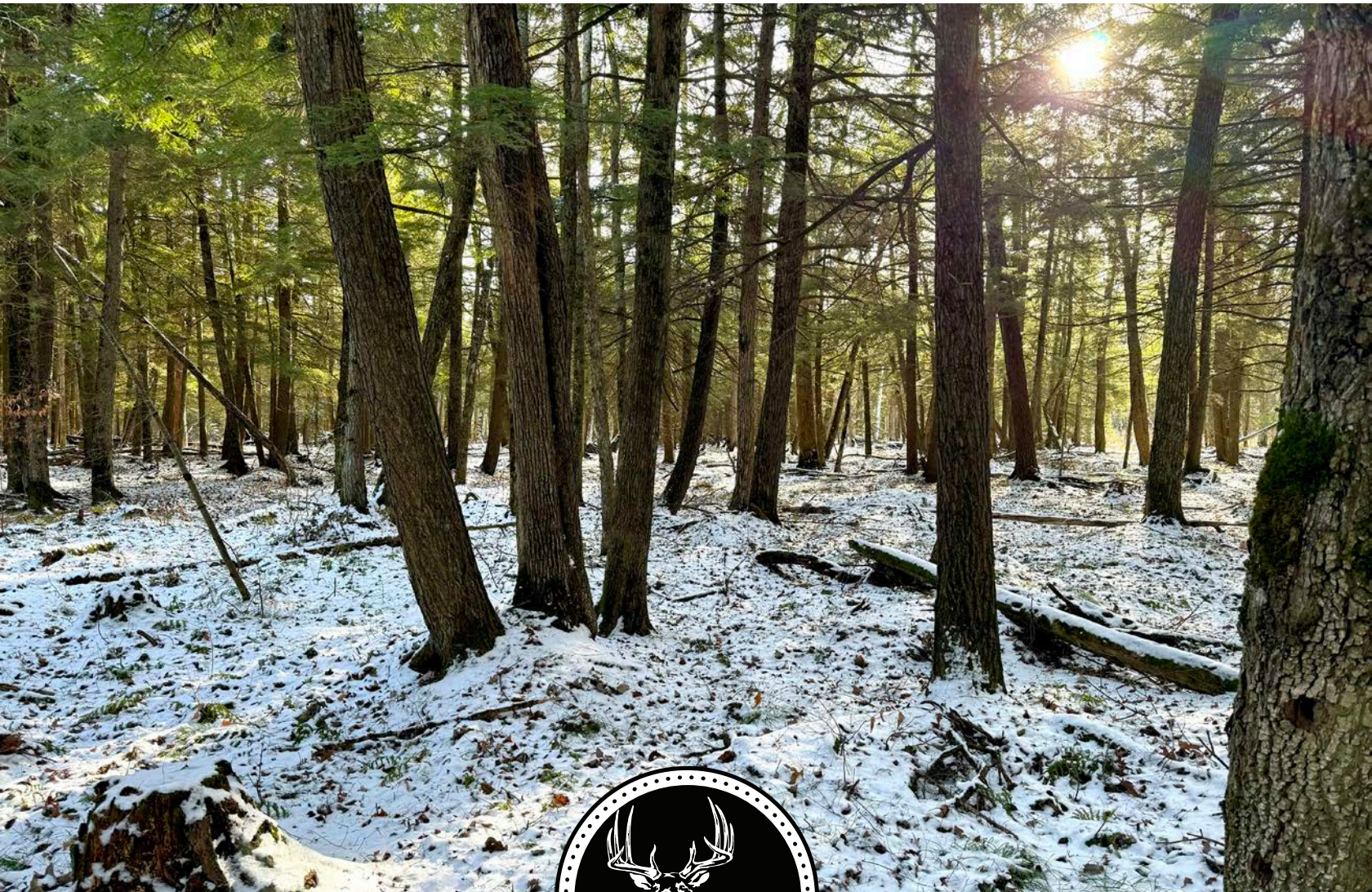


MIDWEST LAND GROUP PRESENTS

70 ACRES IN

PORTAGE COUNTY WISCONSIN

000 LINDEN ROAD, ROSHOLT, WI, 54473



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME WHITETAIL GROUND IN PORTAGE COUNTY

70 acres of secluded, mature timber nestled in a quiet part of eastern Portage County widely known as an outdoorsman's paradise. Monster bucks need seclusion to grow and this property has that in spades. A ¼ mile owned strip of ground heads east off Linden Road and adjoins the remainder of the property at the southwest corner of the larger section. As you head east off Linden you will travel through a forest of mature hardwoods and cross more deer trails than you can count. Quickly, you will walk under and around the massive hemlocks and cedars that characterize the majority of this property. An off-grid hunting cabin is possible here.

