

MIDWEST LAND GROUP PRESENTS

131 ACRES IN

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# MONROE COUNTY WISCONSIN



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# TIMBER, MARSH, AND UNTAPPED POTENTIAL IN MONROE COUNTY

Immerse yourself in 131 +/- acres of Wisconsin paradise! Rolling hills and a vibrant network of waterways define this exceptional property in Monroe County. The South Fork Lemonwier River cuts through the northwest corner of the land, creating a haven for nature lovers and outdoor enthusiasts. Abundant signs of whitetail deer and turkey activity, with frequent rubs and scrapes, hint at a thriving wildlife population. This property seamlessly blends the thrill of the hunt with unmatched convenience. Elevated platforms offer prime hunting vantage points, while a well-managed trail system, accessible by foot or UTV, allows for effortless exploration and convenient access to prime hunting areas. The diverse landscape, with its mix of rolling hills, low ground perfect for food plots, and mature

apple and chestnut trees scattered throughout, provides a natural bounty of wildlife and a picturesque backdrop for your adventures. This is your rare opportunity to own a slice of Wisconsin magic! Whether you're an outdoor enthusiast yearning for a private escape or a passionate hunter seeking the perfect vantage point, this land has something for everyone. The gated access ensures privacy and security, while a cleared campsite with electric hookups awaits near the road, perfect for weekend getaways or extended camping adventures. Plus, the Monroe County Fairgrounds are just a short walk away, offering a vibrant connection to the local community. Don't miss this chance to own a truly unique property and create your own legacy in the outdoors.

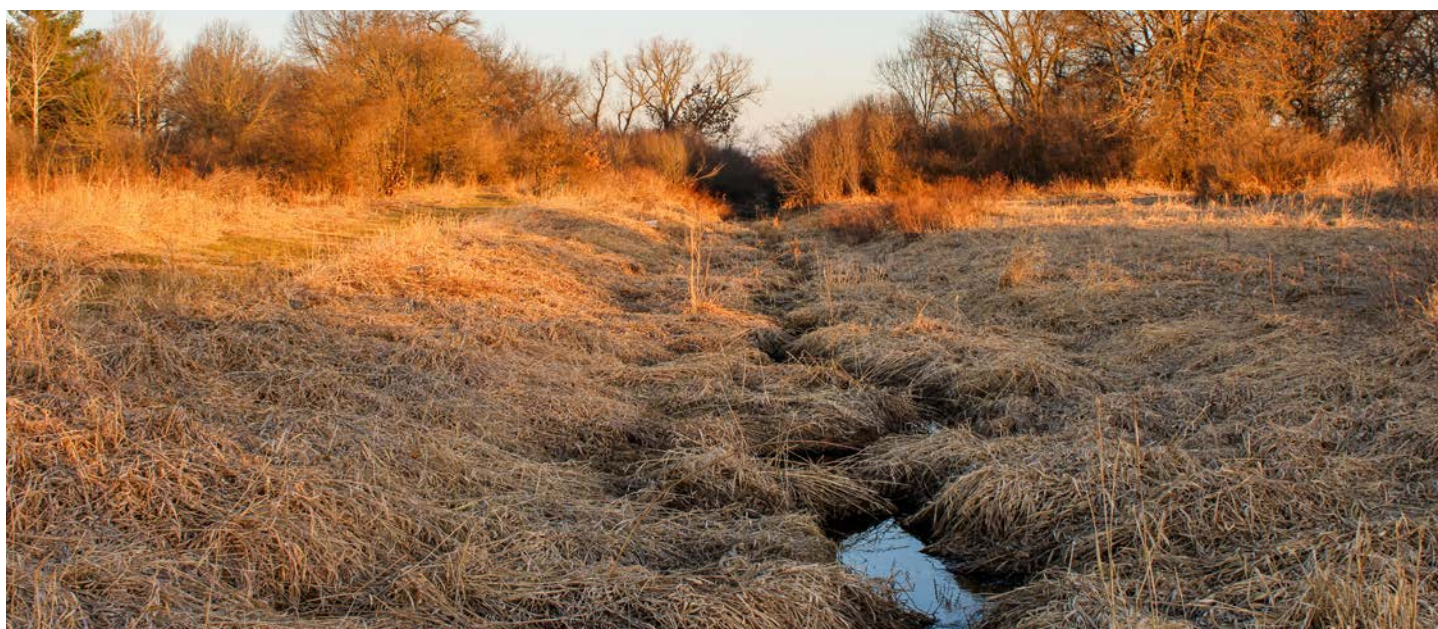




# PROPERTY FEATURES

PRICE: **\$431,800** | COUNTY: **MONROE** | STATE: **WISCONSIN** | ACRES: **131**

- South Fork Lemonwier River flows through property
- Excellent deer and turkey hunting
- Natural travel corridor to access food and water
- Rolling hills
- Diverse habitat
- Elevated platforms included
- Gated access
- Well-managed trail system
- Walking distance from Monroe County Fairgrounds
- Cleared campsite with electricity available at road
- 1.8 miles from Lake Tomah
- 45 minutes from La Crosse
- Seen by appointment only





