



MIDWEST LAND GROUP  
PRESENTS

# RUSK COUNTY WISCONSIN

843 ACRES



NO TRESSPASSING  
NO HUNTING  
GRAZING CATTLE  
CAMERA ON SITE  
WILL PROSECUTE





MIDWEST LAND GROUP IS HONORED TO PRESENT

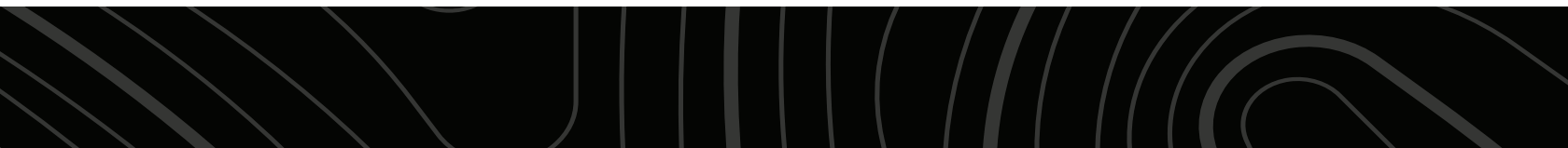
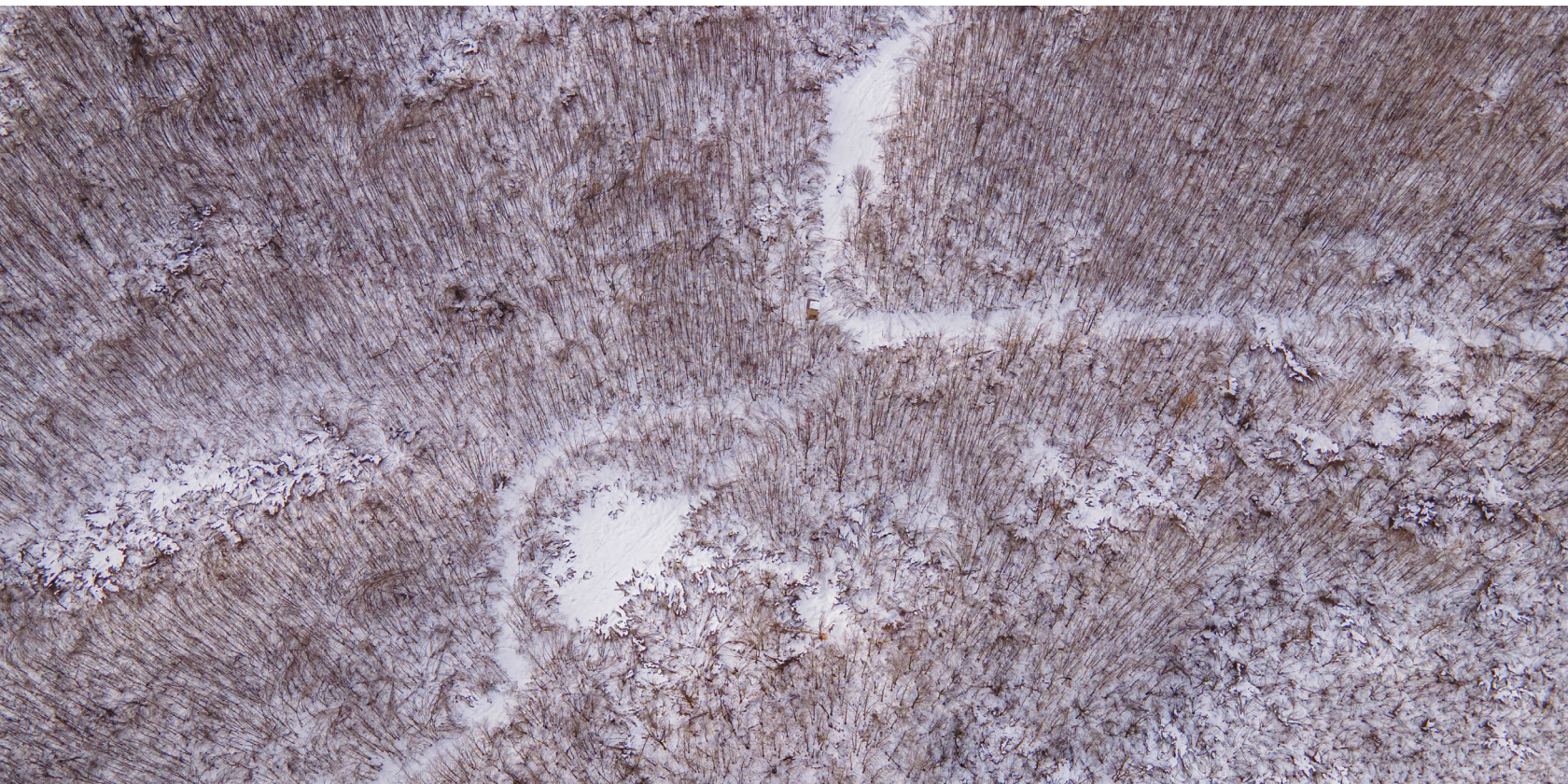
# 843 +/- NORTHERN WISCONSIN RUSK COUNTY ACREAGE