As per the seller, the majority of the property lies in the heart of one of the largest stands of mature cedar in Wisconsin, the Flume Creek Cedars State Natural Area. The forest floor is firm and the large cedar and hemlocks provide awesome, year-round cover for wildlife and countless stand locations. There are mature oaks dispersed throughout the property. Deer numbers are extremely strong. There are countless trails, beds, and a few massive trees rubbed across the land. The

east 20 acres are enrolled in MFL Closed. This timber harvest plan, when executed, provides a tax break and a potential revenue source for the buyer.

The land has been owned by the same family for decades and has a rich tradition of providing encounters with giant whitetails this area of Portage County is known for. This property is bordered by landlocked public land to the north and east. Flume Creek flows through this public just across the north property line. Flume Creek and surrounding streams provide outstanding trout fishing for the well-rounded outdoorsman. A few minutes south of Rosholt, this location is prime for creating that up north getaway if you live to the south. Or, it is a wonderful opportunity to own that prime hunting ground if you live and/or hunt in northern Wisconsin and your traditional hunting grounds are not what they used to be. Sellers are willing to split the parcel. The west 40 and the .5 acre owned access off Linden Road would stay together. Please contact the listing agent for details regarding any interest in less than the full 70 acres.



PROPERTY FEATURES

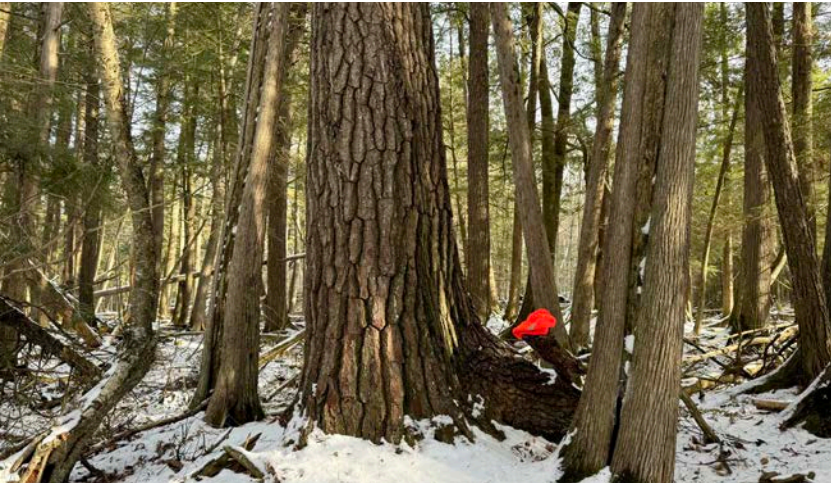
PRICE: **\$378,300** | COUNTY: **PORTAGE** | STATE: **WISCONSIN** | ACRES: **70**

- Beautiful area in central Wisconsin
- Mature cedar, hemlock, and oak
- Outstanding deer hunting
- Proven monster buck genetics
- Secluded, quiet hunting area
- Access to 180 acres of landlocked public land
- Flume Creek is within walking distance from the property
- Potential to have an off-grid cabin/hunting camp



