

MIDWEST LAND GROUP PRESENTS

20 ACRES IN

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# LINCOLN COUNTY WISCONSIN



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# OUTSTANDING OPPORTUNITY FOR A BUILDABLE AND WOODED 20 +/- ACRES

The best value on the market in northern Wisconsin. This location, this quality of deer, with such timber for under \$3,000 an acre is unheard of. An easy 30 minute commute from Wausau brings one to this hidden gem of 20 +/- acres set on the southern outskirts of the towering Irma Hill. To the north, Tomahawk is a mere 10 minutes away. This piece is a solid whitetail honey hole. My first walk on the property produced a very respectable and fresh 5-point side shed antler. Countless trails crossed and beds blanketed the land. Several micro ridges provide enough elevation changes to make this hunt bigger than a normal 20 acres and provide key spots for rifle stands. There is an overgrown, high, and dry trail that runs mostly west to east a little more than halfway to the back (north

side) of the land. Multiple stand spots are obvious. There is agriculture and a recent select-cut logging operation to the north; which provides food sources in addition to the oaks on this land. Turkeys and grouse are prevalent in this area. This parcel is perfect for the first-time landowner, the investor, or the adventure-minded person looking for a northern Wisconsin place to build a cabin/home. Or, this piece is a great addition to hunting space for a current and local hunting crew. This land is minutes from the Highway 51 corridor and provides a launch point to explore all the trails, lakes, and rivers in Marathon, Lincoln, Oneida, and Vilas Counties. A short distance away lies thousands of acres of Lincoln County public land and excellent trout fishing on the Prairie River.





# PROPERTY FEATURES

PRICE: **\$59,700** | COUNTY: **LINCOLN** | STATE: **WISCONSIN** | ACRES: **20**

- Easy 30 minute drive from Wausau, WI
- A portion of buildable, high-ground
- Mature oaks, pine, and mixed northern hardwoods
- High deer density
- Plentiful buck sign: shed antlers, rubs, trails, scrapes, and beds
- Turkey, grouse, bear, and more
- Land has not been hunted in years
- Agriculture to the north
- Approximately 640 acres deer sanctuary - State land with no trespass access to the south
- Minutes from the Prairie River and thousands of acres of Lincoln County Forest





20 +/- ACRES

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# MATURE HARDWOODS

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# PLENTIFUL BUCK SIGN

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# AERIAL MAP



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Boundary Center: 45° 20' 20.56, -89° 38' 30.87

0ft 539ft 1078ft



Maps Provided By:



