



FOR SALE

HUNTING PROPERTY

Ettrick, WI

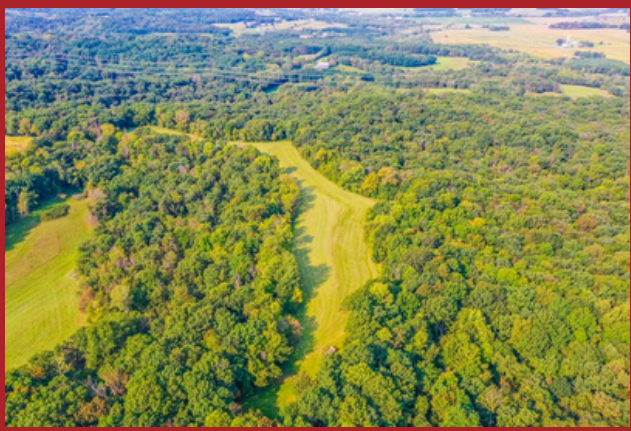
165.31 +/- Acres

OFFERED AT:

\$1,199,000

ABOUT THIS PROPERTY:

Nestled in the heart of scenic Trempealeau County just south of Ettrick, Wisconsin, lies a phenomenal 165.31 +/- acre multi-use tract that seamlessly blends world-class whitetail hunting, agricultural income, and long-term timber investment potential. Properties of this caliber, layout, and size rarely become available in this highly sought-after region of the Midwest. Whether you are looking for a turnkey recreational retreat, a lucrative agricultural holding, or a private country estate to build your dream home, this property delivers unmatched versatility.



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More About this Property:

World-Class Whitetail & Wildlife Habitat

Designed by nature to hunt significantly larger than its acreage suggests, this land offers an exceptional layout for managing mature bucks and diverse wildlife populations:

- **Strategic Food Plot Locations:** Multiple secluded, hidden fields are ideally positioned throughout the timber, providing high-attraction food sources for both early-season patterns and late-season survival plots.
- **All-Wind Huntability:** Thoughtfully designed stand locations allow hunters to access and hunt the property effectively under any prevailing wind direction without bumping game.
- **Sanctuary & Bedding Hubs:** The central draw serves as the core hub of the property. The mature timber features southern-facing slopes that capture all-day sun, creating an elite bedding sanctuary with an exceptionally high holding capacity.

Timber Investment & Forest Management

The diverse timber stand is not only a haven for wildlife but also an immediate financial asset:

- **Substantial Timber Value:** The property features a mature stand of high-quality timber dominated by a strong component of valuable oaks.
- **Enhancement Potential:** A well-planned select cut in the oaks would provide an immediate return on investment to offset purchase costs while opening the canopy to supercharge native regeneration, premium bedding cover, and nesting habitat.

Infrastructure & Agricultural Income

- **Turnkey Access:** A comprehensive, meticulously maintained trail system meanders across the entire acreage, providing effortless mobility for heavy machinery, utility vehicles, and quiet, stealthy ingress and egress for hunting.
- **Agricultural Income:** Approximately 60 tillable acres are currently in productive hay production. This acreage will transfer completely lease-free, offering immediate annual rental income or a blank canvas for massive future food plot and habitat expansion projects.



Location & Convenience

Conveniently situated just outside the charming community of Ettrick, the property offers a private, tranquil rural setting while remaining easily accessible for weekend landowners traveling from major metropolitan areas and across the state.

Schedule Your Private Showing

Opportunities to acquire a contiguous, multi-faceted tract with this level of habitat diversity, income potential, and natural beauty are exceptionally rare.

For more information, detailed mapping, or to schedule a private, confidential showing, contact Wisconsin Land Specialist Lucas Mestad.

Directions: From Ettrick: Head south onto County Road D and drive to 0.4 miles. Turn right onto Dopp Road and drive for 0.1 miles. Turn left onto Crogan Lane and drive for 0.3 miles. The destination will be on the right.