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Large exceptional 843 +/- acre Rusk County, Wisconsin property at the end of a private dead-end road with a 50'x80' shed! Properties of this magnitude do not hit the market often. This property is located in the rare area of the county which is surrounded by wooded properties of equal size and larger. This property has many acres of thick tag alders that are impenetrable which make it excellent bedding for deer. This property has 200 +/- acres of tillable that is located in the front of the property which would make ideal locations for food plots. There is a large pond located just past the shed that waterfowl call home in the fall. The Skunk and South Fork Main Creek both flow through this property.

The Flambeau River and Dairyland Reservoir are only 18 miles from this property and offer some great fishing. Rusk county offers 80,000 acres of county forest for the UTV riding enthusiast. This property has not been hunted for many years and is a sanctuary for wildlife. There is an abundance of sign of mature whitetails bucks using the property this fall. With the magnitude of this property, the location of food sources, and the amount of thick cover this large tract is a big buck mecca. This property checks all boxes for any recreational enthusiast looking for the perfect property in northern Wisconsin.

Please give land agent Dylan Fluekiger a call for a private showing at (715) 690-3359.





# PROPERTY FEATURES

PRICE: **\$1,750,000** | COUNTY: **RUSK** | STATE: **WISCONSIN** | ACRES: **843**

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- 200 +/- tillable
- Multiple zoning class land
- Trail systems
- Private setting
- Dead end road
- 2 creeks
- Large pond
- 50'x80' shed
- Electricity/phone on property
- Deer hunting
- Turkey hunting
- 13 miles from Lady Smith
- 69 miles from Eau Claire
- 139 miles from Saint Paul





843 +/- ACRES

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# DEAD-END ROAD

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200 +/- ACRES TILLABLE

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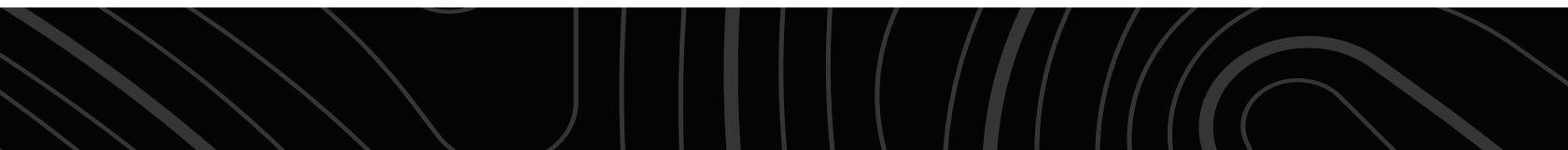
## 50'X80' SHED

