

MIDWEST LAND GROUP PRESENTS



IOWA COUNTY, WI

140 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE 140 +/- ACRES IN IOWA COUNTY

Midwest Land Group is pleased to present 140 +/- acres in Iowa County, Wisconsin! Here is an excellent opportunity to own your own piece of beautiful Iowa County. Upon opening the gates, one of the first things you come to is Conley Lewis Creek, which is recognized as a Class II trout stream according to the Wisconsin DNR. Venturing further into the center of the property you come to a beautiful 4 +/- acre opening on top of the first ridge. For the hunter, this would be an outstanding location for a future food plot. Upon leaving the opening, you'll enter the incredible trail system this property offers. This system has been well cared for and maintained, allowing easy access to every corner of the property. Upon exploring the trail system, you'll notice the outstanding recreational opportunities this property offers. Deer and turkey sign is evident with rubs, scrapes, and trails in abundance. Reaching the southwest corner of the property you'll reach Dodge Creek, which is also recognized as a Class II trout stream. Several excellent tree stand locations exist in natural funnels on the property.

Additionally, the property sets up exceptionally well for the potential buyer to transform it into the hunting property of their dreams. The pasture in between Conley Lewis Creek and Highway 191 could strategically be transformed into food plots that would provide a destination food source for whitetails while offering easy access to the hunter off Highway 191 with the prevailing westerly winds. The farm also offers income return to the potential buyer with 11.61 acres currently enrolled in the Conservation Reserve Program (CRP) providing an annual income of \$2,570 through 9/30/2025. In addition, 53 +/- acres are currently being grazed and would provide additional income from the pasture rent. Cattle fencing is in excellent shape and is set up exceptionally well for rotational grazing. Approximately 38 +/- acres of the current pasture could also potentially be converted to tillable acres if the buyer so chooses. Don't miss your chance at this beautiful Iowa County property! For more information or to schedule a private showing, contact Jason Heller today at (815) 745-4365.



PROPERTY FEATURES

PRICE: **\$875,000** | COUNTY: **IOWA** | STATE: **WISCONSIN** | ACRES: **140**

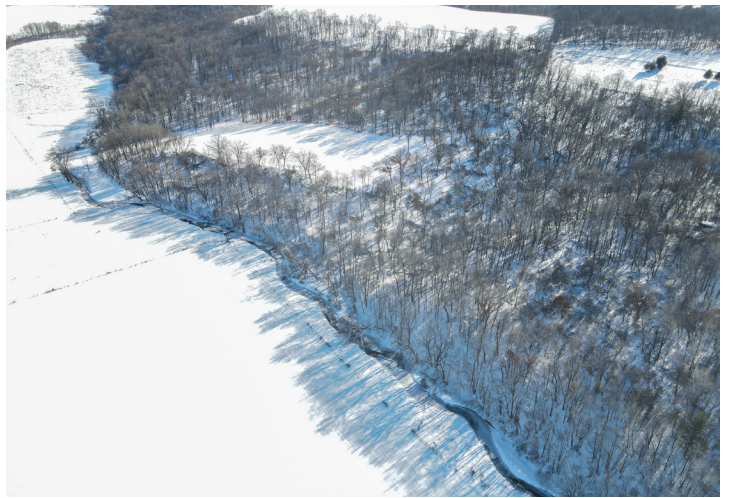
- Excellent mix of recreational opportunities and income potential
- 75 +/- timber acres
- 53 +/- pasture acres
- 11.61 acres of CRP
- Incredible trail system throughout the property
- Rubs, scrapes, and trails in abundance
- Great deer habitat
- Two Class II trout streams
- 1 hour from Madison, WI
- 2 hours from Milwaukee, WI



140 +/- ACRES



TIMBER AND PASTURE MIXTURE



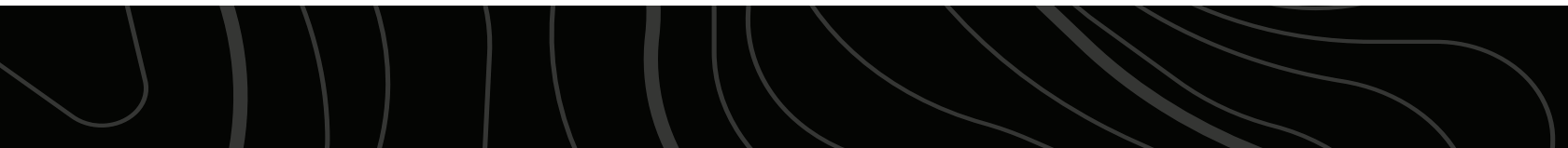
11.61 ACRES OF CRP



DEER SIGN IN ABUNDANCE



INCREDIBLE TRAIL SYSTEM THROUGHOUT

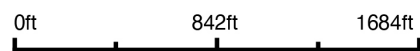


AERIAL MAP



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Map Center: 42° 54' 19.27, -89° 59' 41.98