Legal Description: Tax Parcel ID's: 016005670000, 016005680000, 016005690000, 016005700000
Trempealeau County, WI

Address: TBD Crogan Lane Ettrick, WI 54627

Taxes: 2025 - \$4612.24

Income Potential: 60 tillable acres could be rented in the future

FEATURES:

- 165.31 +/- acres
- Well maintained trail system
- Several early and late season food plot locations
- Working well
- Substantial timber value
- Extremely secluded
- Great neighborhood
- Central bedding
- Property hunts BIG

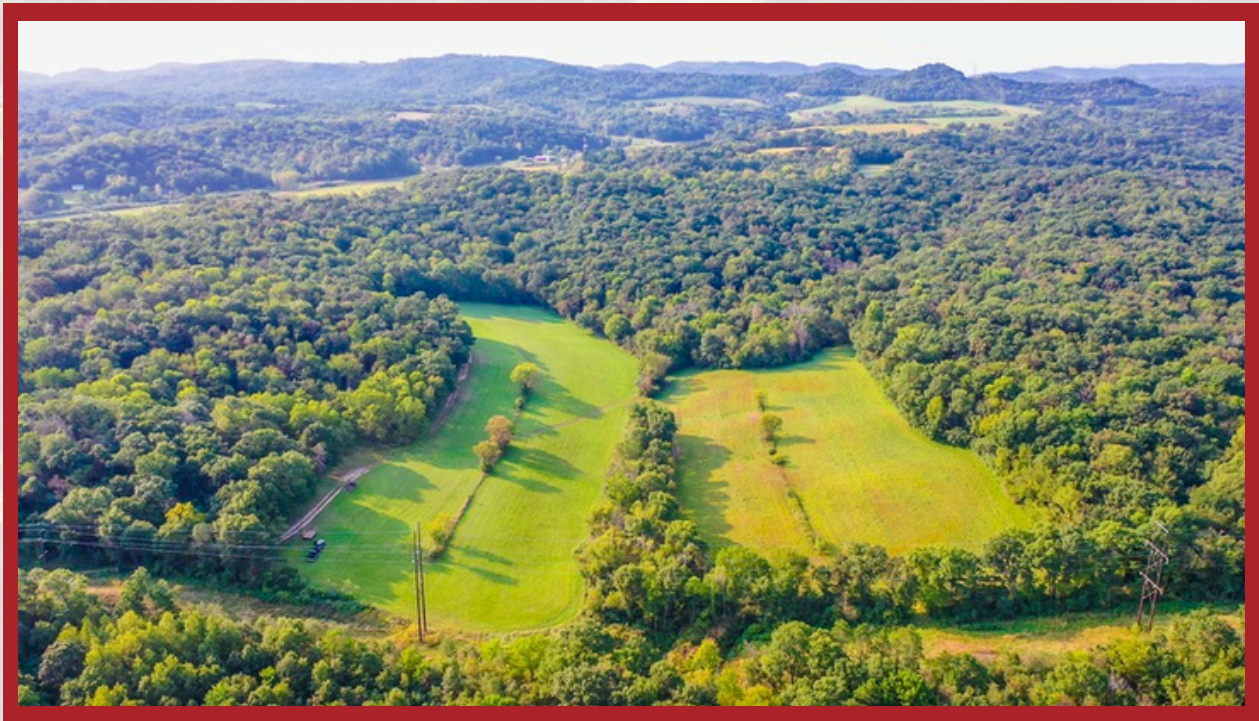
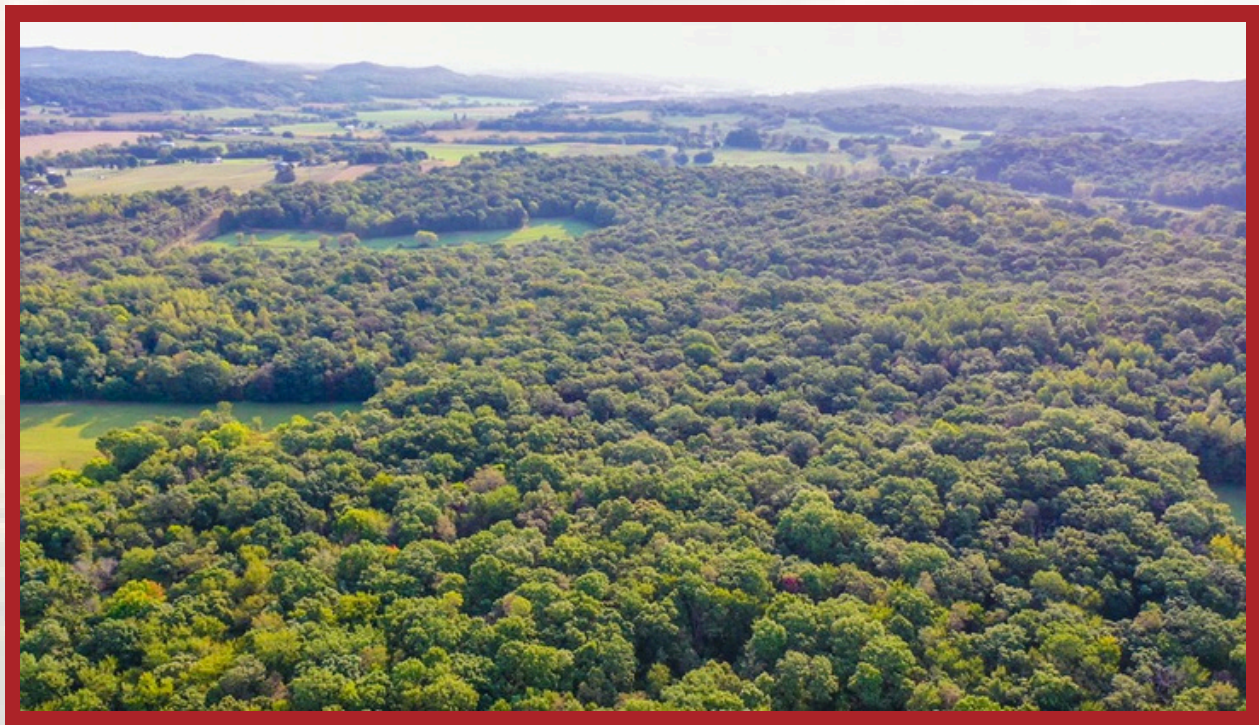


