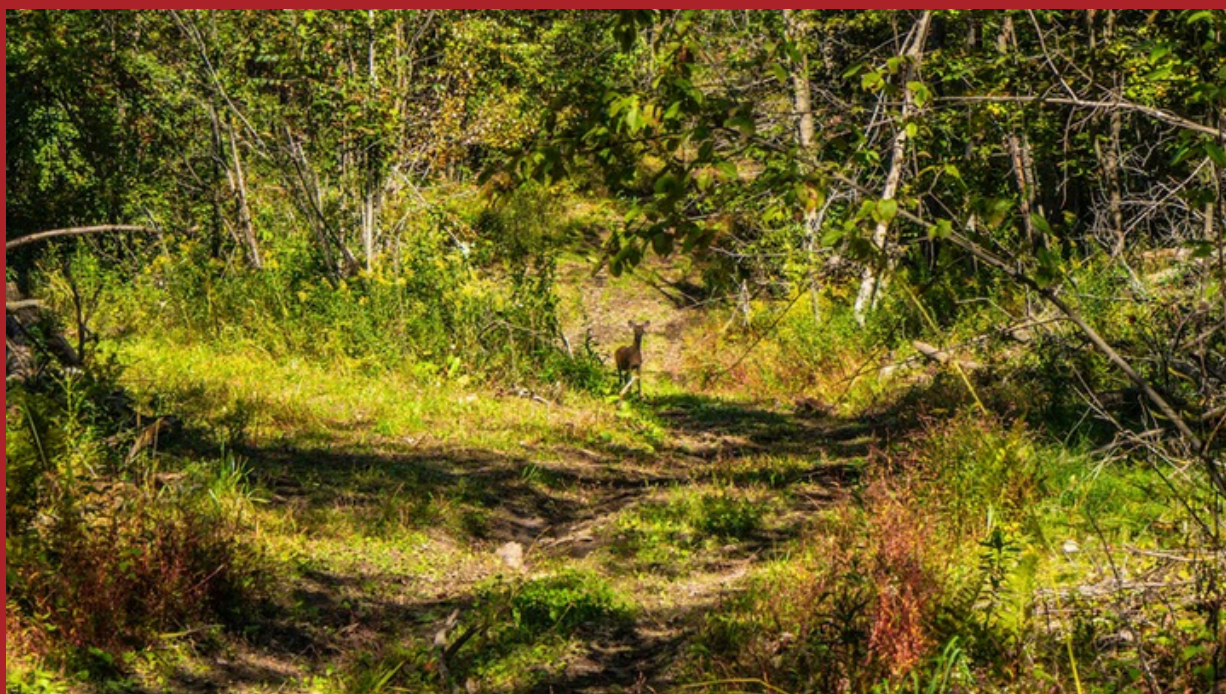
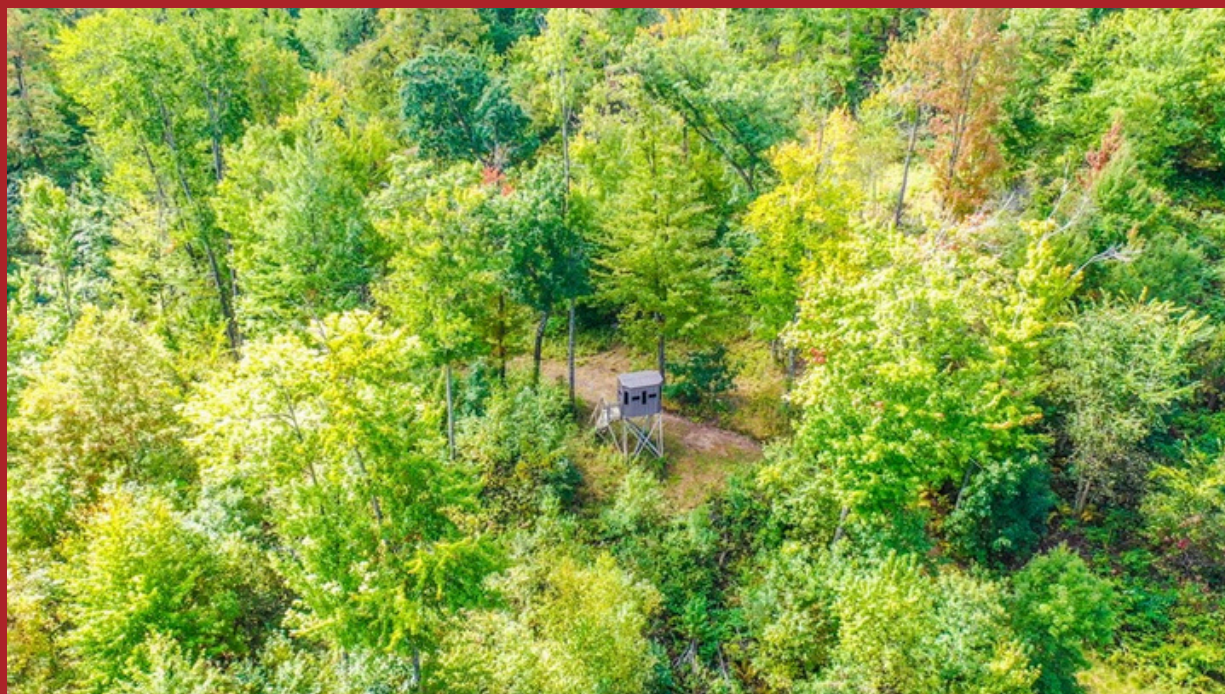


