

MIDWEST LAND GROUP PRESENTS

30 ACRES  
**IOWA COUNTY, WI**

5475 KNOBS ROAD, SPRING GREEN, WISCONSIN, 53588



**MidwestLandGroup.com**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# CHARMING COUNTRY HOME ON 30 +/- ACRES IN IOWA COUNTY

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Welcome to 5475 Knobs Road—a cozy slice of country living with all the charm you could want, spread out over 30 +/- acres in the heart of Iowa County. Just a bit over 30 minutes from Verona and Epic headquarters, this 4-bedroom, 1-bath home offers approximately 2,350 square feet of warm, old-school character that's hard to find these days. With the original cabin being constructed around 1900 before the additions, this homestead has some stories to tell.

Inside, you'll feel the personality of this place right away: from the original woodwork to the inviting rooms that have "gather here" written all over them. It's the kind of place where every nook feels like home, perfect for relaxing or enjoying a warm meal after a day spent in the woods or getting work done on the farm. Speaking of the outdoors, this property is a dream for hunters, hikers, and nature lovers alike. With thick

bedding cover, active scrapes, and established trails throughout, the current owner has never had an issue when it comes to harvesting mature deer. 15 of the 30 +/- acres are enrolled in MFL closed to not only help with habitat improvement but also give a break on the property taxes. The remainder of the ground is a mix of largely pasture along with a few other timber pockets. Perfect for running livestock, the pasture is fully fenced and fed by multiple natural springs that originate on the property which go down to feed Lowery Creek, a Class I trout stream just down the road.

Whether you are looking for somewhere to call home, build your own hobby farm, or a perfect hunting cabin to make memories of a lifetime, this place has it all. Give me a call today to schedule a showing and see for yourself the beauty that this part of Iowa County has to offer!



# PROPERTY FEATURES

PRICE: **\$599,999** | COUNTY: **IOWA** | STATE: **WISCONSIN** | ACRES: **30**

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- Just over 30 minutes from Verona and Epic headquarters
- 4-bed, 1-bath home with approximately 2,350 sq. ft.
- Original woodwork and cozy rooms
- Hobby farm, a primary residence, or a hunting cabin
- Ideal for nature lovers, hunters, and hikers, with established trails and wildlife activity
- Abundant deer population, with active scrapes and thick bedding cover
- 15 acres enrolled in MFL - closed for habitat improvement and tax reduction
- Fenced pasture perfect for livestock
- Multiple natural springs
- Nearby Lowery Creek, a Class I trout stream





