

MIDWEST LAND GROUP PRESENTS

51 ACRES IN

OUTAGAMIE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

51 +/- ACRE HUNTING AND RECREATIONAL PROPERTY

This property has a history of producing large whitetail bucks! There are multiple elevated hunting blinds throughout the property to give you a chance at your next trophy. This heavily wooded property provides all the cover and habitat that deer look for. The surrounding agricultural properties provide ample food to keep deer close to the property.

Toad Creek runs along the eastern edge of the property. This will provide the waterfowl hunter with excellent

opportunities for ducks and geese. Put in a few blinds and you will get your daily limit in no time! Portions of the timber hold water. So, if flooded timber hunting is more your style, this is the perfect property for you!

This property is accessed via a deeded easement off the road. If you are looking for a hunting property that is close to town, look no further. It is set up and ready to go for next season!



PROPERTY FEATURES

PRICE: **\$197,400** | COUNTY: **OUTAGAMIE** | STATE: **WISCONSIN** | ACRES: **51**

- Hunting
- Recreation
- Hunting blinds included
- Excellent deer and waterfowl hunting
- Creek access
- 20 minutes from Appleton
- 30 minutes from Green Bay
- 2 hours from Milwaukee



51 +/- ACRES



TOAD CREEK ACCESS



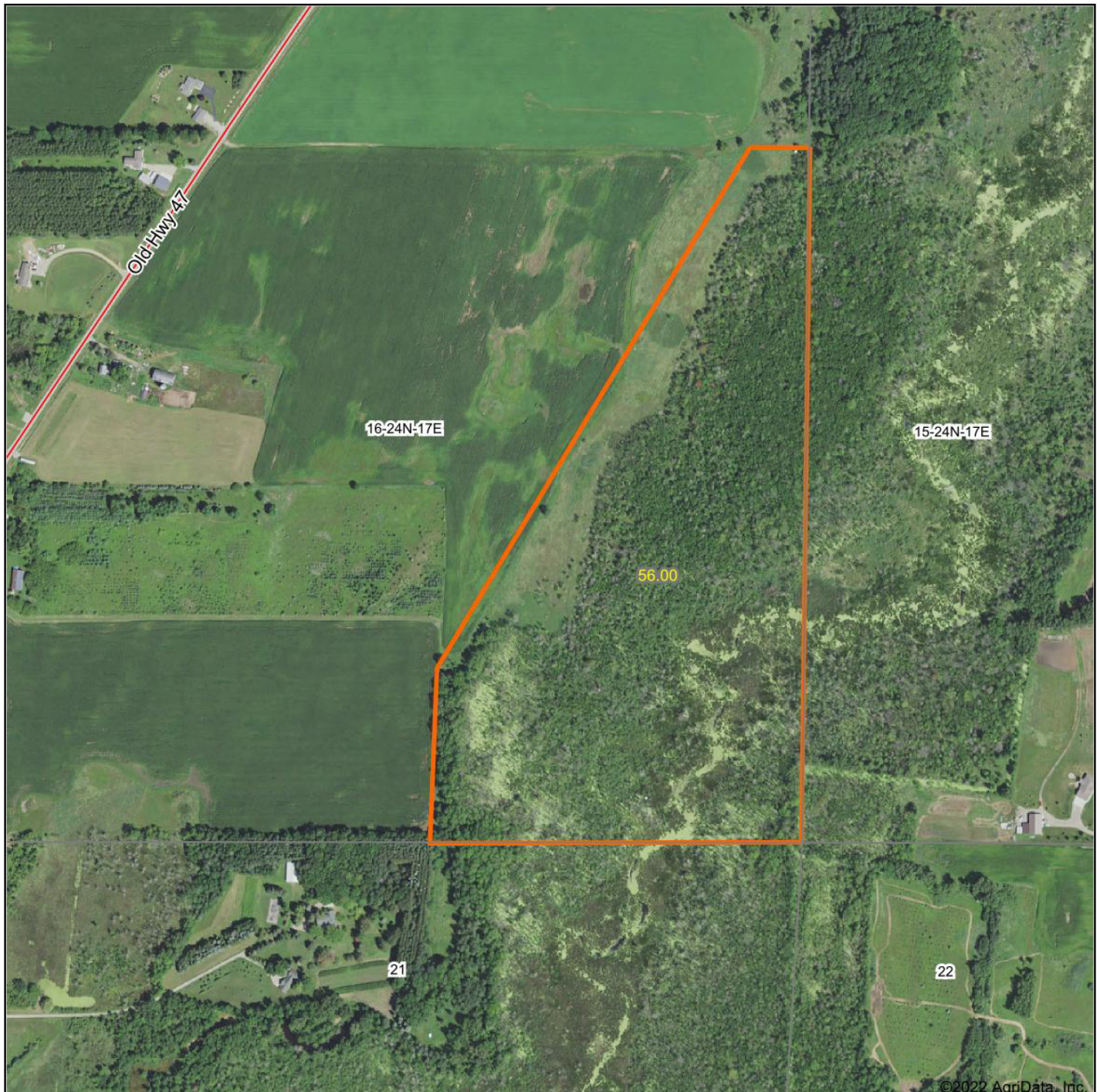
WATERFOWL HUNTING



DEER HUNTING



AERIAL MAP



Maps Provided By:



