



MIDWEST LAND GROUP
PRESENTS

LAFAYETTE COUNTY WISCONSIN

76.4 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

76 +/- ACRE LAFAYETTE COUNTY SPORTSMAN'S PARADISE

Fantastic opportunity to own an affordable duck and deer hunting property in eastern Lafayette County, Wisconsin! This property features a diverse range of habitats, from wetlands to native prairie grasses, and patches of mature hardwood timber. This combination offers the perfect setting for thriving wildlife populations ranging from ducks, geese, doves, turkey, and whitetail deer!

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 74 +/- of the 76 acres with the remaining acreage not being buildable due to location. Contact the listing agent for additional details regarding the easement.

The range of recreational opportunities this property holds is tremendous. To start with, multiple ponds and sloughs dot the landscape offering fantastic waterfowl hunting opportunities. When touring the property, you'll likely run into a multitude of ducks and geese either in the ponds and sloughs in the front of the property

or in the nearly ½ mile of Pecatonica River frontage in the back. Also worth noting is the whitetail hunting opportunities this property holds! Much of the property features natural prairie grasses which provide an abundance of cover year-round, while the west side of the property features the majority of the mature timber. Several excellent pinch points exist providing for ideal stand locations. Most notably in the southwest corner of the property where the Pecatonica River, neighboring ag field, and an oak knob converge creating a fantastic natural funnel. Additionally, the ponds and sloughs provide ample water sources, as does the Pecatonica River on the west side of the property. The property also offers a northeastern access point off County Road M, allowing for great access to stand locations with the prevailing westerly winds.

The property is also conveniently located in close proximity to major cities. Located just 1 hour from Madison and 2 hours from Milwaukee, this property is secluded, but within easy driving distance. If you're in the market to find an exceptional hunting property in southern Wisconsin look no further! For more information regarding the property or to schedule a private showing, contact Jason Heller at (815) 858-4403.



PROPERTY FEATURES

PRICE: **\$210,265** | COUNTY: **LAFAYETTE** | STATE: **WISCONSIN** | ACRES: **76.4**

- 76 +/- acres to be determined by survey prior to closing
- Emergency Watershed Protection Program Floodplain easement
- Fantastic waterfowl hunting
- Multiple ponds and sloughs
- Great whitetail hunting
- Great thermal cover
- Natural travel corridors
- ½ +/- mile of Pecatonica River frontage
- 2023 taxes totaled \$578
- 1 +/- hour from Madison, WI
- 2 +/- hours from Milwaukee, WI
- 2 +/- hours, 15 minutes from Chicago, IL suburbs



76 +/- ACRES



FANTASTIC WATERFOWL HUNTING



MULTIPLE PONDS AND SLOUGHS



PECATONICA RIVER FRONTAGE



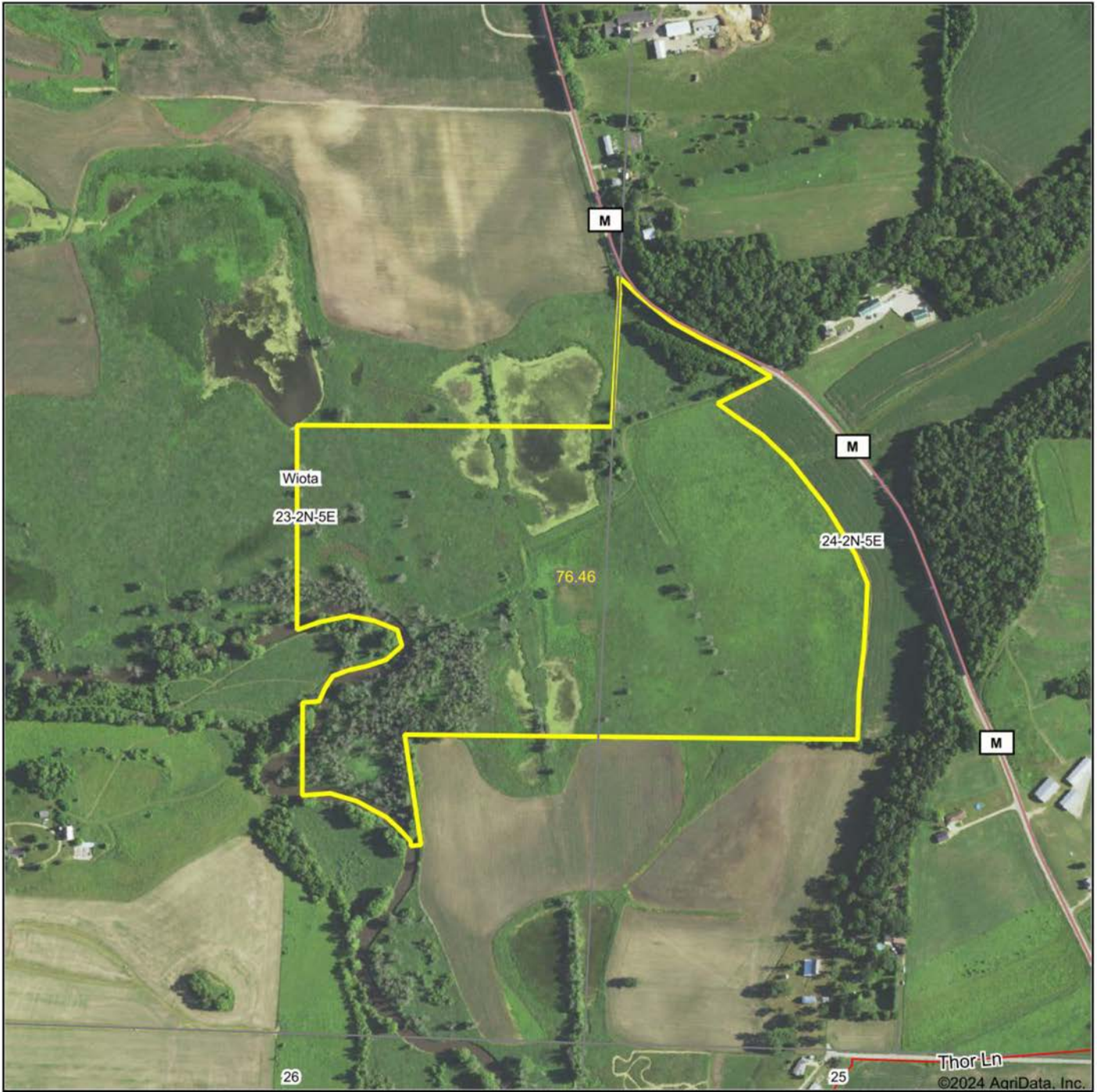
NATURAL TRAVEL CORRIDORS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 42° 37' 50.68, -89° 51' 27.9

