

# LAND FOR SALE

Richland County, WI

**53.06**  
+/- ACRES



**JOE HANSBERY**

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**HIGH POINT**  
**LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

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REAL ESTATE LICENSE:  
#98220-94



# SUMMARY OF PROPERTY

## 53.06+/- Acres • Richland County, WI

**Listing Price: \$650,000**

**Description:** Escape to the countryside with this stunning 53+/- acre farm near Cazenovia, WI! This picturesque property boasts approximately 23.5+/- tillable acres (82 NCCPI) perfect for hobby farming or gardening enthusiasts. The natural beauty of the property is enhanced by the flowing Cazenovia Branch, creating a serene and peaceful atmosphere. This unique property offers it all: tillable land, water features, and a charming farmhouse. Whether you're looking to start your own agricultural venture, raise a family, or simply enjoy the peaceful country lifestyle, this property has something for everyone. Don't miss out on this rare opportunity to own a piece of country heaven!

For more information contact Wisconsin Land Specialist Joe Hansbery at 608-386-5925.

**Property Address:**

12193 Duren Dr, Cazenovia, WI 53924

**Property Features:**

- Approximately 2,300ft of winding creek frontage
- Insulated Pole Building (Red) 80x50
- Barn White 80x40
- Pole Building (White) 70X45
- Almost 13 Acres of Pasture Ground

**Driving Directions:**

From Cazenovia WI, Head N on Cazenovia St to E Main St, Turn left at 1st cross street onto Main St, Turn right onto Cty Rd V, Turn left onto Duren Dr. Your Destination will be on the Left!

100,000  
ACRES SOLD

# PROPERTY PHOTOS



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# Aerial Map



State: **Wisconsin**  
 Location: **14-12N-2E**  
 County: **Richland**  
 Township: **Westford**  
 Date: **5/13/2024**



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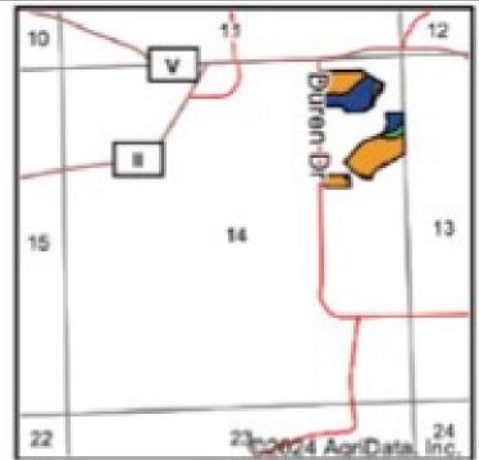
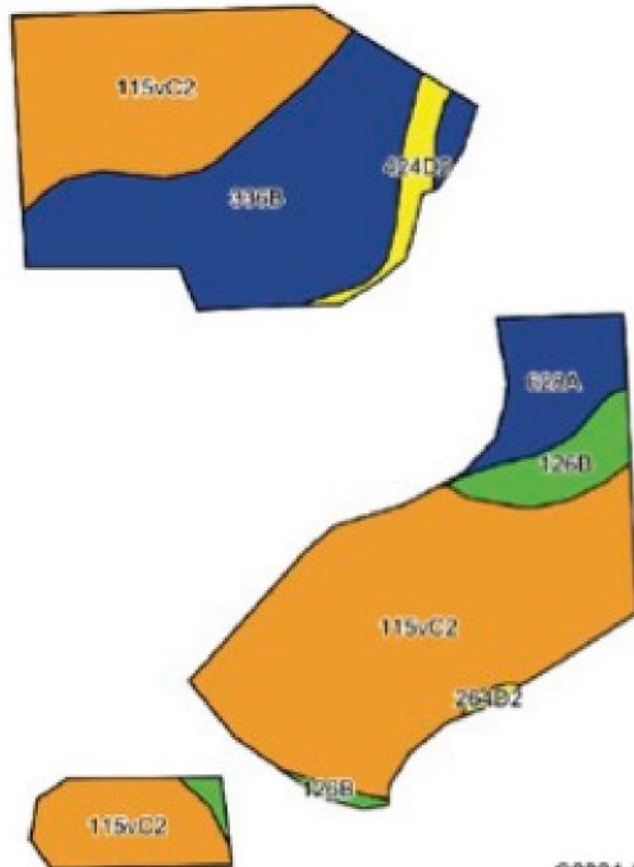
0ft 508ft 1017ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	8.38
PFO1C	Freshwater Forested/Shrub Wetland	3.91
PUBH	Freshwater Pond	0.09
R5UBH	Riverine	0.06
Total Acres		12.44

