

MIDWEST LAND GROUP PRESENTS



80 ACRES  
**PRICE COUNTY, WI**

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**N1698 Johnson Road, Ogema, Wisconsin, 54459**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BIG WOODS HUNTING TRACT ON A DEAD END ROAD

Secluded, timbered, and diverse 80 acres prime for chasing the big woods bucks of Price County. The dead-end access and varying habitat which borders a thick swamp to the west provide quiet, undisturbed hunting. The land has not been hunted in years. The trail system is solid and provides access to all edges and corners of the property.

This parcel has all the habitat types the discerning big woods hunter desires. The timber is a mixture of northern hardwoods of varying age classes. There is plenty of marketable mature maple, oak, cherry, and hemlock. Micro ridges run in several directions and the funnels naturally used by the whitetails are obvious. This land offers solid potential for cost-effective, strategic

clearing and food plot enhancements. This general area of Price County is diverse with agriculture, timber, creeks, and elevation. Wildlife and game of multiple species are plentiful. Deer, bear, turkey, grouse, and more are plentiful.

This property, located in a wonderful area of Price County, is priced to sell. The private and peaceful location would make a perfect spot for your up-north retreat or home. A short drive west of Tomahawk or northeast of Rib Lake makes this a central location very close to a variety of recreational activities. Countless lakes and flowages are short distances away. The property is not enrolled in any government programs.



# PROPERTY FEATURES

PRICE: **\$217,750** | COUNTY: **PRICE** | STATE: **WISCONSIN** | ACRES: **80**

- Secluded, dead-end road access
- Heavily timbered with northern hardwoods mix
- Minimal to no hunting pressure for several years
- Variety of wild game, deer, bear, grouse and more
- Buildable with no floodplain or wetlands issues
- Close to many recreational opportunities
- Gated at the road
- Strong trail system
- Peaceful, private location for a north woods retreat
- Endless possibilities for hunting property design



# SECLUDED, DEAD-END ROAD ACCESS

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# GATED AT THE ROAD

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# HEAVILY TIMBERED

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# VARIETY OF WILD GAME

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Wildlife and game of multiple species are plentiful. Deer, bear, turkey, grouse, and more are plentiful.

