

FOR SALE

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**269
Total
Acres**

Land Sale Opportunity Oregon & Fitchburg, WI

Parcel A

6050 County Rd M

90 acres

Parcel C

1778 Blizzard Road

116 acres

Parcel D

Lot 2 Cty M Rd

0.77 acres

Parcel E

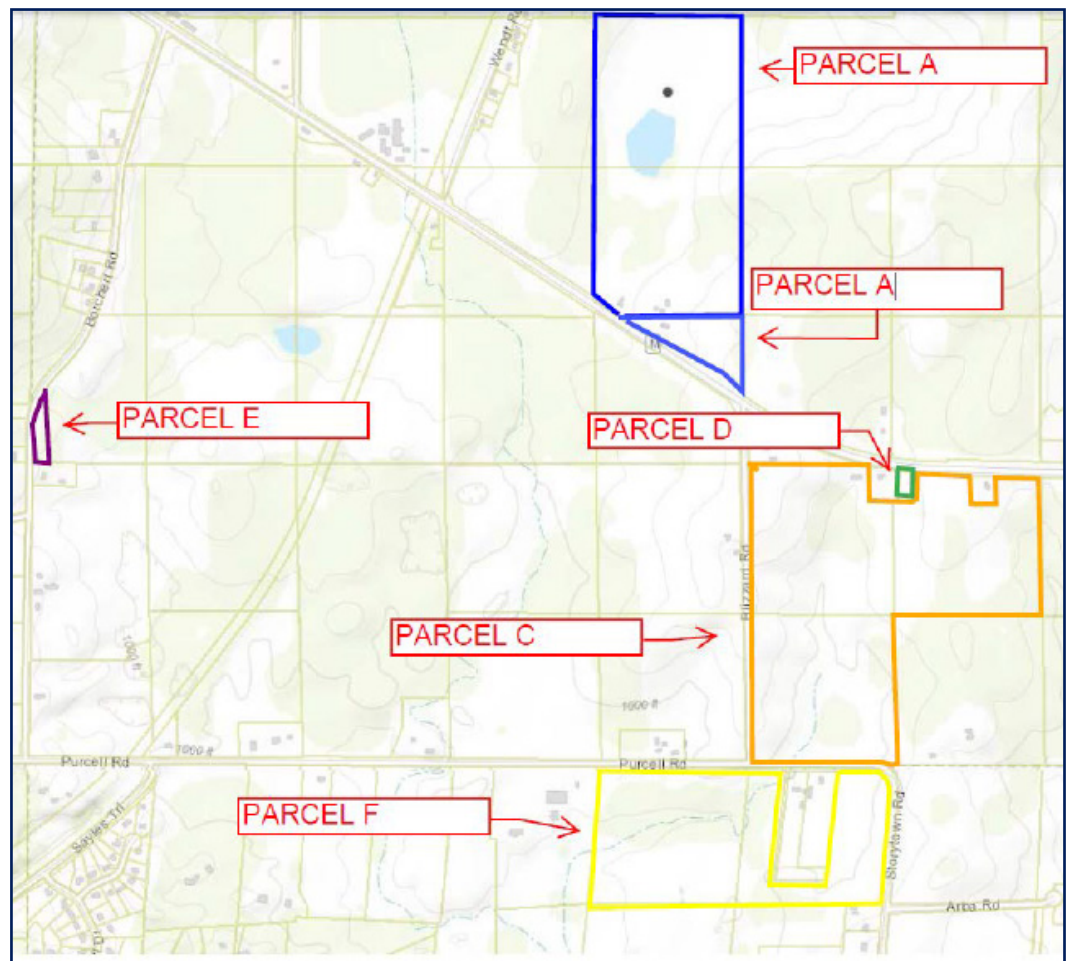
Lot Borchert

1.69 acres

Parcel F

Lots Purcell

60.62 acres



**For More
Information:**



Matt Apter
608.852.3001
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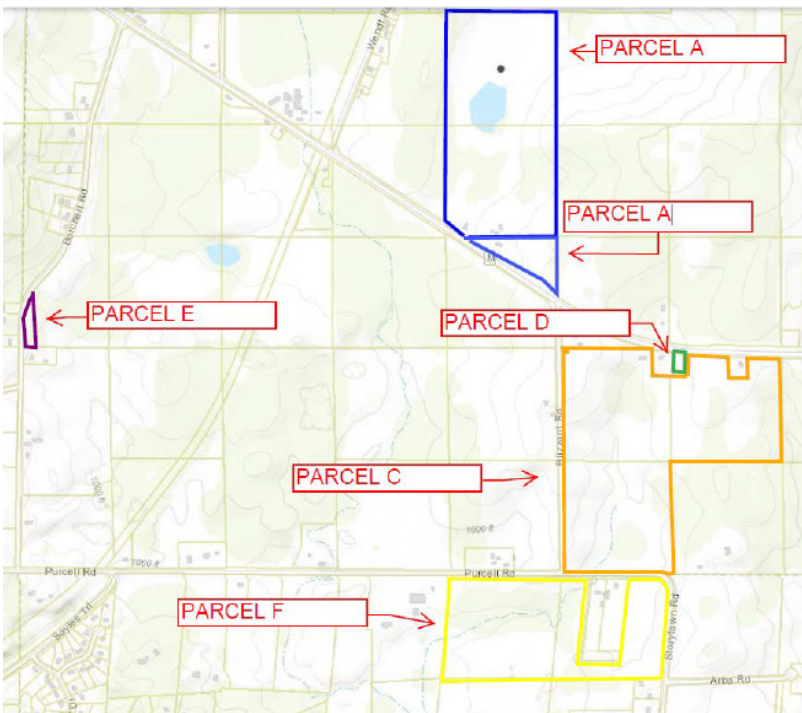
Parcel A

6050 County Rd M

Fitchburg, WI 53575

Parcel Overview

Price	\$1,375,500
Acres	90 acres
Zoning	A-X
Parcel #	0609-322-9000-3(Parcel A)



Description

Rare opportunity to own a piece of local history. Anchored by a farmhouse dating back to approximately 1880, this Farm 88 property offers endless possibilities for a private country retreat, hobby