

MIDWEST LAND GROUP PRESENTS

26 ACRES IN

DUNN COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

26 +/- ACRE DEER HUNTING PARADISE IN DUNN COUNTY

Location is everything and here is your opportunity to own 26 +/- acres of prime hunting land in Dunn County, just minutes from Interstate 94! Dunn County is known for producing fantastic whitetails and this property has proven to do just that. There have been multiple Pope and Young deer harvested over the years, and a Boone and Crocket buck a short time ago. The property features 3 hand-constructed permanent deer stands, areas where food plots have been planted, and multiple mowed trails throughout. The woods consist of mature white pine, maple, and ash trees with countless bedding areas and game trails. It is nestled in between other properties that have high deer density and it borders nearly 660 acres of DNR land in the northwest corner. This property is enrolled in the MFL program, which creates great tax benefits but it does have the potential

to withdraw a few acres if you choose to build. There is great access via a mowed driveway on the southeast corner of the property that will lead you to a beautiful camp location.

This deer oasis also includes a custom-built 12'x24' hunting shack for you to relax, warm up, and tell hunting stories. A lot of time and craftsmanship was involved in creating this one-of-a-kind mini cabin. The interior was constructed with wood floors, milled lumber for the walls and ceiling, and is wired to have power provided from a small generator for the recessed lighting above the bar top. It also has a small bathroom and a loft to accommodate those overnight stays at the hunting camp. This is the perfect place to make lifelong memories and keep those hunting traditions alive!



PROPERTY FEATURES

PRICE: **\$246,000** | COUNTY: **DUNN** | STATE: **WISCONSIN** | ACRES: **26**

- Custom 300 +/- square foot cabin
- Trail system throughout the property
- 3 enclosed hunting stands
- Decades of quality deer harvested
- Areas for food plots
- Enrolled in MFL program for tax relief
- Borders large area of DNR hunting land
- 5 minutes from Interstate 94
- 6 minutes to Menomonie
- 30 minutes to Eau Claire
- 40 minutes to Hudson



CUSTOM 300 +/- SQUARE FOOT CABIN

A lot of time and craftsmanship was involved in creating this one-of-a-kind mini cabin.



