

MIDWEST LAND GROUP PRESENTS

71.5 ACRES IN

WOOD COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

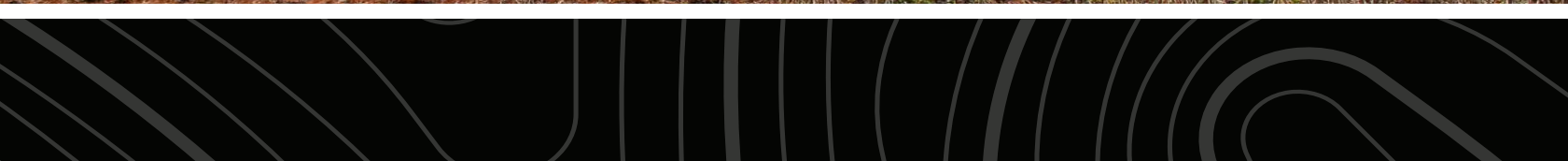
HUNT, FARM, AND BUILD IN CENTRAL WISCONSIN

A prime central Wisconsin farm in a highly sought-after location. This is the optimal setting to capitalize on the trophy buck lineage in this portion of Wood County. From a hunting perspective, this piece lays out perfectly and the approximately 66 acres of tillable functions as a massive food source drawing deer from all directions. This ground is perfectly placed between thick lowland to the west and mature timber and a corn field to the east. In fact, it is almost impossible to walk any distance on this ground without stepping on a deer track. This neighborhood has grown multiple whitetails in excess of 180 inches.

The gradual elevations that characterize the tillable, especially the back forty, allow one to visualize the potential after properly placing some tower stands for safe, effective hunting that would work for hunters of all ages and abilities. The edges of the two ponds

on the property are absolutely torn up with deer sign and provide that year-round water source essential for wildlife. There is plenty of timber to hang that strategic archery set on the west line. The property offers much more cover than the aerial image may depict. The grasses, tag alders, pine trees, ditches, and fence lines offer security for the deer and provide proper access points for the hunter.

What is more, there is a potential building site with paved road access on the south providing an opportunity to create the hobby farm of your dreams. The view to the north is sure to bring peace should one desire to build here. This property lies only twenty minutes south of Marshfield and less than ten minutes east of Pittsville. The southeastern 1.5 acres with a metal pole shed could potentially be available.



PROPERTY FEATURES

PRICE: **\$298,550** | COUNTY: **WOOD** | STATE: **WISCONSIN** | ACRES: **71.5**

- Desirable location south of Marshfield
- Buildable with paved road access
- 66 tillable acres
- Loaded with deer
- 2 ponds
- Verified trophy buck area
- Littered with deer sign
- Gentle, rolling elevations
- Plenty of bedding and staging areas on the edges
- Borders diverse habitat on all sides



66 TILLABLE ACRES



BUILDABLE WITH PAVED ROAD ACCESS



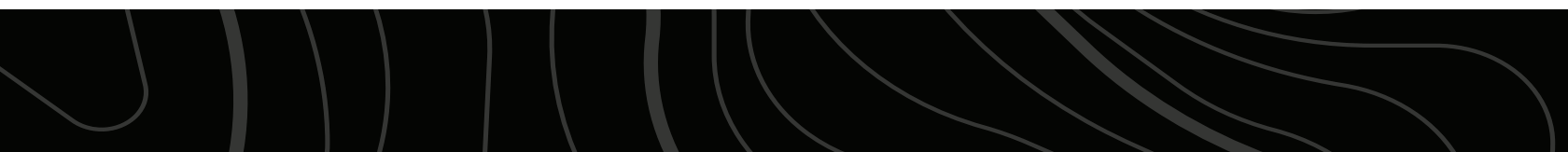
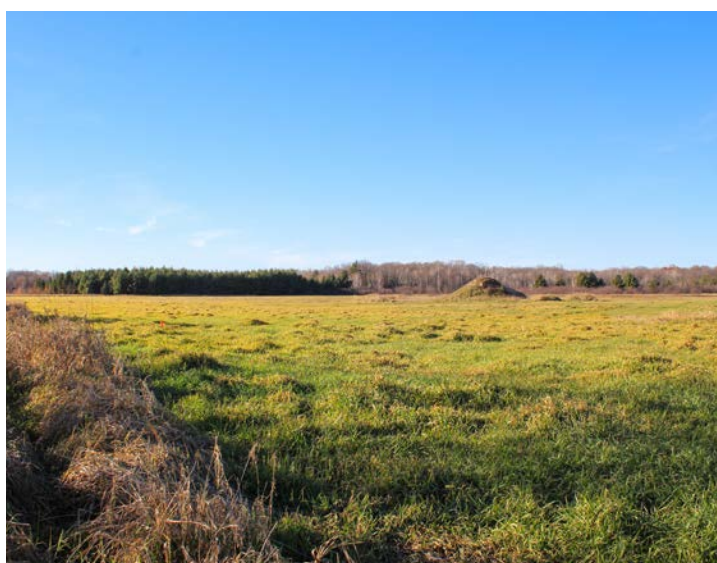
LITTERED WITH DEER SIGN