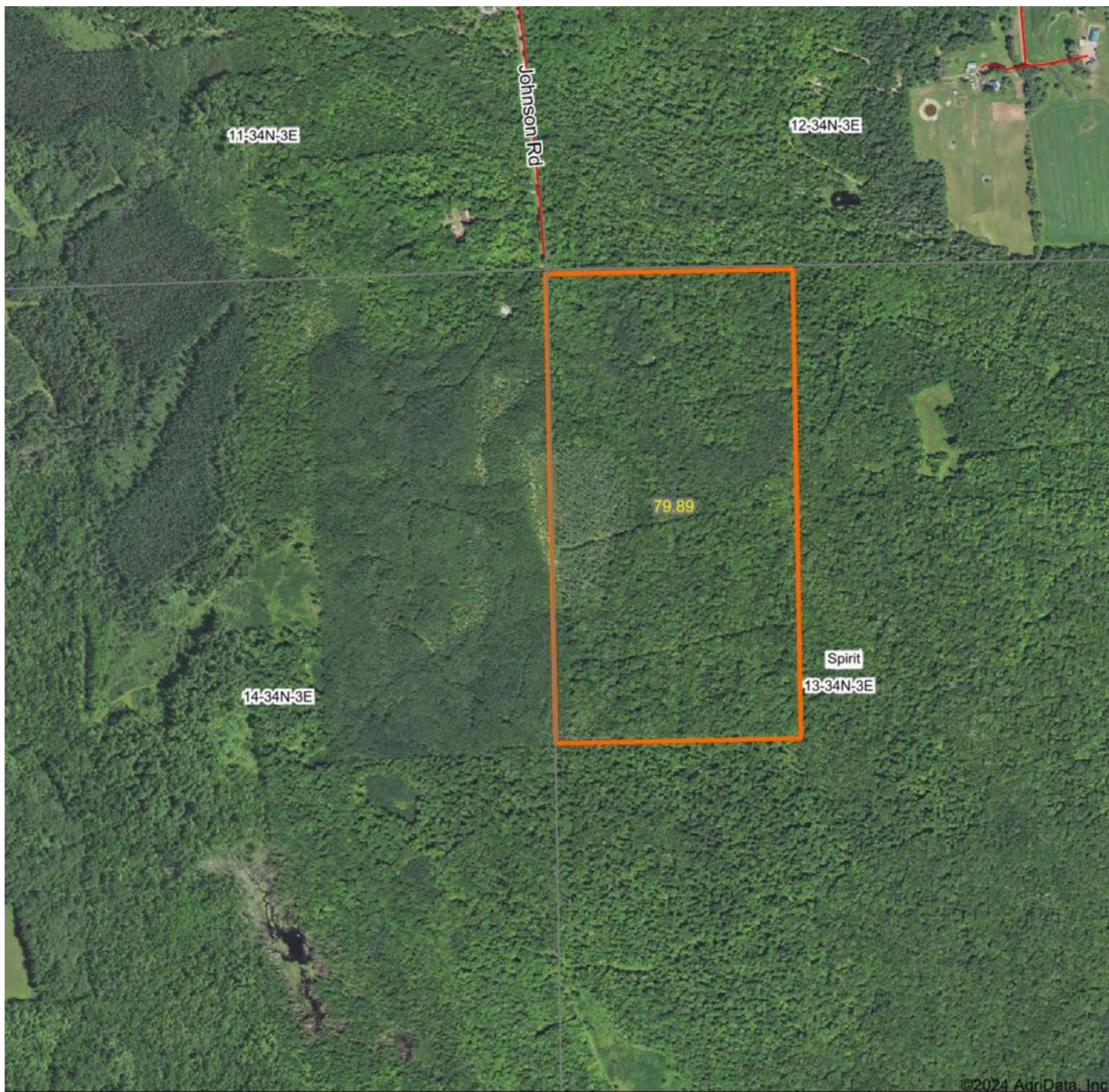


# ADDITIONAL PHOTOS

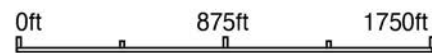
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# AERIAL MAP



Boundary Center: 45° 26' 9.81, -90° 3' 36.56



1/26/2024



Maps Provided By:

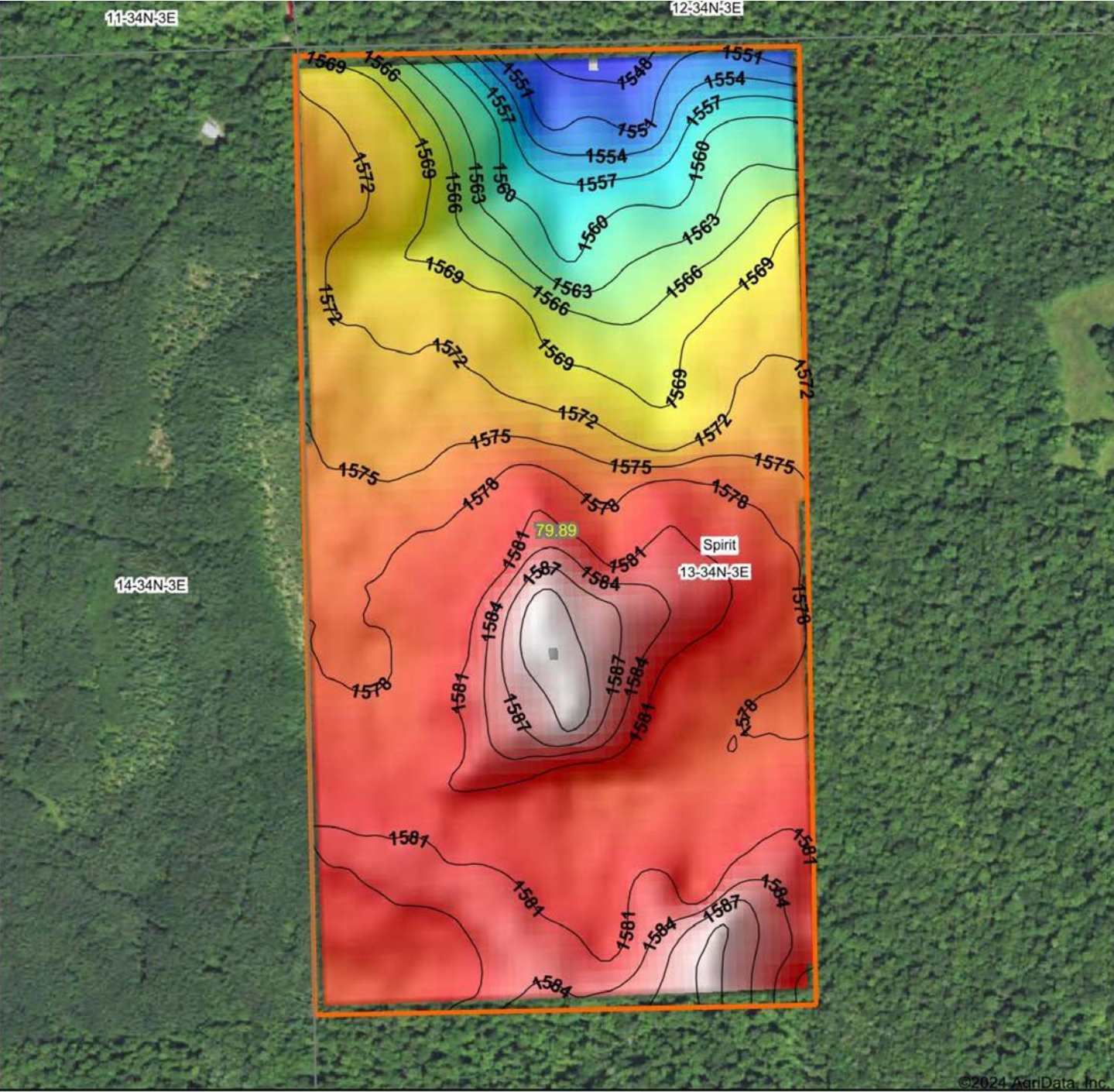


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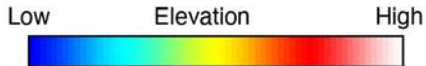
**13-34N-3E**  
**Price County**  
**Wisconsin**



