

MIDWEST LAND GROUP PRESENTS

72 ACRES IN

KENOSHA COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATIONAL BLANK CANVAS IN KENOSHA COUNTY

Midwest Land Group is proud to present this rare gem nestled in Kenosha County, boasting over 3,600 feet +/- of Fox River frontage. This remarkable parcel of land presents a canvas of endless possibilities, beckoning to be transformed into the ultimate recreational sanctuary. Spanning a total of 72 acres +/- with three and a half acres +/- of buildable terrain, the property offers an ideal foundation for crafting your dream retreat. Beyond the build site, explore a majestic timber area adorned with strategic pinch points, clear cuts, and meticulously carved paths, enhancing both the allure and functionality of the natural landscape. With tree stand locations thoughtfully selected, this property caters to the avid outdoors enthusiast, promising unparalleled experiences and boundless potential for adventure.

Embrace the opportunity to shape your own paradise in this rare offering, where the harmonious convergence of nature's bounty and human ingenuity invites you to create a legacy of leisure and enjoyment. Whether envisioning a secluded getaway or a recreational haven for family and friends, this land presents the ideal backdrop for realizing your aspirations. Don't miss the chance to embark on a journey of discovery and fulfillment, as you unlock the full potential of recreational possibilities awaiting this blank canvas in Kenosha County.

Properties of this caliber are once in a lifetime. If you have any questions, would like more information, or want to schedule a private showing, please contact Drew Kissel at (779) 775-8679.



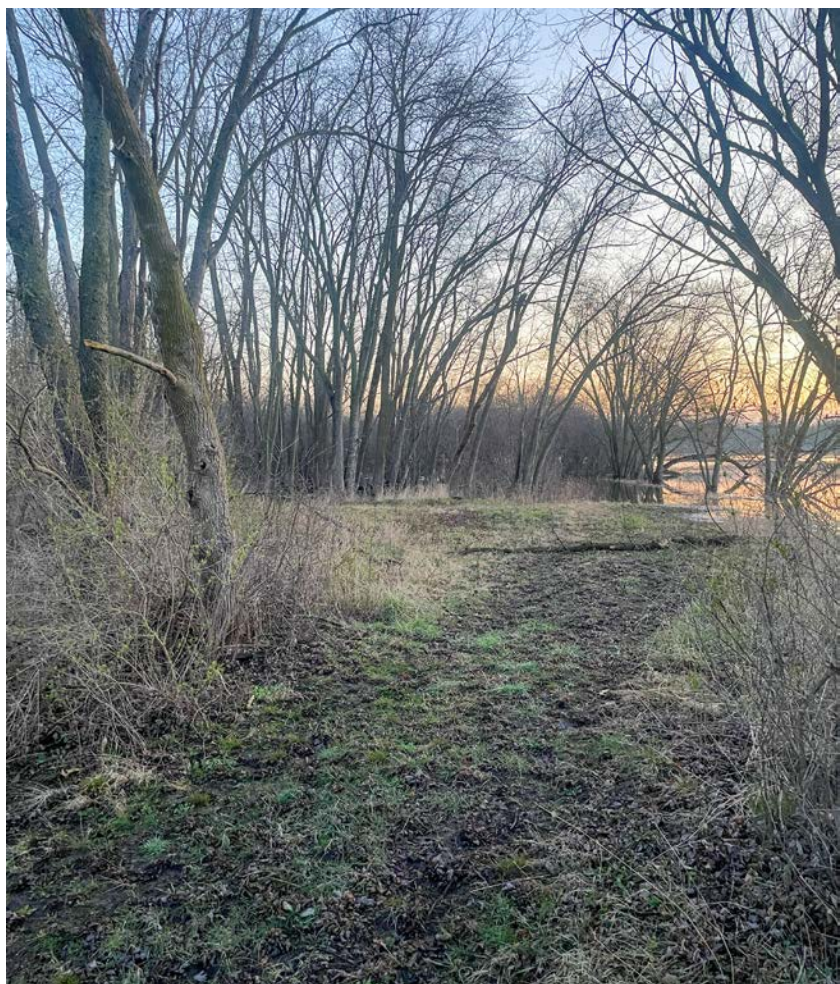
PROPERTY FEATURES

PRICE: **\$415,000** | COUNTY: **KENOSHA** | STATE: **WISCONSIN** | ACRES: **72**

- 3,600 feet of Fox River frontage
- Strategically maintained timber
- 3.5 acre +/- buildable lot
- County road access
- Established food plot
- 1:42 from Chicago, IL
- 51 minutes from Milwaukee, WI
- 17 minutes from Lake Geneva, WI
- 59 minutes from O'Hare Airport
- Just minutes away from Wilmot Mountain Ski Resort



72 +/- ACRES



3,600 FEET OF FOX RIVER FRONTAGE



STRATEGICALLY MAINTAINED TIMBER



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 42° 33' 41.58, -88° 11' 3.58



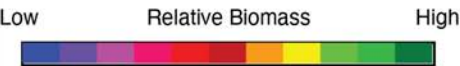
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7-1N-20E
Kenosha County
Wisconsin



