

# Hunting Honey Hole Along Pecatonica River in Southwest Wisconsin Lafayette County



United Country Badgerland Auction & Realty • 608.647.6396



**PROPERTY ADDRESS:**  
000 County Rd M  
South Wayne, WI 53587

**PRICE:** \$321,000  
**ACRES:** 84.60  
**COUNTY:** Lafayette

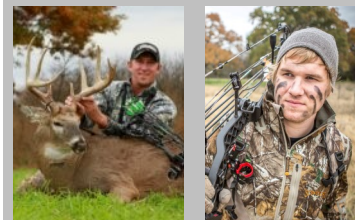
## PROPERTY DESCRIPTION:

This 82 m/l acre property will excite the outdoor enthusiast! From trophy deer hunting to unrivaled fishing and waterfowl this tract spotlights the Pecatonica River. The Cherry Branch river dumps into the Pecatonica to the Northwest. Additionally, the Trotter Branch River is also a tributary that is located just to the NE. The land is composed of nearly 2+/- acres of tillable planted in corn for food plots. Acres of wetlands enrolled into the Perpetual Conservation Easement for the CREP program for enhancing conservation benefits. With the grasses providing cover and timber that wraps along the river, thick brush meets tall grasses, which is a trophy buck's sanctuary and waterfowl haven

## PROPERTY HIGHLIGHTS:

- Proven deer hunting
- River frontage
- Fishing
- Tillable
- Trails
- Bedding areas

## PRESENTED BY:



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**TAXES: \$545**  
**TAX YEAR: 2017**