0ft 661ft 1322ft



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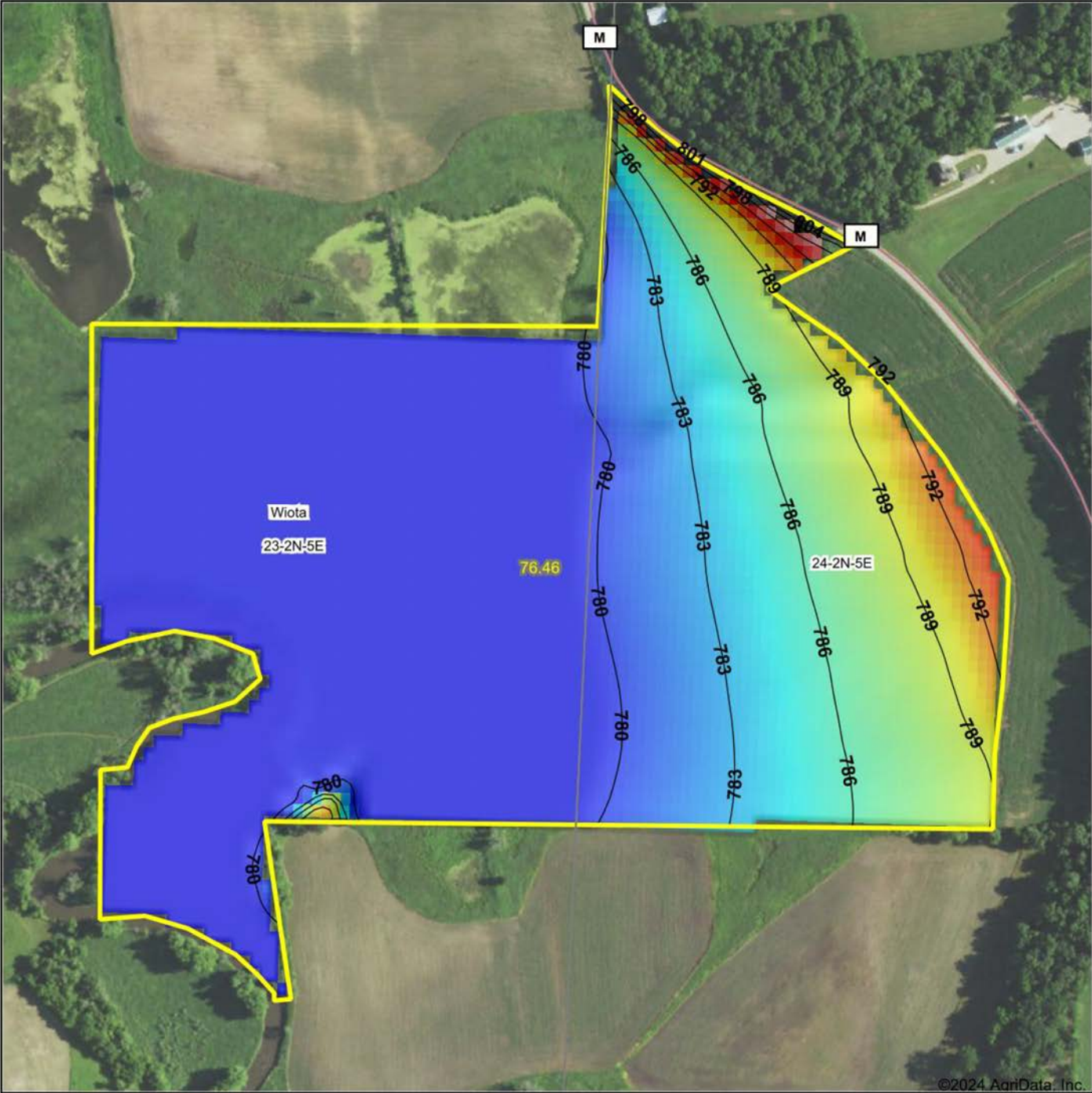
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23-2N-5E
Lafayette County
Wisconsin

