

MIDWEST LAND GROUP PRESENTS

429 ACRES IN

BUFFALO COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WORLD-CLASS TURN-KEY FARM IN THE HEART OF WISCONSIN'S BUFFALO COUNTY

Here is your chance to own a legacy farm that sets the precedent for outdoor recreation including world-class deer hunting in the heart of Buffalo County. With 429 +/- acres of immaculate wildlife habitat that has been meticulously managed for decades, this farm will not disappoint. The Buffalo River flows through the western portion of the property for just shy of a mile offering picturesque views, fishing opportunities, and a year-round water source for deer. Approximately 30 stands have been strategically placed throughout the property in proven locations for you to show up and hunt! Food plots have been planted in winter wheat, beans, and corn for the 2024 deer season. A well-defined and maintained trail system also encompasses the property

providing easy access to all portions of the property. The property is currently enrolled in a CRP program for tax relief benefits and added security cover for deer.

This turn-key property also features an incredible 3 bedroom, 1,200 +/- square foot cabin situated on the northwest portion of the property with an outbuilding and spare garage for added storage. Also included with the property is a Massey Ferguson tractor, multiple implements, ATV, and a garden tractor. Farms of this caliber do not become available frequently. Do not miss your opportunity to secure a generational farm in the heart of Wisconsin's Buffalo County! Please note property lines are approximate.



PROPERTY FEATURES

PRICE: **\$2,950,000** | COUNTY: **BUFFALO** | STATE: **WISCONSIN** | ACRES: **429**

- 1,200 +/- square foot cabin
- Trail system throughout the property
- Approximately 30 stands placed
- Decades of quality deer management practiced
- Food plots planted for the 2024 season
- Tractor, ATV, implements, and garden tractor included
- Enrolled in CRP program for tax relief
- Incredible bluff country views
- Buffalo River runs through the property
- Multiple ponds on the property
- 3 miles to Mondovi
- 78 miles to Saint Paul
- 20 miles to Eau Claire



1,200 SQUARE FOOT CABIN

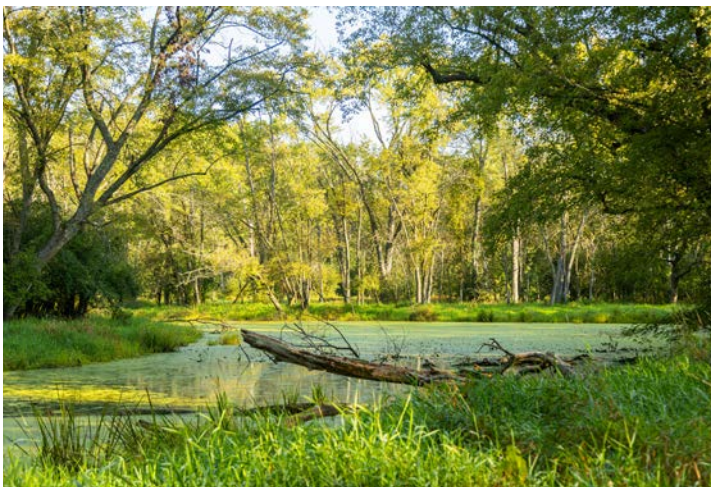
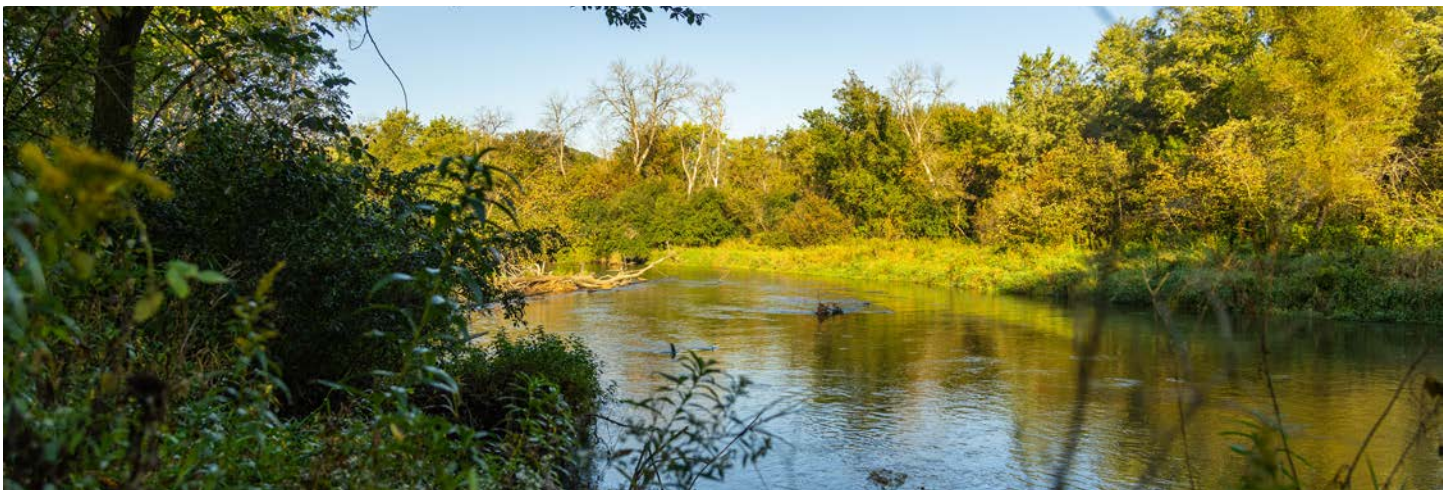
This turn-key property features an incredible 3 bedroom, 1,200 +/- square foot cabin situated on the northwest portion of the property with an outbuilding and spare garage for added storage.