# 4-BED, 1-BATH HOME

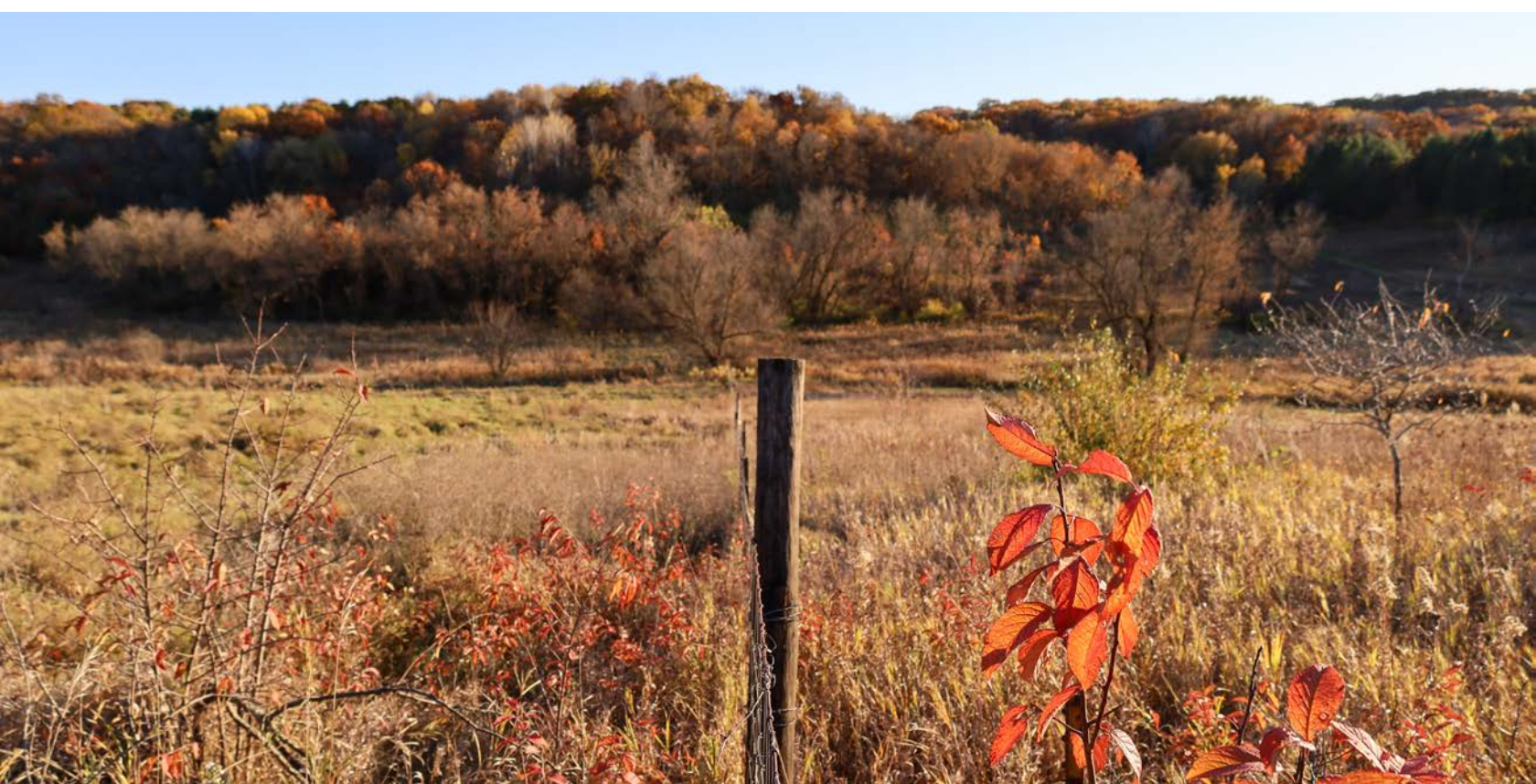
This 4-bedroom, 1-bath home offers approximately 2,350 square feet of warm, old-school character that's hard to find these days.





# FENCED PASTURE PERFECT FOR LIVESTOCK

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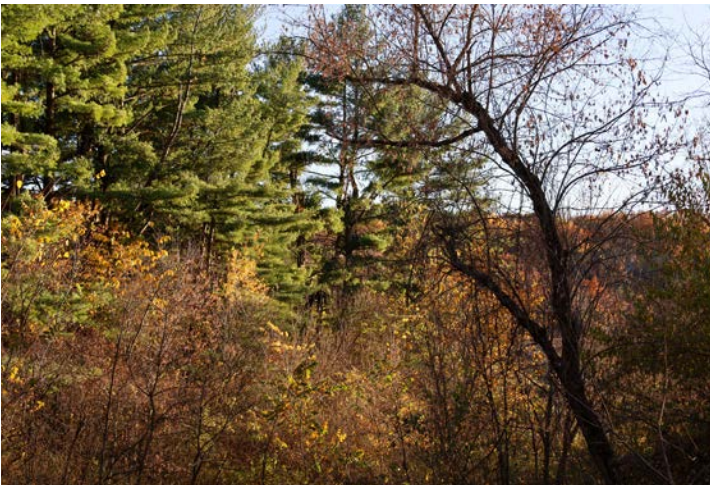
## ACTIVE SCRAPES