farm, recreational getaway, or future homestead. Several existing outbuildings provide functional space for storage, workshops, livestock, equipment, or creative repurposing. The land features a picturesque pond, partially wooded acreage, and fertile soils ideal for farming, gardening, or agricultural pursuits. Wildlife is abundant, with deer, turkeys, waterfowl, and other native species frequently seen throughout the property. Whether your vision includes restoring the historic farmhouse, cultivating the land, enjoying outdoor recreation, or simply embracing the peace and beauty of country living, this exceptional property offers a rare blend of history, natural beauty, and opportunity.

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FOR SALE
PARCEL A

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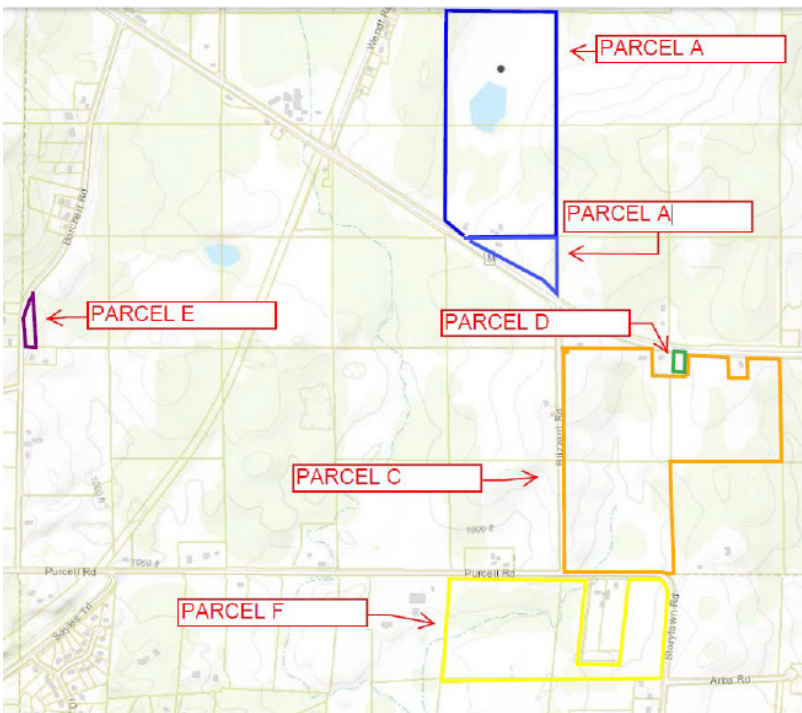
Parcel C