70 +/- ACRES

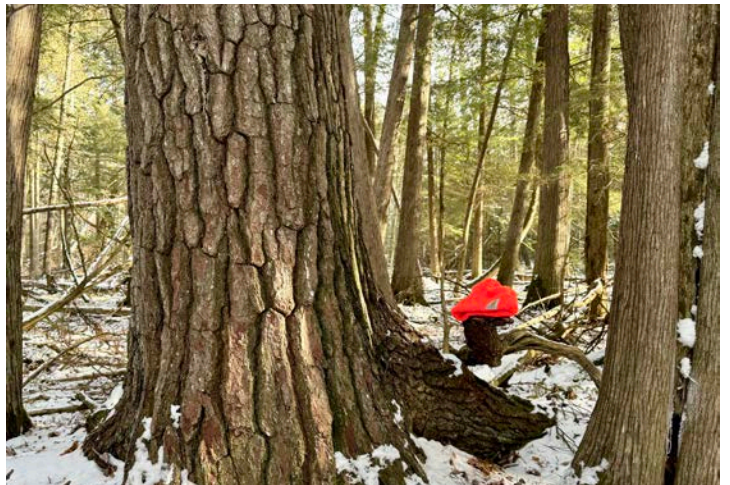
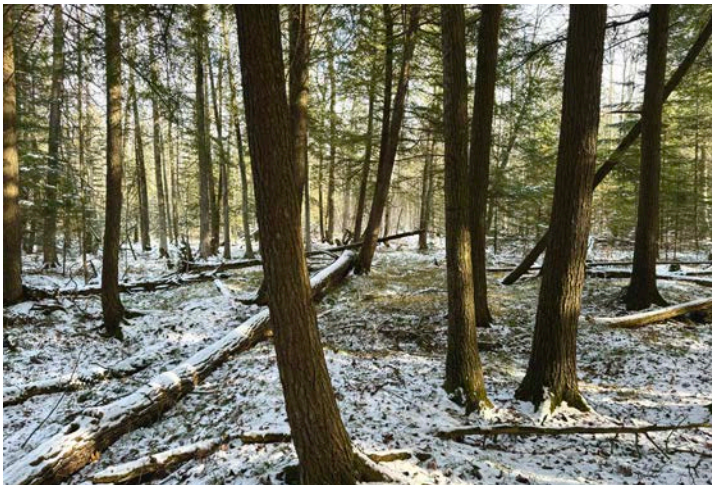
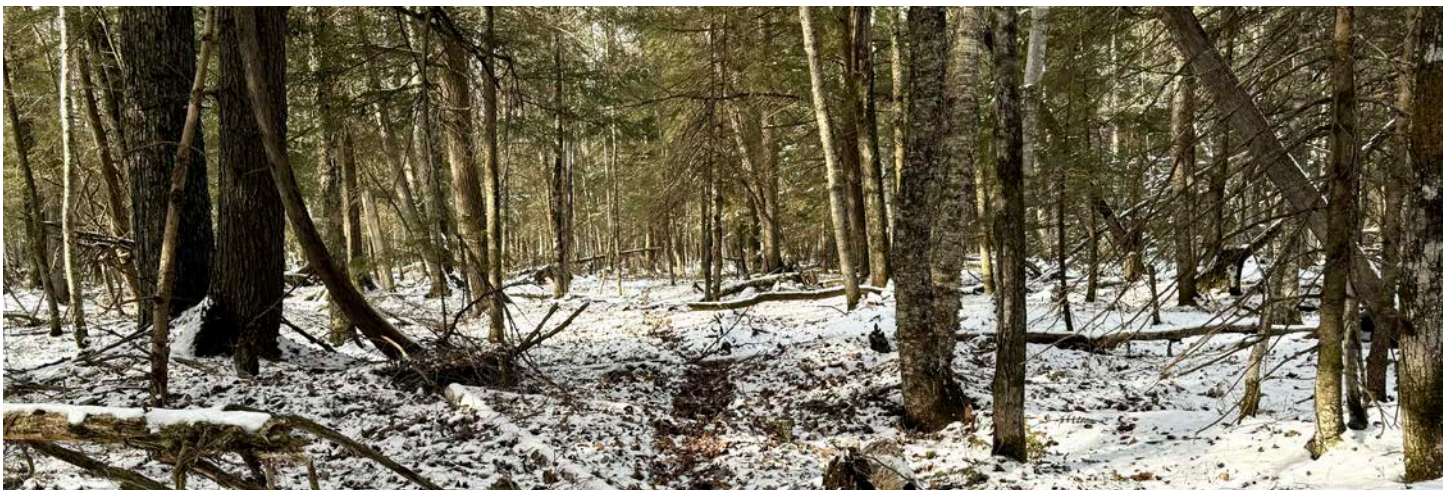
70 acres of secluded, mature timber nestled in a quiet part of eastern Portage County widely known as an outdoorsman's paradise.



