

MIDWEST LAND GROUP PRESENTS

139.6 ACRES IN

LAFAYETTE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

139 +/- ACRE LAFAYETTE COUNTY RECREATIONAL GEM

Midwest Land Group is pleased to present this fantastic hunting property in rural Lafayette County, Wisconsin. This 139 +/- acre property features a dynamic range of habitats offering the perfect setting for thriving wildlife populations ranging from deer and turkey to ducks and geese! The property holds a perpetual Emergency Watershed Protection Program Floodplain easement. The floodplain easement does have restrictions associated with it including no building. Hunting is permitted on the easement, as are using treestands and blinds. The easement makes up the entirety of the acreage. Contact the listing agent for additional details regarding the easement. When walking the property, it's impossible to miss the amount of whitetail sign that are present. Rubs and scrapes from the previous fall are abundant in all corners of the property, as are the trails and bedding cover. The northern portion of the property is comprised of scattered cedars, natural grasses, and mature burr oaks offering a diverse landscape and natural food sources. The central portion of the

property is home to several ponds, willow thickets, and prairie grasses, while the southernmost portion of the property features a new growth of trees. This growth of trees offers great bedding for whitetails during the hot summer months and early fall, while the prairie grasses in the central and north portions of the property offer great thermal cover and bedding opportunities during the late fall and winter months. As mentioned, several ponds exist on the western side of the property offering fantastic waterfowl hunting opportunities as well. These ponds routinely hold water year-round and year after year, providing a routine stopping point for migrating waterfowl. This property is located just 1 hour from Madison and 2 hours from Milwaukee, allowing for seclusion while also being within easy driving distance. If you've been looking for an attractive and affordable recreational property in southern Wisconsin, this is one you don't want to miss! For more information regarding the property or to schedule a private showing, contact Jason Heller at (815) 858-4403.



PROPERTY FEATURES

PRICE: **\$397,775** | COUNTY: **LAFAYETTE** | STATE: **WISCONSIN** | ACRES: **139.6**

- Emergency Watershed Protection Program Floodplain easement area
- Abundant whitetail hunting
- Great waterfowl hunting
- Multiple ponds
- Diverse range of habitat
- 1.7 +/- miles of Pecatonica River frontage
- 2023 taxes totaled \$840
- 1 hour from Madison, WI
- 2 hours from Milwaukee, WI
- 2 hours 15 minutes from Chicago, IL suburbs