# 131 +/- ACRES

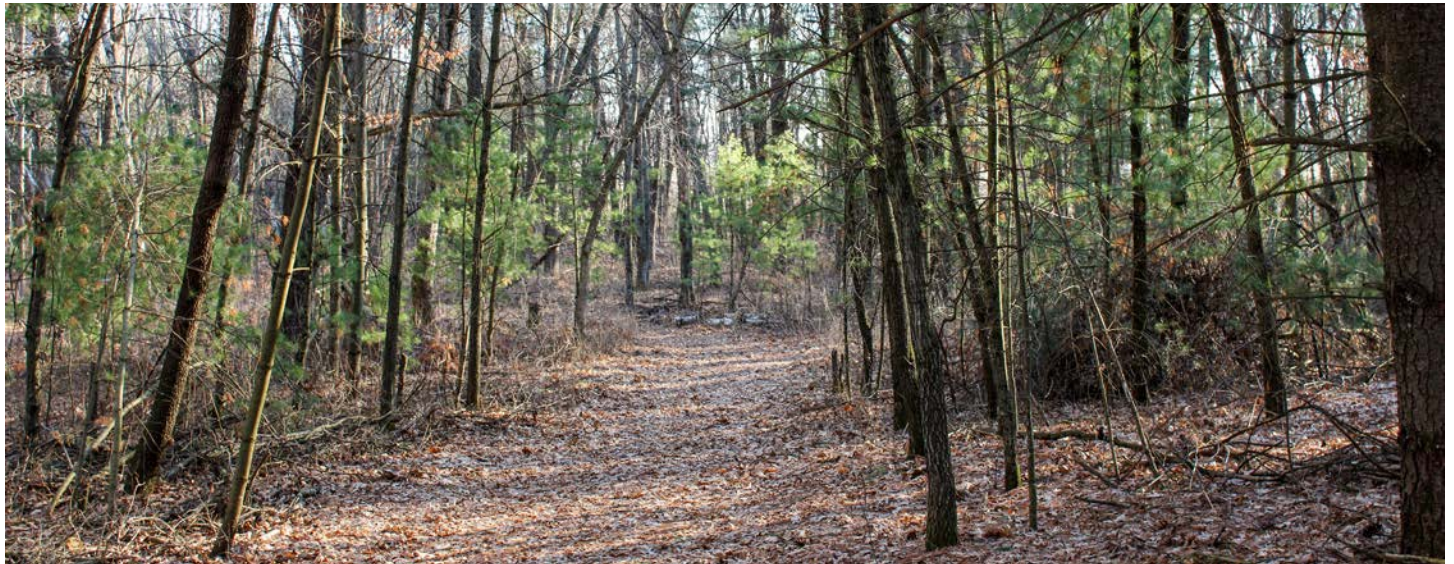
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# WELL-MANAGED TRAIL SYSTEM

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## EXCELLENT DEER HUNTING

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# SOUTH FORK LEMONWIER RIVER

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# CLEARED CAMPSITE

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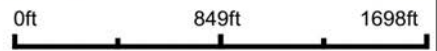