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## LARGE POND

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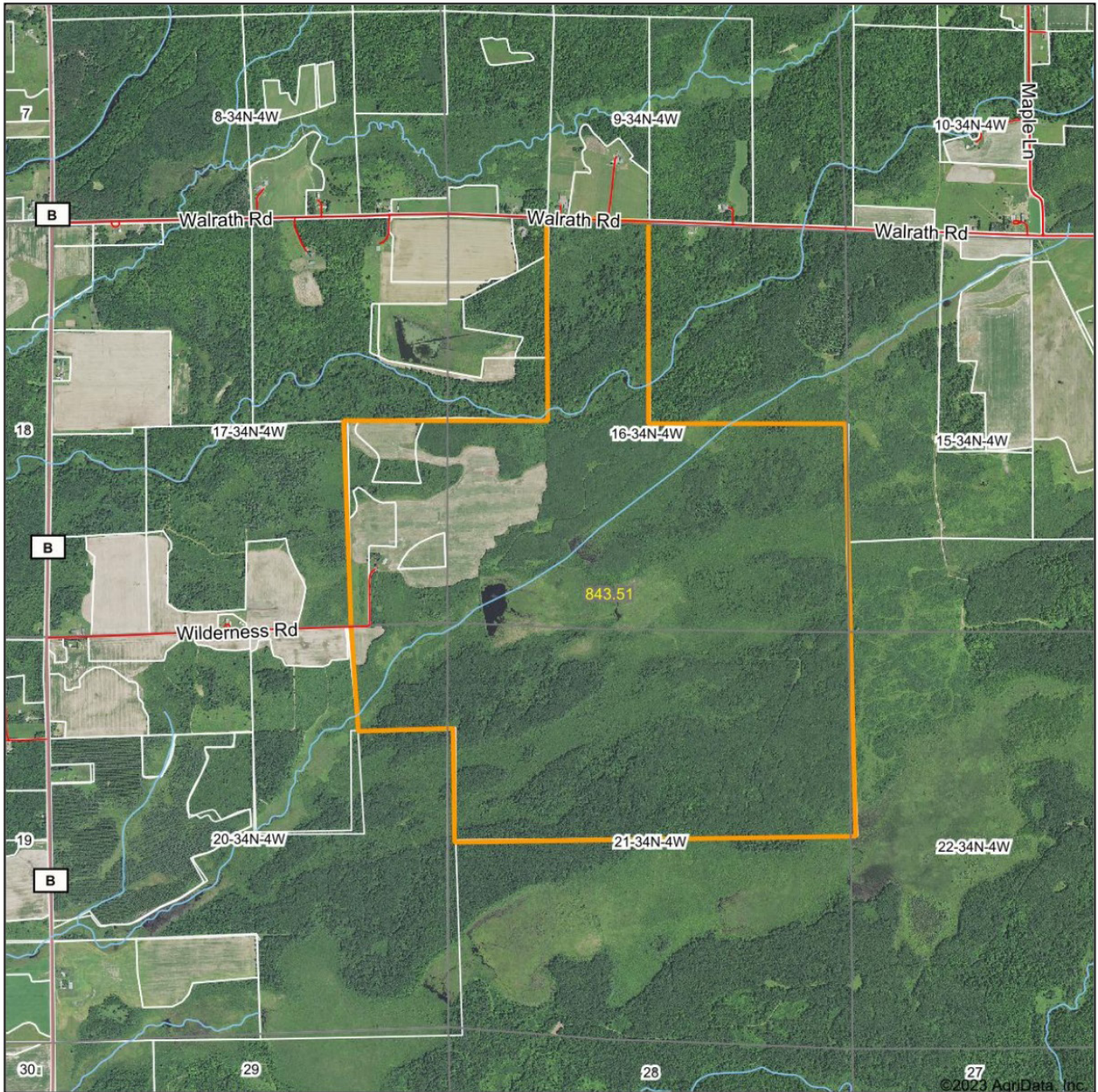
# GREAT HUNTING

A custom built home with an open concept that boasts 3 bedrooms and 2.5 bathrooms that sprawl over 2250 sq. ft. which was built in 2016.