SECLUDED

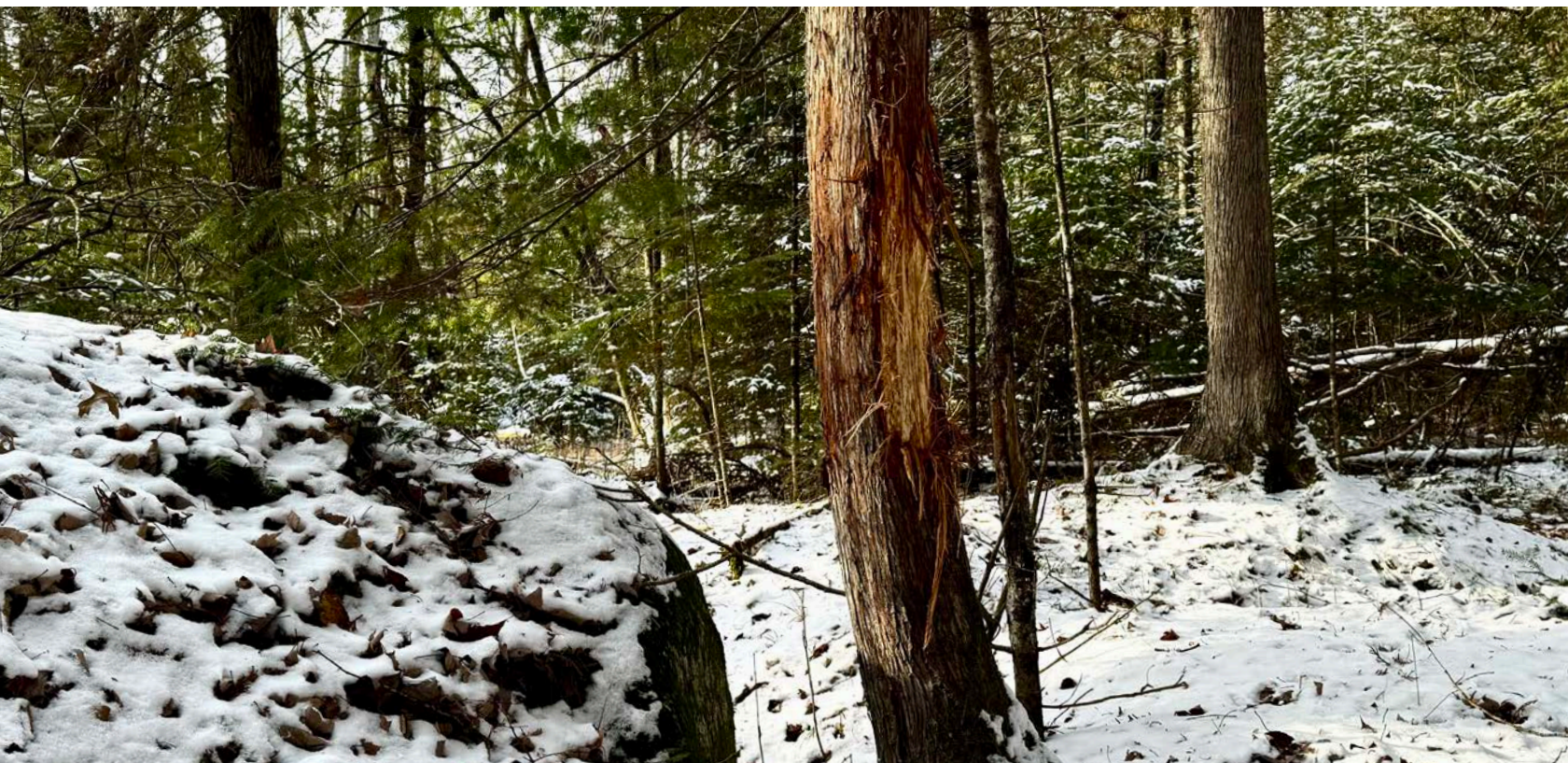


MATURE CEDAR, HEMLOCK, AND OAK

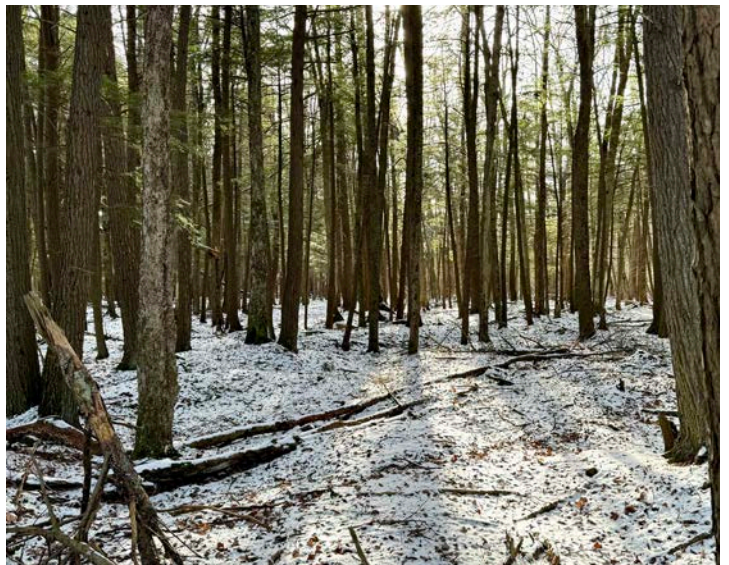