Maps Provided By:



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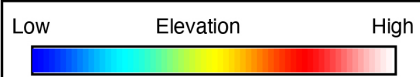
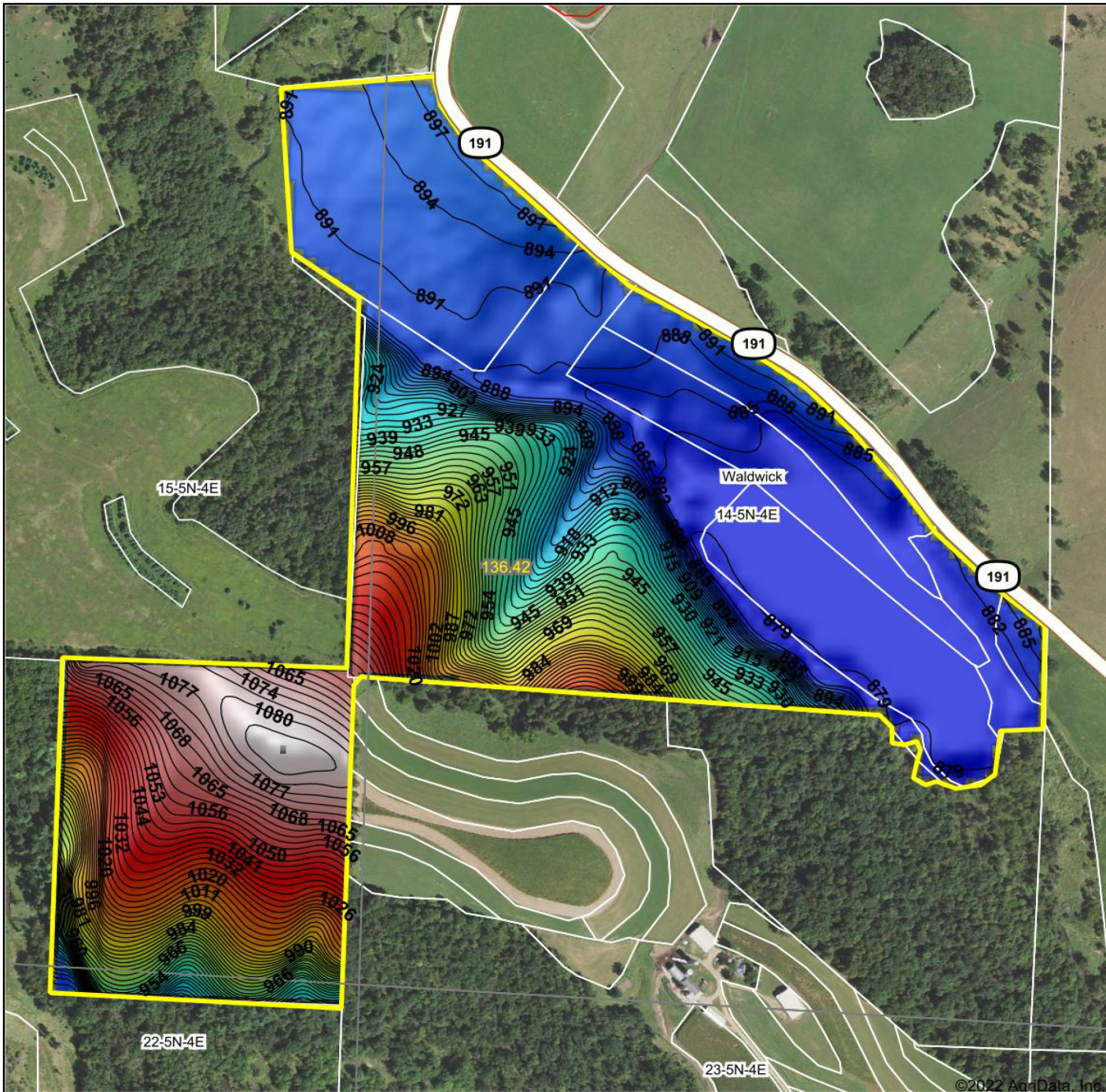
14-5N-4E
Iowa County
Wisconsin



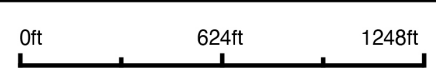
9/5/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 876.3
 Max: 1,085.7
 Range: 209.4
 Average: 942.2
 Standard Deviation: 65.68 ft