3/20/2024

HILLSHADE MAP



Crop: Herbaceous Wetlands - 61%
Woody Wetlands - 13%

*USDA CropScape

Elevation Min: 747.5
Max: 751.4
Range: 3.9
Average: 748.7
Standard Deviation: 0.69 ft



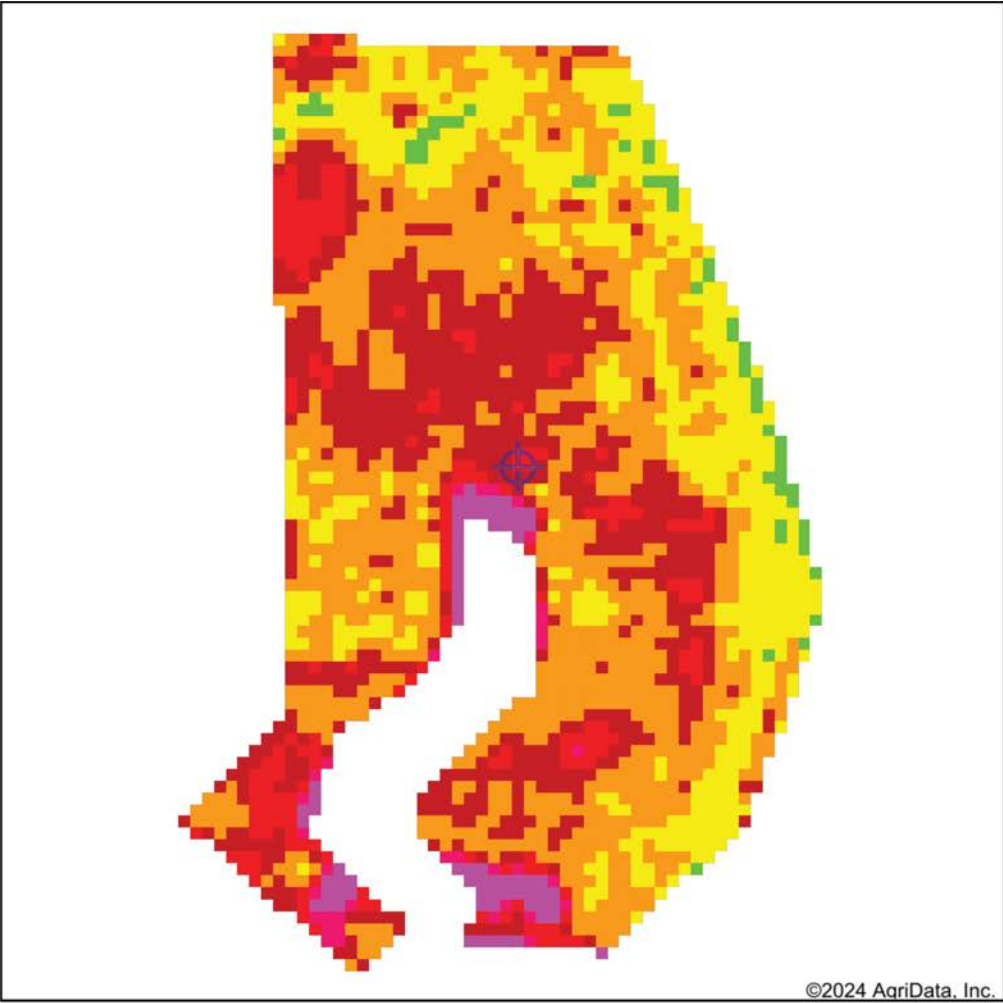
3/20/2024

7-1N-20E
Kenosha County
Wisconsin

Boundary Center:
42° 33' 41.58, -88° 11' 3.58



NDVI MAP



Farm:

Field:

Acres: 72

Date: 3/20/2024

Crop:

Herbaceous Wetlands - 61%

Woody Wetlands - 13%

*USDA CropScape

Soils Weighted Average

NCCPI Overall: 33

Remarks:



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Low RELATIVE BIOMASS High	Value	Acres	%Field	NCCPI
	86 - 99			
	81 - 85			
	76 - 80	1.5	2.1	84.9
	71 - 75	15.7	21.8	62.3
	66 - 70	28.5	39.6	26.7
	61 - 65	18.1	25.2	14.9
	51 - 60	5.3	7.4	19.5
	41 - 50	1.0	1.3	24.5
	21 - 40	1.9	2.7	7.1
	1 - 20			
	0 - 0			

Boundary Center: 42° 33' 41.58, -88° 11' 3.58
State: WI
County: Kenosha
Location: 7-1N-20E
Township: Salem

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Std. Dev: **7.86**
Mean: **65.93**