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AND SELL LAND**



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COUNTY,
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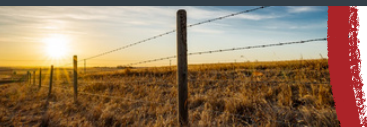


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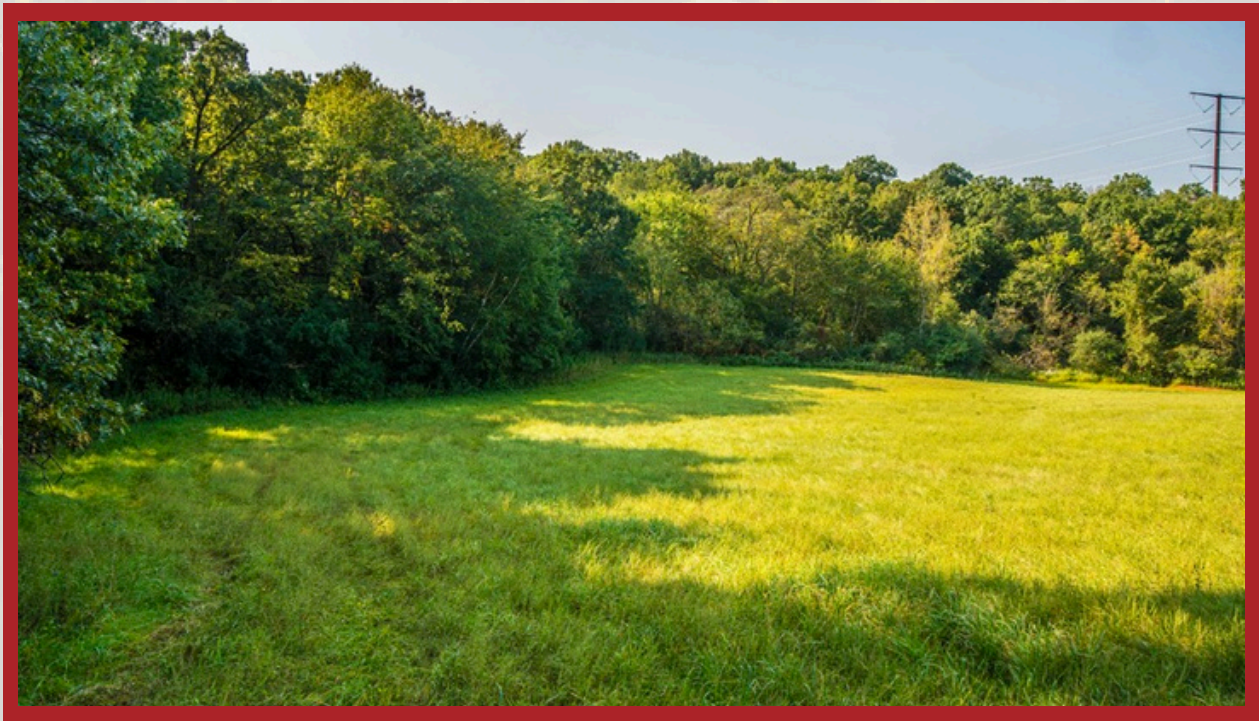
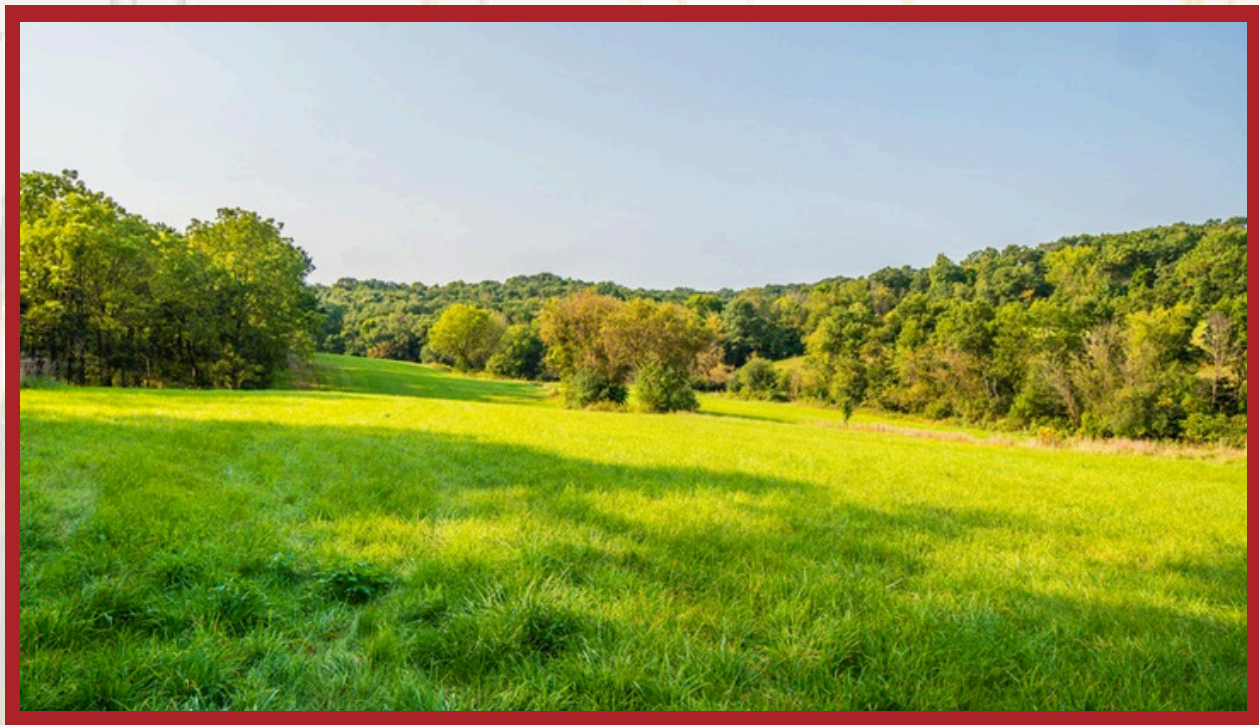
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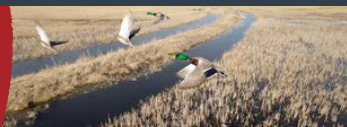
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





