

MIDWEST LAND GROUP PRESENTS



ROCK COUNTY, WI

326.7 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ROCK COUNTY DUCKS AND BUCKS

Fantastic opportunity to own a large recreational tract in southern Rock County Wisconsin. This one-of-a-kind property features a diverse range of habitats, encompassing natural wetlands, native prairie grasses, and patches of mature hardwood timber. This combination offers the perfect setting for thriving wildlife populations ranging from ducks, geese, doves, turkeys, and whitetail deer. This tract features a perpetual conservation easement through the Wetland Reserve Program. The WRP program ensures the perpetuity of the property's wetlands, safeguarding the natural habitat and providing a haven for diverse plant and animal species. The conservation easement makes up the majority of the 326.7 +/- acres, however, there are portions of the property not enrolled in the program, which offers additional opportunities in addition to recreation. One of which is a 1.5 +/- acre potential build site located in the west-central portion of the property. (The listing agent is working with the township and county to determine the potential to be built on.) This location features massive burr oaks providing a picturesque view and an abundance of shade. This spot has been very well maintained and as it sits would make for an ideal camping location. Additionally, a natural gas pipeline easement goes through the property and the location of which is not enrolled in the WRP program. This has provided food plot opportunities in the past ranging from standing corn for whitetails to plots designed for early-season dove hunting. The range of recreational opportunities this property holds truly is tremendous. Multiple ponds dot the landscape offering premier waterfowl hunting opportunities. Whether you're an avid duck hunter or simply enjoy the beauty of waterfowl

in their natural habitat, these ponds add an extra dimension to the property. Approximately 12 ponds exist, ranging in size from ¼ acre up to the stunning 8 acre pond in the center of the property. Fishing opportunities are known to exist in several of the ponds as well! In addition to all this, practical amenities include easy road access off West Saint Lawrence Ave and a well-maintained trail system allows for easy travel all across the property. And one simply can't overlook the history of quality whitetails on the property. The trail camera pictures speak for themselves, showing the property as a consistent producer of quality bucks. One trip through the property and it's easy to see why they call it home. Much of the property features natural prairie grasses which provide an abundance of cover year-round. Several excellent pinch points exist providing for ideal stand locations. Additionally, the ponds provide ample water sources, as does the meandering year-round stream on the west side of the property. The property currently has a compatible use agreement in place which allows for approximately 3.5 acres (6 different locations) to be planted in food plots allowing you to attract deer year-round. Add all these items together and this property checks the boxes to hold and harvest mature whitetails! Despite its seclusion, this property is conveniently located in close proximity to major cities. Located just 1 hour and 15 minutes from the Milwaukee and the Chicago suburbs, and only 1 hour from Madison, this property is secluded, but within easy driving distance. If you're in the market to find an exceptional multi-use hunting property in southern Wisconsin look no further! For more information regarding the property or to schedule a private showing, contact Jason Heller at (815) 745-4365.

PROPERTY FEATURES

PRICE: **\$849,602** | COUNTY: **ROCK** | STATE: **WISCONSIN** | ACRES: **326.7**

- Wetland Reserve Program - Perpetual Conservation Easement
- Fantastic waterfowl hunting
- 12 +/- ponds
- Exceptional whitetail history
- 3.5 +/- acres eligible for food plot use
- Great thermal cover
- Natural travel corridors
- Fishing opportunities
- Year-round stream
- Incredible trail system throughout
- Potential build site and/or campsite
- 2022 taxes totaled \$6,326
- 1 hour 15 minutes from Milwaukee, WI suburbs
- 1 hour from Madison, WI
- 1 hour 15 minutes from Chicago, IL suburbs