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



# Tillable Soils Map



State: Wisconsin  
 County: Richland  
 Location: 14-12N-2E  
 Township: Westford  
 Acres: 23.56  
 Date: 5/13/2024



Soils data provided by USDA and NRCS

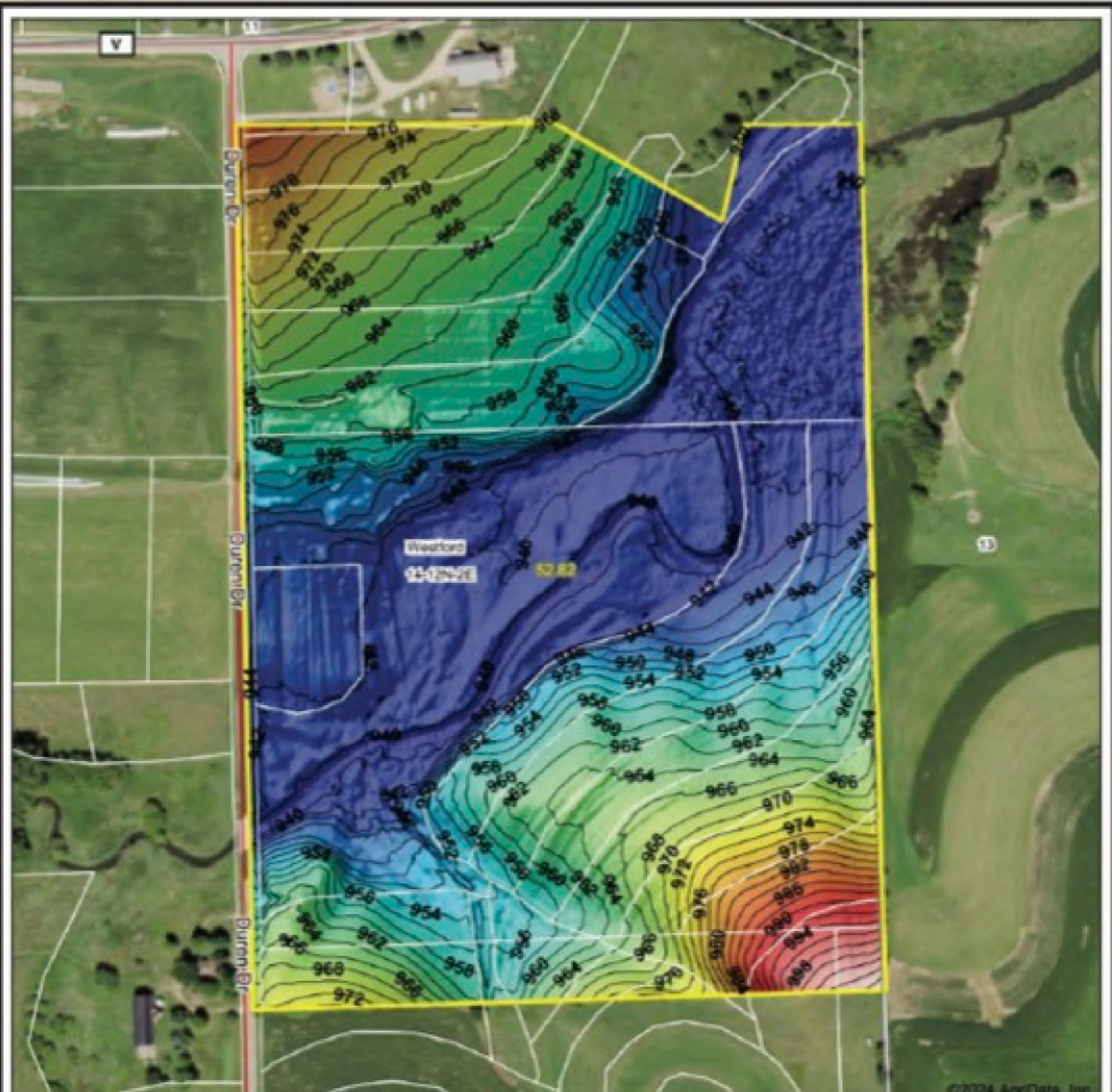
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Area Symbol: WI103, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
115vC2	Seaton silt loam, driftless valley, 6 to 12 percent slopes, moderately eroded	14.33	60.8%		IIIe	79	79	67	71	
336B	Toddville silt loam, 1 to 6 percent slopes	5.69	24.2%		IIe	89	89	78	89	
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	1.74	7.4%		IIw	89	79	55	89	
126B	Barremills silt loam, 1 to 6 percent slopes	1.15	4.9%		Ie	91	91	80	90	
424D2	Merit silt loam, 12 to 20 percent slopes, moderately eroded	0.58	2.5%		IVe	61	61	54	46	
264D2	Rockbridge silt loam, 12 to 20 percent slopes, moderately eroded	0.07	0.3%		IVe	64	64	54	57	
<b>Weighted Average</b>						<b>2.61</b>	<b>*n 82.3</b>	<b>*n 81.5</b>	<b>*n 69</b>	<b>*n 76.9</b>