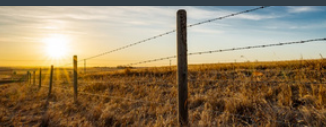
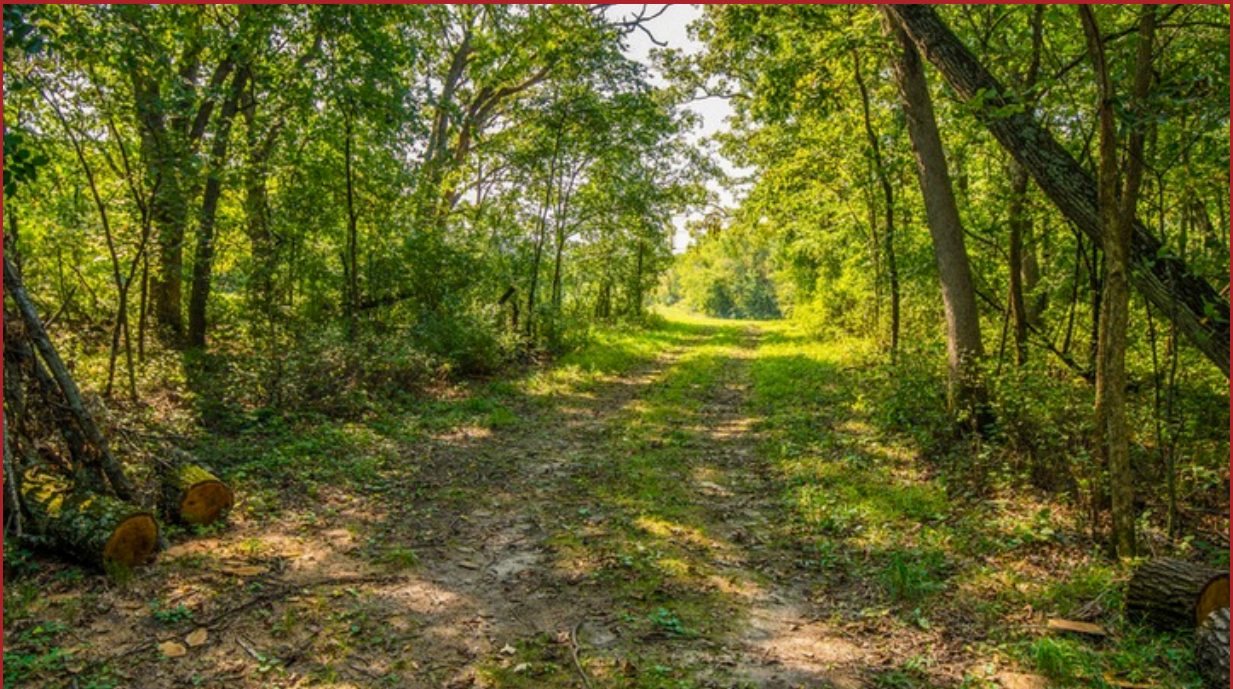
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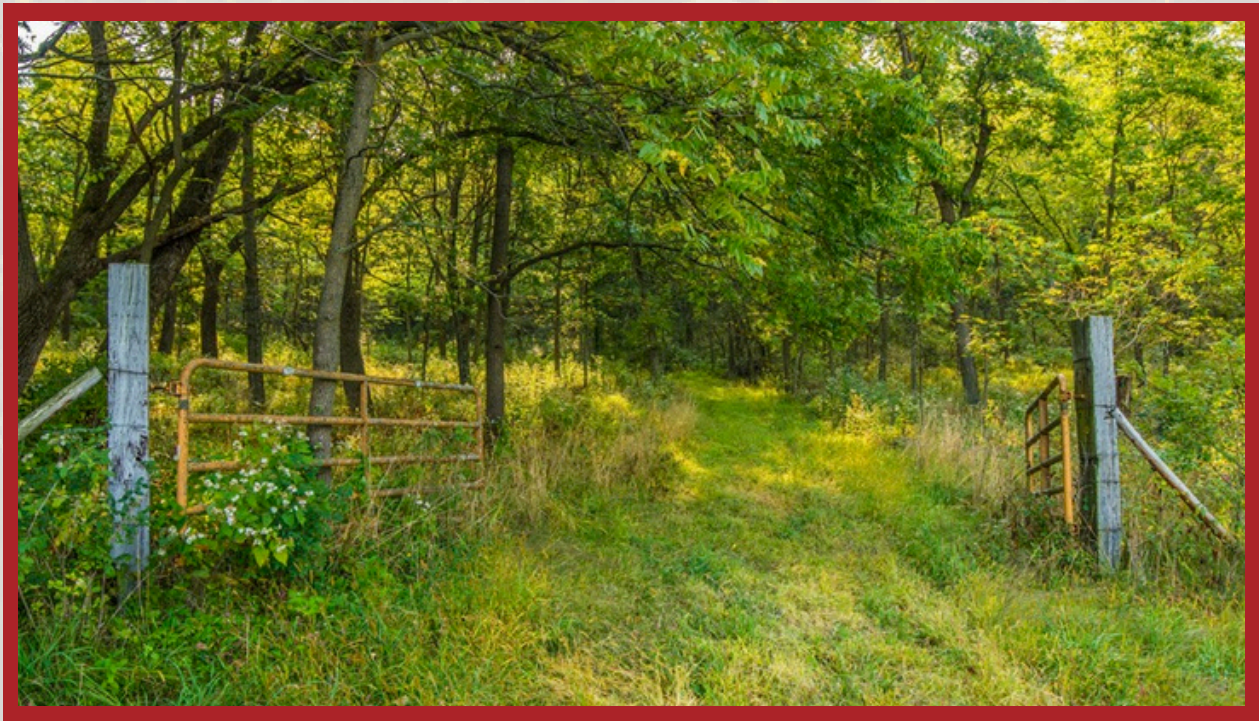