BUFFALO RIVER



MULTIPLE PONDS



HUNTING OPPORTUNITIES

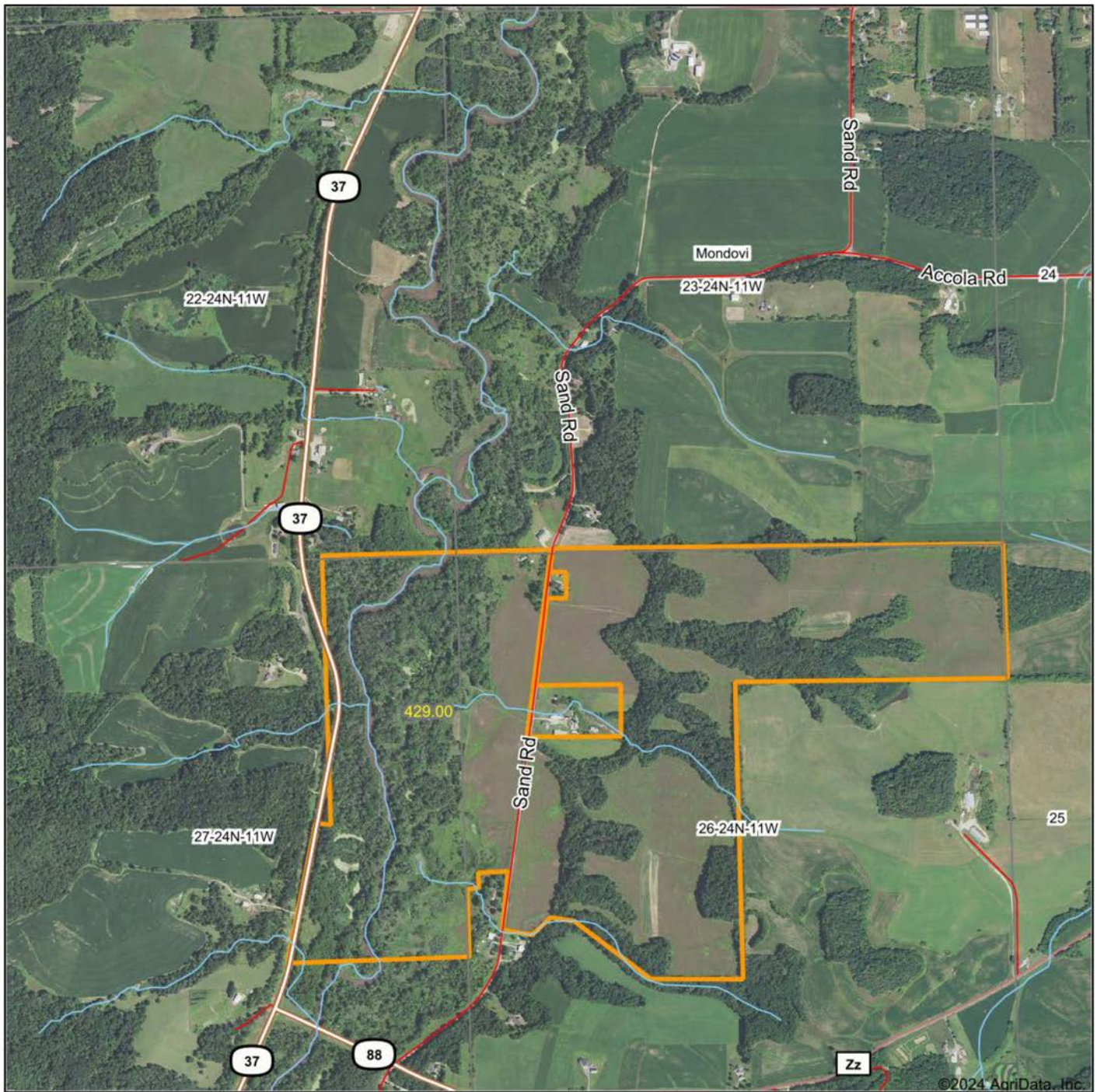
Approximately 30 stands have been strategically placed throughout the property in proven locations for you to show up and hunt! Food plots have been planted in winter wheat, beans, and corn for the 2024 deer season.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 44° 31' 59.78, -91° 41' 1.62