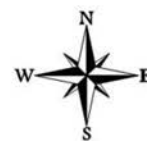
# AERIAL MAP



Boundary Center: 43° 57' 52.86, -90° 31' 27.79



**8-17N-1W**  
**Monroe County**  
**Wisconsin**



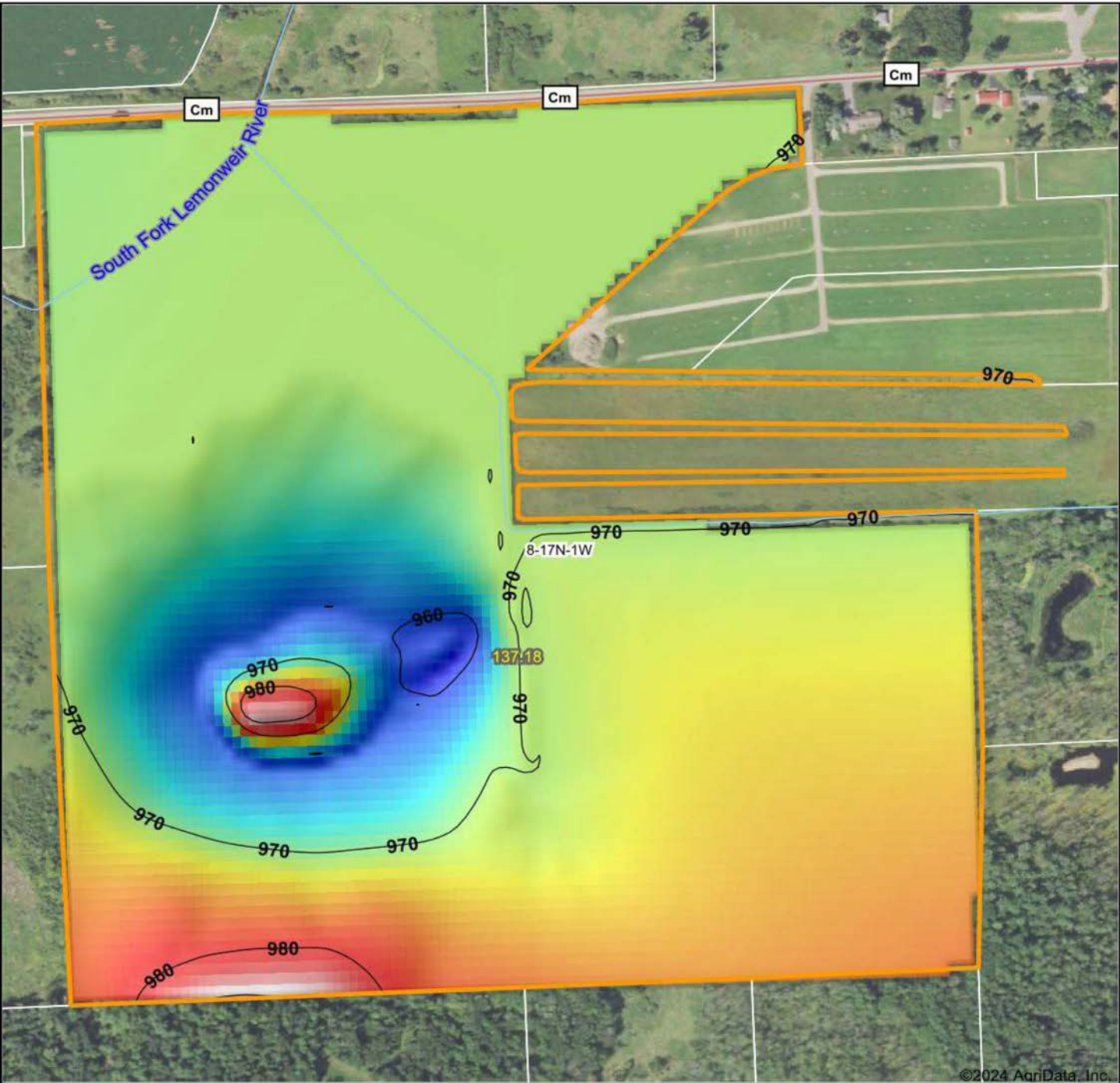
Maps Provided By:  
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3/9/2024

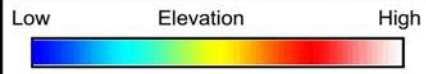
Field borders provided by Farm Service Agency as of 5/21/2008.



# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 958.3  
 Max: 986.1  
 Range: 27.8  
 Average: 970.4  
 Standard Deviation: 4.1 ft