1778 Blizzard Road

Fitchburg, WI 53575

Parcel Overview

Price	\$1,723,510
Acres	116 acres
Zoning	A-X
Parcel #	0609-323-8000-4 (Parcel C)



Description

Over 116 acres in the City of Fitchburg offering a unique mix of productive farmland, mature hardwoods, and outstanding long-term potential. The property includes quality tillable acreage currently suited for agricultural use, along with more than 40 acres of hardwood forest that provides beauty, privacy, wildlife habitat, and potential timber value. Deer, turkey, and other wildlife are frequent visitors, making this an appealing property for both recreation and investment. Enjoy the rare combination of open farmland and wooded acreage in a convenient location just minutes from Madison. Whether you're looking to expand your farming operation, invest in land, or create a property to enjoy for generations, opportunities like this are becoming increasingly difficult to find. Now is your chance to secure this once in a lifetime opportunity. Includes an opportunity for up to 2 residential sites.

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PARCEL C

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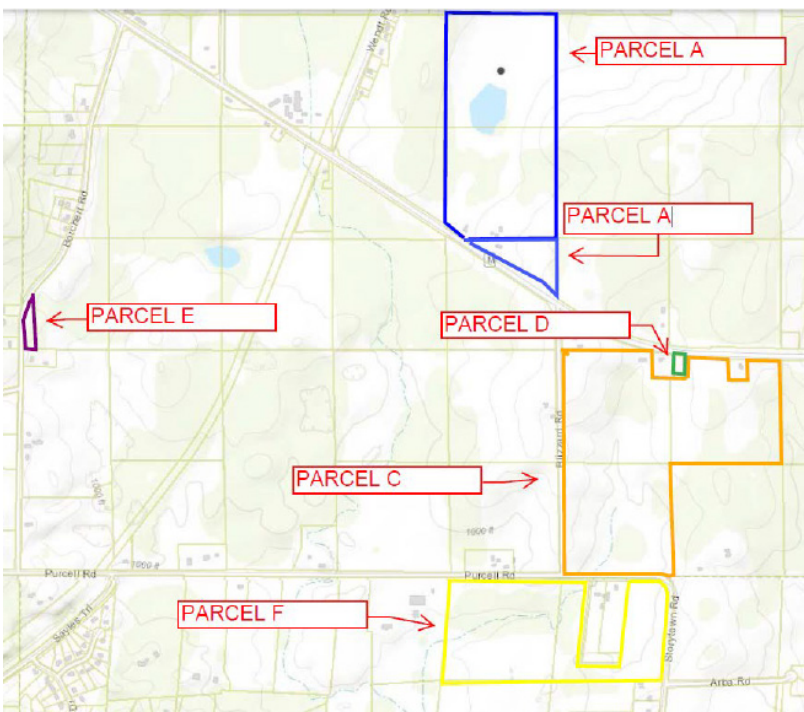
Parcel D

Lot 2 Cty M Rd

Fitchburg, WI 53575

Parcel Overview

Price	\$150,000
Acres	0.77 acres
Zoning	R-L
Parcel #	0609-324-8590-0 (Parcel D)



Description

Nice country lot available for a new residential home. Partially wooded, bring your own builder and unique character to this lot.

