

MIDWEST LAND GROUP PRESENTS

37 ACRES IN

WOOD COUNTY WISCONSIN



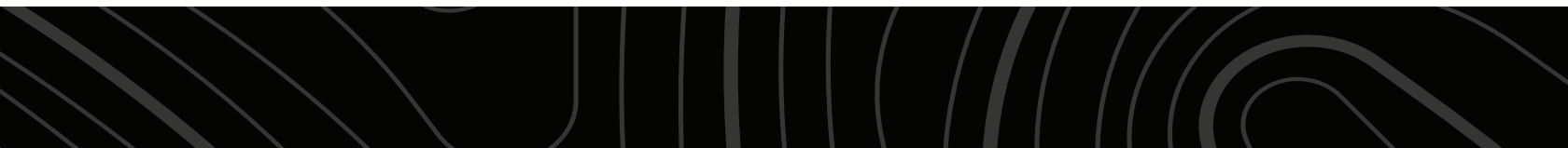
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE AND BUILDABLE GROUND NEAR MARSHFIELD

Rare opportunity to own level, productive tillable ground with multiple building sites this close to Marshfield, Wisconsin. This land provides a wonderful foundation to design a dream hobby farm, a location to build a country home, or an investment to expand a local farming operation. This parcel offers productive soils, two access drives off paved roads, and level ground. Approximately 35 of the 37 +/- acres is currently planted

in hay and are ready to transition to corn. Deer love the grass ditches that run east to west through the piece. The property to the east offers thick cover for deer. All this land needs is an elevated stand along the east edge to catch the area's large deer herd moving west to feed. A food plot in the northeast corner would be a great, cost-effective addition. Seller has owned this property for over 40 years.



PROPERTY FEATURES

PRICE: **\$178,155** | COUNTY: **WOOD** | STATE: **WISCONSIN** | ACRES: **37**

- 10 minutes from Marshfield
- Multiple building sites
- Hobby farm ready
- Two hard bottom access points off paved roads
- Level
- 35 +/- acres of tillable ground
- Great deer hunting area of Wood County
- Peaceful farm country views



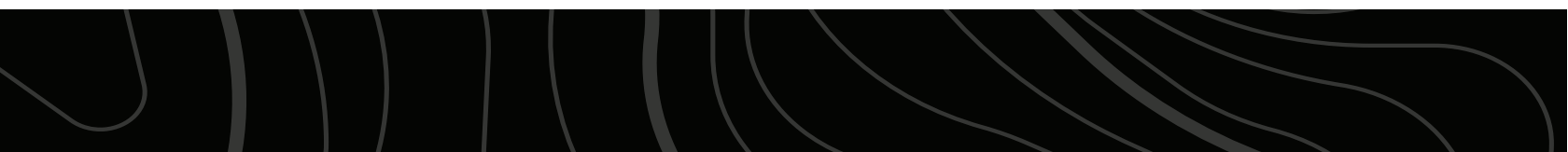
MULTIPLE BUILDING SITES



LEVEL



GREAT DEER HUNTING AREA



AERIAL MAP



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Boundary Center: $44^{\circ} 29' 3.25$, $-90^{\circ} 10' 40.7$

0ft 561ft 1121ft

8-23N-3E
Wood County
Wisconsin



12/6/2023

TOPOGRAPHY MAP

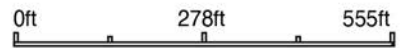


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Source: USGS 10 meter dem
Interval(ft): 2.0
Min: 1,070.6
Max: 1,080.1
Range: 9.5
Average: 1,075.6
Standard Deviation: 2.62 ft

