

MIDWEST LAND GROUP PRESENTS

71.76 ACRES IN

OUTAGAMIE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RIVER BOTTOM BUCKS AND MASSIVE TIMBER

Great access off a paved county road brings you to this rare opportunity to purchase a wooded hunting tract close to Green Bay, Appleton, and Shawano. Loaded with deer sign, this parcel is perfectly located with agriculture fields either adjoining or within a ¼ mile in all directions. Approximately 4 acres with some tillable ground lie to the south of County Road F. This portion is a nice value add allowing the buyer to set up a variety of different hunting camps and/or offer parking possibilities for the hunting season. Giant white and red oaks provide a great food source and timber value. The 1,000 feet of Shioc River on the east side is a major funnel drawing multiple bucks through this parcel at all different times of the season. The

grassy meadows embedded within the massive trees serve as excellent bedding areas and the ditches leading to and from these areas provide the hunter with quiet access to multiple stand spots. The micro-ridges paralleling the river and a seasonal creek/slough winding through the timber are high-leverage pinch points to set up some great stands. This property has been lightly hunted by a father-son duo for many years with much success. There are too many deer trails, rubs, scrapes, and beds to possibly count on this property. The seller has owned the property for over 36 years. The property currently has extremely low taxes as it is in both Managed Forest Closed until 2026 and is considered farmland preservation.



PROPERTY FEATURES

PRICE: **\$399,700** | COUNTY: **OUTAGAMIE** | STATE: **WISCONSIN** | ACRES: **71.76**

- Massive white oak, red oak, maple, and ash timber
- 1,000 feet of Shioc River frontage
- 25 minutes or less from Green Bay, Appleton, or Shawano
- Accomplished hunting history for large bucks
- Tons of rubs, scrapes, beds, and trails
- Multiple quiet access points for hunters
- Agriculture on all sides
- Tremendous bedding cover
- Spots for strategic food plots



71.76 ACRES

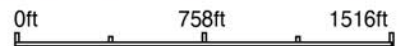


AERIAL MAP



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Boundary Center: 44° 34' 0.54, -88° 29' 6.72



7-24N-17E
Outagamie County
Wisconsin



Maps Provided By:



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12/15/2023

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 770.9
Max: 777.0
Range: 6.1
Average: 772.4
Standard Deviation: 0.85 ft

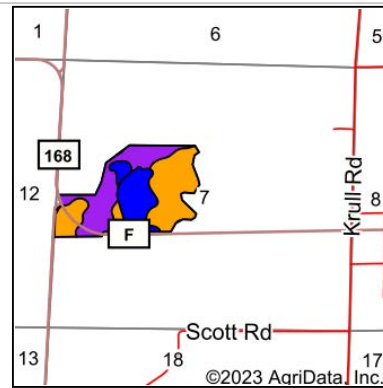
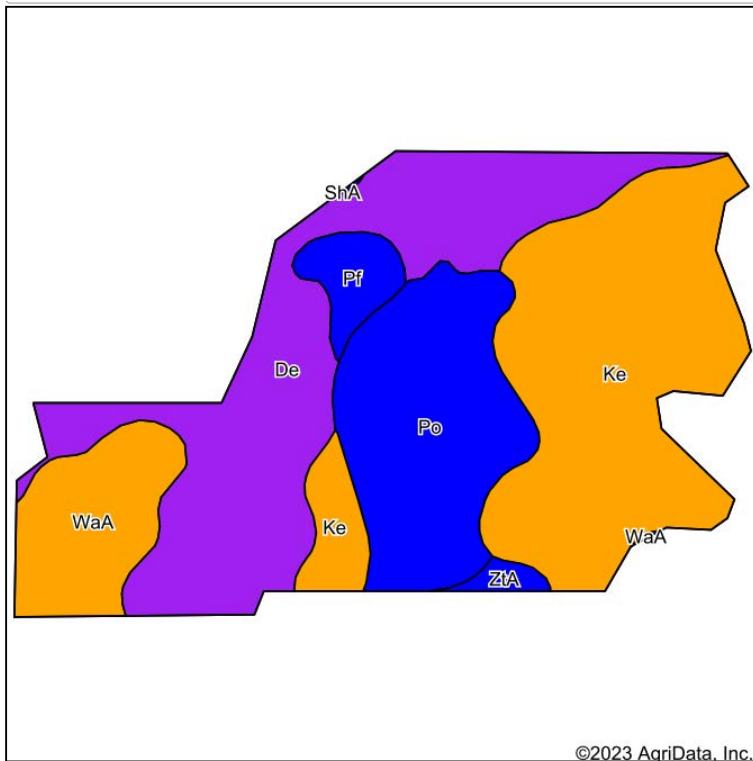


12/15/2023

7-24N-17E
Outagamie County
Wisconsin

Boundary Center: 44° 34' 0.54, -88° 29' 6.72

SOIL MAP



State: **Wisconsin**
 County: **Outagamie**
 Location: **7-24N-17E**
 Township: **Cicero**
 Acres: **81.03**
 Date: **12/15/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: WI087, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Ke	Keowns silt loam, 0 to 2 percent slopes	28.63	35.3%		IIIw	44	44	25
De	Deford loamy fine sand	25.51	31.5%		Vw	26	21	18
Po	Poygan silty clay loam, 0 to 2 percent slopes, occasionally ponded, drained	15.65	19.3%		IIw	51	51	32
WaA	Wainola loamy fine sand, 0 to 3 percent slopes	7.97	9.8%		IIIw	37	35	23
Pf	Poy silty clay loam, 0 to 2 percent slopes	2.56	3.2%		IIw	33	25	32
ZtA	Zittau silty clay loam, 0 to 3 percent slopes	0.71	0.9%		IIw	63	62	58
Weighted Average					3.40	*n 38.8	*n 36.8	*n 24.5

*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.

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.



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