# AERIAL MAP



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Maps Provided By



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

Map Center: 45° 25' 30.74, -90° 52' 42.14

0ft 2020ft 4040ft

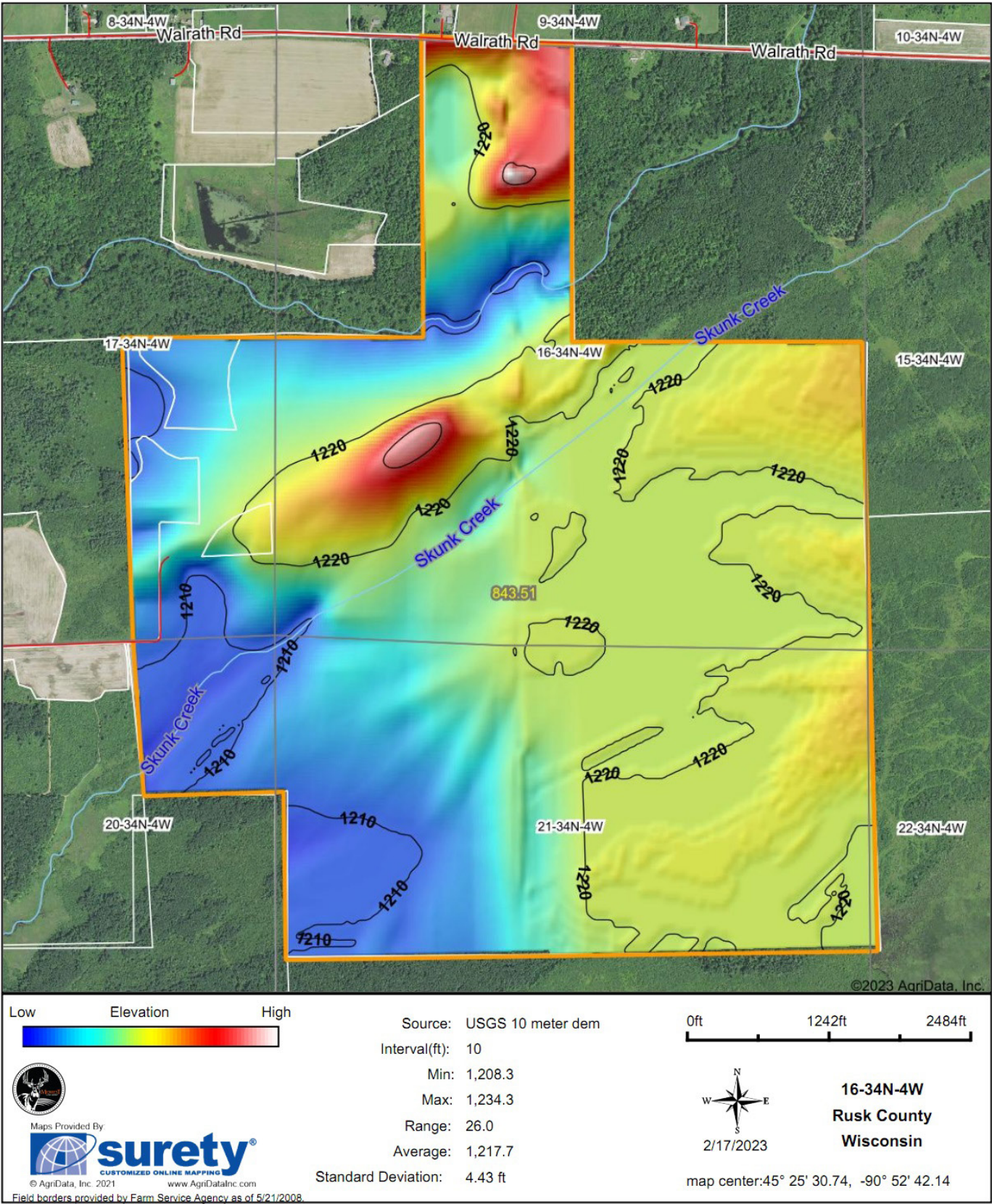
**16-34N-4W**  
**Rusk County**  
**Wisconsin**