139.6 +/- ACRES



GREAT WATERFOWL HUNTING



ABUNDANT WHITETAIL HUNTING



DIVERSE RANGE OF HABITAT



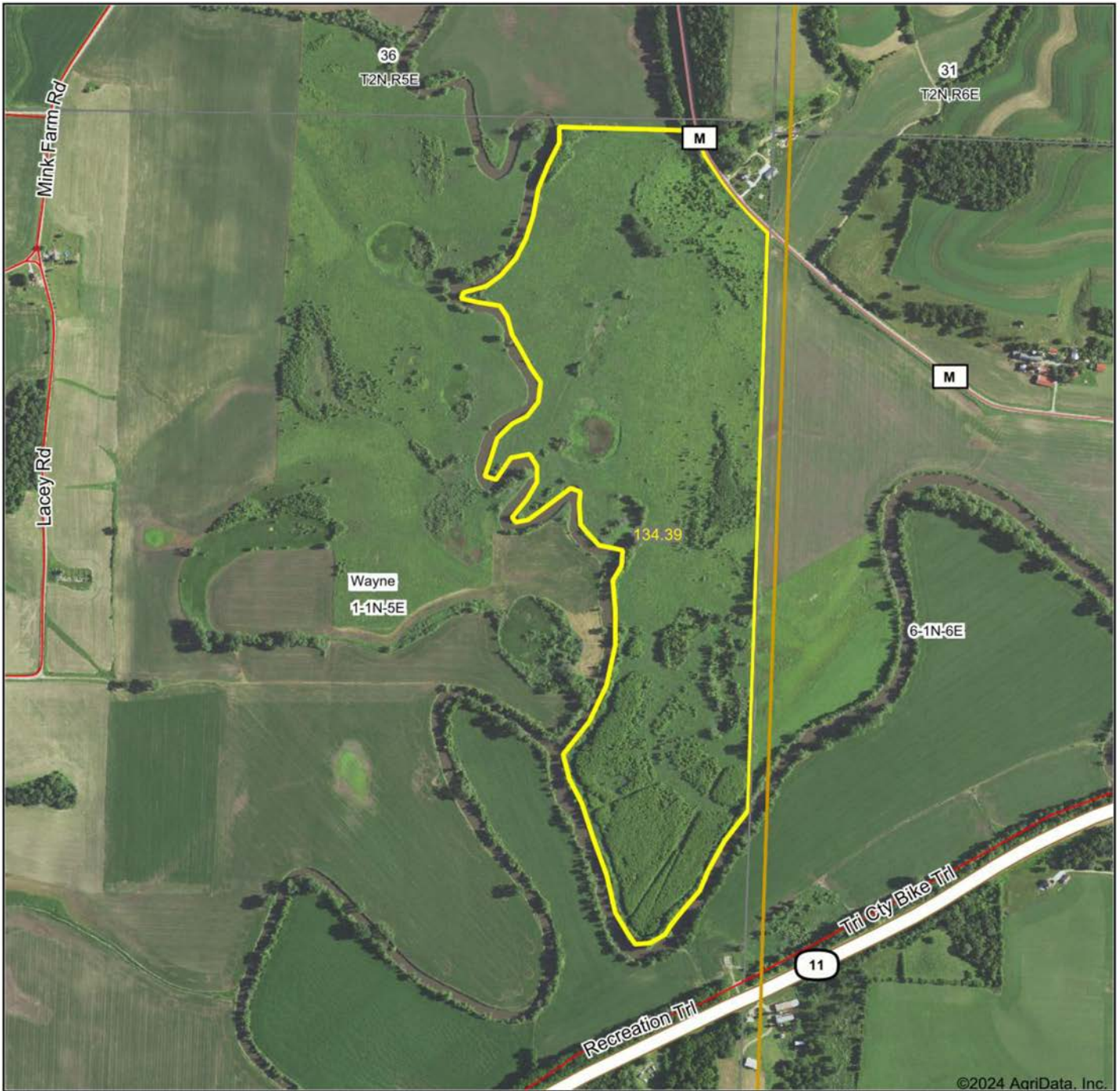
MULTIPLE PONDS



1.7 MILES OF PECATONICA RIVER FRONTAGE



AERIAL MAP



Boundary Center: 42° 35' 20.64, -89° 50' 29.56

0ft 989ft 1979ft



Maps Provided By:



