

MIDWEST LAND GROUP PRESENTS

29.97 ACRES IN

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# JACKSON COUNTY WISCONSIN



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# CONVENIENTLY LOCATED ACREAGE WITH DIVERSE HABITAT

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Discover this 29.97 +/- acreage conveniently situated just south of Black River Falls! The property offers multiple potential build sites to build your dream home or cabin! Set back well off Highway 27, there is ample privacy and quiet from not only the highway but neighboring properties as well. Access to this property is provided via a recorded easement. This area is no stranger to trophy bear, whitetail,

and turkey hunting. Located approximately 6 miles south of Black River Falls and conveniently located across State Highway 27, lies over 15,000 acres of county forest land to explore! Hiking, riding ATVs/UTVs, camping, hunting, and fishing opportunities are within minutes of this property. Do not miss this conveniently located property offering endless opportunities!





# PROPERTY FEATURES

PRICE: **\$200,000** | COUNTY: **JACKSON** | STATE: **WISCONSIN** | ACRES: **29.97**

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- Diverse stand of timber
- Established ATV trails
- Recorded easement
- Multiple potential build sites
- Over 15,000 acres of county forest land nearby
- Excellent bear, deer, and turkey hunting
- Near many amenities
- CSM complete
- 6 miles from Black River Falls
- 47 miles to Lacrosse
- 60 miles to Eau Claire





# DIVERSE STAND OF TIMBER

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# ESTABLISHED ATV TRAILS

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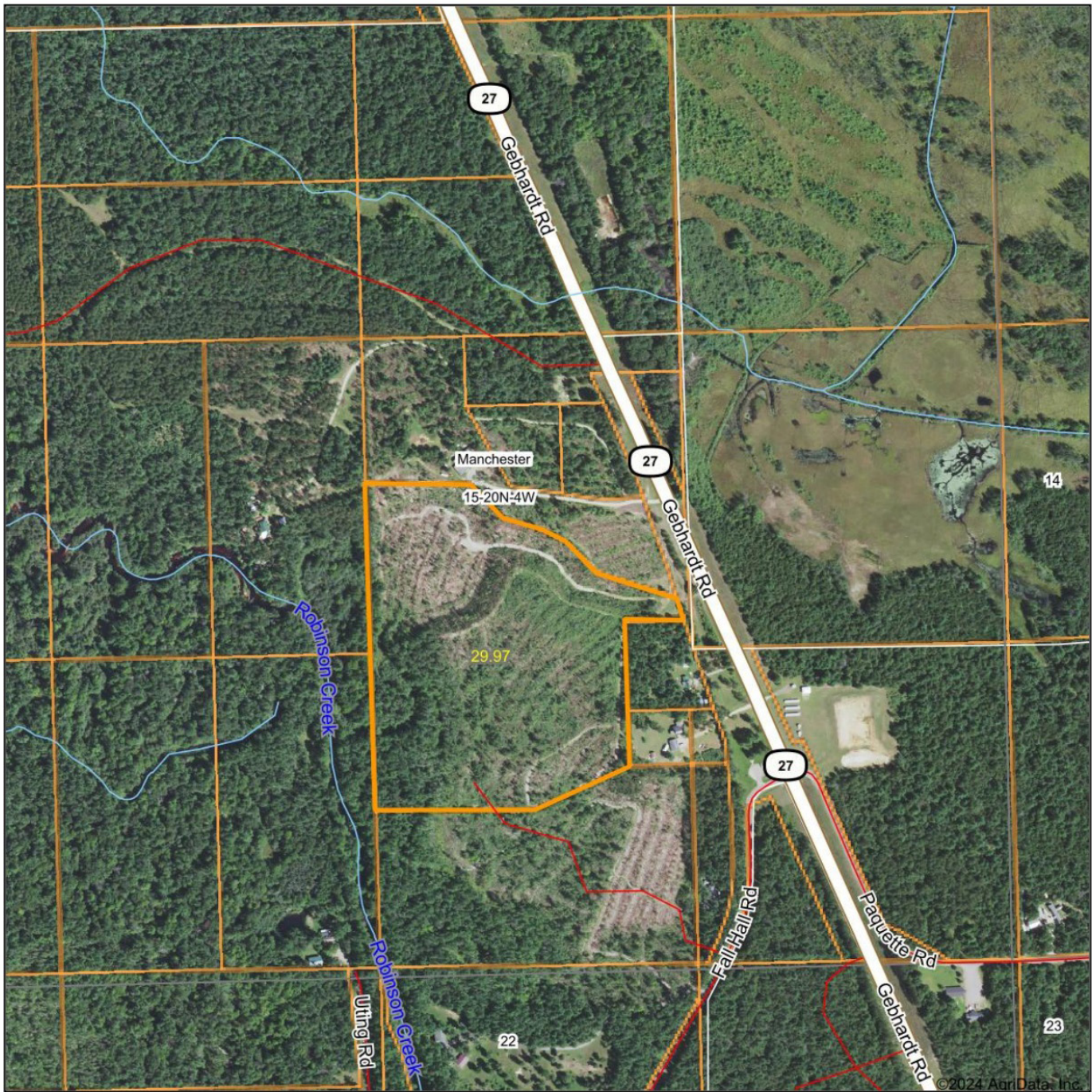
## ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



