

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

TAYLOR COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE AND BUILDABLE HUNTING FARM IN TAYLOR COUNTY

Great location, building sites, and access to power at a very affordable price. This could be the perfect property for the outdoors-obsessed buyer that desires a country setting for a cabin or new home. This farm has all the habitat diversity necessary to design your hunting property. If combined with the 40 acres to the west, the farm includes even more thick cover, creek bottom, marsh, and more. The tillable portion on the north is easily accessed by a driveway and offers a gorgeous setting for a cabin or home. This farm has all the habitat diversity necessary to design your hunting property.

A sizable portion of the land is thick and contains all the cover to hold the mature deer that take advantage of the neighboring agriculture. The seller states the land has a strong hunting history. This part of Taylor County

is a true big-woods hunting experience. The back 40 +/- acres is loaded with mature hardwoods. This secluded and quiet portion has several old trails and pinch points with historical deer signs. Deer trails are plentiful and the large hardwood stand creates a whitetail travel corridor and staging area from the surrounding agriculture and thick bedding areas.

The 80 +/- acres borders tens of thousands of acres of Nicolet-Chequamegon National Forest. This location provides more access to land than one can explore in a lifetime. Just a few miles east of the Jump River, a great musky and bass fishery, this property serves as a home base for more than just hunting. About an hour northeast of Chippewa Falls and Eau Claire.



PROPERTY FEATURES

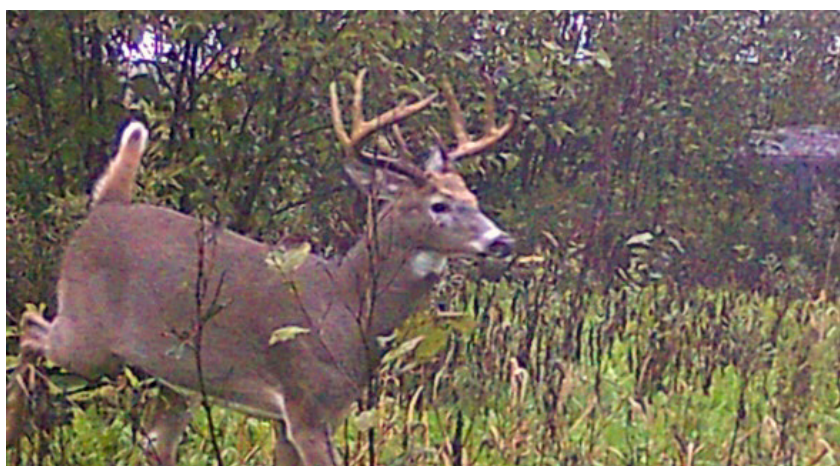
PRICE: **\$167,500** | COUNTY: **TAYLOR** | STATE: **WISCONSIN** | ACRES: **80**

- Design your own recreational paradise
- Private, quiet getaway
- Close to tens of thousands of acres of public lands
- Minutes from the town of Jump River
- History of mature bucks
- Deer, grouse, turkey, and bear are prevalent
- Loaded with cover for wildlife
- Potential building site on paved road
- Electrical at street
- Large maple timber on the back 40 +/- acres
- Creek traverses the north 40 +/- acres



HUNTING OPPORTUNITIES

A sizable portion of the land is thick and contains all the cover to hold the mature deer that take advantage of the neighboring agriculture. The seller states the land has a strong hunting history. Deer trails are plentiful and the large hardwood stand creates a whitetail travel corridor and staging area from the surrounding agriculture and thick bedding areas.