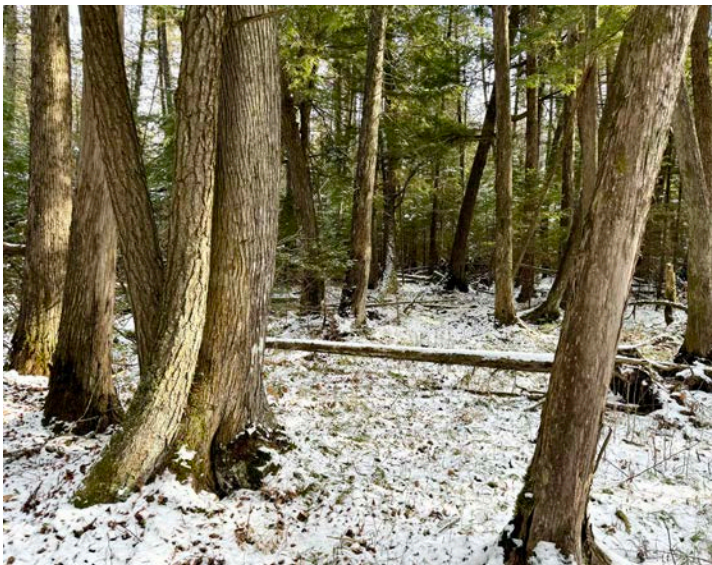
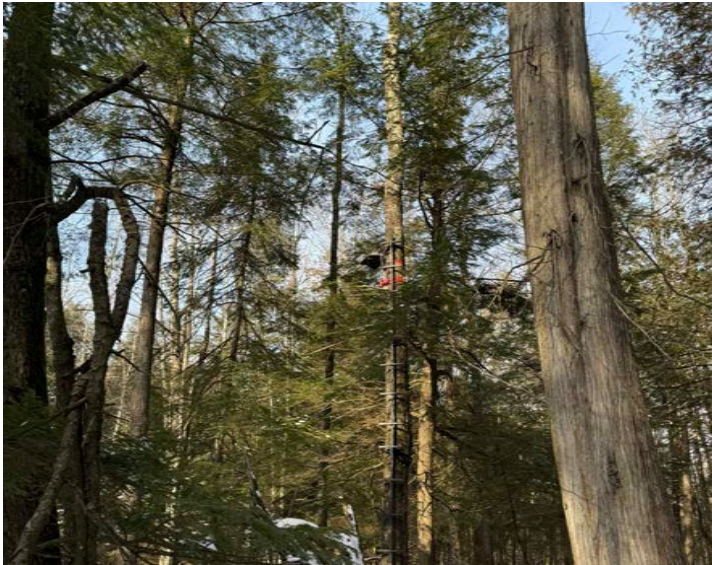
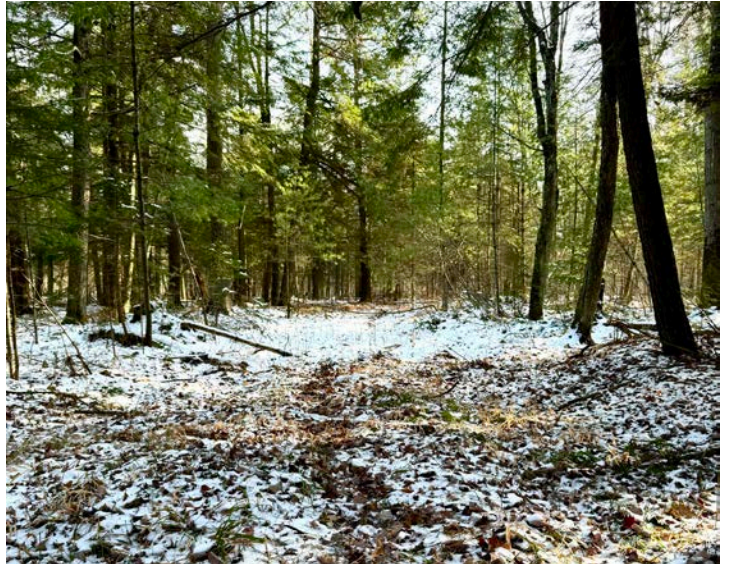


