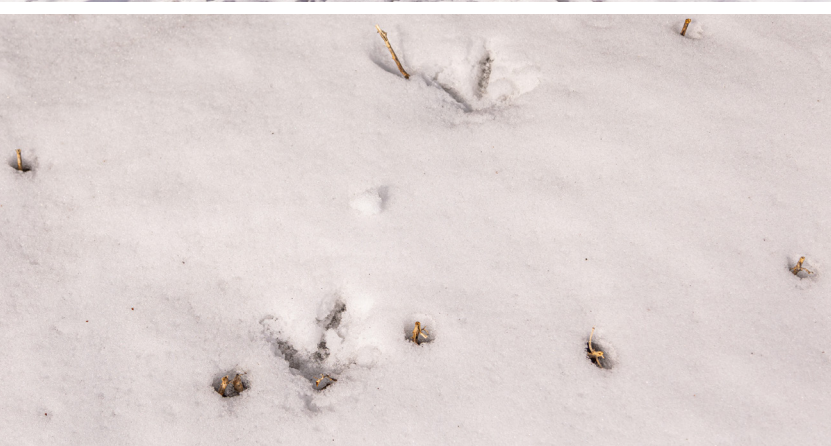


MIDWEST LAND GROUP PRESENTS



JUNEAU COUNTY, WI

248 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

248 +/- ACRE JUNEAU COUNTY RECREATIONAL PROPERTY

Come check out this 248 +/- acre tract of recreational land located in central Juneau County, Wisconsin. There is an abundance of deer and turkey sign scattered all throughout the property. There is a very nice trail system that is used to access different areas of the property. On the west side of the property, there is a very mature stand of white pine trees. The property also has a strong presence of oak along with some cherry trees scattered throughout. An old homestead still stands on the south side of the property just off the

paved road. The Lemonweir River flows through the northern boundary and is a tributary of the Wisconsin River, which supports a large population of northern pike, walleye, and sunfish. Just across the road, you will find another 400 +/- acres also made available by Midwest Land Group to make up a continuous 648 +/- acres that any outdoor enthusiast would dream to own. Contact Land Agent Dylan Fluekiger with Midwest Land Group for more information on this awesome opportunity today!



PROPERTY FEATURES

PRICE: **\$895,000** | COUNTY: **JUNEAU** | STATE: **WISCONSIN** | ACRES: **248**

- Trail system
- 61 +/- tillable acres
- Lemonweir River frontage
- Paved road frontage
- Multiple building sites
- Excellent hunting for deer and turkey
- Mature timber
- 57 miles from Lacrosse
- 92 miles from Madison
- 93 miles from Eau Claire