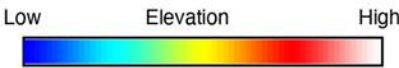


3/10/2024

HILLSHADE MAP

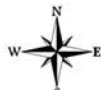
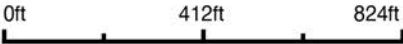


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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 779.6
 Max: 800.3
 Range: 20.7
 Average: 782.5
 Standard Deviation: 3.84 ft

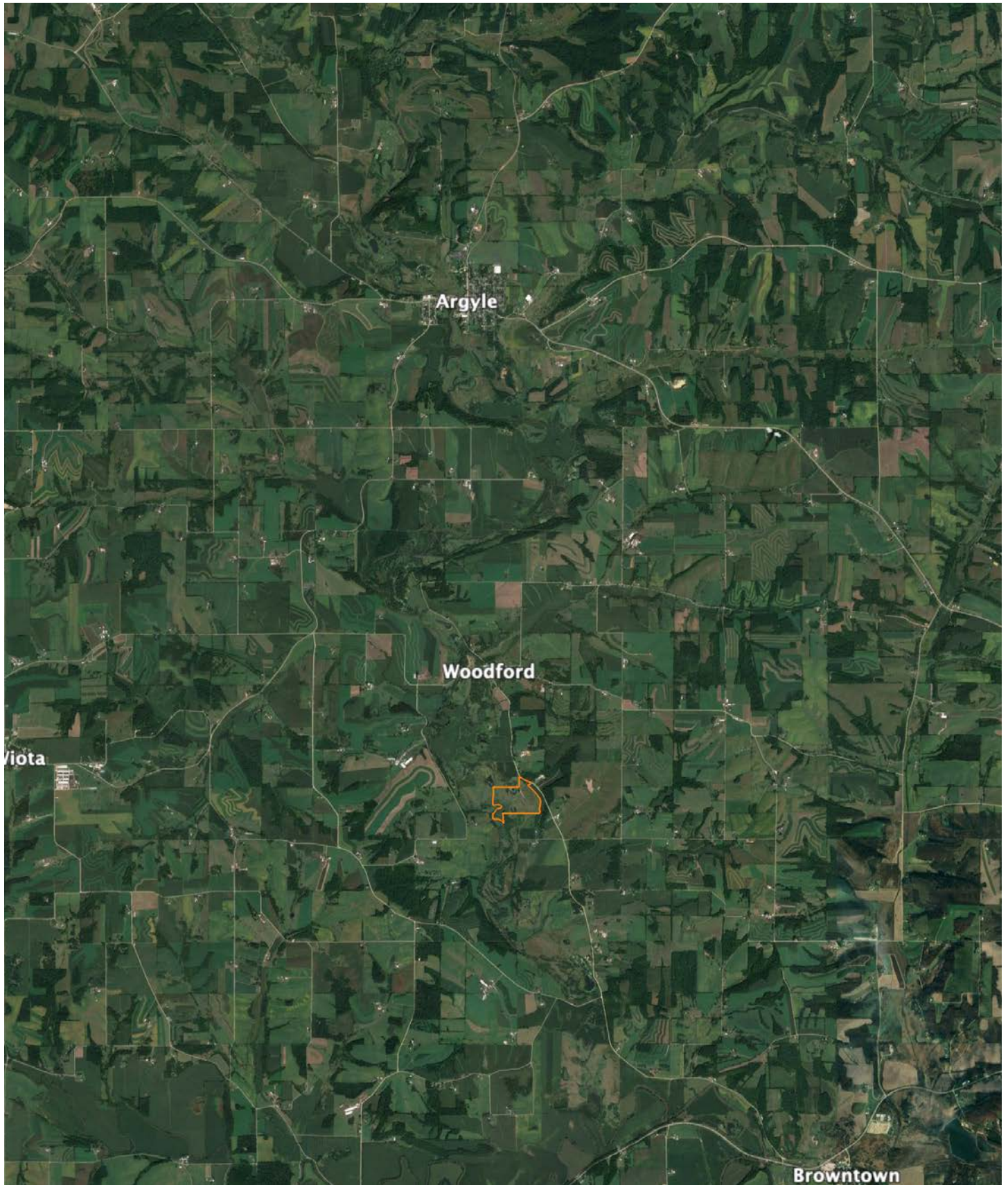


3/10/2024

23-2N-5E
Lafayette County
Wisconsin

Boundary Center: 42° 37' 50.68, -89° 51' 27.9

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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MidwestLandGroup.com

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