2/17/2023

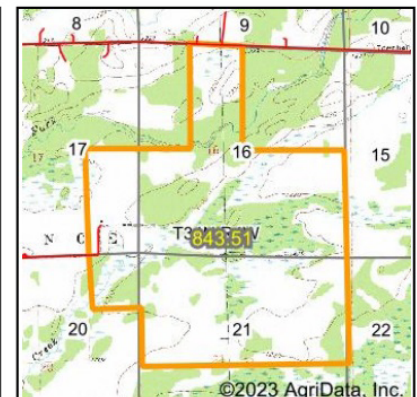
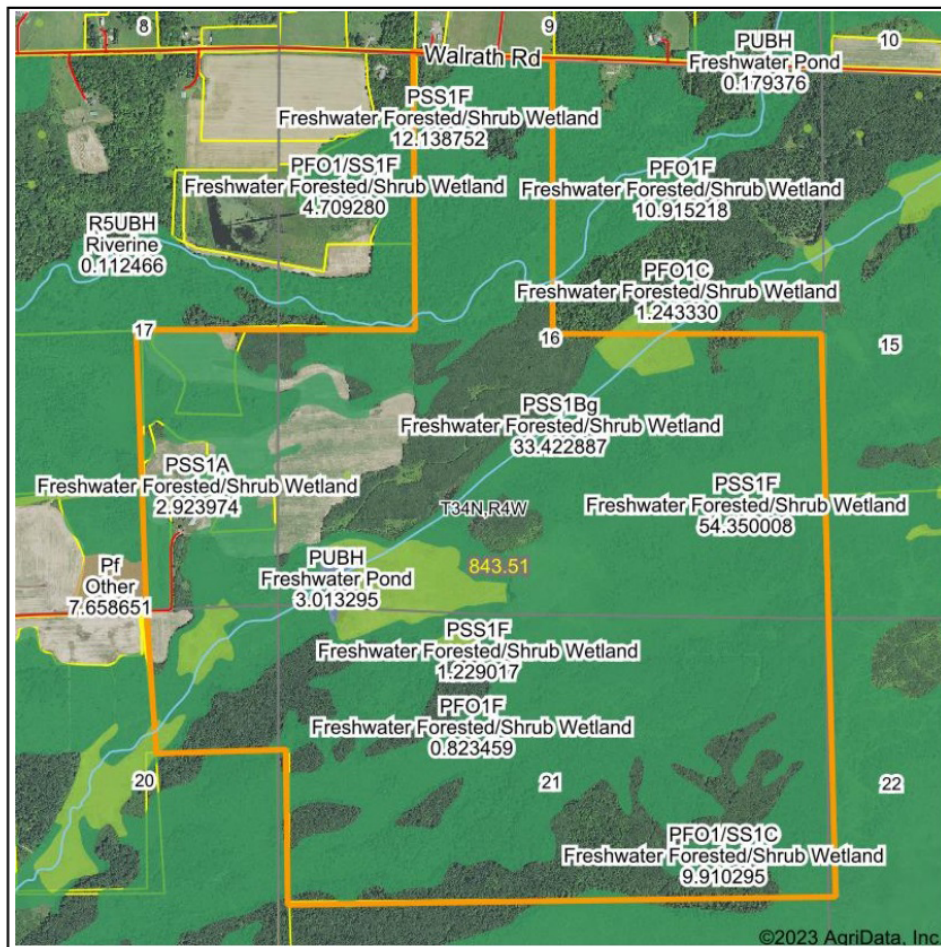


# HILLSHADE MAP





# WETLANDS MAP



State: **Wisconsin**  
 Location: **16-34N-4W**  
 County: **Rusk**  
 Township: **Lawrence**  
 Date: **2/17/2023**



Maps Provided By

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 1850ft 3701ft

Classification Code	Type	Acres
PFO1/SS1C	Freshwater Forested/Shrub Wetland	169.44
PSS1F	Freshwater Forested/Shrub Wetland	123.53
PFO1C	Freshwater Forested/Shrub Wetland	116.98
PSS1Bg	Freshwater Forested/Shrub Wetland	72.80
PFO1/SS1F	Freshwater Forested/Shrub Wetland	43.38
PEM1F	Freshwater Emergent Wetland	38.15
PSS1/EM1Bg	Freshwater Forested/Shrub Wetland	20.79
PSS1A	Freshwater Forested/Shrub Wetland	14.81
PSS1/EM1C	Freshwater Forested/Shrub Wetland	8.97
PFO1F	Freshwater Forested/Shrub Wetland	6.43
PFO1/4A	Freshwater Forested/Shrub Wetland	3.20
PUBH	Freshwater Pond	3.01
PFO1/SS1Bg	Freshwater Forested/Shrub Wetland	3.00
PFO5/SS1F	Freshwater Forested/Shrub Wetland	2.59
PEM1C	Freshwater Emergent Wetland	0.20