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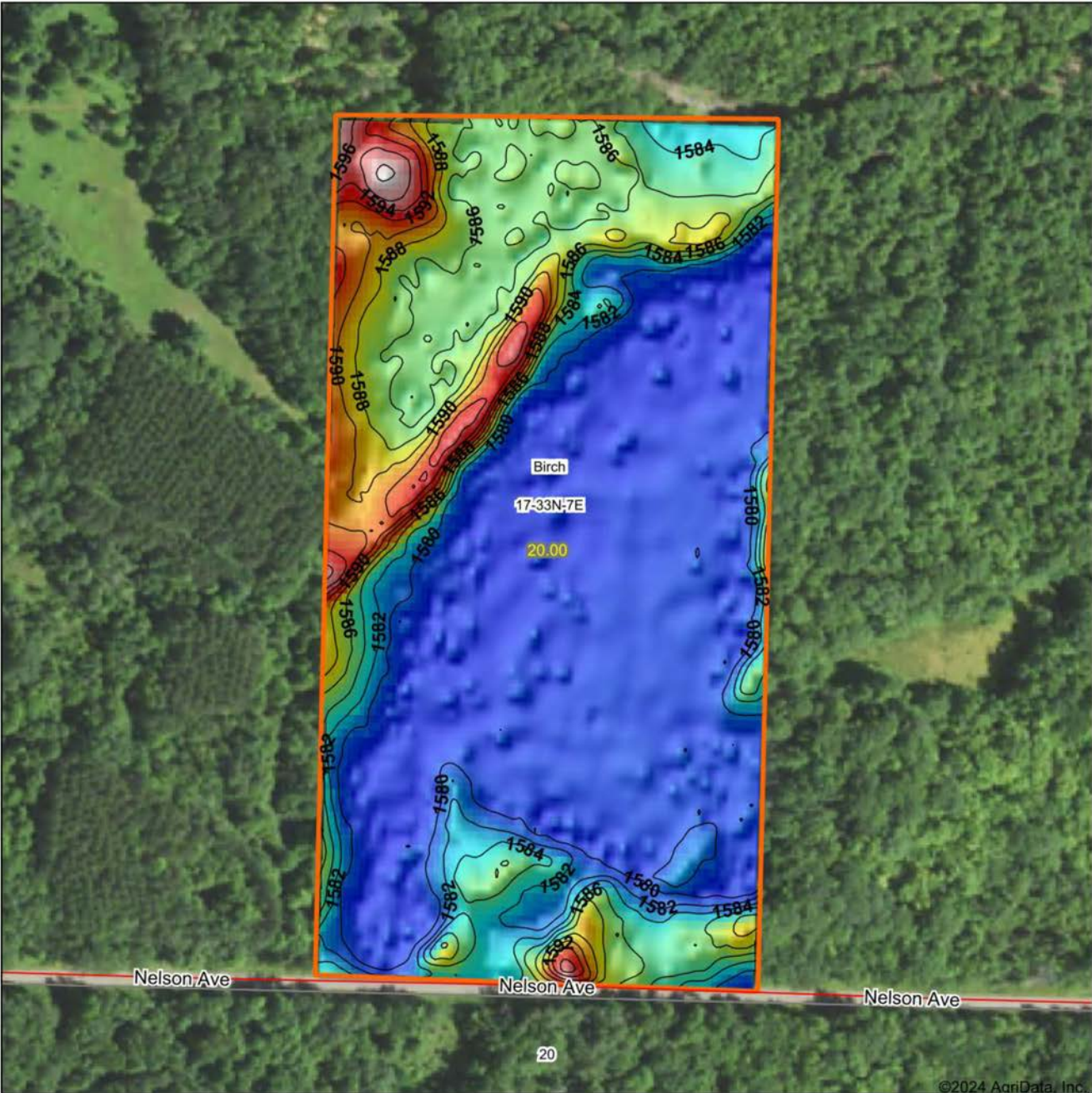
17-33N-7E  
Lincoln County  
Wisconsin



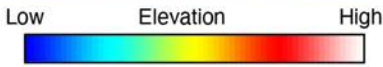
3/12/2024



# HILLSHADE MAP



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Source: USGS 3 meter dem  
 Interval(ft): 2  
 Min: 1,578.2  
 Max: 1,598.5  
 Range: 20.3  
 Average: 1,582.6  
 Standard Deviation: 4.49 ft



**17-33N-7E**  
**Lincoln County**  
**Wisconsin**

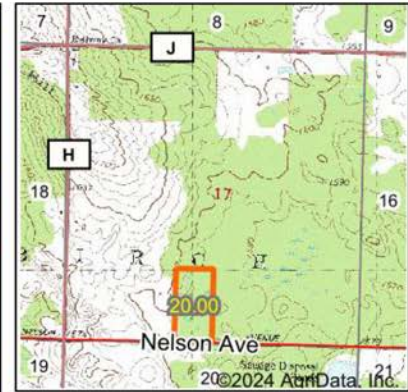
Boundary Center: 45° 20' 20.56, -89° 38' 30.87



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



State: **Wisconsin**  
 Location: **17-33N-7E**  
 County: **Lincoln**  
 Township: **Birch**  
 Date: **3/12/2024**



Maps Provided By:



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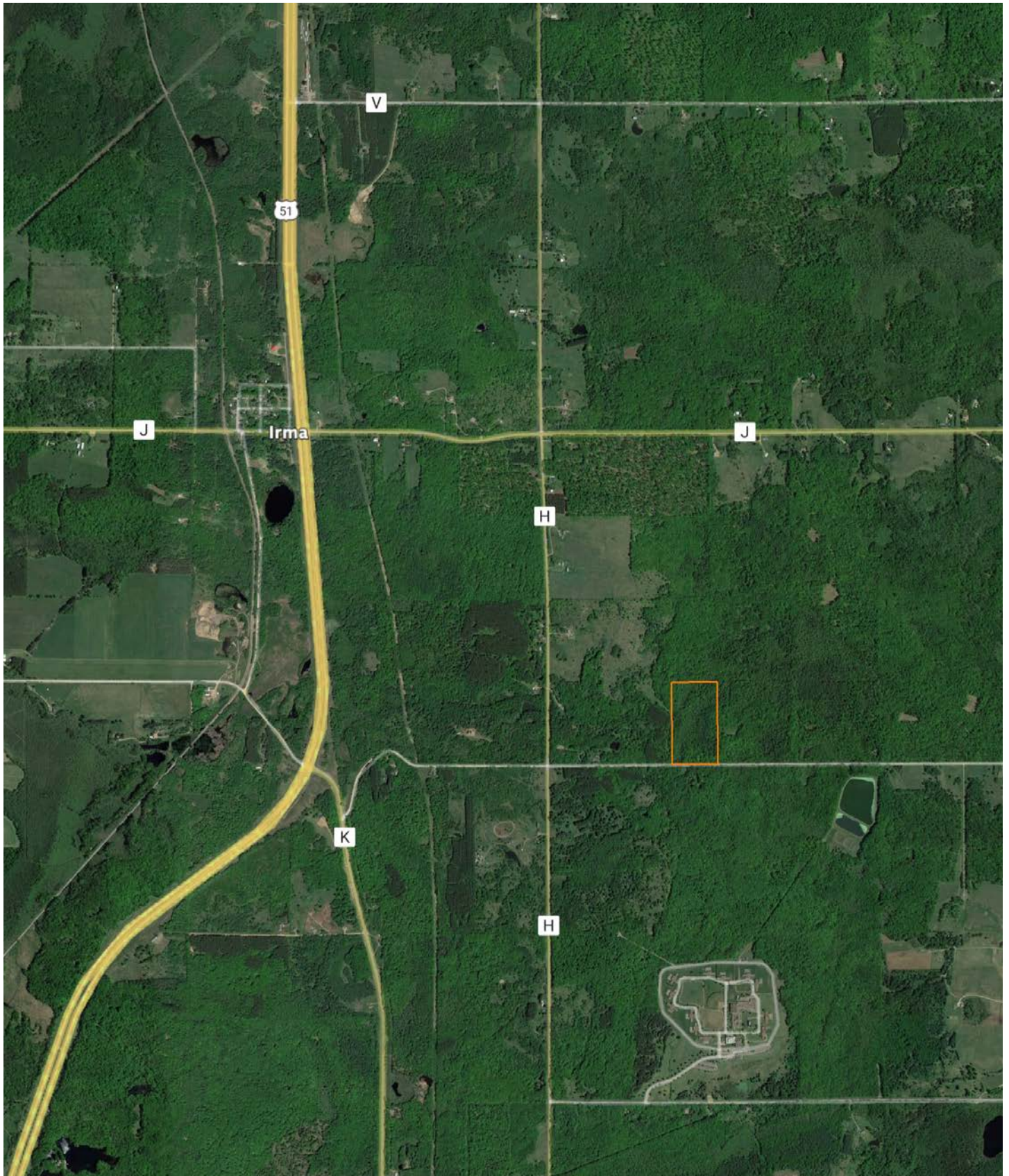


Classification Code	Type	Acres
PFO4/SS3Bg	Freshwater Forested/Shrub Wetland	5.52
PFO2Bg	Freshwater Forested/Shrub Wetland	4.08
PFO4B	Freshwater Forested/Shrub Wetland	1.77
PFO4/SS3B	Freshwater Forested/Shrub Wetland	0.06
PFO1/4A	Freshwater Forested/Shrub Wetland	0.06
Total Acres		11.49

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# OVERVIEW MAP





# 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,**  
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**MidwestLandGroup.com**

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