2 PONDS



DIVERSE HABITAT



AERIAL MAP



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Boundary Center: 44° 27' 26.26, -90° 16' 20.05

0ft 511ft 1021ft



Maps Provided By:



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21-23N-2E
Wood County
Wisconsin



11/14/2023

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,039.6
 Max: 1,061.2
 Range: 21.6
 Average: 1,049.4
 Standard Deviation: 6.14 ft

0ft 458ft 916ft

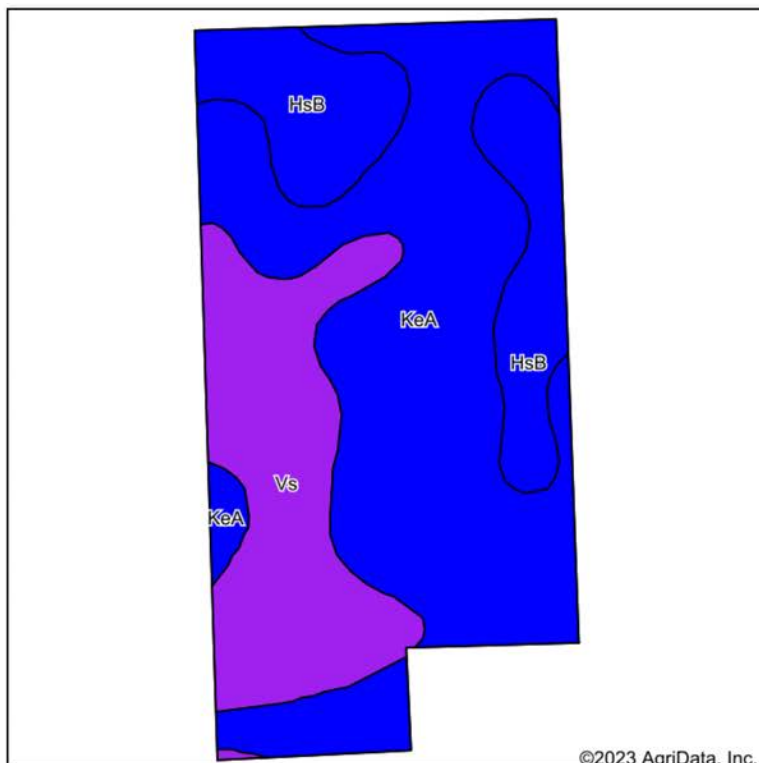


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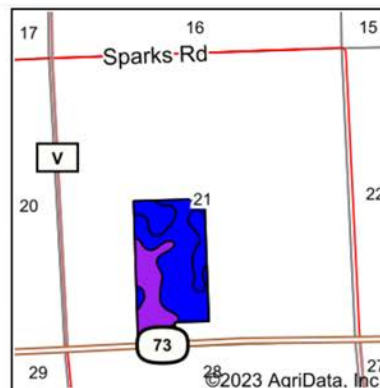
21-23N-2E
Wood County
Wisconsin

Boundary Center: 44° 27' 26.26, -90° 16' 20.05

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Wood**
 Location: **21-23N-2E**
 Township: **Cary**
 Acres: **71.5**
 Date: **11/14/2023**



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Area Symbol: W1141, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
KeA	Kert silt loam, 0 to 3 percent slopes	39.44	55.2%		Ilw	57	50	49
Vs	Vesper silt loam, 0 to 2 percent slopes	18.06	25.3%		VIw	50	45	28
HsB	Hiles silt loam, 2 to 6 percent slopes	14.00	19.6%		Ile	57	53	43
Weighted Average					3.01	*n 55.2	*n 49.3	*n 42.5

*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.

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.



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