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# Topo Hillshade Map



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Field borders provided by Farm Service Agency as of 5/21/2024

Source: USGS 1 meter dem

Interval(ft): 2

Min: 938.2

Max: 1,007.8

Range: 69.6

Average: 954.8

Standard Deviation: 13.78 ft

0ft 319ft 639ft



5/13/2024

14-12N-2E  
Richland County  
Wisconsin

Boundary Center: 43° 31' 21.71", -90° 12' 50.91"

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# Wetlands Map



State: **Wisconsin**  
 Location: **14-12N-2E**  
 County: **Richland**  
 Township: **Westford**  
 Date: **5/13/2024**

**HIGH POINT**  
 LAND COMPANY

Maps Provided by  
**surety**  
CUSTOMER SERVICE SUPPORT  
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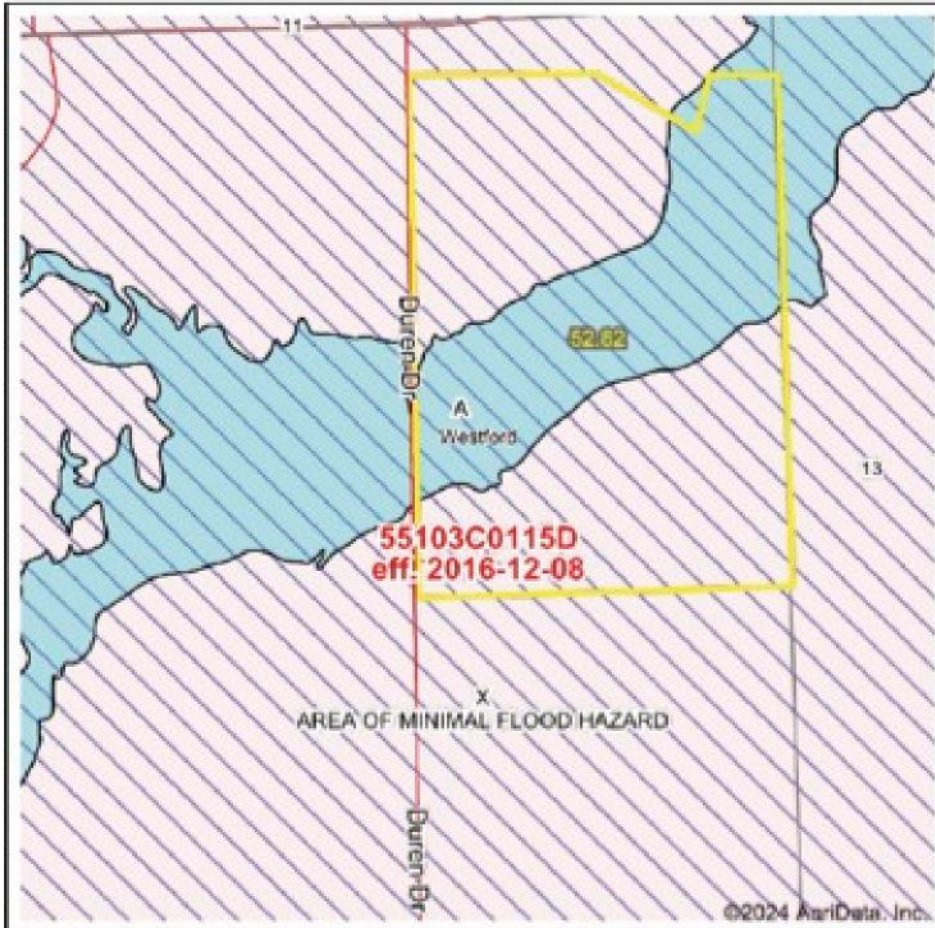
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# FEMA Map



Map Center: 43° 31' 17.09, -90° 12' 56.78  
 State: WI Acres: 52.82  
 County: Richland Date: 5/13/2024  
 Location: 14-12N-2E  
 Township: Westford



Name	Number	County	NFIP Participation	Acres	Percent
Richland County	550356	Richland	Regular	52.82	100%
<b>Total</b>				52.82	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	34.58	65.5%
A		100-year Floodplain	18.24	34.5%
<b>Total</b>			52.82	100%

Panel	Effective Date	Acres	Percent
55103C0115D	12/8/2016	52.82	100%
<b>Total</b>		52.82	100%



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