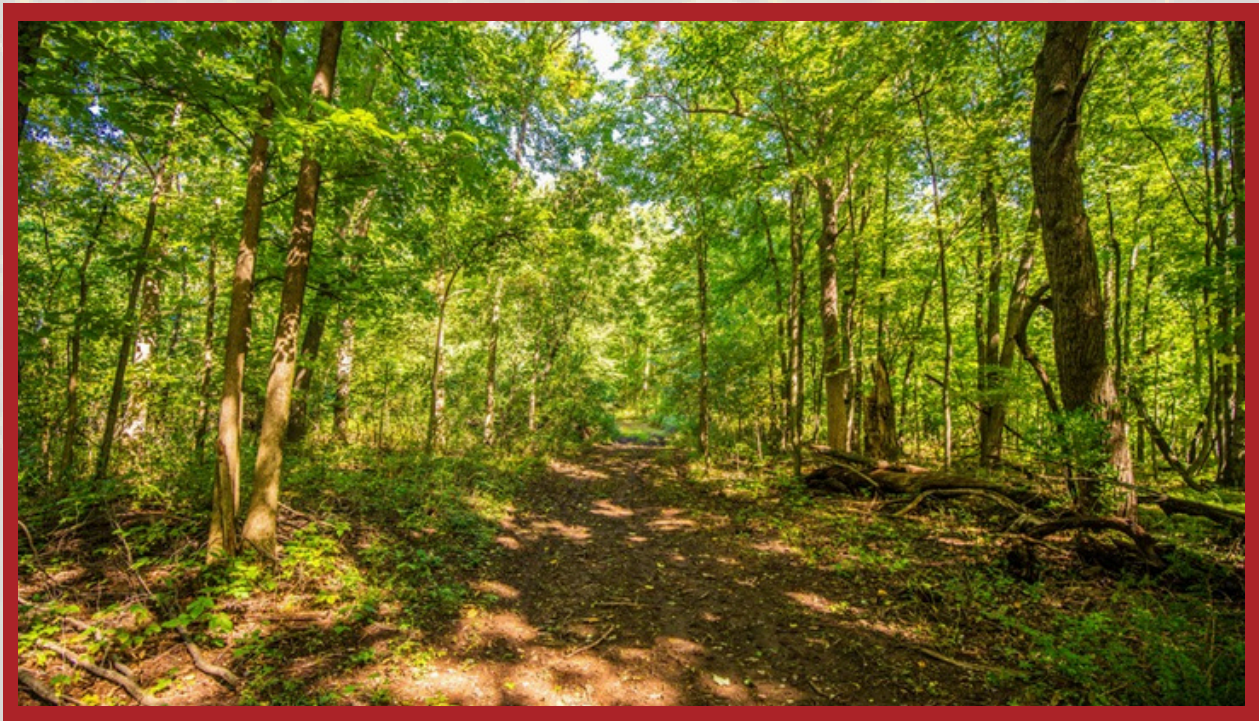