OUTSTANDING DEER HUNTING

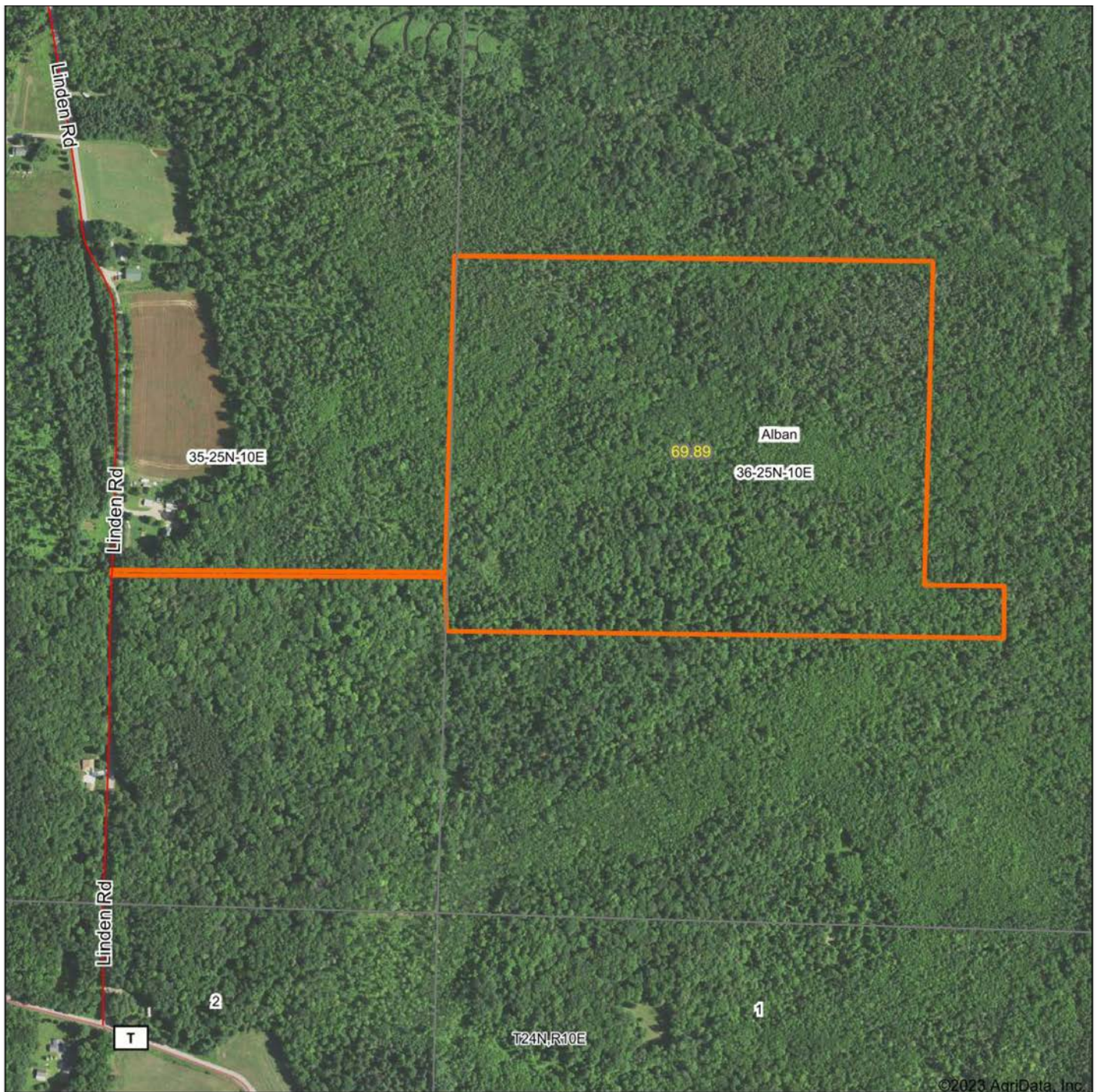
Deer numbers are extremely strong. There are countless trails, beds, and a few massive trees rubbed across the land.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 44° 35' 48.65, -89° 14' 30.68

0ft 629ft 1258ft



Maps Provided By:



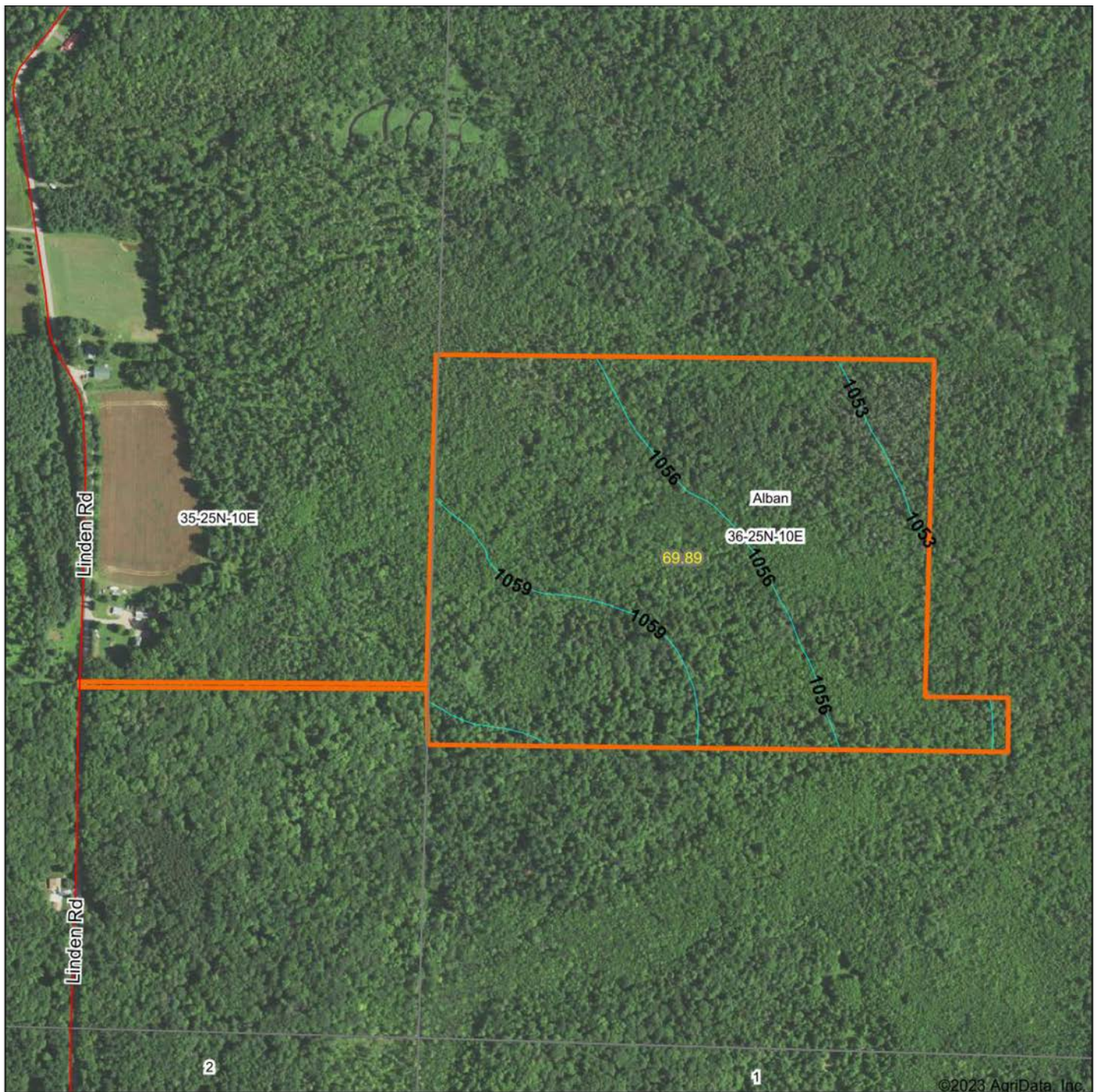
© AgriData, Inc. 2023 www.AgriDataInc.com