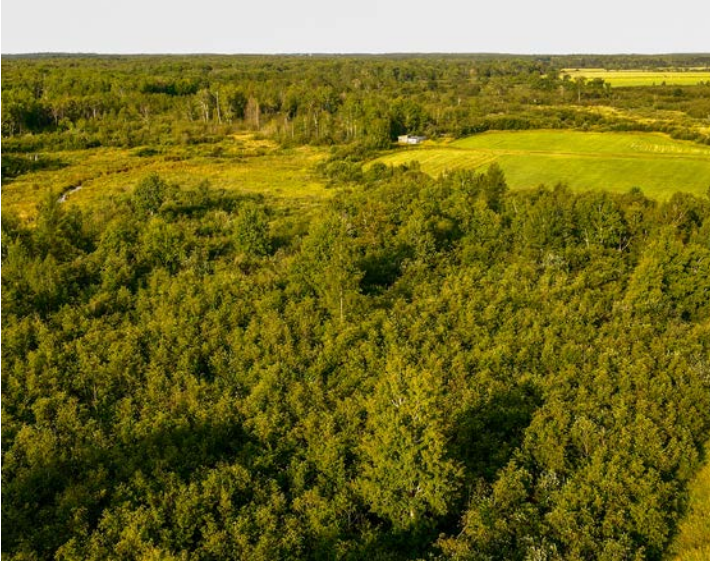
CREEK



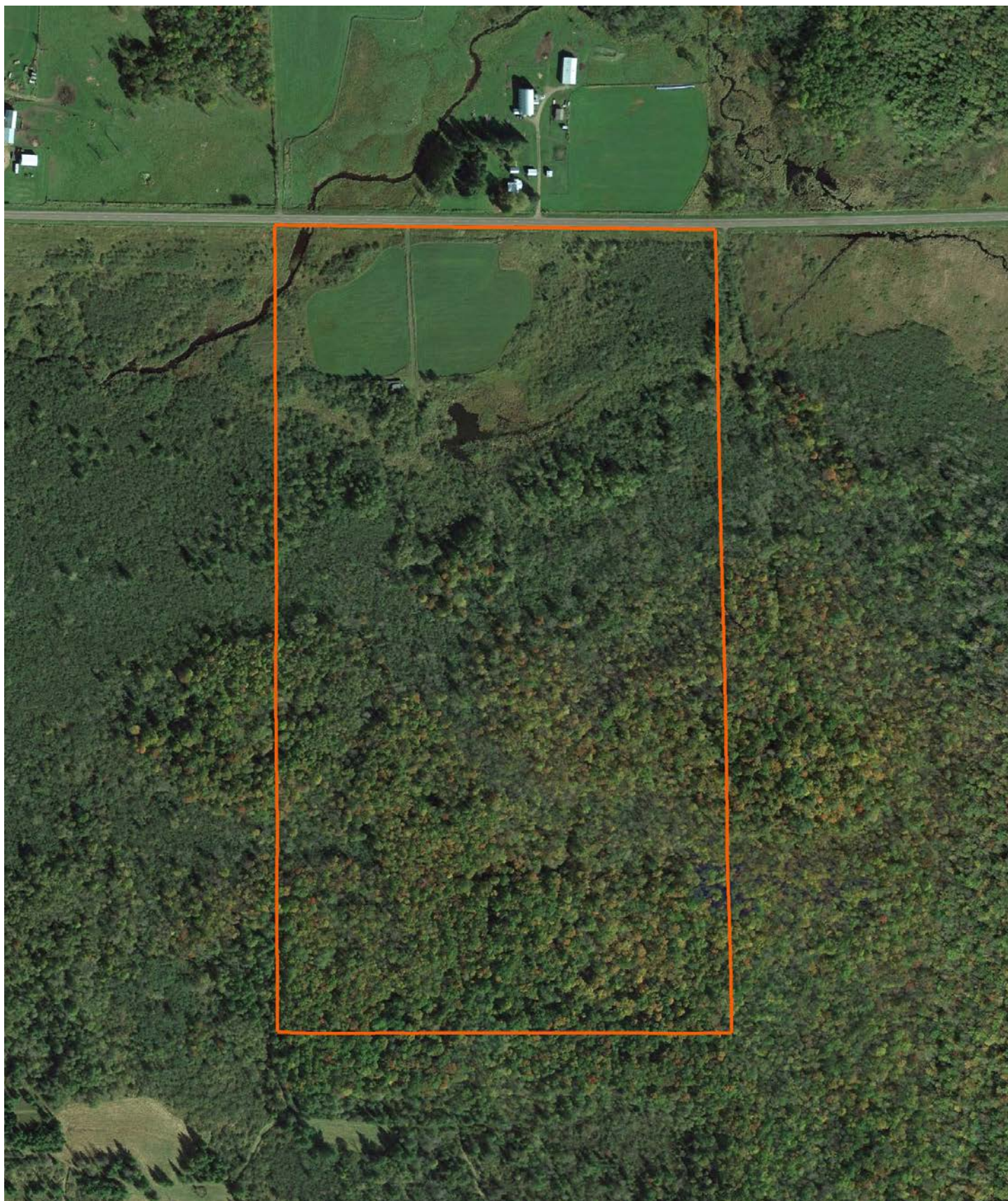
LARGE MAPLE TIMBER



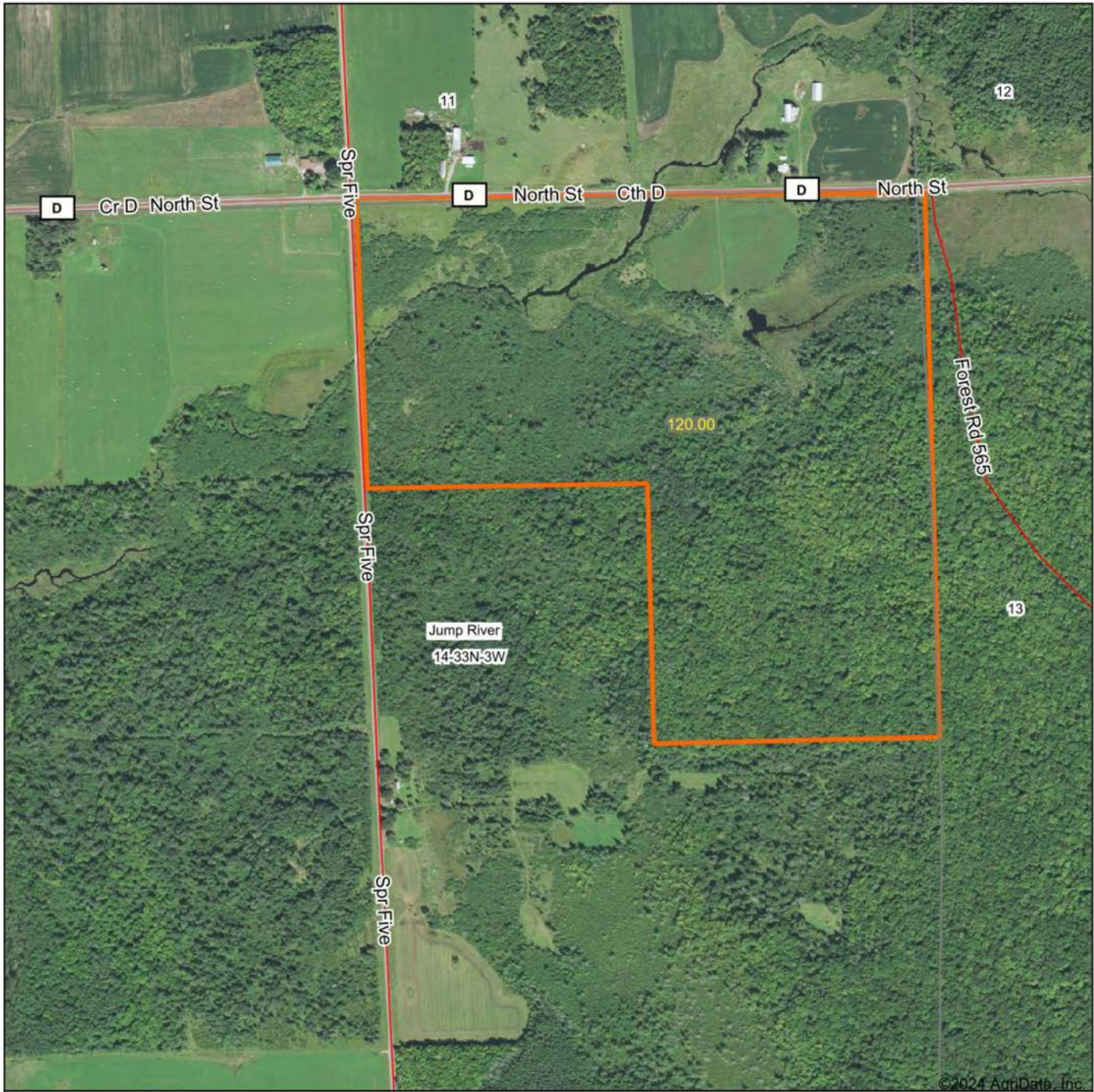