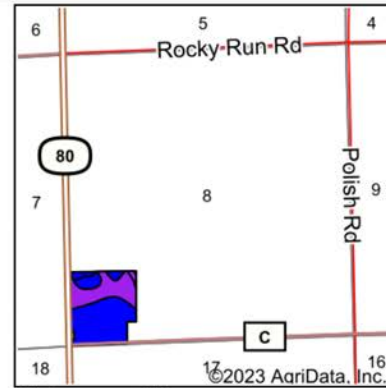
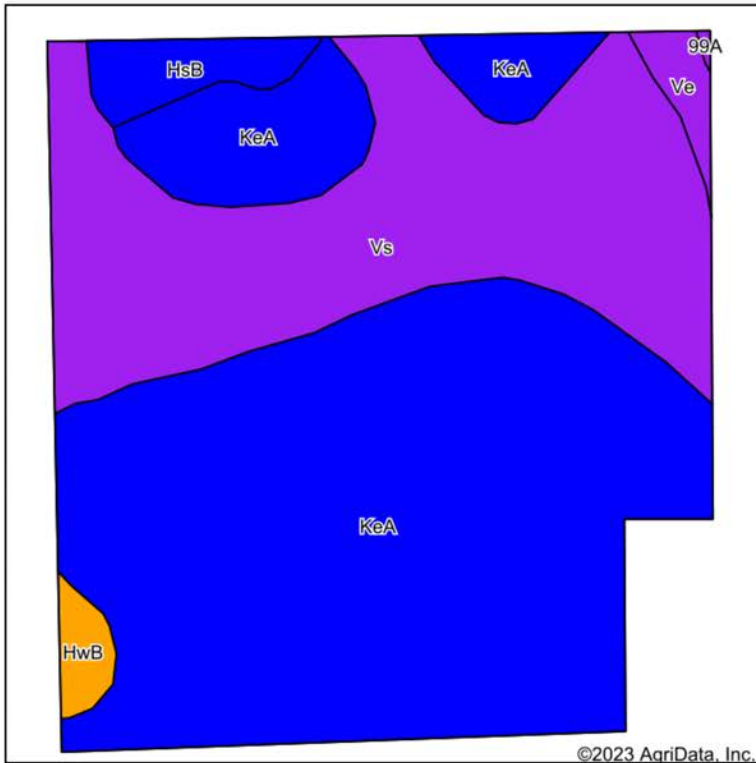


12/6/2023

8-23N-3E
Wood County
Wisconsin

Boundary Center: 44° 29' 3.25, -90° 10' 40.7

SOIL MAP



State: **Wisconsin**
 County: **Wood**
 Location: **8-23N-3E**
 Township: **Wood**
 Acres: **36**
 Date: **12/6/2023**