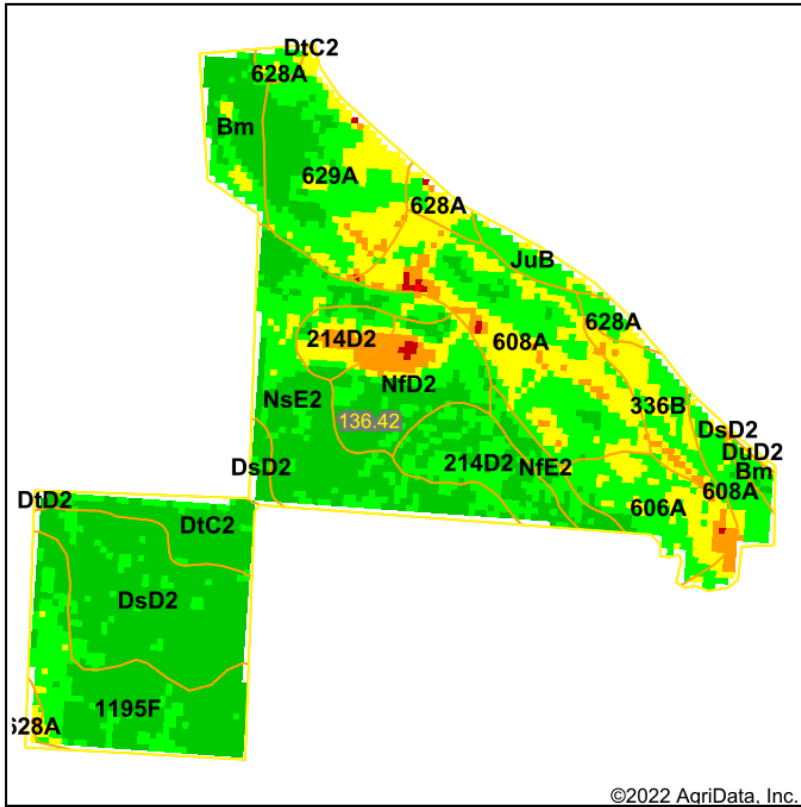
14-5N-4E
Iowa County
Wisconsin

map center: 42° 54' 19.27, -89° 59' 41.98

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

SOIL MAP



Low RELATIVE BIOMASS High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow	71 - 75
Orange	66 - 70
Red	61 - 65
Dark Red	51 - 60
Pink	41 - 50
Purple	21 - 40
Blue	0 - 0

State: **Wisconsin**
 County: **Iowa**
 Location: **14-5N-4E**
 Township: **Waldwick**
 Acres: **136.42**
 Date: **9/5/2022**

Crop:
 Deciduous Forest - 52%
 Grassland/Pasture - 28%

*USDA CropScape



Maps Provided By:



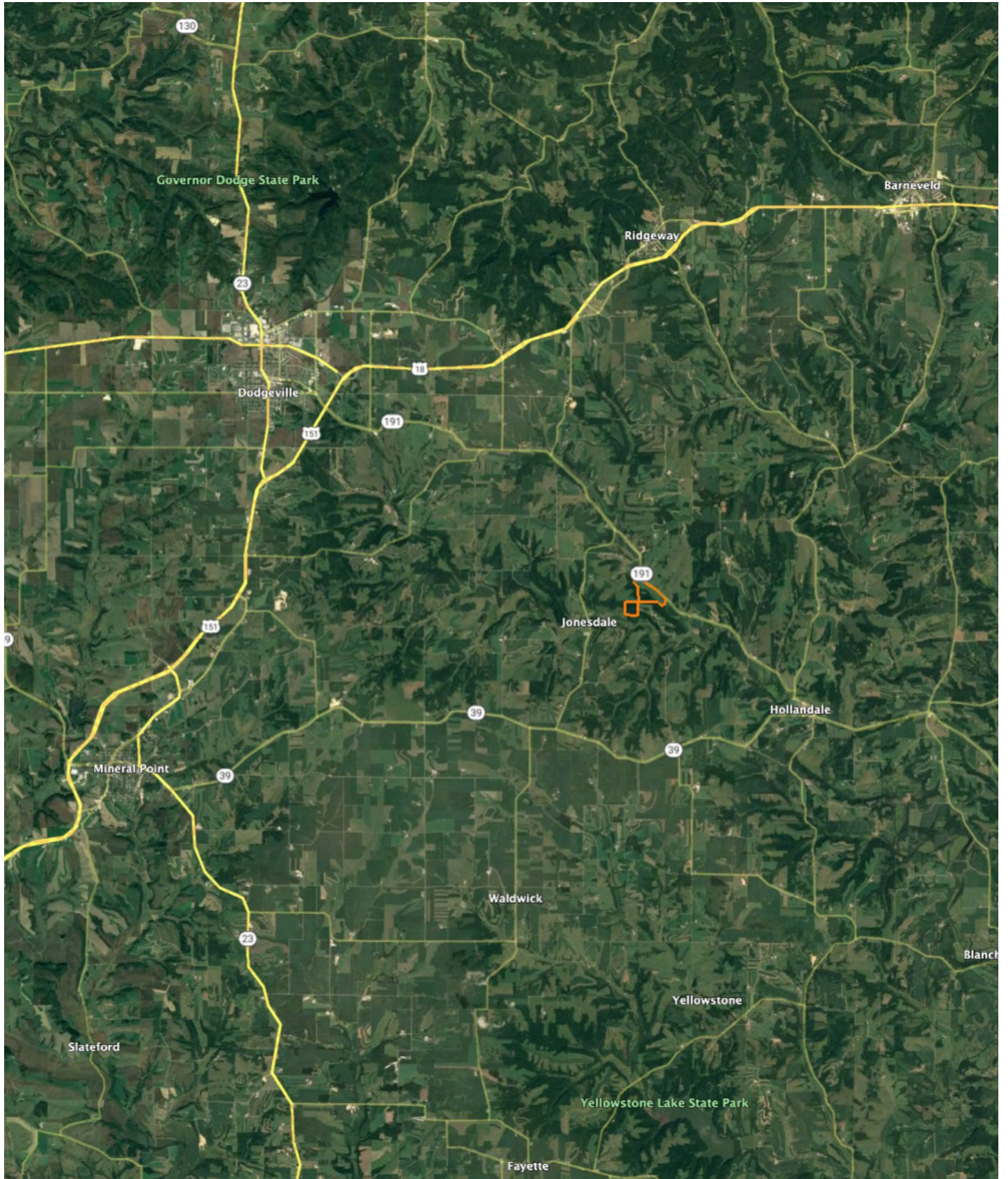
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Soils data provided by USDA and NRCS.