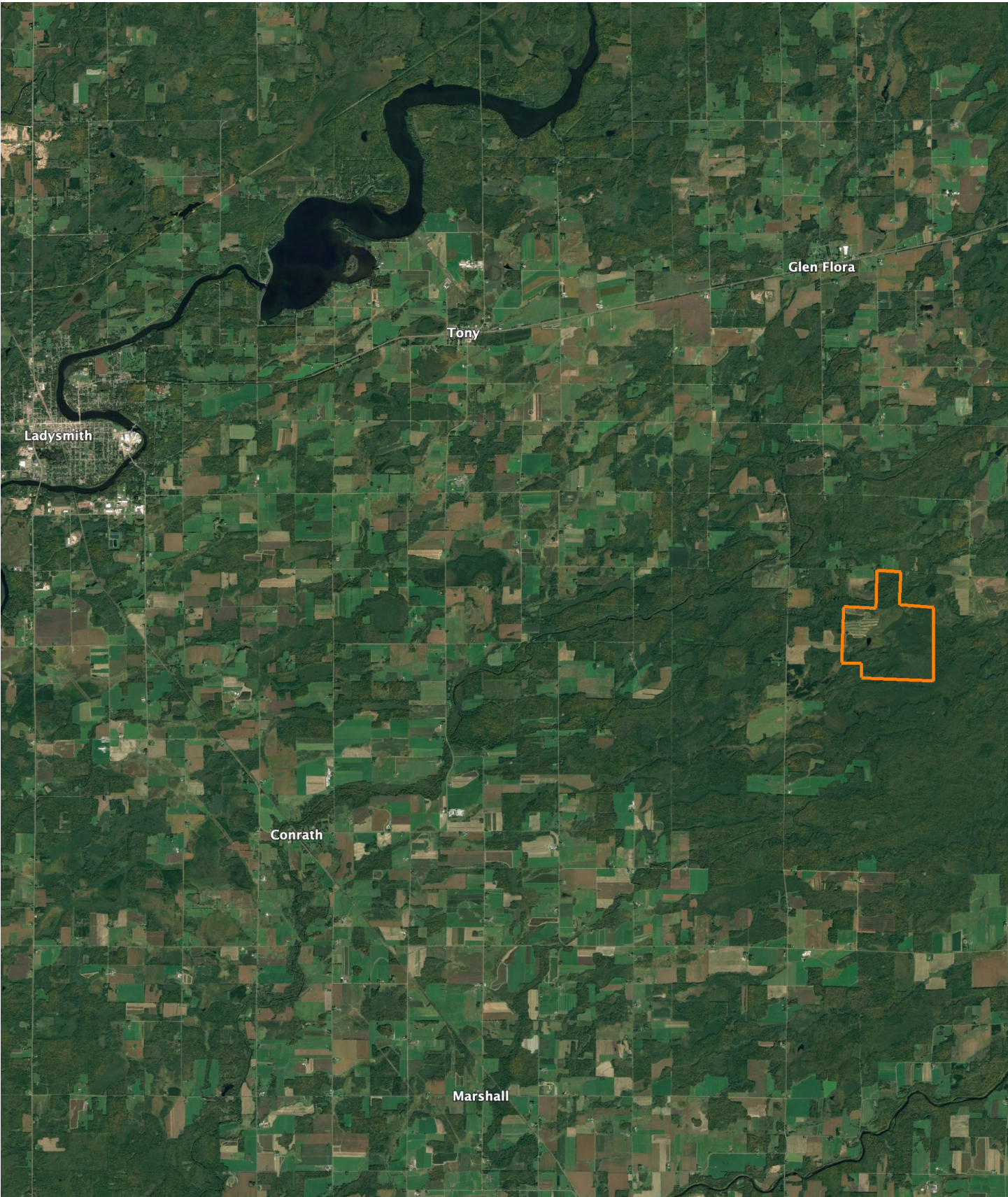
2 rows not shown

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

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



# OVERVIEW MAP





## AGENT CONTACT

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For Dylan Fluekiger, the outdoors, and especially hunting, has always been his biggest passion. He's guided for whitetail deer and waterfowl, as well as for trophy walleyes and small mouth bass. He has the utmost love for chasing mature whitetail bucks all around the Midwest, knowing exactly what it takes to attract and hold them on a property.

Born in Winona, MN, Dylan grew up and went to school in Alma, WI, and attended Bismarck State College and Pennsylvania State University where obtained a degree in mechanical engineering. Prior to selling land, Dylan worked for the county highway department and owned several businesses, including deer hunting lease operation.

At Midwest Land Group, Dylan is able to combine his passion of the outdoors with his love of helping people. His knowledge and confidence of the land makes him stand out amongst other agents. When he's not working, you can usually find him hunting, fishing or playing sports. If you're in the market to buy or sell land and want to work with a fellow avid hunter or fisherman, be sure to give Dylan a call.



**DYLAN FLUEKIGER**, LAND AGENT  
**715.690.3359**  
DFluekiger@MidwestLandGroup.com



## MidwestLandGroup.com

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