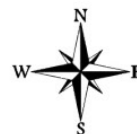
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www.AgriDataInc.com

Boundary Center: 44° 12' 20.07, -90° 50' 26.81

15-20N-4W  
Jackson County  
Wisconsin

0ft 647ft 1295ft

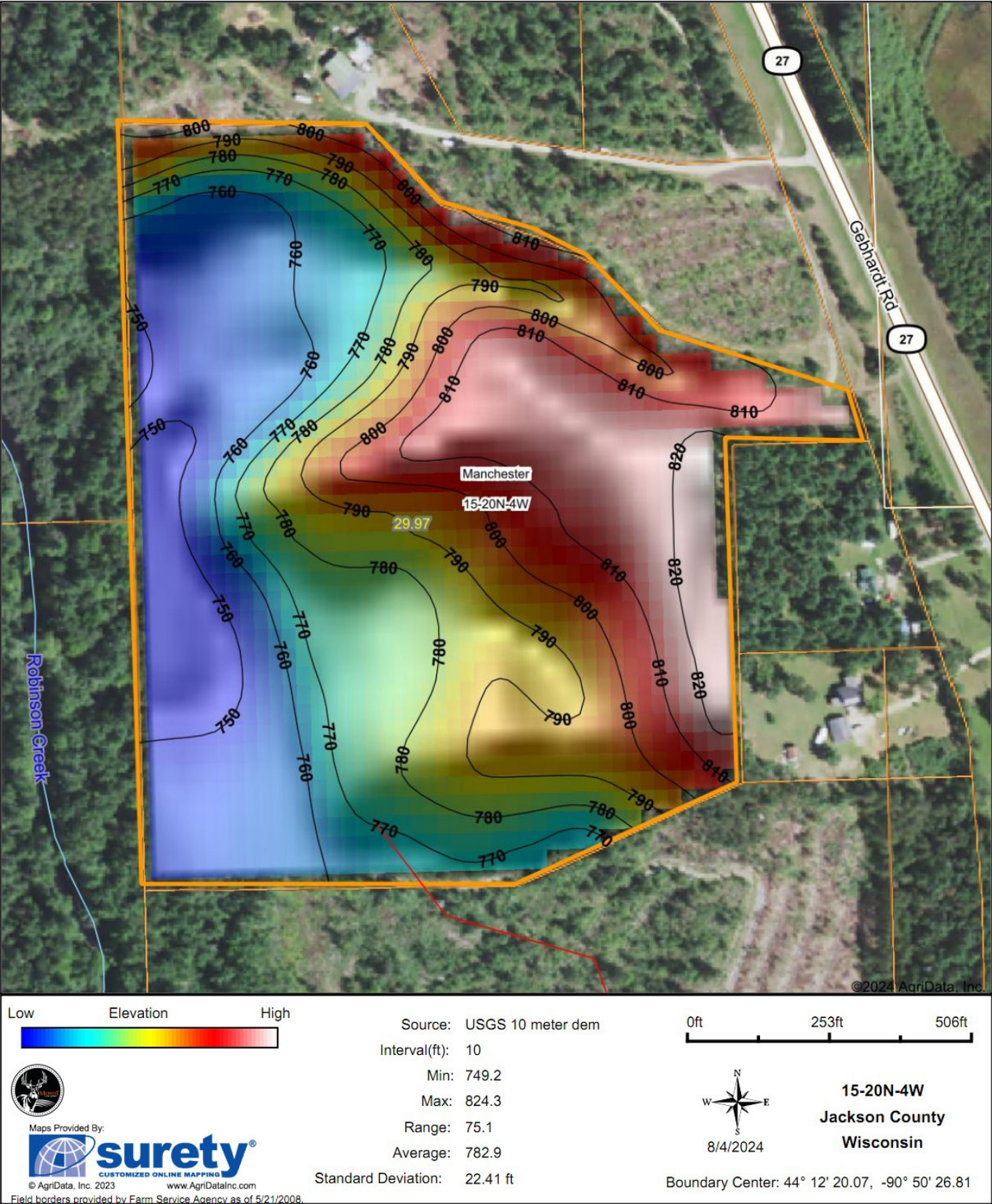


8/4/2024

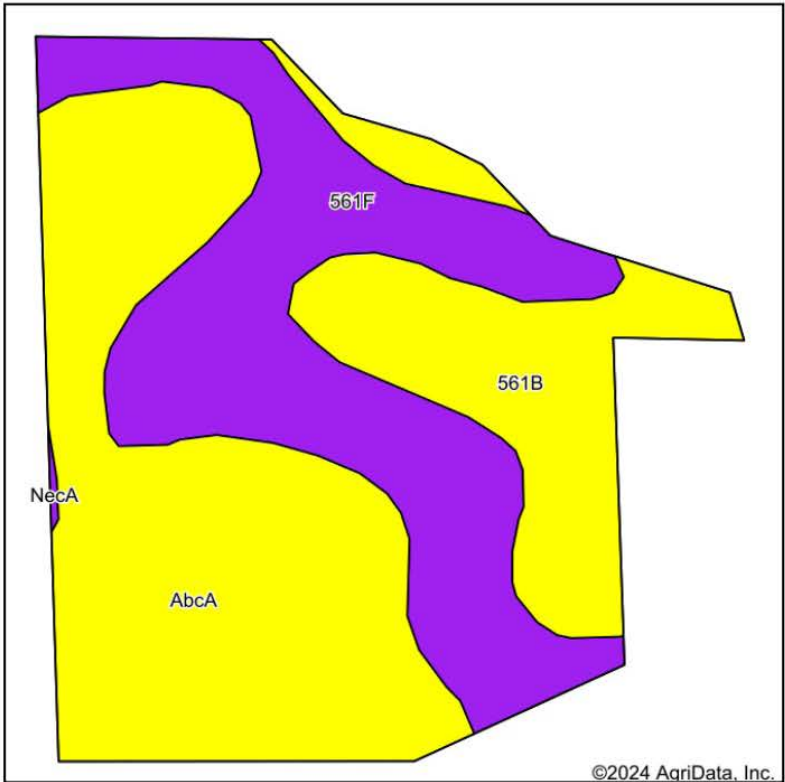
Field borders provided by Farm Service Agency as of 5/21/2008.



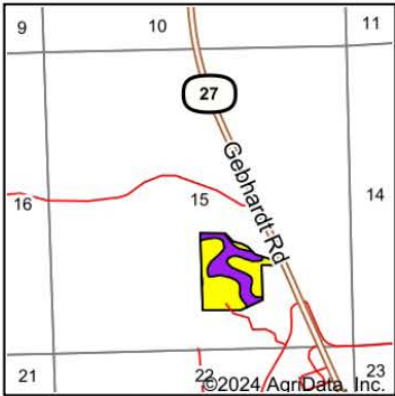
# HILLSHADE MAP



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**  
County: **Jackson**  
Location: **15-20N-4W**  
Township: **Manchester**  
Acres: **29.97**  
Date: **8/4/2024**



Maps Provided By:



Area Symbol: WI053, Soil Area Version: 22

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
AbcA	Absco loamy sand, cool, 0 to 3 percent slopes, occasionally flooded	13.15	43.9%		> 6.5ft.	IVs	30	21	30	20
561F	Tarr sand, 15 to 60 percent slopes	10.65	35.5%		> 6.5ft.	VIIs	12	11	11	5
561B	Tarr sand, 1 to 6 percent slopes	6.17	20.6%		> 6.5ft.	IVs	37	37	36	24
Weighted Average						5.07	*n 25	*n 20.7	*n 24.5	*n 15.5