ADDITIONAL PHOTOS



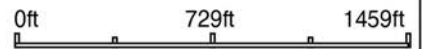
CLOSE UP MAP



AERIAL MAP



Boundary Center: 45° 20' 42.75, -90° 42' 12.21



Maps Provided By:



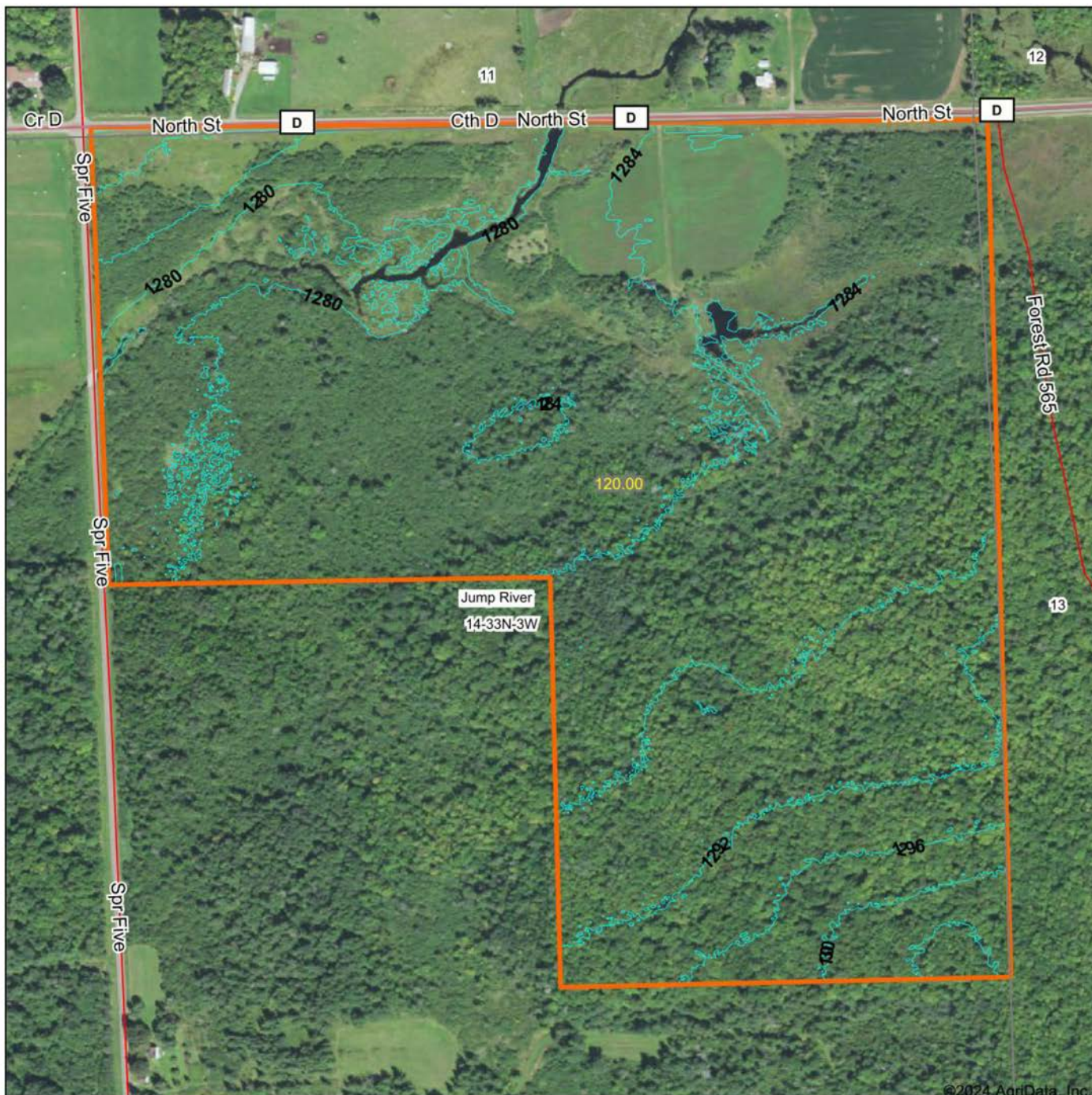
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14-33N-3W
Taylor County
Wisconsin