TRAIL SYSTEM



ENCLOSED HUNTING STANDS



PRIME HUNTING LAND



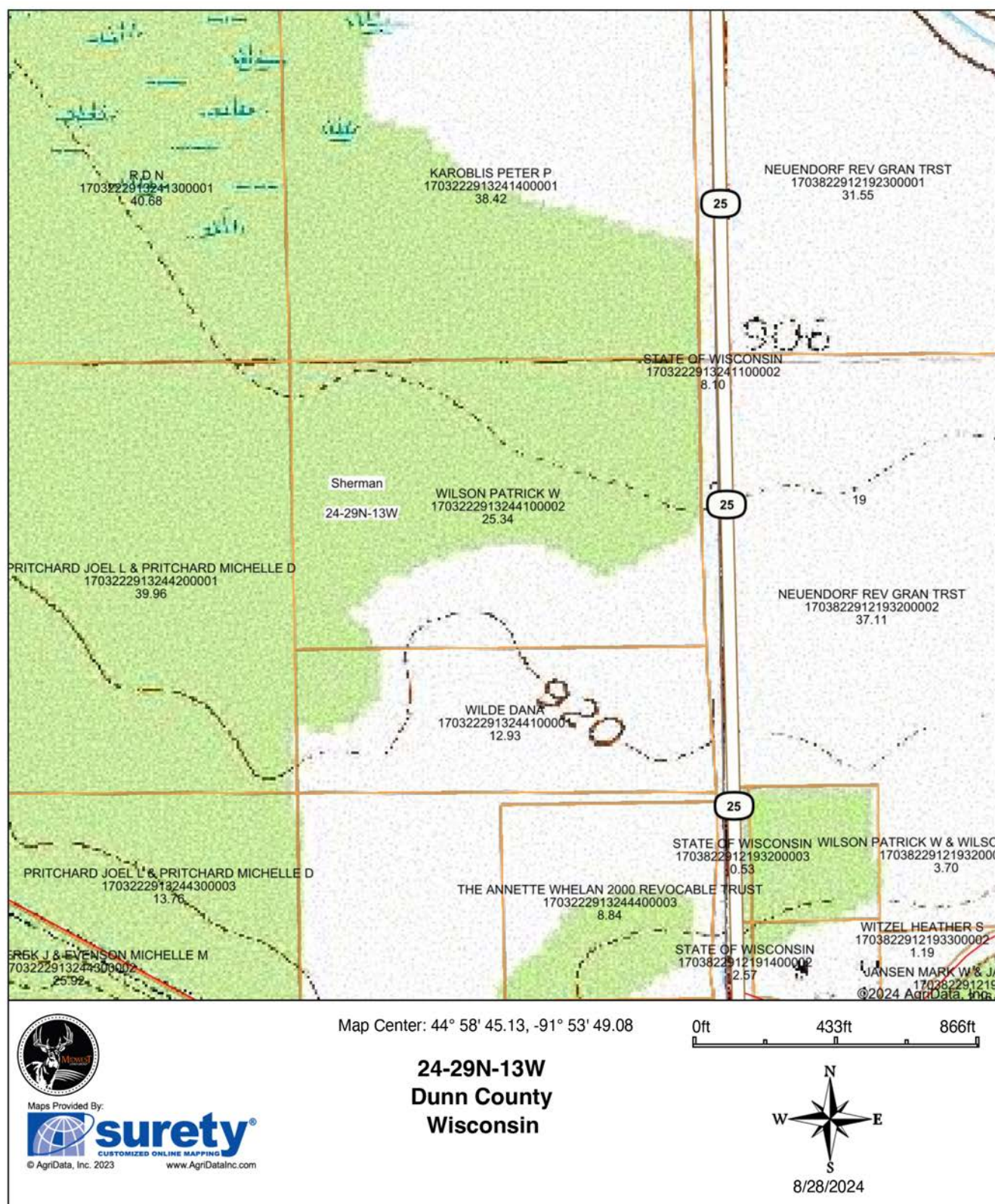
ADDITIONAL PHOTOS



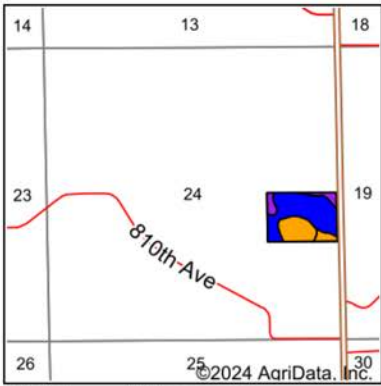
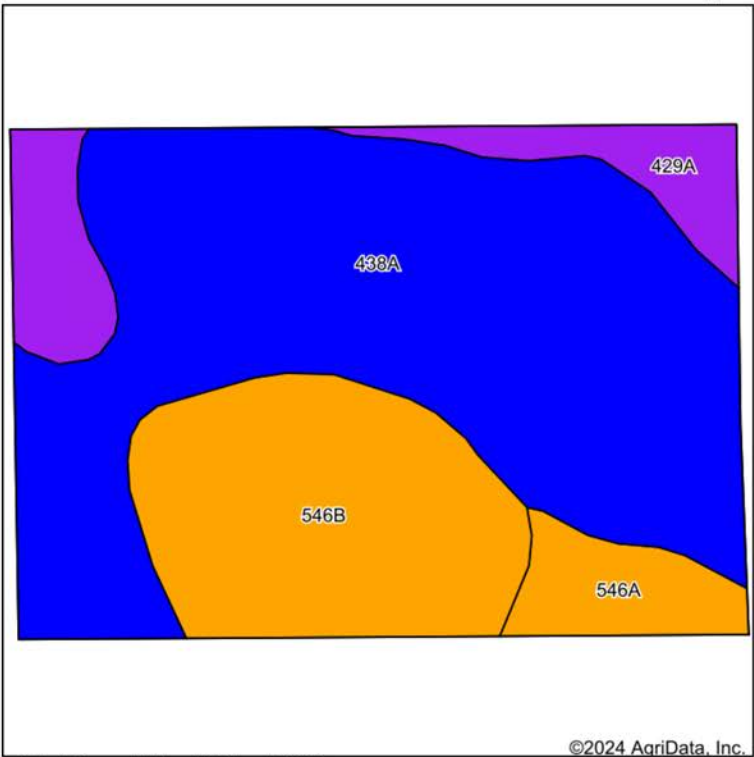
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



State: **Wisconsin**
County: **Dunn**
Location: **24-29N-13W**
Township: **Sherman**
Acres: **25.32**
Date: **9/19/2024**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: WI033, Soil Area Version: 21											
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	
438A	Hoopeston sandy loam, 0 to 3 percent slopes	15.32	60.5%		> 6.5ft.	IIw	72	72	58	50	
546B	Prissel loamy sand, 2 to 6 percent slopes	5.99	23.7%		> 6.5ft.	III s	54	54	48	33	
429A	Lows loam, 0 to 2 percent slopes, rarely flooded	2.61	10.3%		> 6.5ft.	VIw	42	28	42	18	
546A	Prissel loamy sand, 0 to 3 percent slopes	1.40	5.5%		> 6.5ft.	III s	54	54	48	33	
Weighted Average						2.70	*n 63.7	*n 62.2	*n 53.4	*n 41.7	

*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

Cory Vanover is a dedicated land agent at Midwest Land Group serving Northwest Wisconsin. Born in Madison and now residing in New Richmond, Cory's roots in the region run deep. His connection to the land began at a young age, fishing on the Wisconsin River and deer hunting with his father. These early experiences fostered a profound love for the outdoors and a deep understanding and respect for land and wildlife management.

Cory's life has been enriched by working on farms and assisting with his in-laws' exotic animal farm, providing him with invaluable hands-on experience. His commitment to the community and outdoor world is evident through his active memberships in the Rocky Mountain Elk Foundation and Star Prairie Fish and Game.

Driven by a desire to combine his passion for the outdoors with a fulfilling career, Cory excels in understanding the unique needs of land sellers and buyers. His dedication to treating each property as if it were his own ensures clients feel confident and excited throughout the process. Whether you are selling your cherished family property or seeking your dream hunting land, Cory's enthusiasm, expertise, and personal touch ensure a successful and fulfilling experience.



CORY VANOVER

LAND AGENT

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