36-25N-10E
Portage County
Wisconsin



12/5/2023

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,052.1

Max: 1,063.0

Range: 10.9

Average: 1,056.8

Standard Deviation: 2.46 ft

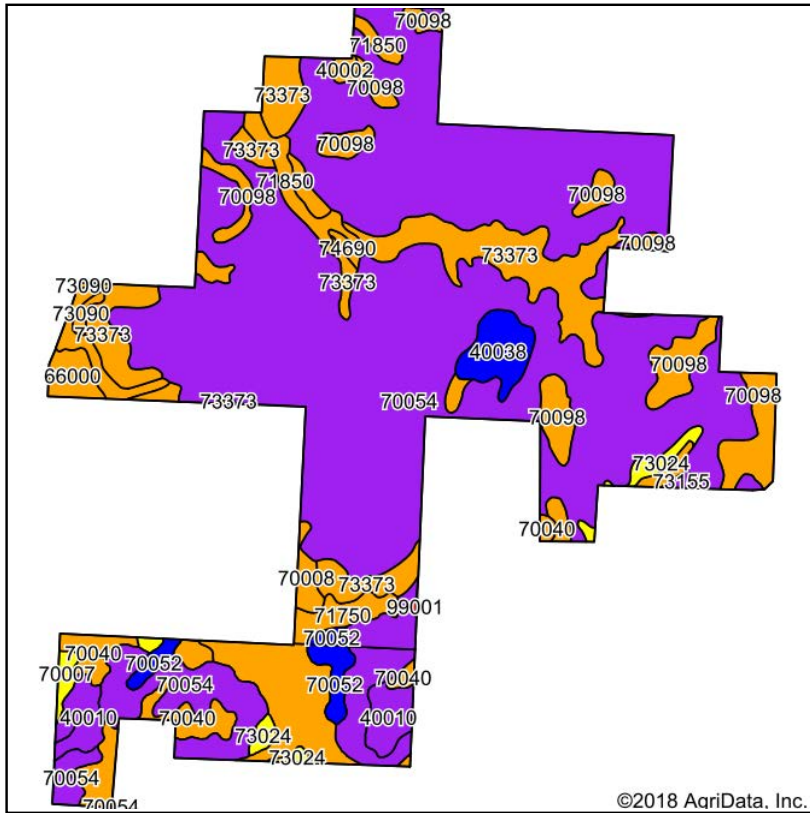


12/5/2023

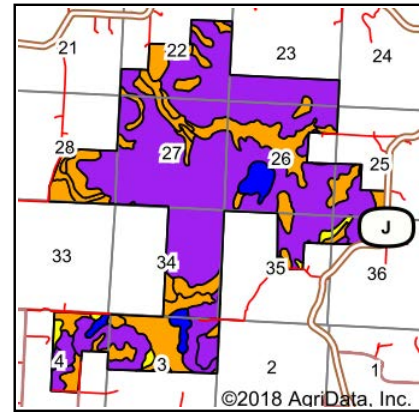
36-25N-10E
Portage County
Wisconsin

Boundary Center: 44° 35' 48.65, -89° 14' 30.68

SOIL MAP



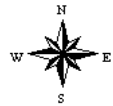
Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **St Clair**
 Location: **27-36N-26W**
 Township: **Washington**
 Acres: **3054**
 Date: **5/12/2018**