326.7 +/- ACRES



TRAIL SYSTEM THROUGHOUT



FANTASTIC WATERFOWL HUNTING



12 +/- PONDS



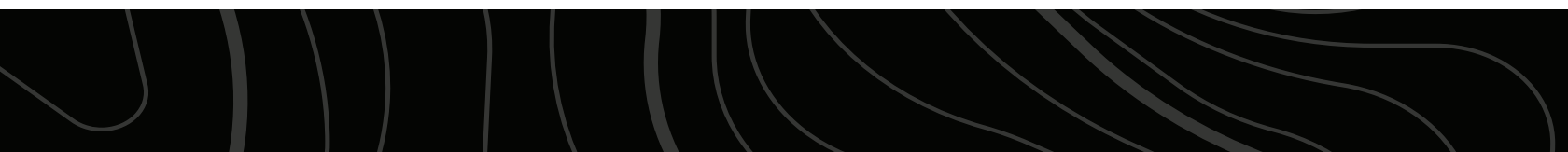
YEAR-ROUND STREAM



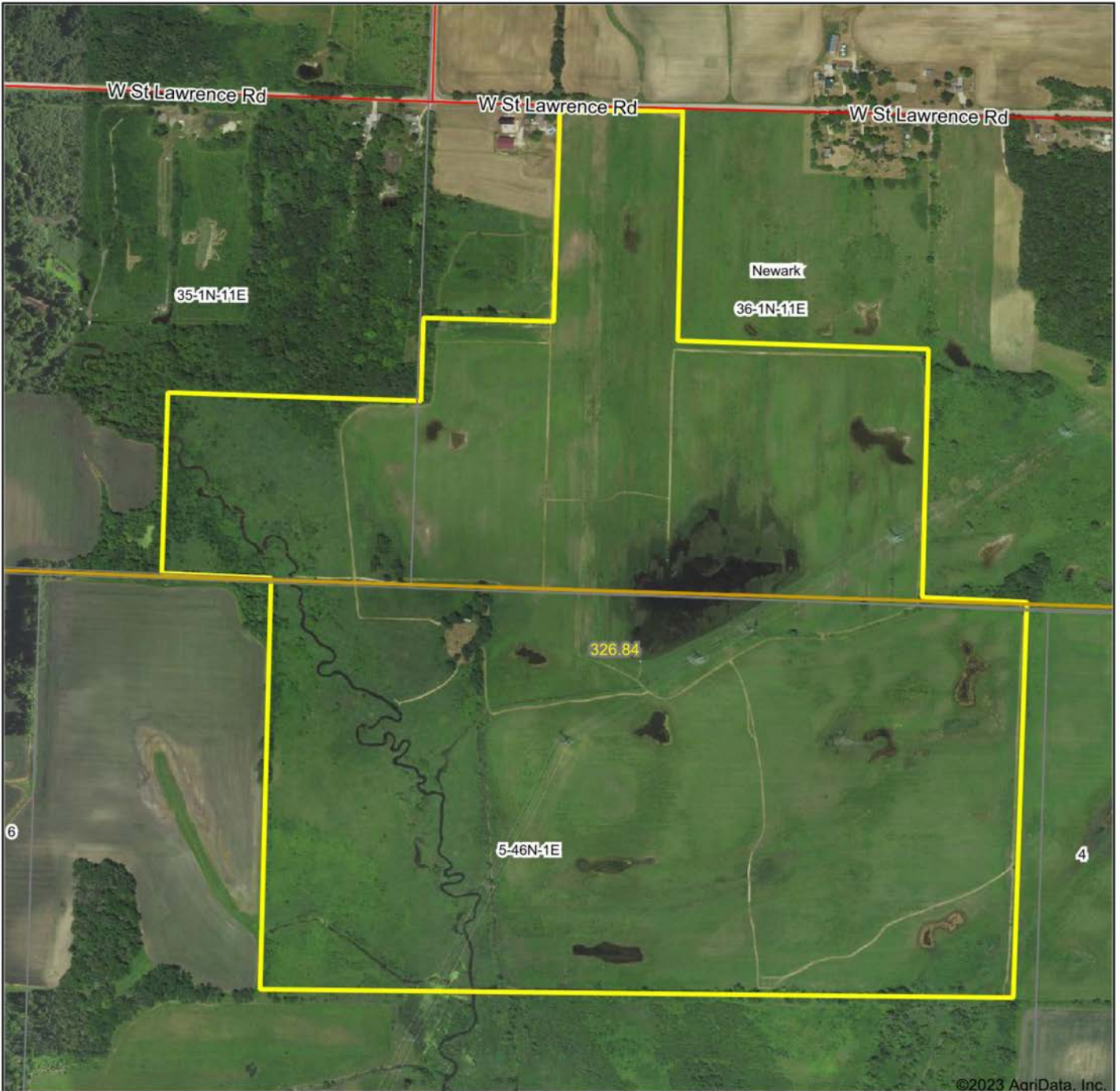
ADDITIONAL PHOTOS



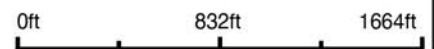
TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 42° 29' 51.81, -89° 8' 46.06