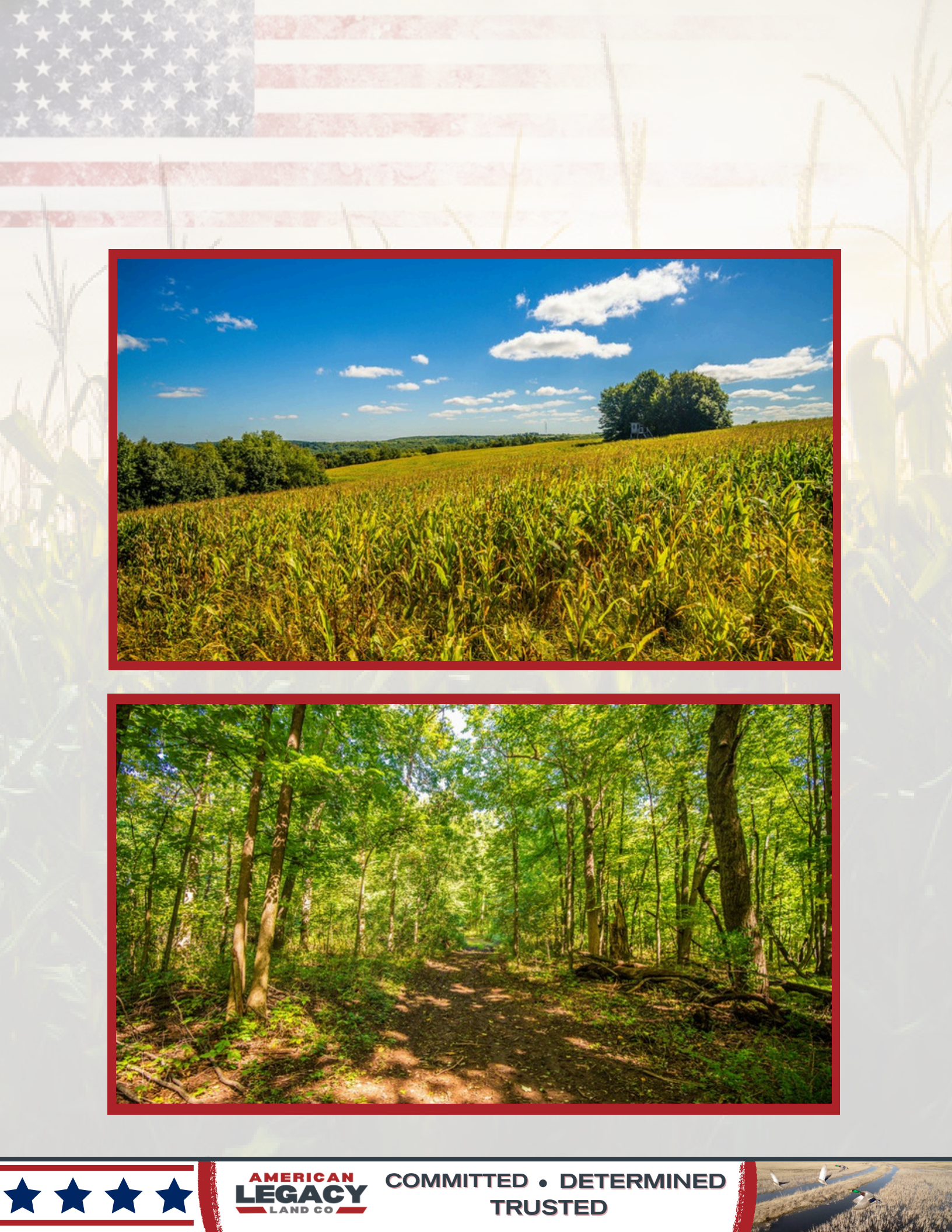