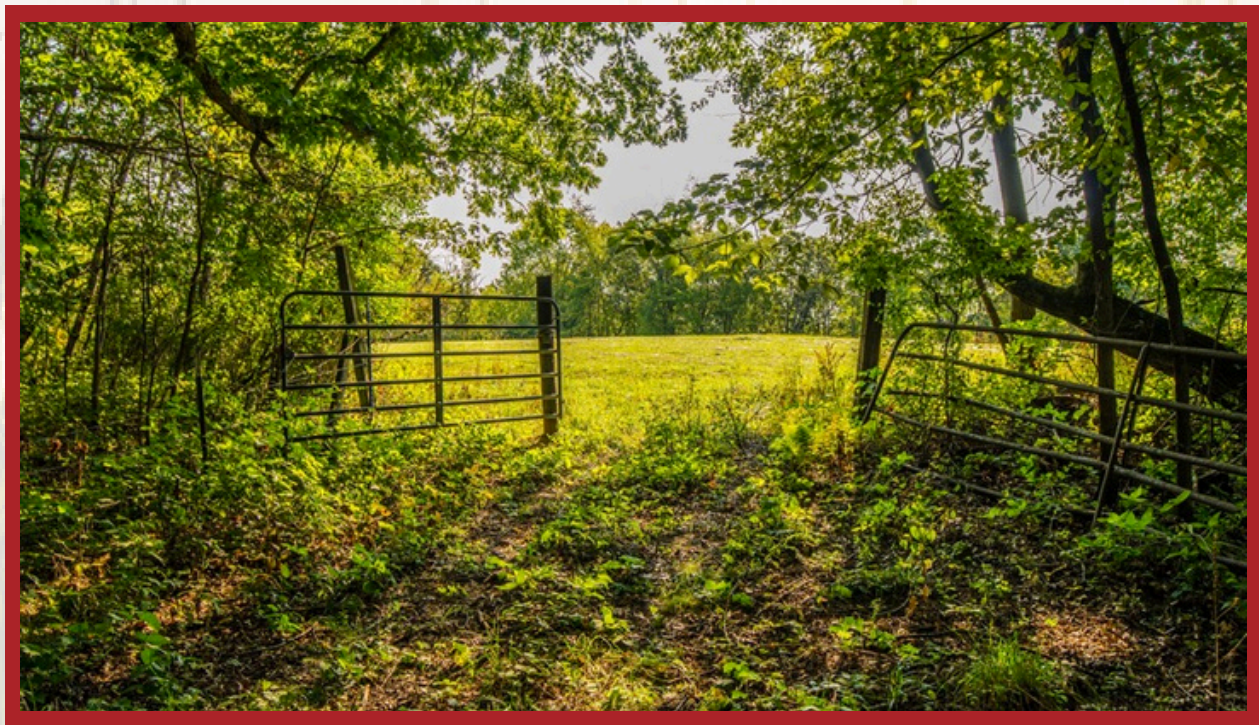
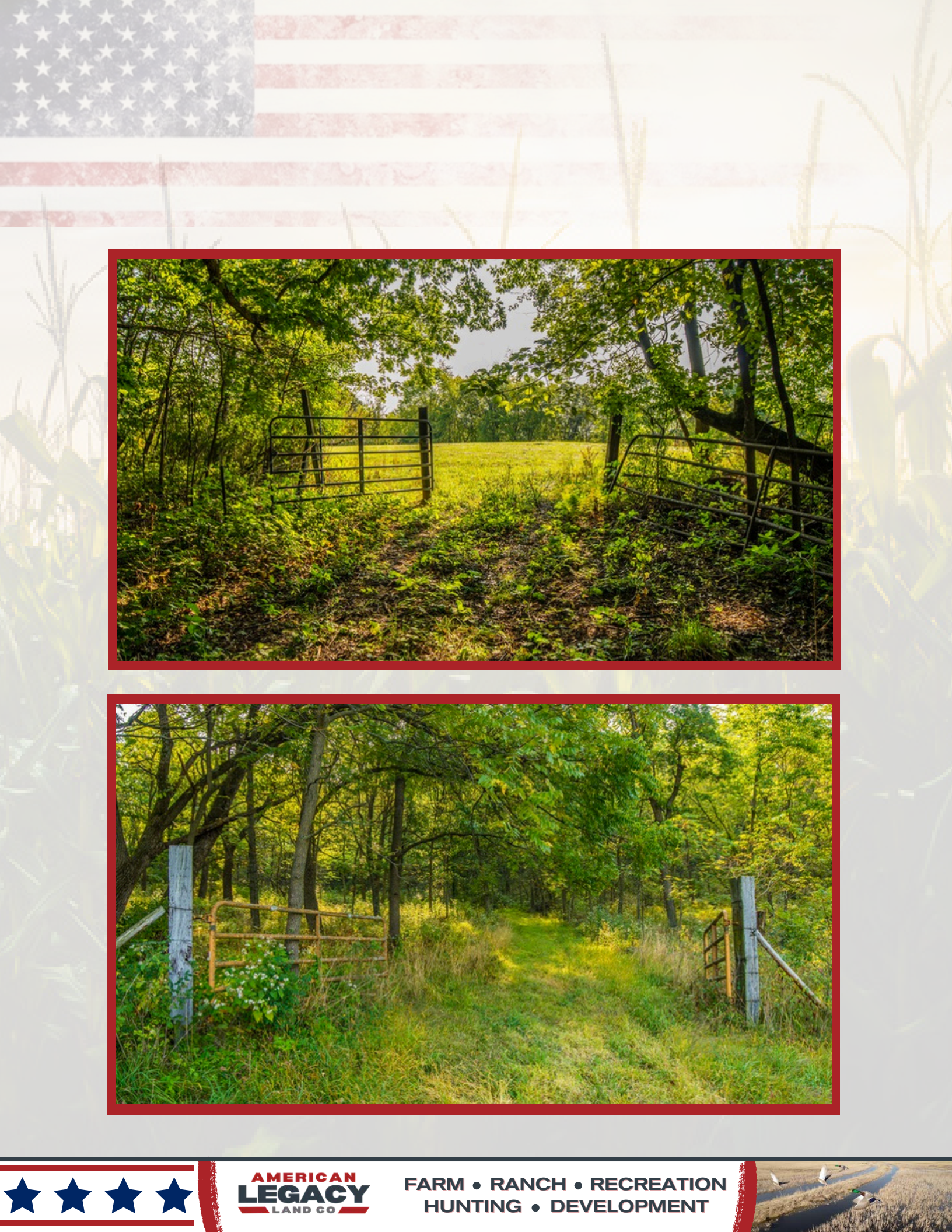
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TRUSTED





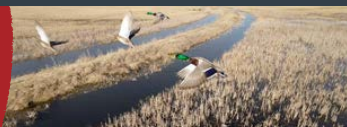






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About the Agent:

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



Lucas@AmericanLegacyLandCo.com