

MIDWEST LAND GROUP PRESENTS

2.5 ACRES IN

WAUPACA COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TRANQUIL RETREAT IN CENTRAL WISCONSIN

Embed yourself on this turnkey hobby farm nestled among the timber and rolling farm fields that surround this quiet getaway. This well-maintained log home on 2.5 acres is located in one of the prettiest parts of central Wisconsin. The log home has modern updates and is characterized by quality craftsmanship. The covered wrap-around deck provides a great view of the forest to the north. Many recent updates including new floors, modern interior finishes, barn wood accent walls and trim, steel roof, and

new 6" gutters were recently installed. The home has a private well, conventional septic, and radiant, in-floor heat. The large well-kept yard is a nice bonus. Location is everything and this property provides massive outdoor recreation within a few minutes in all directions. There are hundreds of acres of public land to hunt. This area of Waupaca County is known to produce some fantastic whitetails. The Little Wolf River runs just to the west and provides canoeing and fishing opportunities.



PROPERTY FEATURES

PRICE: **\$265,550** | COUNTY: **WAUPACA** | STATE: **WISCONSIN** | ACRES: **2.5**

- Well-maintained log home
- Modern upgrades inside
- Peaceful retreat
- Close to hundreds of acres of public land
- Close to the Little Wolf River
- Verified trophy whitetail area
- Hobby farm ready
- 2 car garage
- All appliances included
- Many recent updates



WELL-MAINTAINED LOG HOME



2 CAR GARAGE



2.5 ACRES



AERIAL MAP



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Boundary Center: 44° 39' 26.35, -89° 9' 42.5

0ft 541ft 1081ft



Maps Provided By:



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10-25N-11E
Waupaca County
Wisconsin



10/18/2023

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 1,059.5

Max: 1,071.5

Range: 12.0

Average: 1,066.9

Standard Deviation: 3.18 ft

0ft 172ft 343ft

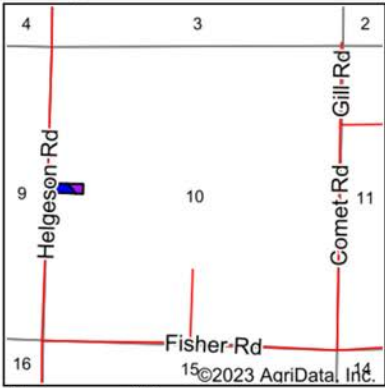
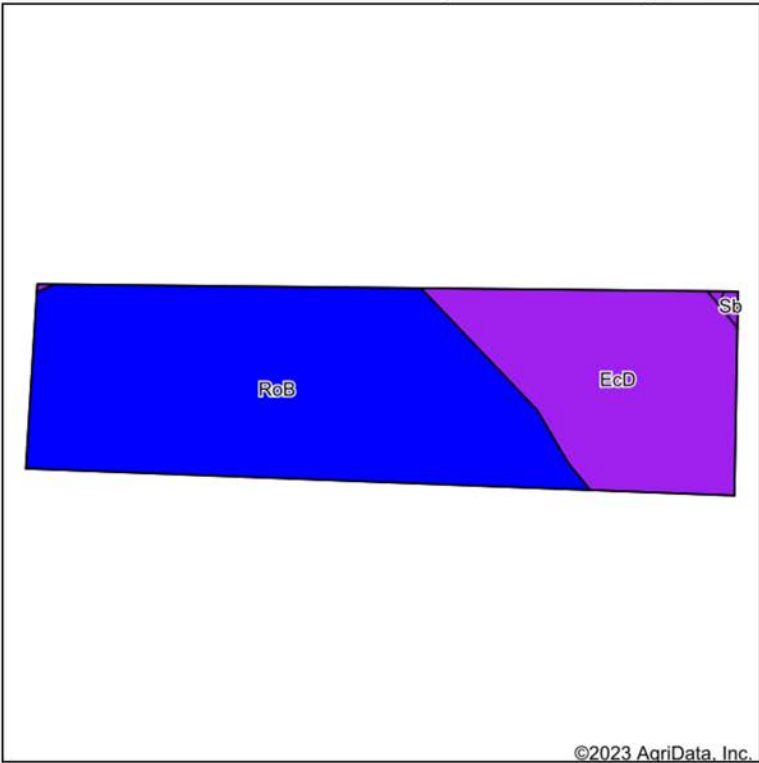