248 +/- ACRES



TRAIL SYSTEM



EXCELLENT HUNTING



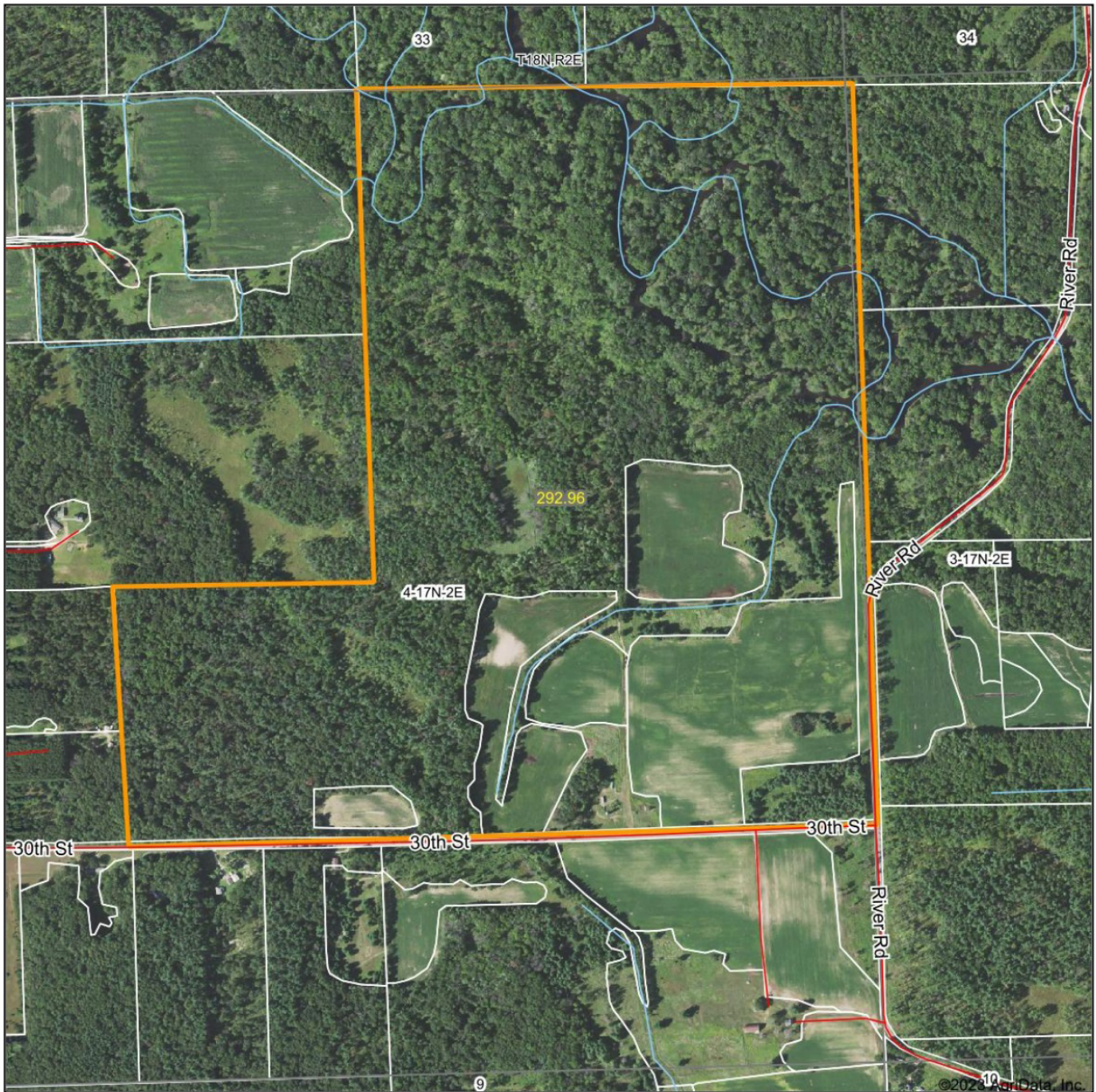
LEMONWEIR RIVER FRONTAGE



MATURE TIMBER



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Map Center: 43° 58' 27.81, -90° 15' 29.81