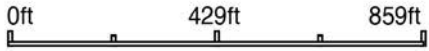
# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,546.6  
 Max: 1,591.7  
 Range: 45.1  
 Average: 1,574.6  
 Standard Deviation: 9.06 ft



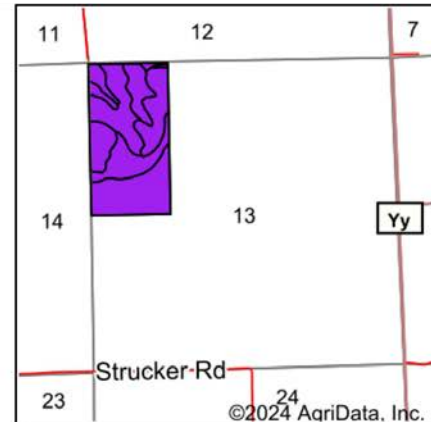
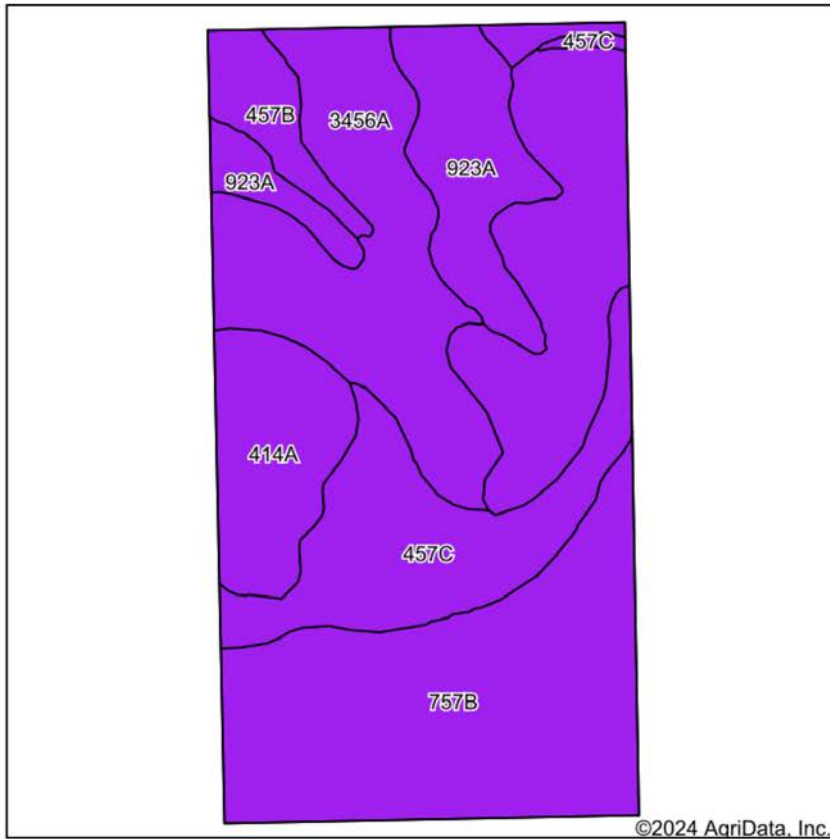
**13-34N-3E**  
**Price County**  
**Wisconsin**

Boundary Center: 45° 26' 9.81, -90° 3' 36.56



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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# SOIL MAP



State: **Wisconsin**  
 County: **Price**  
 Location: **13-34N-3E**  
 Township: **Spirit**  
 Acres: **79.89**  
 Date: **1/26/2024**



Maps Provided By:



Area Symbol: WI099, Soil Area Version: 21								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
757B	Magnor-Freeon complex, 0 to 6 percent slopes, very stony	34.10	42.7%		VIIs	50	48	28
3456A	Magnor, very stony and Magnor silt loams, 0 to 4 percent slopes	15.82	19.8%		VIIs	50	47	29
457C	Freeon, very stony and Freeon silt loams, 6 to 15 percent slopes	11.48	14.4%		VIIs	50	50	28
923A	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	8.61	10.8%		VIW	44	41	18
414A	Loxley and Beseman soils, 0 to 1 percent slopes	6.95	8.7%		VIIW	40	17	27
457B	Freeon, very stony and Freeon silt loams, 2 to 6 percent slopes	2.93	3.7%		VIIs	53	53	31
<b>Weighted Average</b>					<b>6.09</b>	<b>*n 48.6</b>	<b>*n 44.8</b>	<b>*n 27.1</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# 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

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