8/14/2024

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 4.0
Min: 1,275.2
Max: 1,306.2
Range: 31.0
Average: 1,285.8
Standard Deviation: 5.25 ft

0ft 465ft 929ft

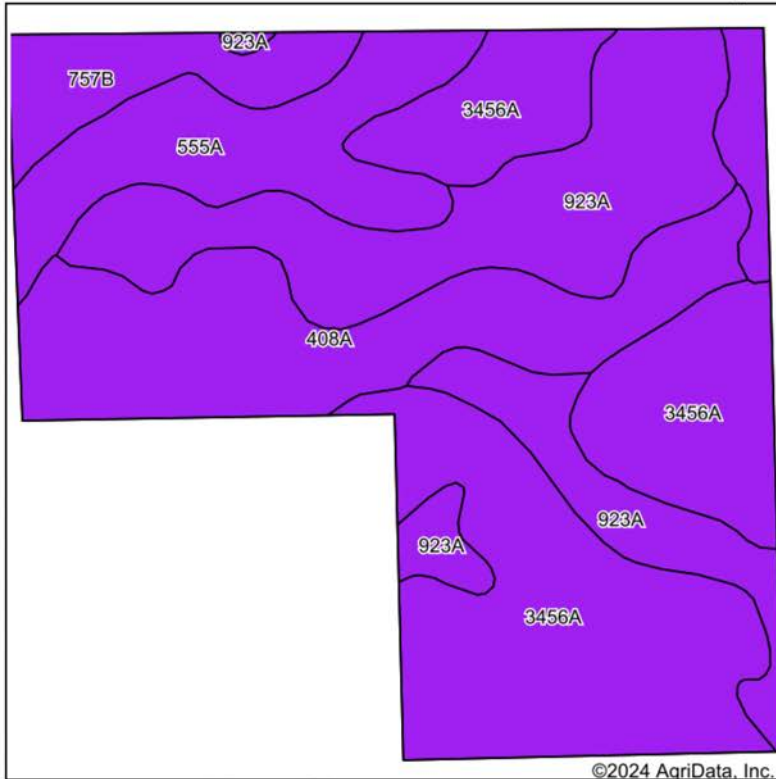


8/14/2024

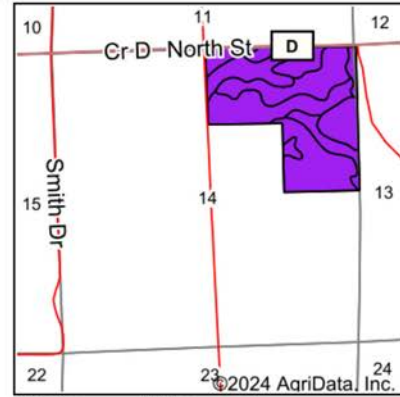
14-33N-3W
Taylor County
Wisconsin

Boundary Center: 45° 20' 42.75, -90° 42' 12.21

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Taylor**
 Location: **14-33N-3W**
 Township: **Jump River**
 Acres: **120**
 Date: **8/14/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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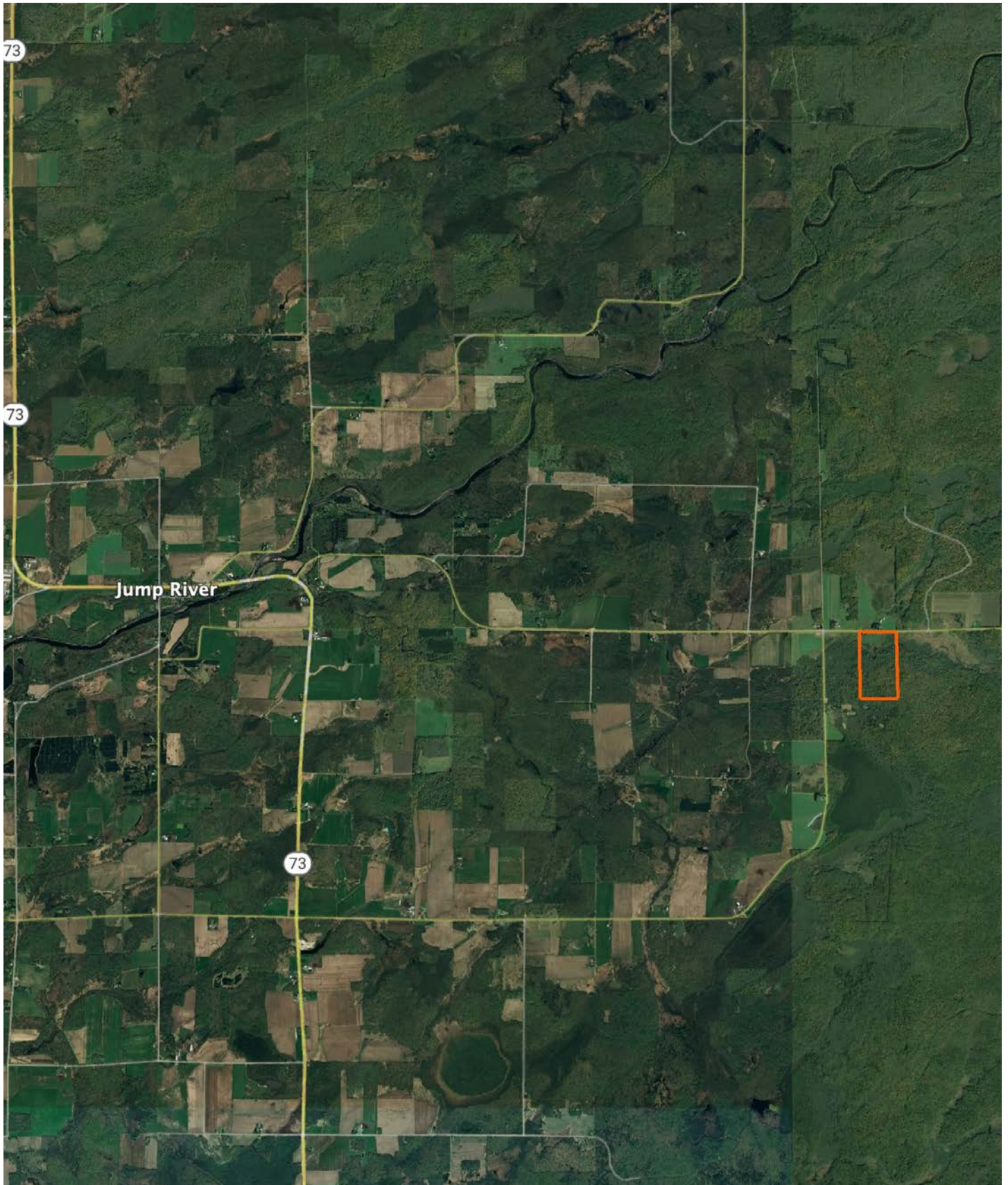
Area Symbol: W1119, Soil Area Version: 21								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
3456A	Magnor, very stony and Magnor silt loams, 0 to 4 percent slopes	42.60	35.5%		Vls	50	47	28
923A	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	31.18	26.0%		Vlw	46	41	18
408A	Lupton and Cathro soils, 0 to 1 percent slopes	22.59	18.8%		Vlw	55	24	32
555A	Fordum silt loam, 0 to 2 percent slopes	16.55	13.8%		Vlw	44	43	22
757B	Magnor-Freeon complex, 0 to 6 percent slopes, very stony	7.08	5.9%		Vls	50	48	27
Weighted Average					6.00	*n 49.1	*n 40.6	*n 25.3

*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

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,

LAND AGENT

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