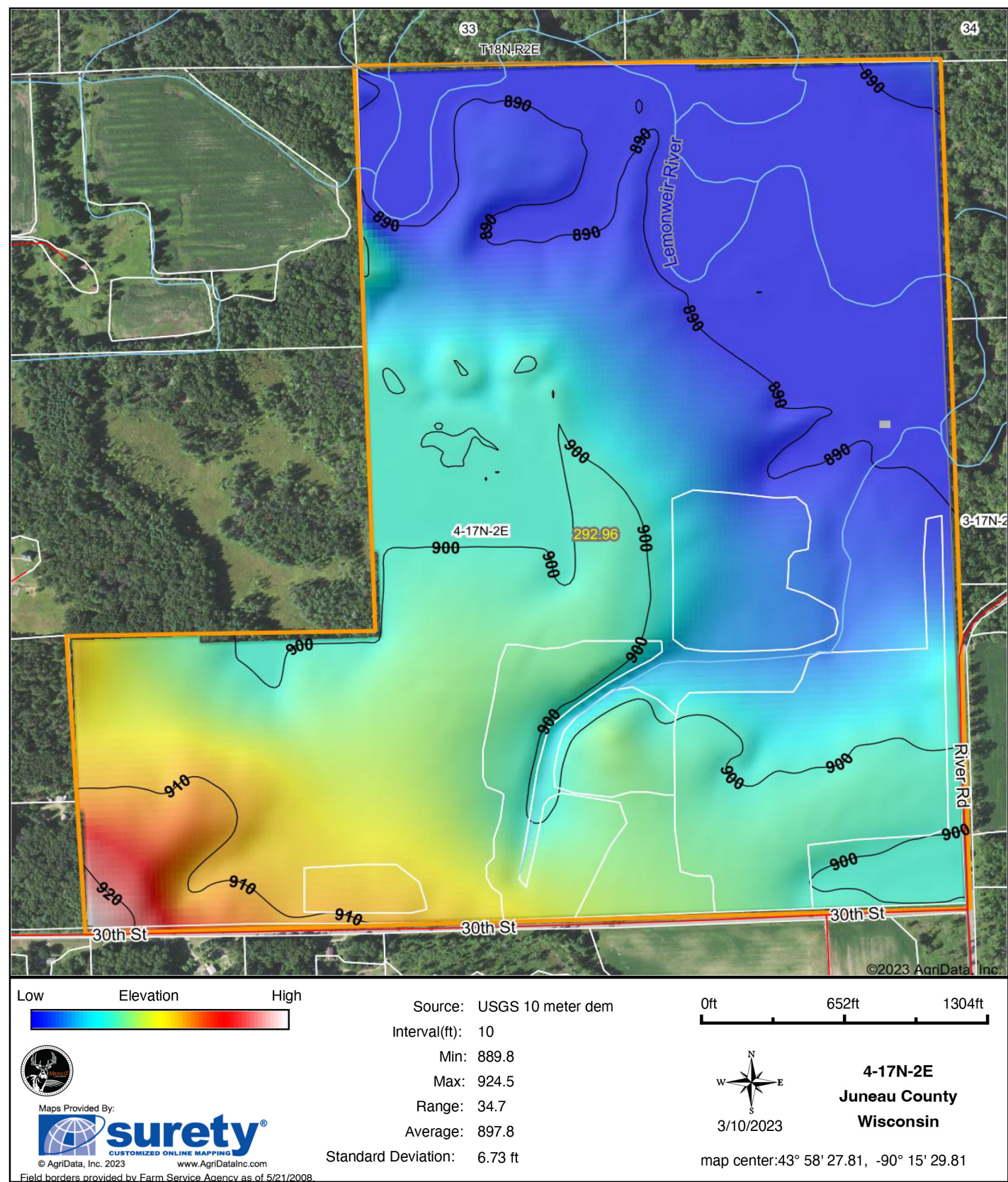
0ft 840ft 1680ft

4-17N-2E
Juneau County
Wisconsin

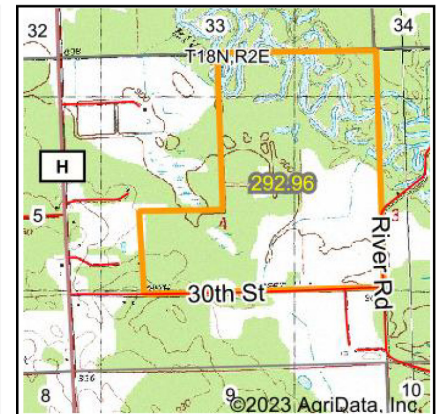
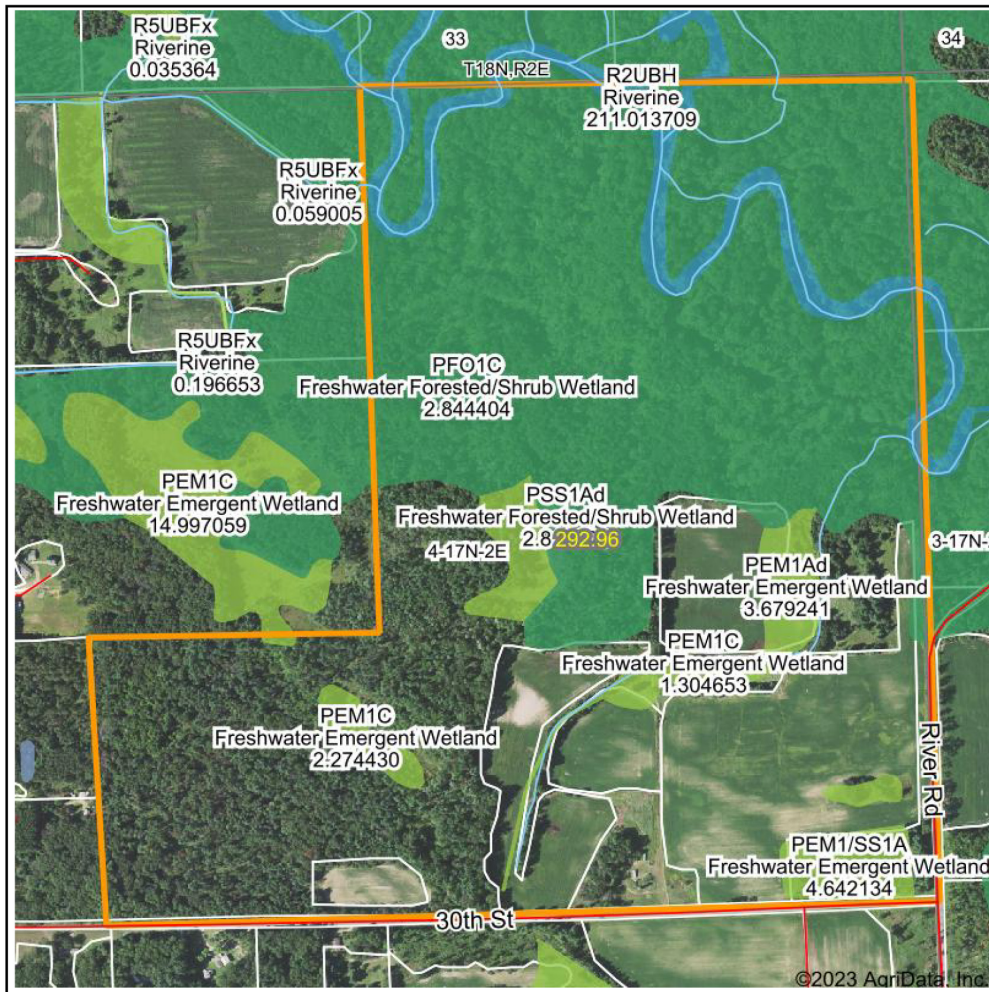


3/10/2023

HILLSHADE MAP



WETLANDS MAP



State: **Wisconsin**
 Location: **4-17N-2E**
 County: **Juneau**
 Township: **Orange**
 Date: **3/10/2023**



Maps Provided By:

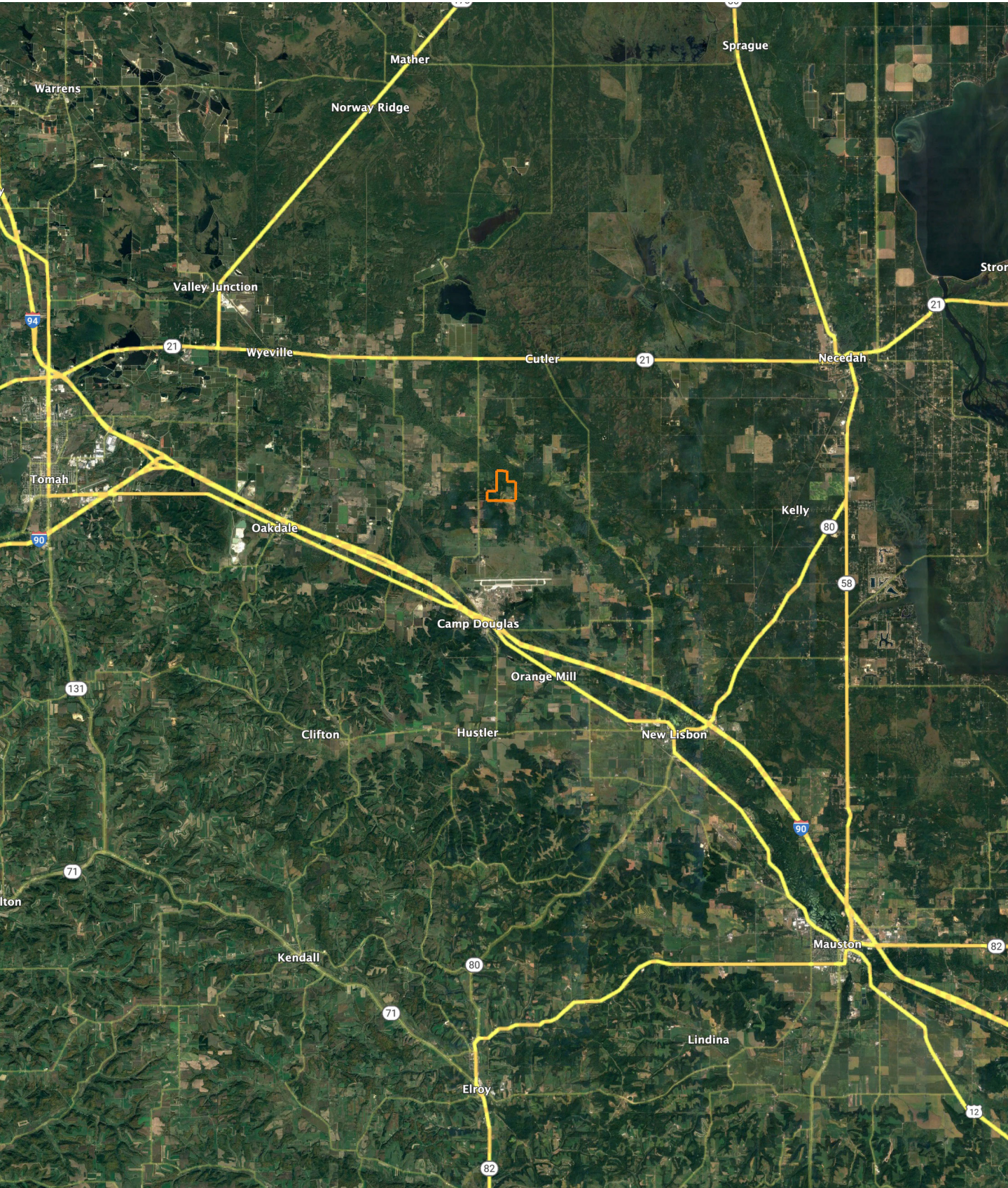


0ft 992ft 1985ft

Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	82.95
PFO1A	Freshwater Forested/Shrub Wetland	27.79
R2UBH	Riverine	10.91
PSS1/EM1A	Freshwater Forested/Shrub Wetland	10.02
PEM1Ad	Freshwater Emergent Wetland	9.68
PEM1C	Freshwater Emergent Wetland	4.65
PEM1/SS1A	Freshwater Emergent Wetland	4.64
PSS1Ad	Freshwater Forested/Shrub Wetland	2.81
PSS1A	Freshwater Forested/Shrub Wetland	0.81
PFO1Ad	Freshwater Forested/Shrub Wetland	0.61
Total Acres		154.87

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

OVERVIEW MAP



AGENT CONTACT

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
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MidwestLandGroup.com

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