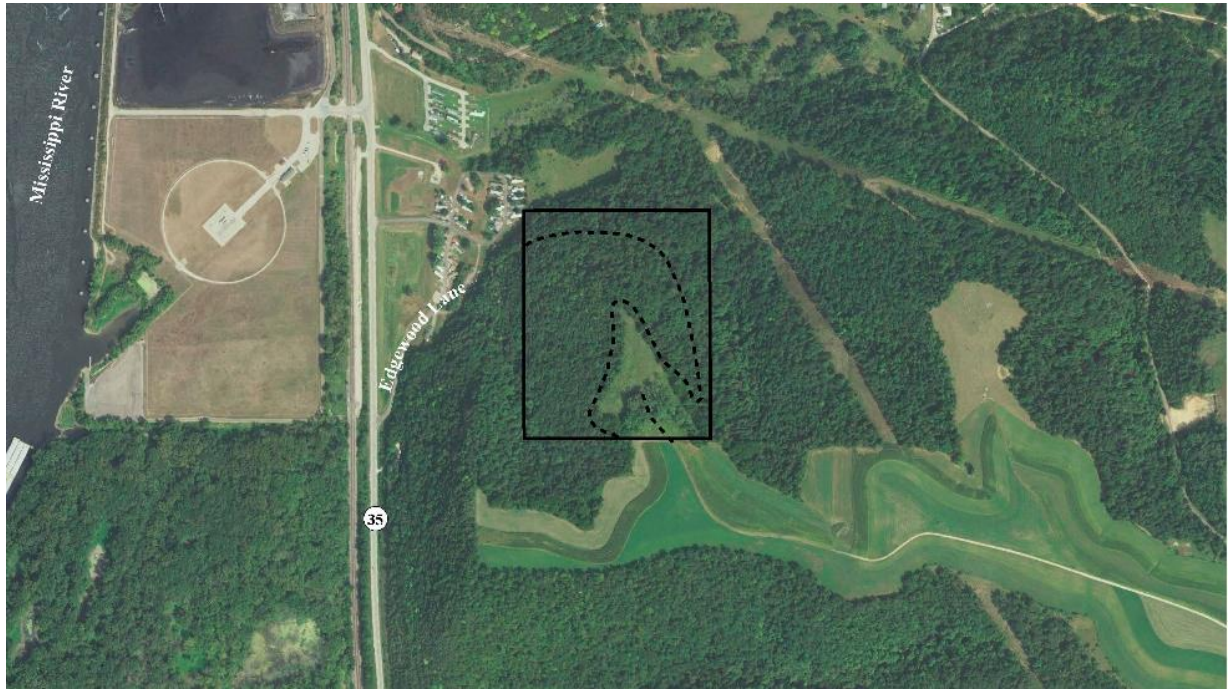


33 Acres of Scenic and Diverse Blufflands For Sale – Price TBD
Subject to a conservation easement held by Mississippi Valley Conservancy



Map of the Property

The property is comprised of 33 acres of steep, vacant land located in the Town of Genoa in Vernon County, Wisconsin. The Property is located ½-mile south of Genoa and ½-mile east of the Mississippi River at the dead end of Edgewood Lane. This property is only available as recreational land; agricultural uses and residential subdivision are prohibited. Wildlife is abundant throughout the site. This forested property is enrolled in the Wisconsin Managed Forest program until 2026 and includes a mix of mature oak, walnut, maple and basswood forest. A small, six-acre open field on the property has been planted to native prairie vegetation with some bur oaks planted as an oak savanna restoration project.

Access requires four-wheel drive and is available on a logging road from the end of Edgewood Lane up to the hilltop.

Property taxes: \$225.06 in 2022.

Tax Parcel Number: 014-00802-0000

The site includes debris and foundations from a historic farmstead, last used in the 1950's. There is at least one open cistern, a silo, a car body, and a well of unknown condition.

The purchase price will be determined by an independent appraisal. Please contact Abbie Church, Conservation Director at Mississippi Valley Conservancy at achurch@mississippivalleyconservancy.org; 608-784-3606 ext. 2 for more information.



View of the trail and access across the Property



View of the forest resources on the Property



View of the historic farmstead foundation on the property