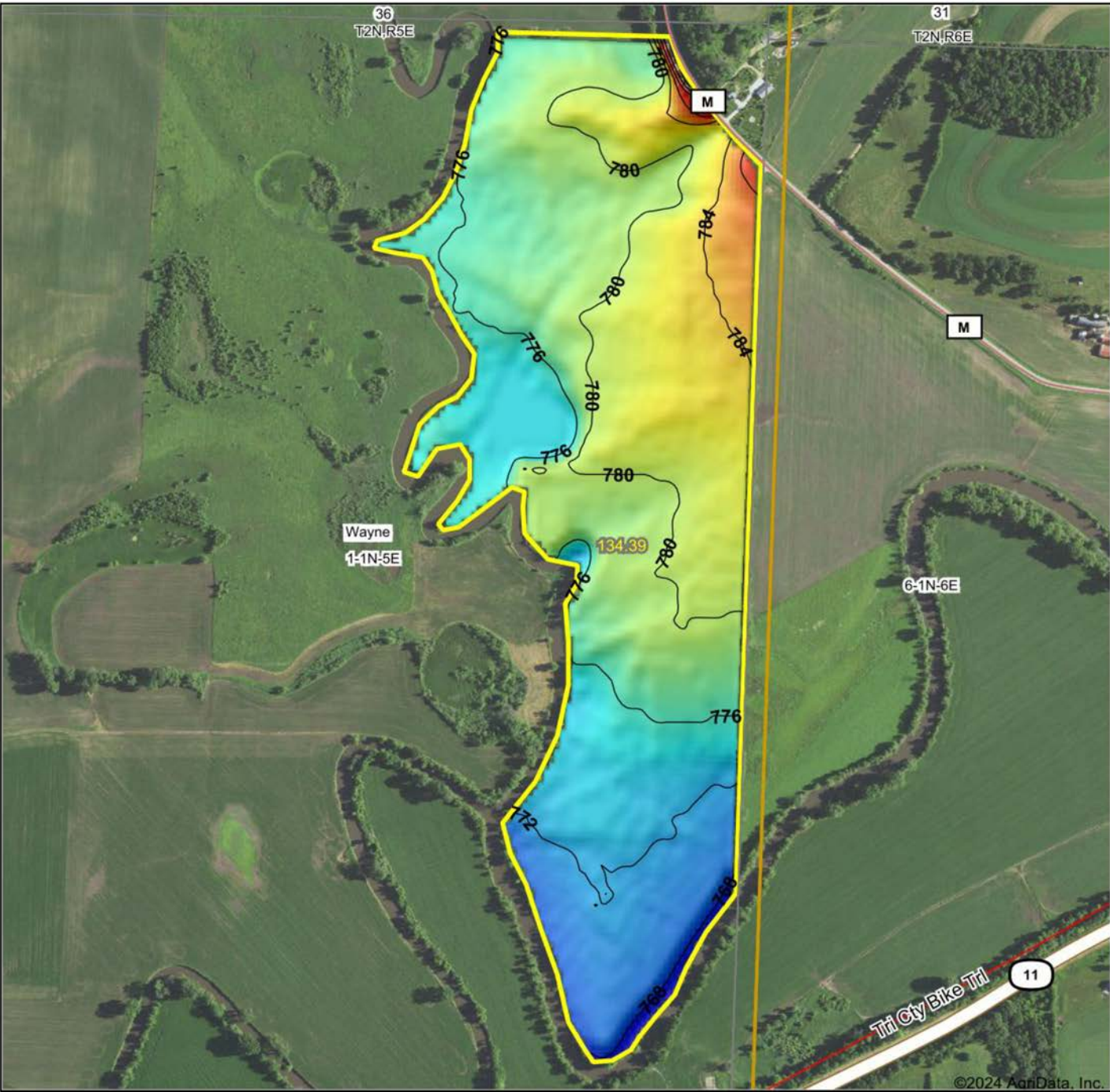
CUSTOMIZED ONLINE MAPPING
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1-1N-5E
Lafayette County
Wisconsin

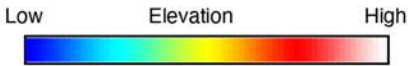


3/10/2024

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 766.7
 Max: 797.5
 Range: 30.8
 Average: 777.4
 Standard Deviation: 4.23 ft



3/10/2024

1-1N-5E
Lafayette County
Wisconsin

Boundary Center: 42° 35' 20.64, -89° 50' 29.56



Maps Provided By:



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OVERVIEW MAP



AGENT CONTACT

Jason Heller is a dedicated, hard-working land agent who possesses a deep passion for land, hunting, and agriculture. Jason's journey into the world of hunting began at the age of 12 when he started bowhunting whitetails and instantly fell in love with it. As years went by, he became more interested in managing the family farm to produce quality deer, completing all forms of habitat projects from timber stand improvement to prescribed burns. These experiences gave him a unique perspective on what works, what doesn't, and what can be done to improve a property to increase its value.

Born and raised on a farm in rural Jo Daviess County, Illinois, Jason earned a degree in agricultural business from the University of Wisconsin Platteville. His professional background includes agricultural banking, which has provided him with first-hand knowledge of real estate financing including the utilization of government programs and FSA loans. Combining his professional expertise with his land management background, Jason is well-equipped to guide buyers in acquiring their dream hunting property, expanding their farming operation, or investing in income-generating land real estate. Sellers also benefit from his extensive knowledge, as he assists them in maximizing the value of their land during the selling process.

In his spare time, Jason enjoys spending time with his wife Amber and their two dogs, Jaxx and Ace. When he's not spending quality time with his family and friends, you'll likely find Jason playing a round of golf or bass fishing. If you're in the market for farmland, recreational, or investment properties in Illinois or Wisconsin, be sure to give Jason a call.



JASON HELLER, LAND AGENT
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