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**

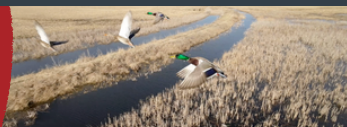


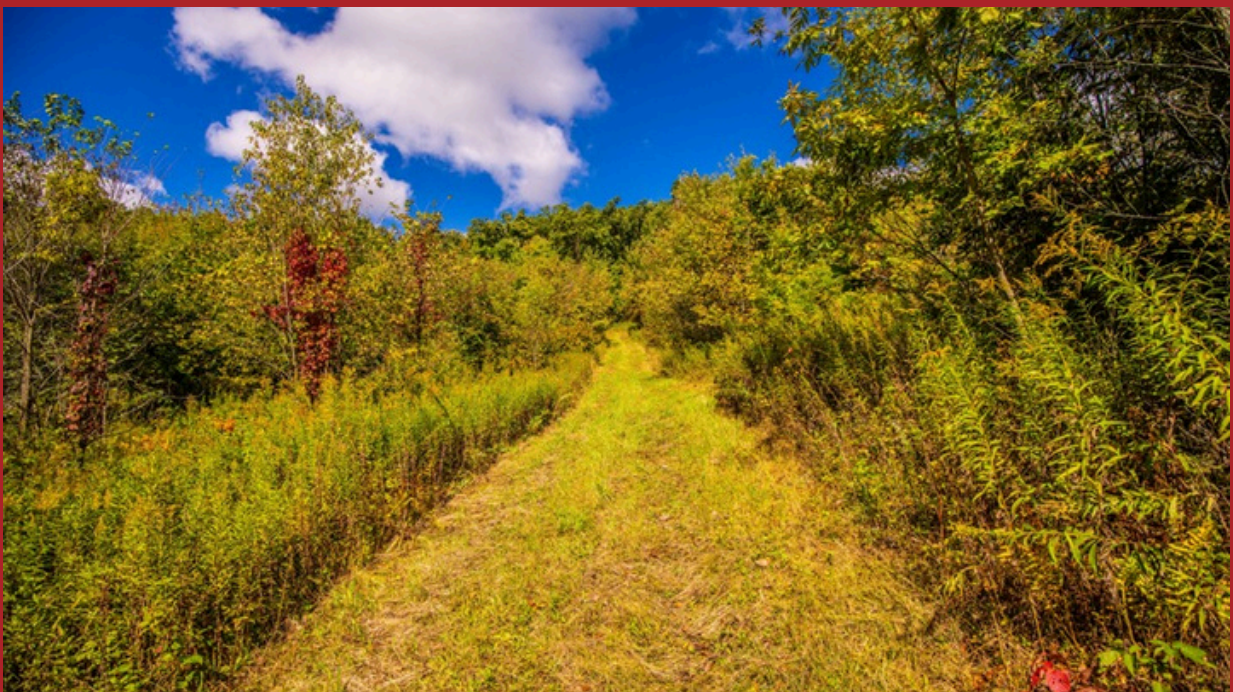




**AMERICAN
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**COMMITTED • DETERMINED
TRUSTED**







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HELPING **YOU** BUY
AND SELL LAND







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3/2023 04:05 AM 62°F SPYPOINT LINK



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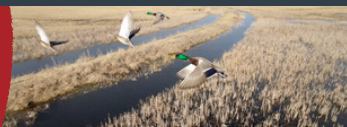


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About the Agent:

Lucas Mestad — Land & Farm Real Estate Specialist

Rooted in the Upper Midwest, Lucas brings a lifelong passion for the outdoors and unmatched land expertise to every real estate transaction. Born and raised in Elgin, Minnesota, Lucas spent his formative years exploring the woods with family and friends, developing a deep appreciation for nature and wildlife.

After earning his Biology degree from Winona State University, Lucas spent two years in Baton Rouge, Louisiana, producing hunting shows for outdoor television. This unique experience allowed him to cultivate a vast nationwide network of buyers while sharpening his expertise in marketing and land management.

Experience & Expertise

- Specialized Focus: Land, farms, and premier hunting ground.
- Geographic Reach: Licensed in both Wisconsin and Southeastern Minnesota.
- Proven Track Record: Nearly 9 years of dedicated land sales experience, centered in the renowned whitetail country of Buffalo County, Wisconsin.



Beyond the Business

When he isn't matching clients with their ideal properties, Lucas can be found outdoors with his wife, Abby, and their two children, Charlee and Carson. As a devoted family man and avid outdoorsman, Lucas understands that buying land isn't just a financial investment—it's a lifestyle.

Whether you are looking to buy or sell a farm in Wisconsin or Southeastern Minnesota, or simply want to talk shop about managing your deer herd, Lucas would love to connect with you anytime.

LUCAS MESTAD , LAND AGENT



507-696-6228



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