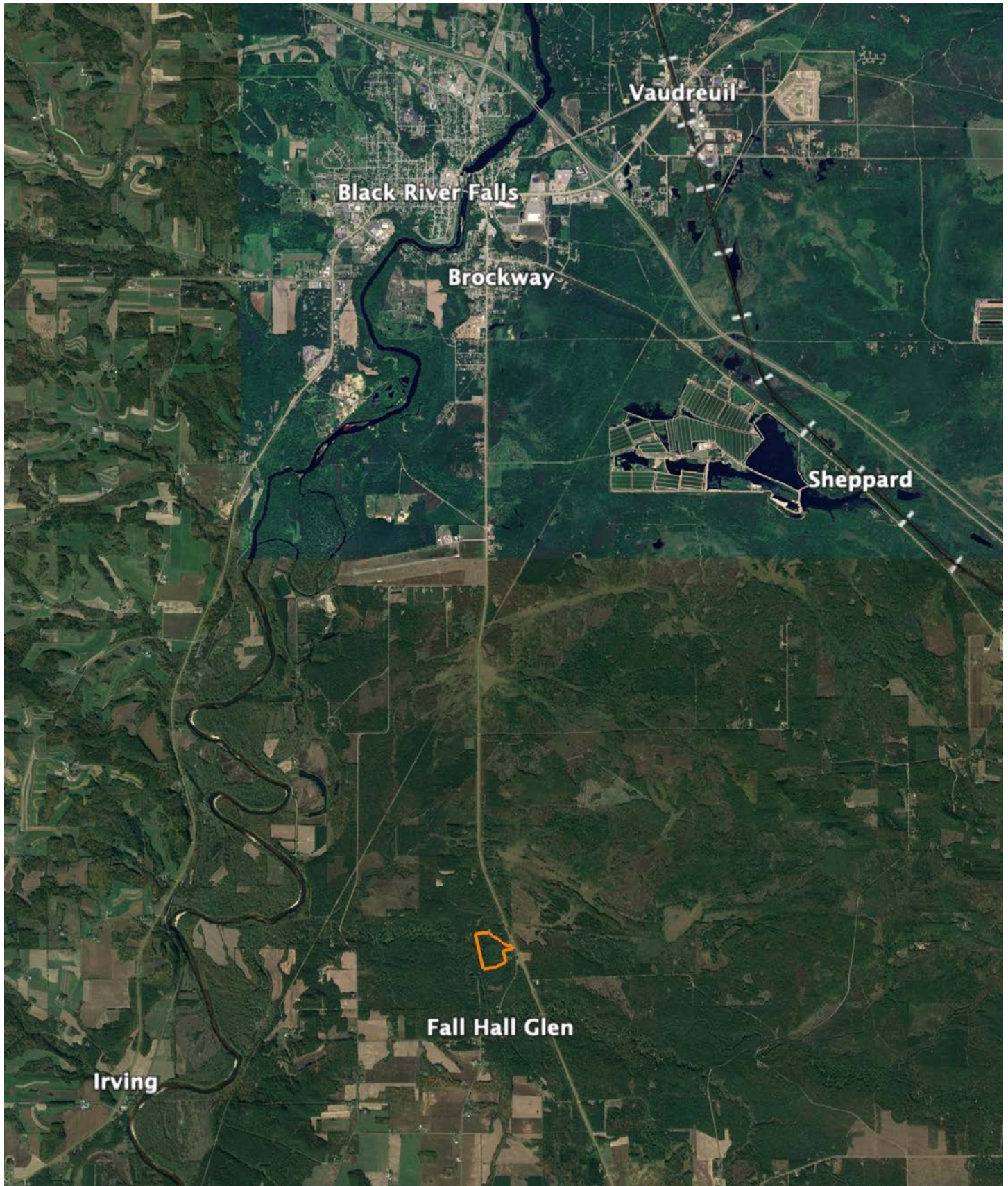
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Andrew Selseth embodies more than just the role of a Land Agent; he's a dedicated steward of the land and a passionate advocate for those who share his dream of property ownership. Andrew's reach spans the heartland where he resides in Eau Claire, Wisconsin, with his cherished family, wife Sara, and daughter Nora. Born in San Diego but raised in Woodbury, Minnesota, Andrew's journey from hunting permission grounds to owning his own piece of land ignited his fervor for real estate.

Graduating from Winona State University with a Business Administration degree and a minor in Business Law, Andrew's prior experience in Data Analytics, Supply Chain, and Logistics adds a unique analytical perspective to his approach. His hunting and fishing exploits, coupled with his love for the outdoors, shape his deep understanding of land values and its potential.

Andrew's commitment to his clients is unmatched; he believes in hard work, integrity, and building lifelong relationships. With Midwest Land Group, Andrew is ready to turn your land ownership aspirations into reality, bringing passion, expertise, and personalized service to every transaction. Whether you're looking to buy or sell, trust Andrew to navigate the complexities of land transactions with professionalism, dedication, and a genuine love for the land.



**ANDREW SELSETH**

LAND AGENT

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