Area Symbol: W1049, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2021
608A	Lawson silt loam, 0 to 3 percent slopes, occasionally flooded	22.08	16.2%	Somewhat poorly drained	IIIw	87	75.4
NsE2	Northfield stony loam, 20 to 30 percent slopes, moderately eroded	17.48	12.8%	Well drained	Vllw	31	80.6
DsD2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	16.92	12.4%	Well drained	IVe	50	82.3
629A	Ettrick silt loam, 0 to 2 percent slopes, frequently flooded	14.09	10.3%	Poorly drained	VIw	52	77.4
1195F	Elk mound-Northfield complex, 30 to 60 percent slopes, very rocky	13.93	10.2%	Well drained	Vllw	10	81.1
214D2	Gale silt loam, 12 to 20 percent slopes, moderately eroded	9.83	7.2%	Well drained	IVe	58	78.4
NfD2	Northfield loam, 12 to 20 percent slopes, moderately eroded	8.86	6.5%	Well drained	Vlle	51	78.3
606A	Huntsville silt loam, 0 to 3 percent slopes, occasionally flooded	7.48	5.5%	Moderately well drained	Iw	90	75.6
Bm	Boaz silt loam	6.44	4.7%	Somewhat poorly drained	IIIw	86	80.2
DtC2	Palsgrove silt loam, 6 to 12 percent slopes, moderately eroded	5.31	3.9%	Well drained	IIIe	74	81.9
336B	Toddville silt loam, 1 to 6 percent slopes	4.59	3.4%	Moderately well drained	Ile	90	74.4
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	4.38	3.2%	Somewhat poorly drained	IIw	90	75.5
NfE2	Northfield loam, 20 to 30 percent slopes, moderately eroded	2.36	1.7%	Well drained	Vllw	40	80.4
JuB	Judson silt loam, 2 to 6 percent slopes	2.24	1.6%	Moderately well drained	Ile	89	77
DtD2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	0.24	0.2%	Well drained	IVe	68	82.3

OVERVIEW MAP



AGENT CONTACT

Jason Heller is a hard-working agent with not only a passion for land, yet also hunting and farming. A lover of all things outdoors, he enjoys meeting new people and helping them meet their land real estate goals. Jason started bowhunting whitetails when he was 12 years old and instantly fell in love with it. As years went by, he became more interested in managing the family farm to produce quality deer, completing all forms of habitat projects including timber stand improvement, prescribed burns, tree planting, and planting food plots. These experiences gave him a unique perspective on what works, what doesn't, and what can be done to improve a property to increase its value.

Born and raised in JoDaviess County, Illinois, Jason attended school in the village of Warren. His professional background includes that of agricultural banking, specifically, underwriting farm loans. This has provided him with the insight pertaining to government programs, FSA loans, and real estate financing. Between his professional experience and his land management background, Jason's knowledge helps buyers purchase the hunting property of their dreams, expand their farming operation, or invest in income-producing land real estate. Likewise, sellers benefit from his vast knowledge by achieving maximum value for their land.

Jason is a member of the National Deer Association and, in his spare time, enjoys hanging out with friends and family, including fiancé Amber, as well as fishing and golfing.



JASON HELLER, LAND AGENT
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