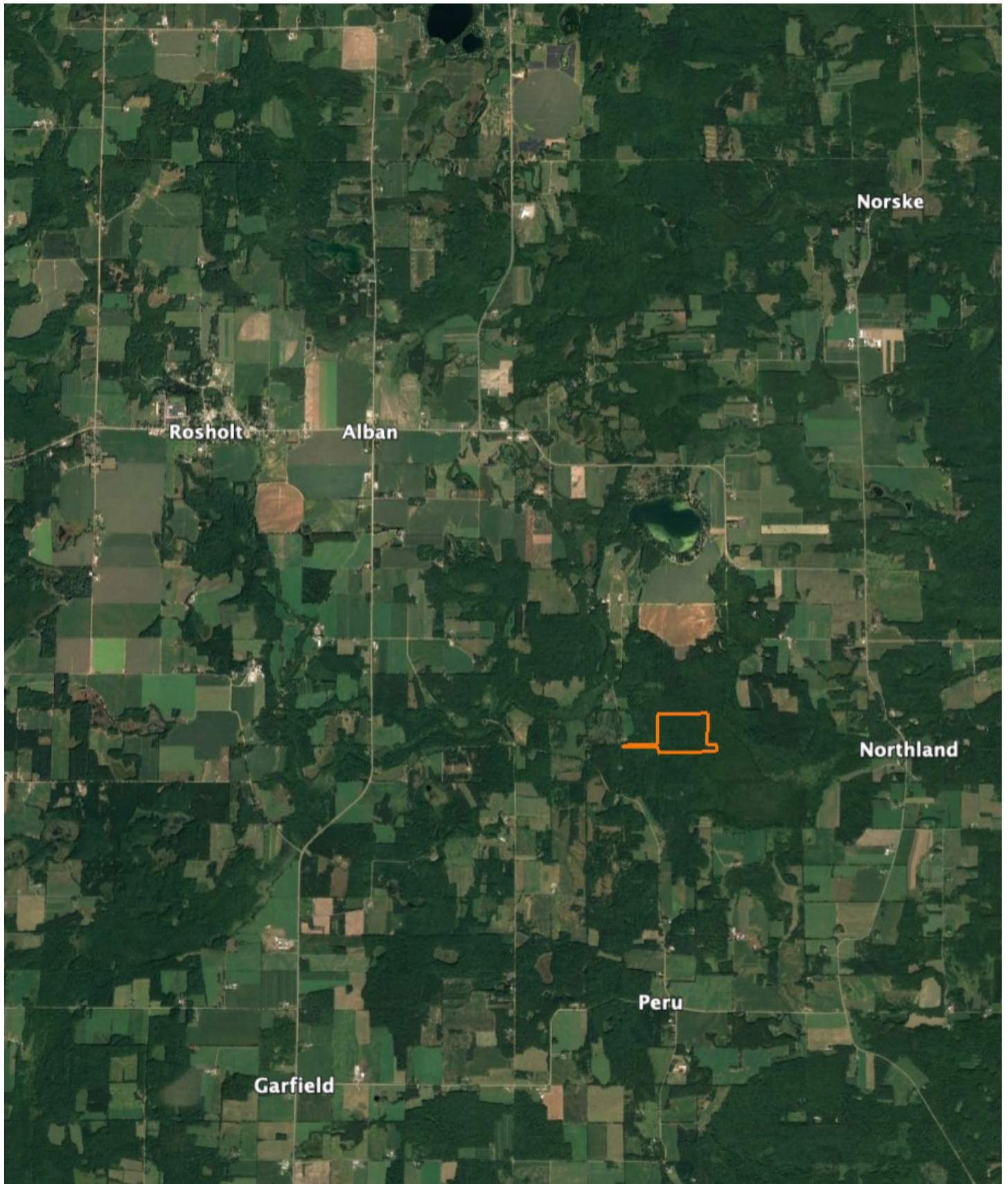
Maps Provided By:



Area Symbol: MO039, Soil Area Version: 20
 Area Symbol: MO185, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Alfalfa hay	Caucasian bluestem	Tall fescue	Warm season grasses	Common bermudagrass	Orchardgrass red clover	Tall fescue seed	Winter wheat	Soybeans
70054	Cliquot gravelly loam, 3 to 20 percent slopes, very stony	1808.55	59.2%		Vlle		4		7	5	7	5	6		
73373	Bolivar fine sandy loam, 5 to 9 percent slopes	300.43	9.8%		Ille										
70054	Cliquot gravelly loam, 3 to 20 percent slopes, very stony	187.36	6.1%		Vlle		4		7	5	7	5	6		
70098	Bolivar fine sandy loam, 2 to 5 percent slopes	182.54	6.0%		Ille										
71750	Cleora fine sandy loam, 0 to 2 percent slopes, frequently flooded	106.90	3.5%		Illw	2	5		8	6	8	7	6	6	1
70040	Cliquot-Bolivar complex, 3 to 8 percent slopes	80.15	2.6%		Ille		5		8	6	8	6	7		

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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