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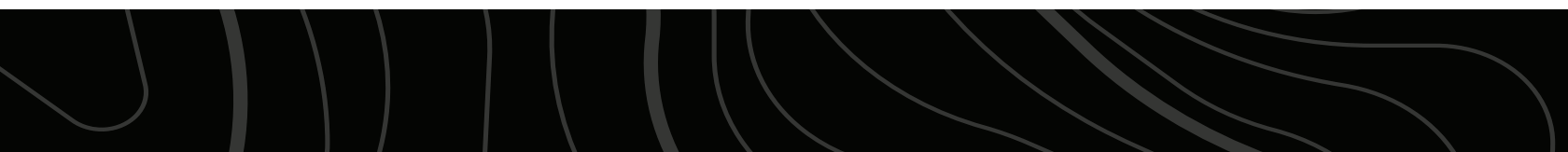
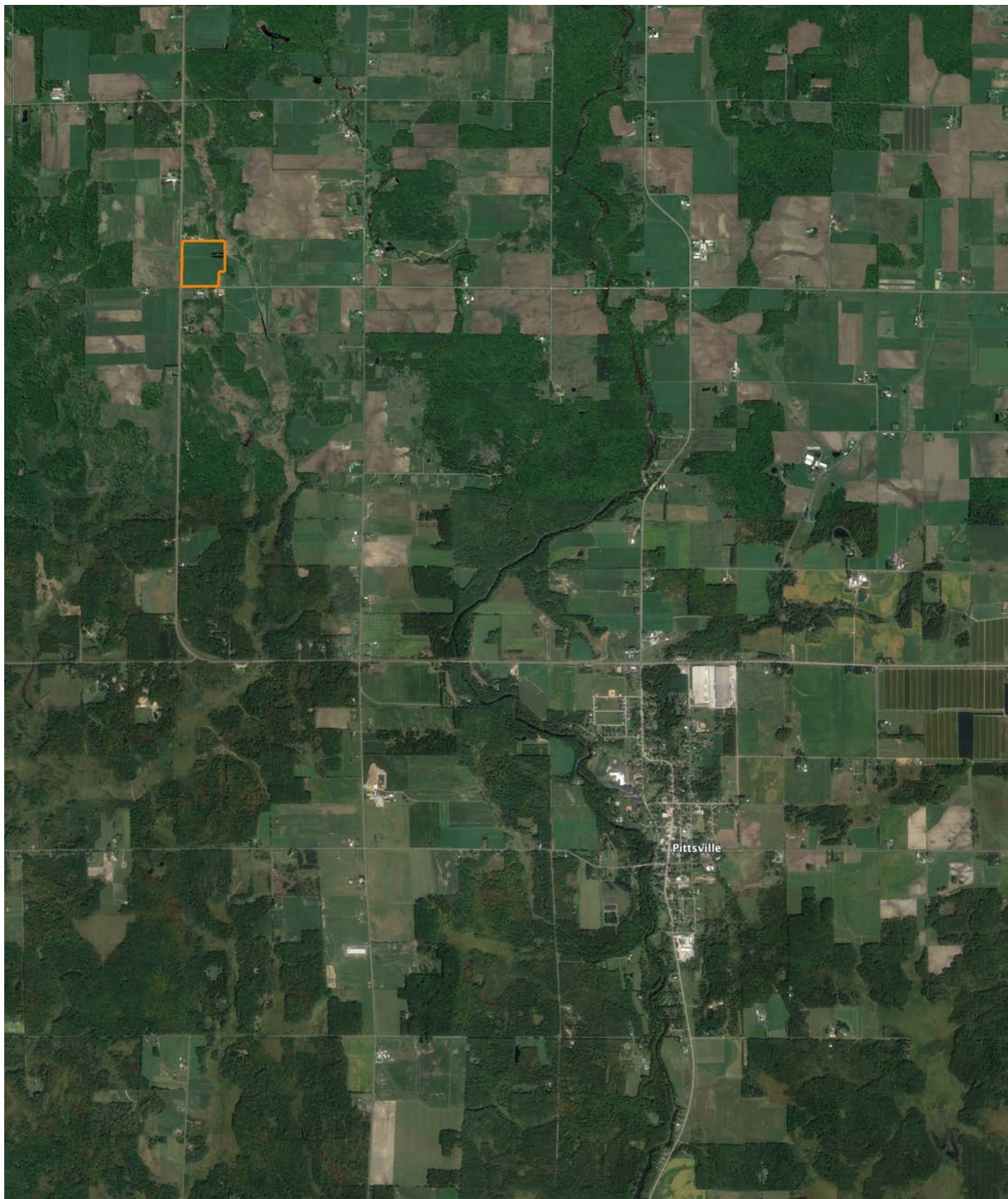


Area Symbol: W1141, Soil Area Version: 20

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	22.54	62.6%		IIw	57	50	49	
Vs	Vesper silt loam, 0 to 2 percent slopes	11.48	31.9%		VIw	50	45	28	
HsB	Hiles silt loam, 2 to 6 percent slopes	1.03	2.9%		IIe	57	53	43	
Ve	Veendum muck, 0 to 2 percent slopes	0.48	1.3%		VIw	39	20	15	
HwB	Humbird sandy loam, 2 to 6 percent slopes	0.47	1.3%		IIIe	48	44	40	
Weighted Average						3.34	*n 54.4	*n 48	*n 41.6

*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.



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