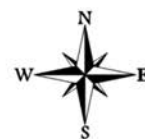


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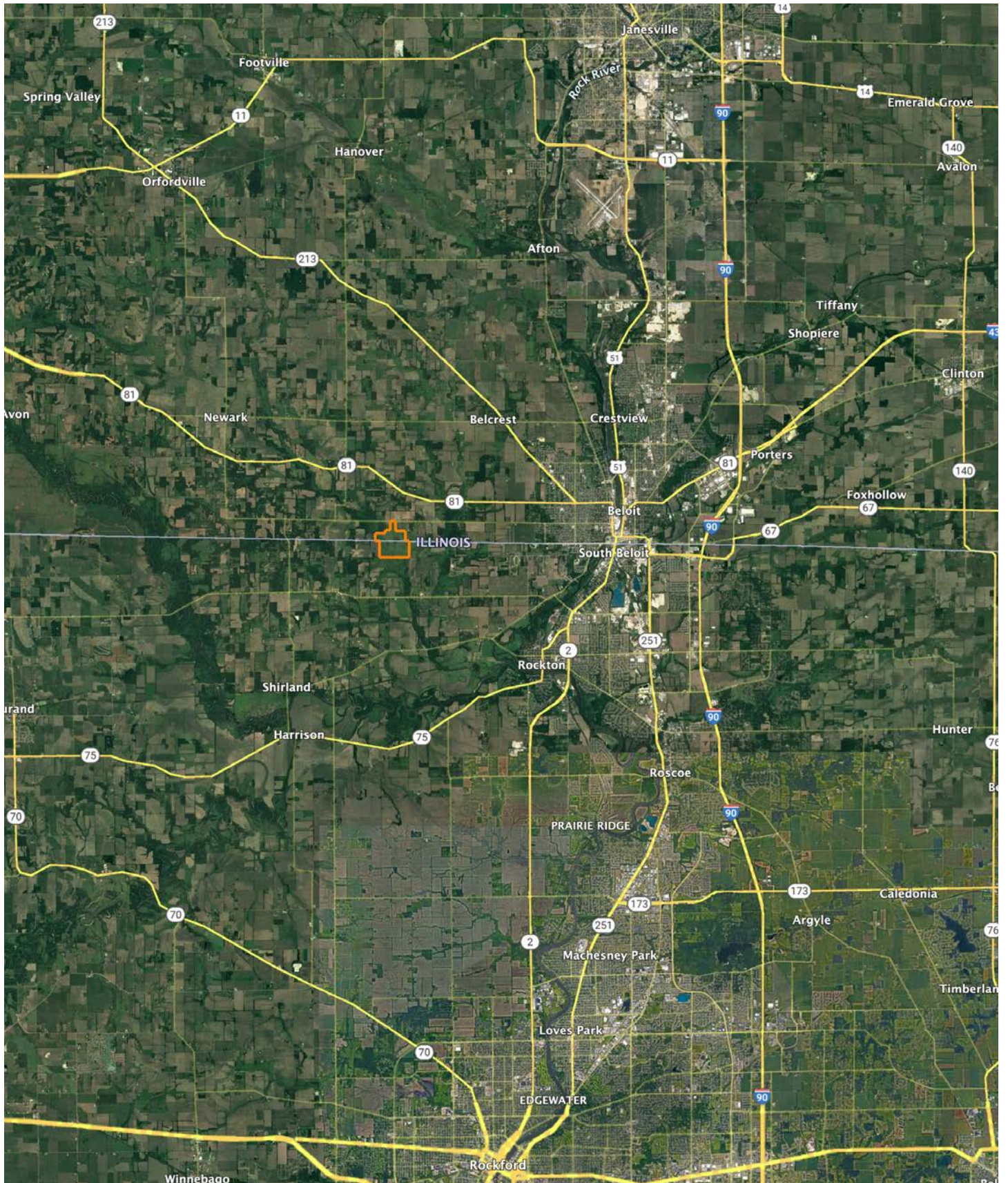
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36-1N-11E
Rock County
Wisconsin



7/13/2023

OVERVIEW MAP



AGENT CONTACT

Jason Heller is a dedicated, hard-working land agent who possesses a deep passion for land, hunting, and agriculture. Jason's journey into the world of hunting began at the age of 12 when he started bowhunting whitetails 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 from timber stand improvement to prescribed burns. 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 on a farm in rural Jo Daviess County, Illinois, Jason earned a degree in agricultural business from the University of Wisconsin Platteville. His professional background includes agricultural banking, which has provided him with first-hand knowledge of real estate financing including the utilization of government programs and FSA loans. Combining his professional expertise with his land management background, Jason is well-equipped to guide buyers in acquiring their dream hunting property, expanding their farming operation, or investing in income-generating land real estate. Sellers also benefit from his extensive knowledge, as he assists them in maximizing the value of their land during the selling process.

In his spare time, Jason enjoys spending time with his wife Amber and their two dogs, Jaxx and Ace. When he's not spending quality time with his family and friends, you'll likely find Jason playing a round of golf or bass fishing. If you're in the market for farmland, recreational, or investment properties in Illinois or Wisconsin, be sure to give Jason a call.



JASON HELLER, LAND AGENT
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