**8-17N-1W**  
**Monroe County**  
**Wisconsin**

Boundary Center: 43° 57' 52.86, -90° 31' 27.79

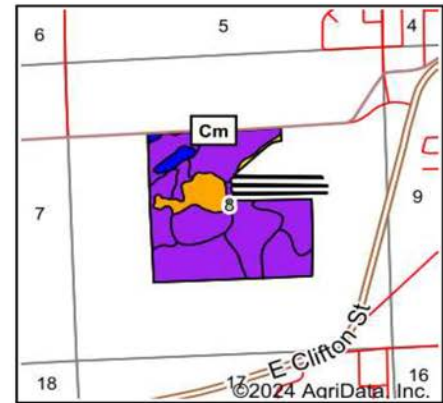
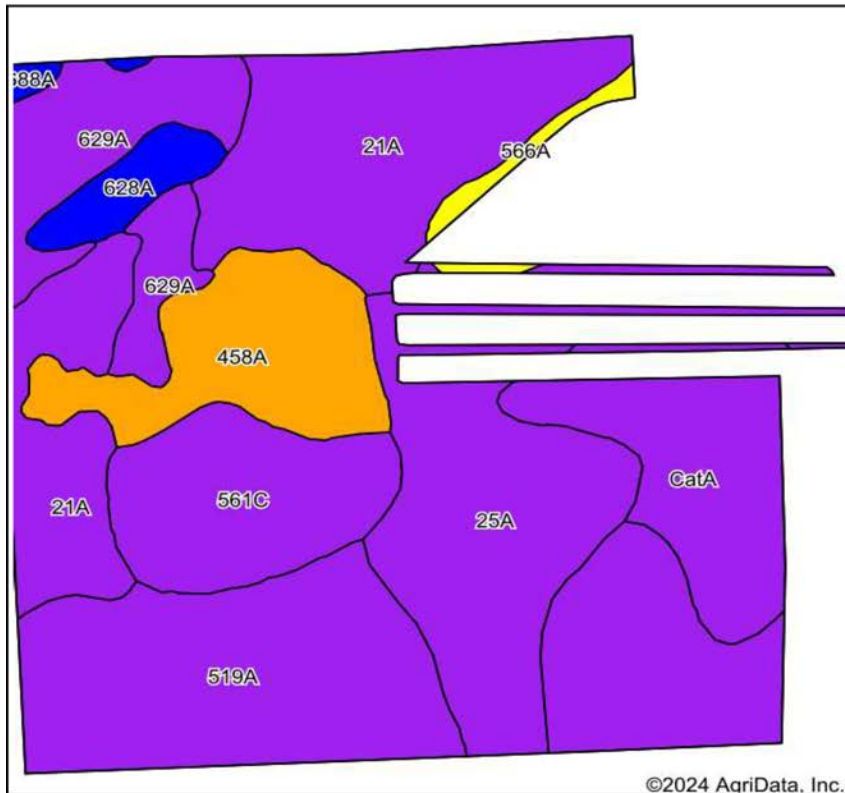
Maps Provided By:

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Field borders provided by Farm Service Agency as of 5/21/2008.



# SOIL MAP



State: **Wisconsin**  
 County: **Monroe**  
 Location: **8-17N-1W**  
 Township: **Tomah**  
 Acres: **137.18**  
 Date: **3/9/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: WI081, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
519A	Ponycreek muck, 0 to 1 percent slopes	34.15	24.9%		> 6.5ft.	Vlw	29	15	29	9
21A	Palms muck, 0 to 1 percent slopes, frequently flooded	28.48	20.8%		> 6.5ft.	Vllw	4	2	3	1
25A	Dawsil mucky peat, 0 to 1 percent slopes	21.28	15.5%		> 6.5ft.	Vllw	36	13	36	9
458A	Hoop sandy loam, 0 to 3 percent slopes	12.16	8.9%		> 6.5ft.	Illw	66	66	51	43
CatA	Cathro muck, acid, lake plain, 0 to 1 percent slopes	12.14	8.8%		> 6.5ft.	Vllw	49	18	49	12
561C	Tarr sand, 6 to 15 percent slopes	12.12	8.8%		> 6.5ft.	Vls	39	39	37	25
629A	Ettrick silt loam, 0 to 2 percent slopes, frequently flooded	11.44	8.3%		> 6.5ft.	Vlw	52	40	18	52
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	3.21	2.3%		> 6.5ft.	llw	89	79	55	89
566A	Tint sand, 0 to 3 percent slopes	1.49	1.1%		> 6.5ft.	IVs	33	33	32	19
688A	Sechler loam, 0 to 3 percent slopes, occasionally flooded	0.71	0.5%		> 6.5ft.	llw	47	47	32	33
<b>Weighted Average</b>						<b>6.05</b>	<b>*n 34.3</b>	<b>*n 22.8</b>	<b>*n 28.9</b>	<b>*n 17.7</b>