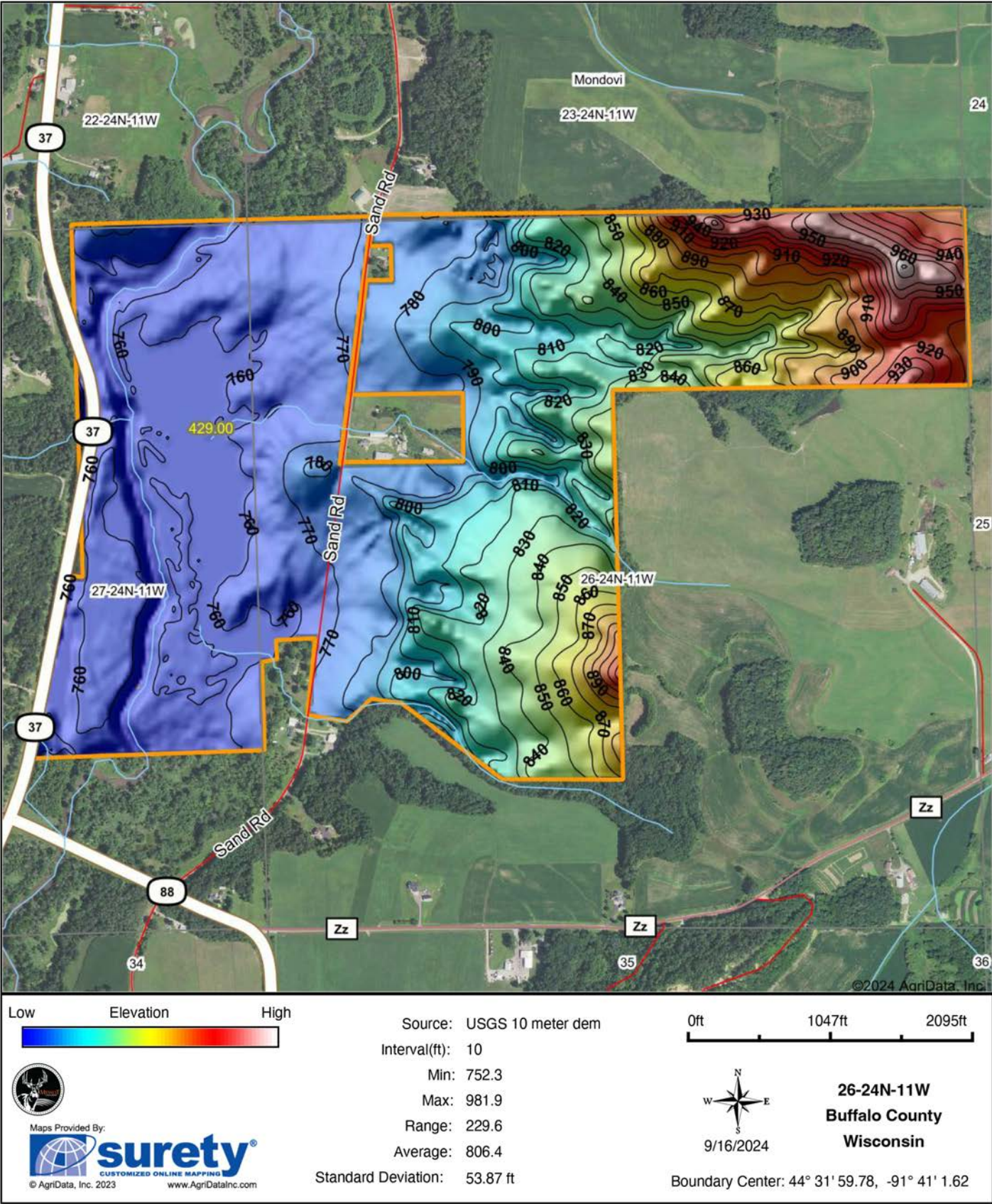
26-24N-11W
Buffalo County
Wisconsin

0ft 1506ft 3012ft



9/16/2024

HILLSHADE MAP





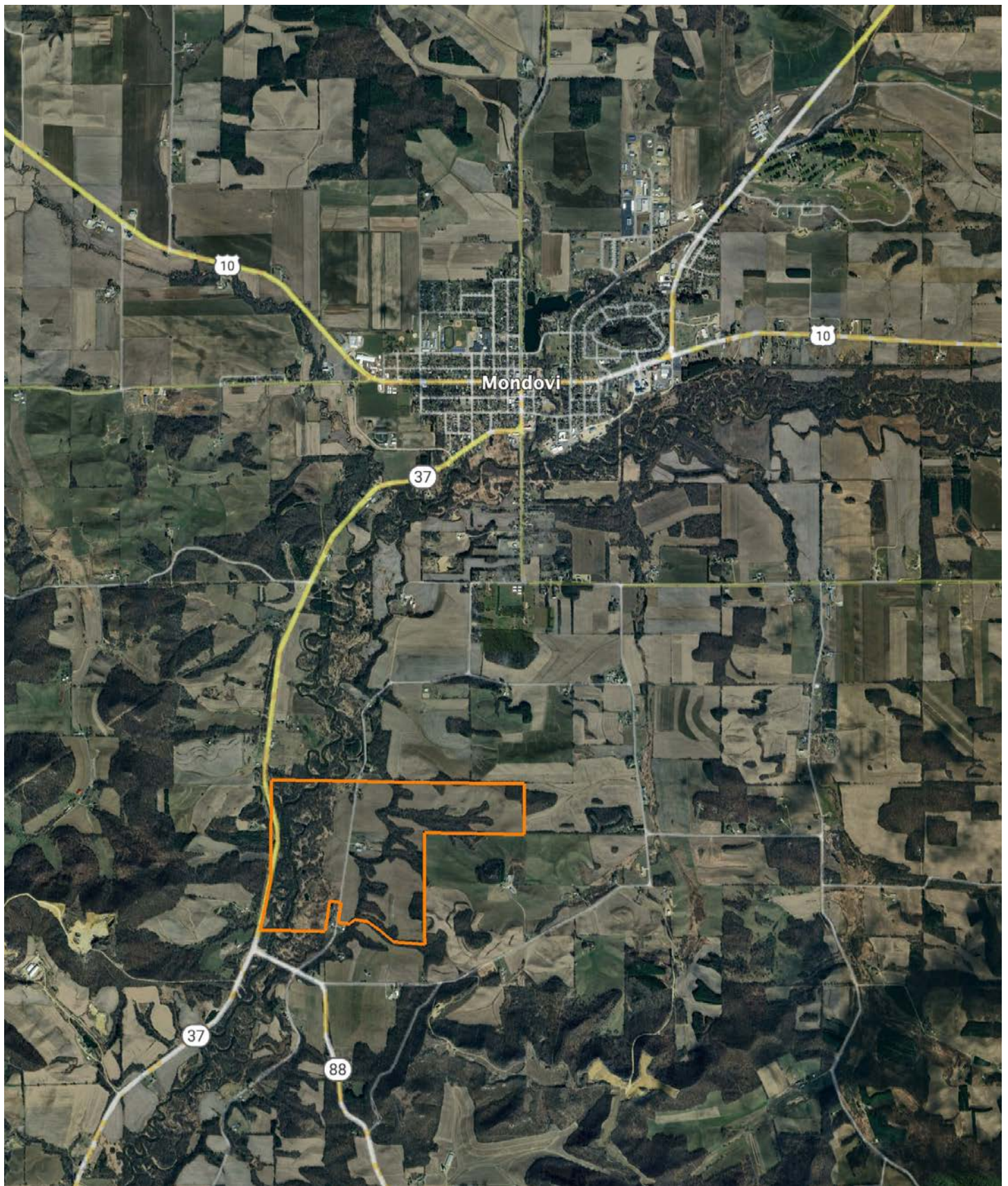
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: WI011, Soil Area Version: 17

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
1648A	Northbend-Ettrick silt loams, 0 to 3 percent slopes, frequently flooded	128.62	30.2%		> 6.5ft.	IVw	48	45	28	42
224C2	Elevasil sandy loam, 6 to 12 percent slopes, moderately eroded	48.97	11.4%		3.2ft. (Paralithic bedrock)	IIIe	41	40	41	29
561F	Tarr sand, 15 to 60 percent slopes	37.65	8.8%		> 6.5ft.	VIIIs	12	11	11	5
224B	Elevasil sandy loam, 2 to 6 percent slopes	32.23	7.5%		3.2ft. (Paralithic bedrock)	IIIs	44	44	43	30
424B	Merit silt loam, 1 to 6 percent slopes	22.02	5.1%		> 6.5ft.	IIe	71	71	67	64
551A	Impact sand, 0 to 3 percent slopes	20.12	4.7%		> 6.5ft.	IVs	49	49	43	31
666A	Absco loamy sand, 0 to 3 percent slopes, occasionally flooded	20.04	4.7%		> 6.5ft.	IVs	30	22	30	22
254D2	Norden silt loam, 12 to 20 percent slopes, moderately eroded	18.60	4.3%		3.1ft. (Paralithic bedrock)	IVe	56	56	49	46
511B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	17.15	4.0%		> 6.5ft.	IVs	35	35	33	21
254E2	Norden silt loam, 20 to 30 percent slopes, moderately eroded	16.46	3.8%		3.1ft. (Paralithic bedrock)	VIe	14	14	13	7

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.



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