10/18/2023

10-25N-11E
Waupaca County
Wisconsin

Boundary Center: 44° 39' 26.35, -89° 9' 42.5

SOIL MAP



State: **Wisconsin**
County: **Waupaca**
Location: **10-25N-11E**
Township: **Harrison**
Acres: **2.5**
Date: **10/18/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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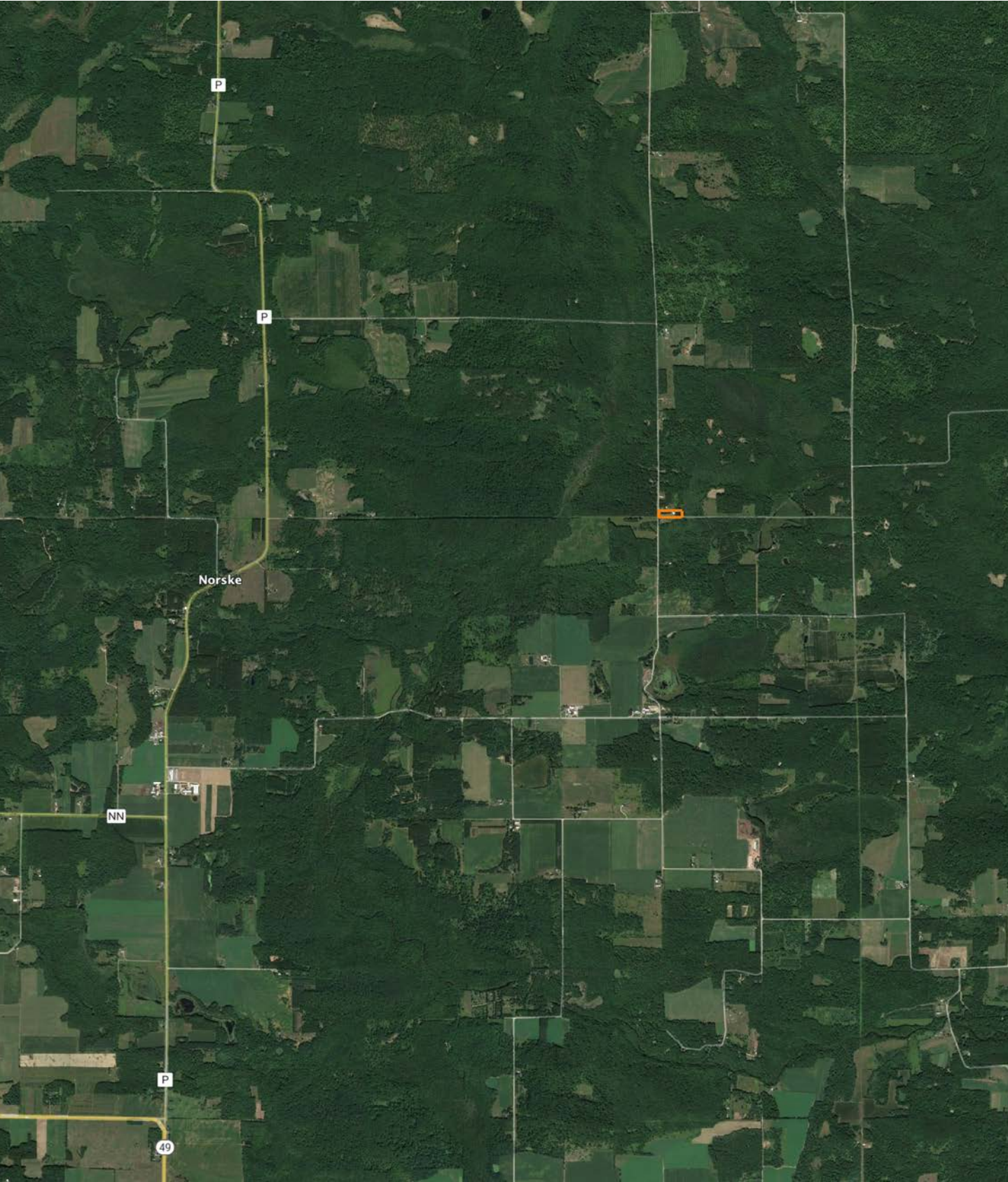
Soils data provided by USDA and NRCS.

Area Symbol: WI135, 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
RoB	Rosholt sandy loam, 2 to 6 percent slopes	1.68	67.2%		Ile	50	50	30
EcD	Elderon-Rosholt complex, 12 to 30 percent slopes	0.82	32.8%		Vlls	44	44	23
Weighted Average					3.64	*n 48	*n 48	*n 27.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Agent Matt Spets has a unique understanding of how the hunting and investment potentials of a parcel of land intertwine. A seasoned land investor and acknowledged whitetail hunting expert, Matt has successfully hunted in various states, gaining deep insights into whitetail deer behavior and how it relates to a given property. With his extensive network throughout Wisconsin, he can connect effortlessly with buyers and sellers, leveraging his expertise to help them achieve their real estate goals.

Born and raised in Ironwood, Michigan, Matt brings over 13 years of experience in educational leadership to his role. During his tenure, he spearheaded numerous financial, construction, and real estate projects, bolstering his school districts' financial standing and fostering relationships with local business leaders. In addition to being a youth baseball coach and serving on the Everest Youth Baseball board, Matt owns and operates Northwoods Baseball Select and is a member of the Everest Wrestling Club board.

Matt is also the founder of the Black River Trout Tournament conservation effort and serves as an advisor to the D.C. Everest Educational Foundation. His personal interests include hunting whitetails, fly fishing, skiing, and residential construction. Notably, in 2019, Matt and a partner ranked 7th overall in the Quest Hunt contest in Wisconsin, where he also won the Big Buck award using archery alone.

Matt resides in Wausau, WI, with his wife Sabrina, their daughter Danika, and sons Sawyer and Grady. His blend of hunting expertise, investment know-how, and broad connections make him a trusted and approachable ally for any real estate needs in Wisconsin.



MATT SPETS,

LAND AGENT

715.393.8387

MSpets@MidwestLandGroup.com



MidwestLandGroup.com

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