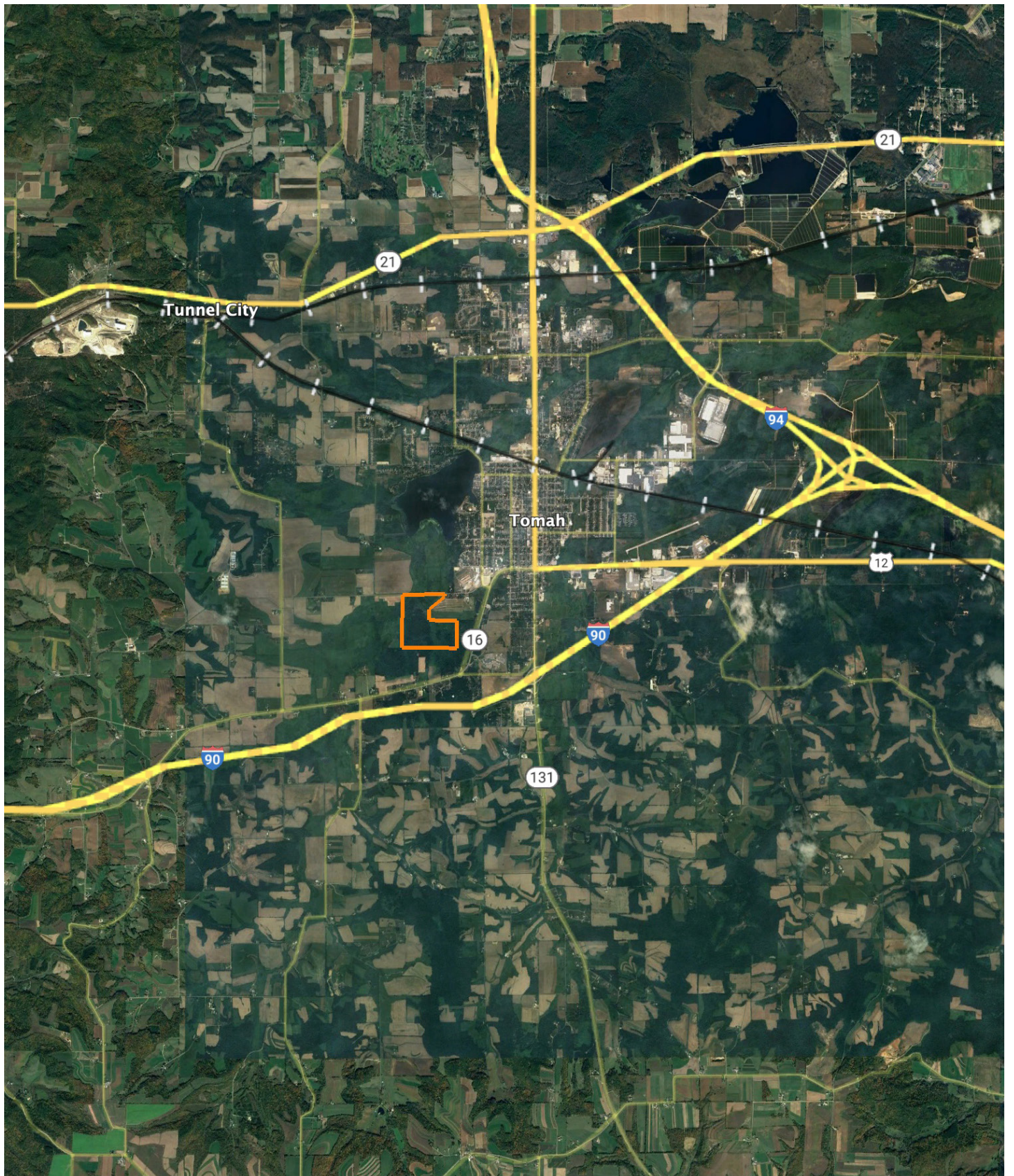
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Matt Noland, a Navy veteran turned passionate land agent with Midwest Land Group, brings a unique blend of discipline, passion, and insight to Central Wisconsin's real estate market. Born in Texas and deeply connected to Wisconsin through family, Matt understands the value of land from both a personal and professional perspective.

After a 15-year tenure in the U.S. Navy, Matt transitioned from the structured world of the submarine force to the open landscapes of Wisconsin, where he lives with his wife Brooke and son Grant. This shift marked the beginning of his journey in real estate, driven by a love for the outdoors and a desire to help others find and manage their piece of the heartland.

Matt's approach is built on a foundation of military precision, project management skills, and a genuine connection to rural living. He leverages his lived experience and understanding of the land's potential to guide clients through their real estate transactions. His commitment to integrity, quality, and open communication ensures a tailored and effective service for each client.

Choosing Matt as a land agent means partnering with someone who embodies the lifestyle he promotes. His deep-rooted passion for the outdoors, coupled with a strong network in Central Wisconsin, positions him not just as an agent, but as a dedicated steward of your land aspirations. With Matt, clients gain more than a representative; they gain an advocate committed to realizing the full potential of their property and dreams.



**MATT NOLAND,**  
LAND AGENT  
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MNoland@MidwestLandGroup.com



**MidwestLandGroup.com**

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