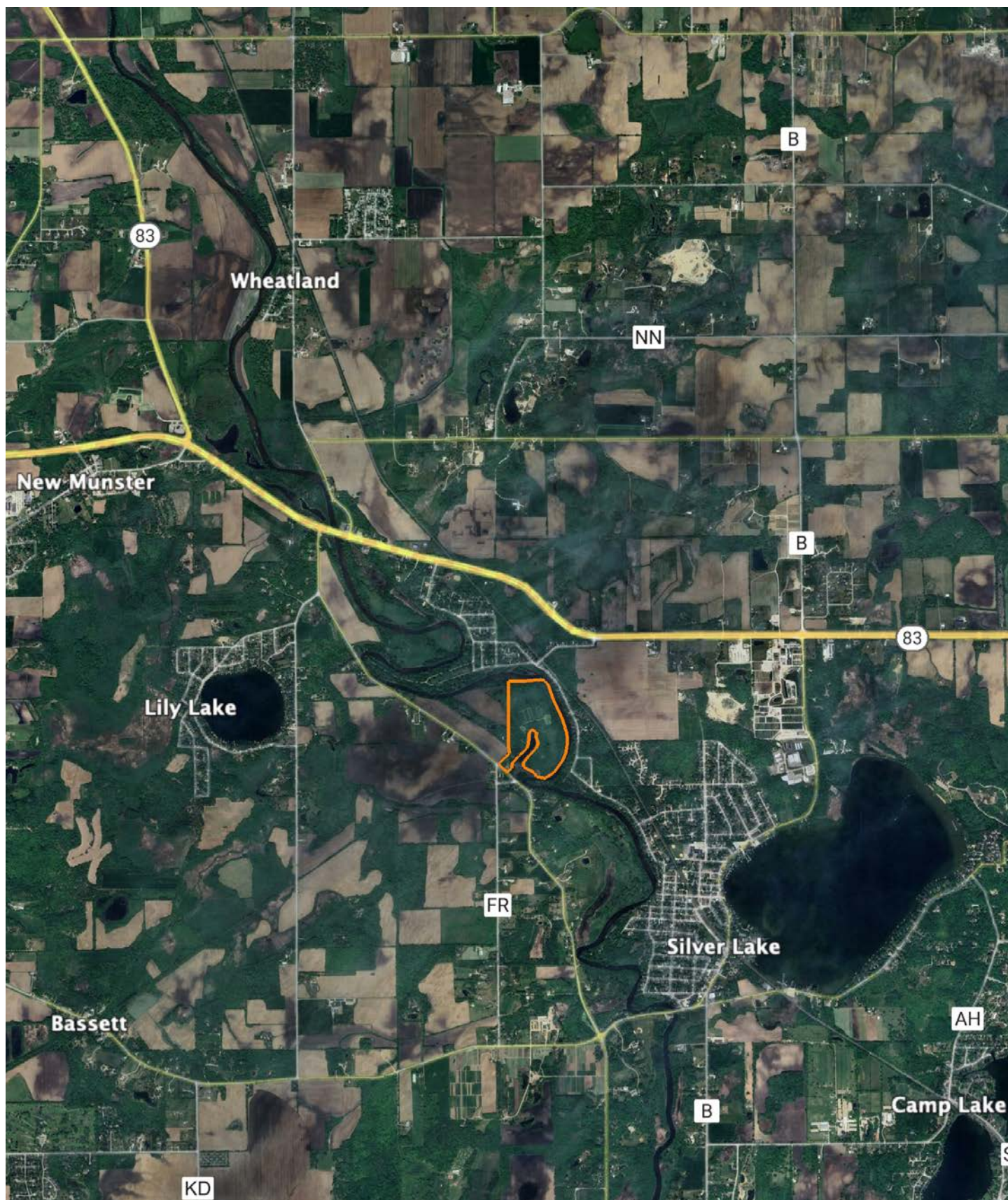
Max: **78**
Min: **21**

% of Max NDVI:
54.4

Elevation (feet)
Min: 747.5
Max: 751.4
Range: 3.9
Mean: 748.7
Std. Dev: .7



OVERVIEW MAP



AGENT CONTACT

Drew Kissel is the type who excels at identifying hidden value and seeing things from multiple perspectives. His talent for building relationships ensures a rewarding and stress-free experience for his clients. They choose to work with Drew because he is more than just a land agent; he is a trusted friend who is always available to provide assistance and support.

Born in Elgin, Illinois, Drew graduated from Burlington Central High School and later attended Elgin Community College, where he studied Fire Science. He served as a firefighter/EMT for several years and was nominated, along with his crew, for Provena Saint Joseph's Hospital's Call of the Year. Drew's diverse background also includes working as a sales manager at Hopkins Ford of Elgin and managing his family's landscape design and installation business.

With extensive knowledge of grading, drainage, plant and tree species, groundskeeping, and animal habitats, Drew's passion for land and desire to preserve it make him a perfect fit for the Midwest Land Group.

When not hard at work, Drew, a resident of Sycamore, Illinois, can often be found engaging in a variety of outdoor activities, such as Western big game hunting, whitetail or waterfowl hunting, bass fishing, cooking, barbecuing, or golfing. A devoted family man, he enjoys being active in his church and spending time with his wife Olevia, dog Greta, and two nephews.

If you are looking to buy or sell land in Illinois, trust Drew Kissel to guide you through the process. Give him a call today.



DREW KISSEL,

LAND AGENT

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MidwestLandGroup.com

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