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Map Center: 44° 32' 55.63, -88° 25' 54.78

0ft 580ft 1160ft

16-24N-17E
Outagamie County
Wisconsin

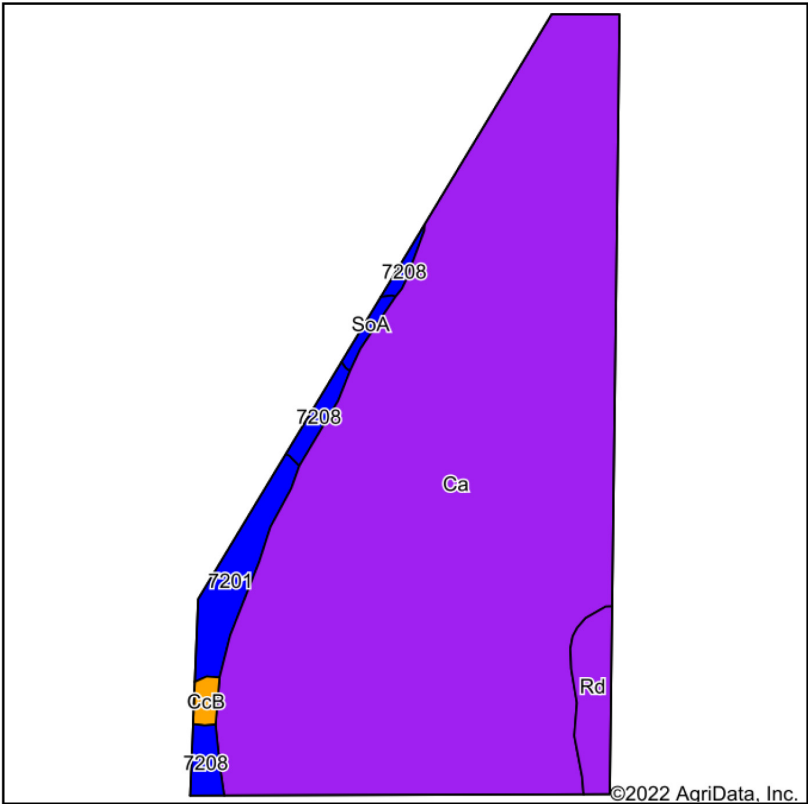


12/27/2022

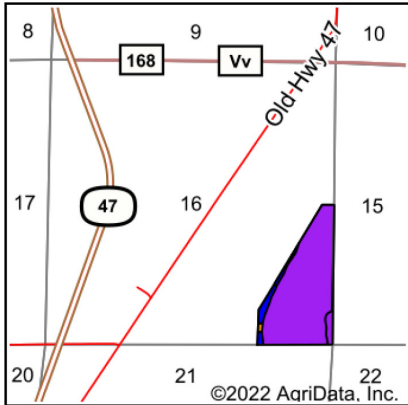


Map Center: 44° 32' 55.63, -88° 25' 54.78

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
County: **Outagamie**
Location: **16-24N-17E**
Township: **Cicero**
Acres: **56**
Date: **12/27/2022**



Maps Provided By:



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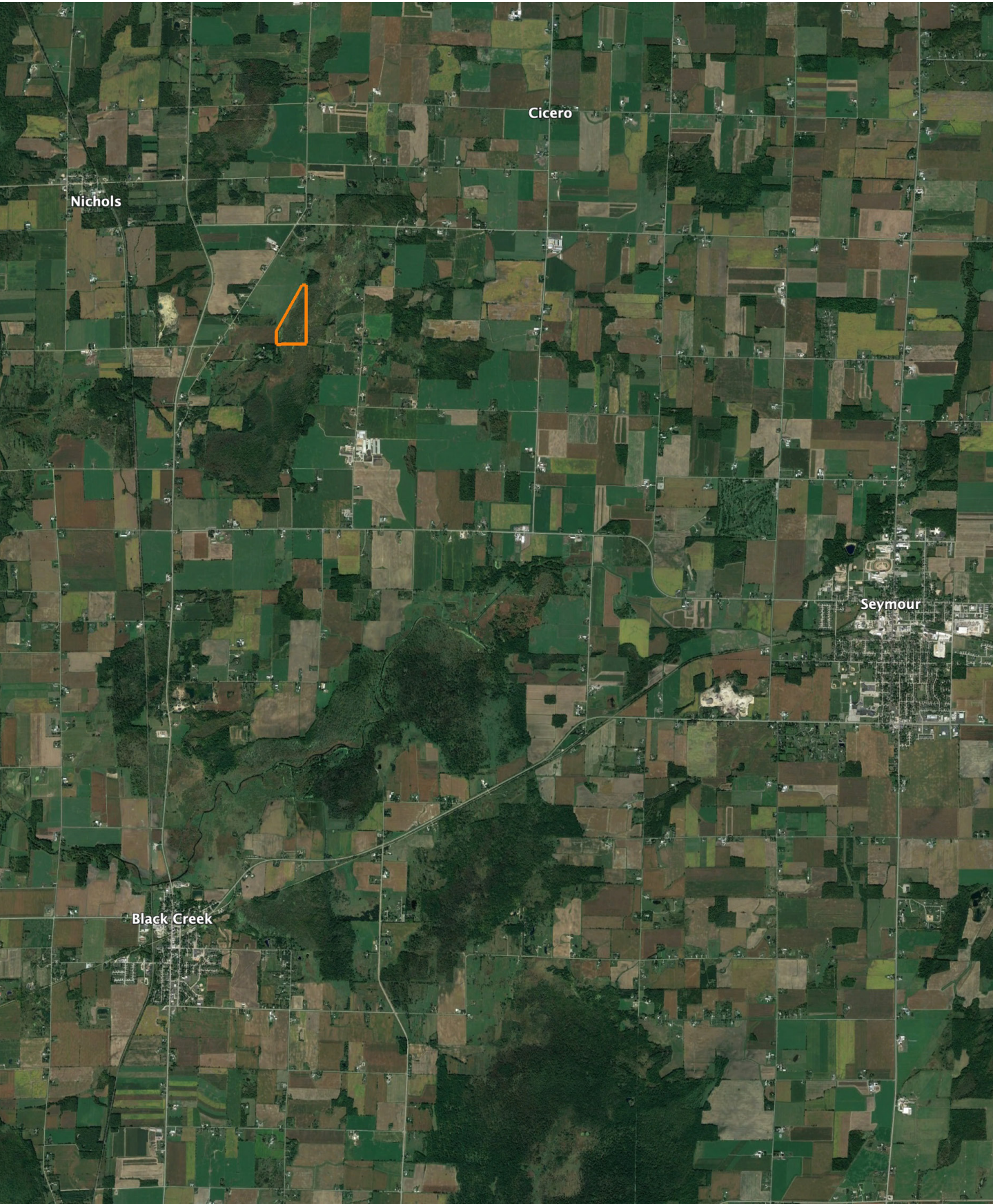
Area Symbol: WI087, Soil Area Version: 16									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
Ca	Carbondale muck, 0 to 2 percent slopes	50.98	91.0%		VIw	24	13	14	
7201	Onaway fine sandy loam, moraine, 6 to 12 percent slopes, eroded	1.80	3.2%		Ile	42	42	28	
Rd	Rondeau muck	1.59	2.8%		VIw	48	48	47	
7208	Onaway-Ossineke fine sandy loams, moraine, 1 to 6 percent slopes	1.12	2.0%		Ile	47	47	32	
CcB	Casco loam, 2 to 6 percent slopes	0.28	0.5%		IIIe	52	52	44	
SoA	Solona silt loam, 1 to 3 percent slopes	0.23	0.4%		IIw	44	28	44	
Weighted Average					5.76	*n 25.9	*n 15.9	*n 16	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Ed Gramza knows a thing or two about land. He's been helping manage his family's property in Wisconsin that they use for deer hunting for upwards of 30 years. Like many clients of Midwest Land Group, Ed is an avid outdoorsman and has the knowledge to help buyers and sellers realize the potential a piece of property has.

Born in Milwaukee, Ed graduated from Franklin High School and attended the University of Wisconsin—Green Bay, from where he earned a Bachelor's Degree in Business Management. His career background includes outdoor retail management for Bass Pro Shops and Cabela's, sales for American Family Insurance, and marketing and coordination for the hunting/outdoor industry with brands like BaseMap, onXmaps, and Carl Zeiss Sports Optics. He's also a pro staffer/outdoor writer for Huntinglife.com, as well as a Sitka Whitetail Ambassador Team member for Sitka Gear.

Ed prides himself on being a people person, bringing the excitement, and ready to help a buyer or seller. When he's not working, you can find him either hunting, fishing, playing golf, traveling, hiking, backpacking, doing DIY projects, or hanging with his kids, Elizabeth and Paige. He also volunteers as a chairperson for his local Rocky Mountain Elk Foundation chapter.



EDWARD GRAMZA, LAND AGENT

920.917.6173

EGramza@MidwestLandGroup.com



MidwestLandGroup.com

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