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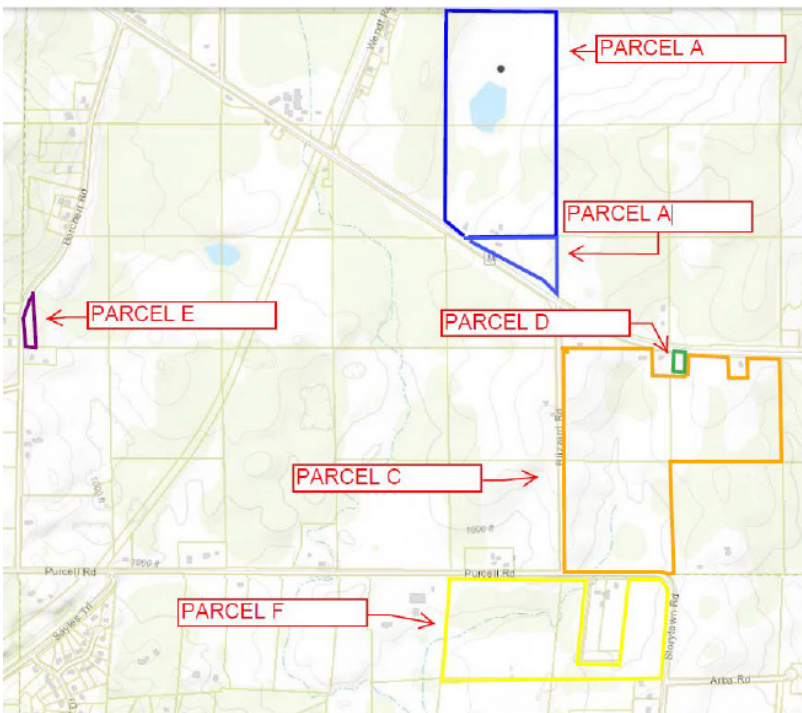
Parcel E

Lot Borchert

Fitchburg, WI 53575

Parcel Overview

Price	\$ 275,000
Acres	1.69 acres
Zoning	AX,RL,RR
Parcel #	0609-312-9260-1 (Parcel E)



Description

Schedule a showing to walk the lot. Beautiful 1.69-acre wooded lot in the City of Fitchburg offering the rare opportunity to build your peaceful dream homewith a country feel, yet just minutes from the conveniences of Madison. Nestled in a serene natural setting, this picturesque homesite provides the perfect backdrop for privacy, tranquility, and the custom home you've always envisioned.

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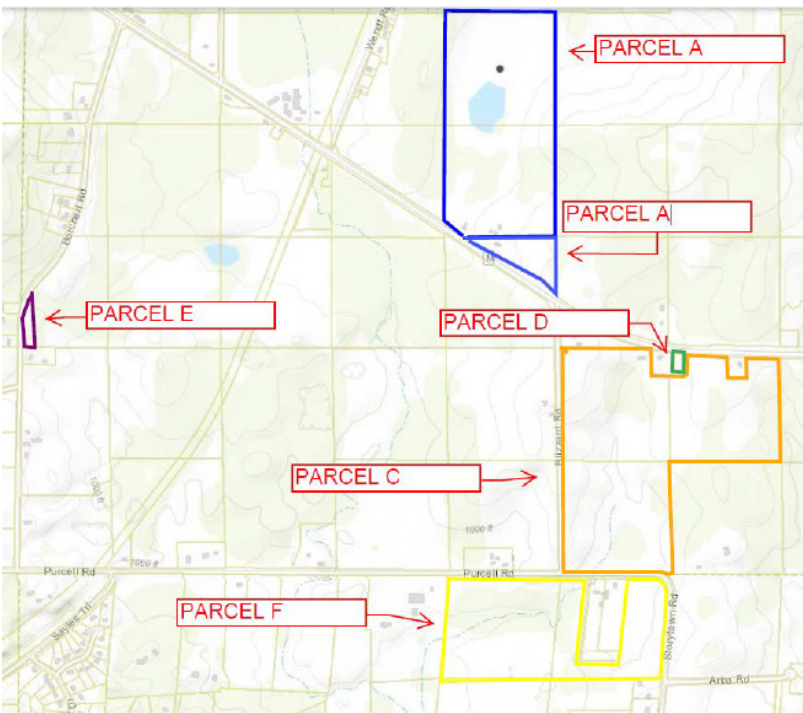
Parcel F

Lots Purcell

Oregon, WI 53575

Parcel Overview

Price	\$ 995,000
Acres	60.62 acres
Zoning	FP-35
Parcel #	0509-052-8500-9 (Parcel F)



Description

Schedule a showing to walk the property. 60+ acres in the beautiful Town of Oregon, offering a rare blend of partially wooded acreage, productive cropland, and potential home site opportunities. Peaceful and private, yet with easy access to Madison, this property invites endless possibilities—build your dreamstate, enjoy recreation, or hold as a long-term land investment. A scenic setting with room to roam, all just a convenient drive from Madison and area amenities.

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