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## THICK BEDDING COVER

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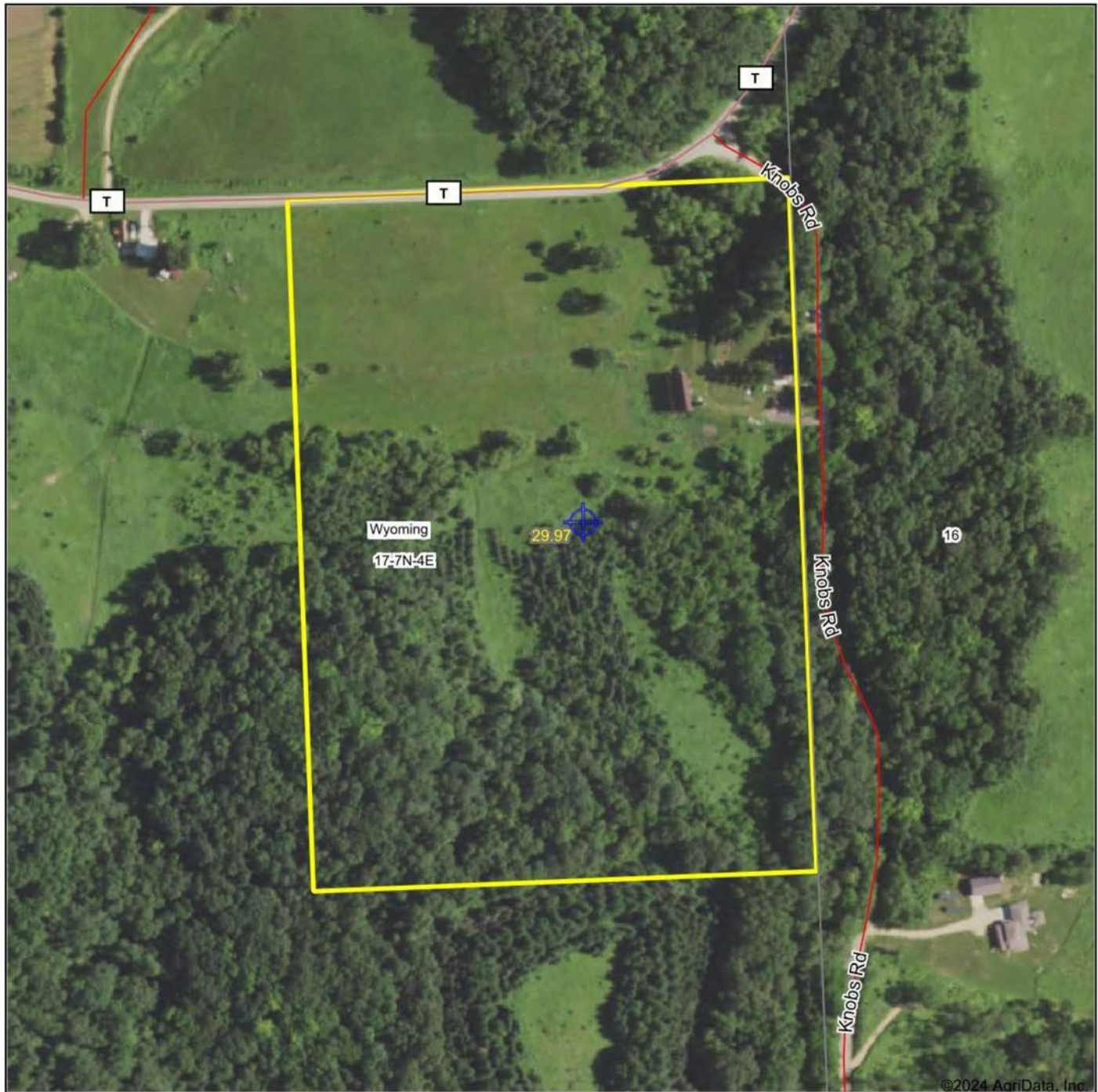
# HARVEST PHOTOS

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# AERIAL MAP



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Boundary Center: 43° 4' 51.96, -90° 2' 12.6

**17-7N-4E**  
**Iowa County**  
**Wisconsin**

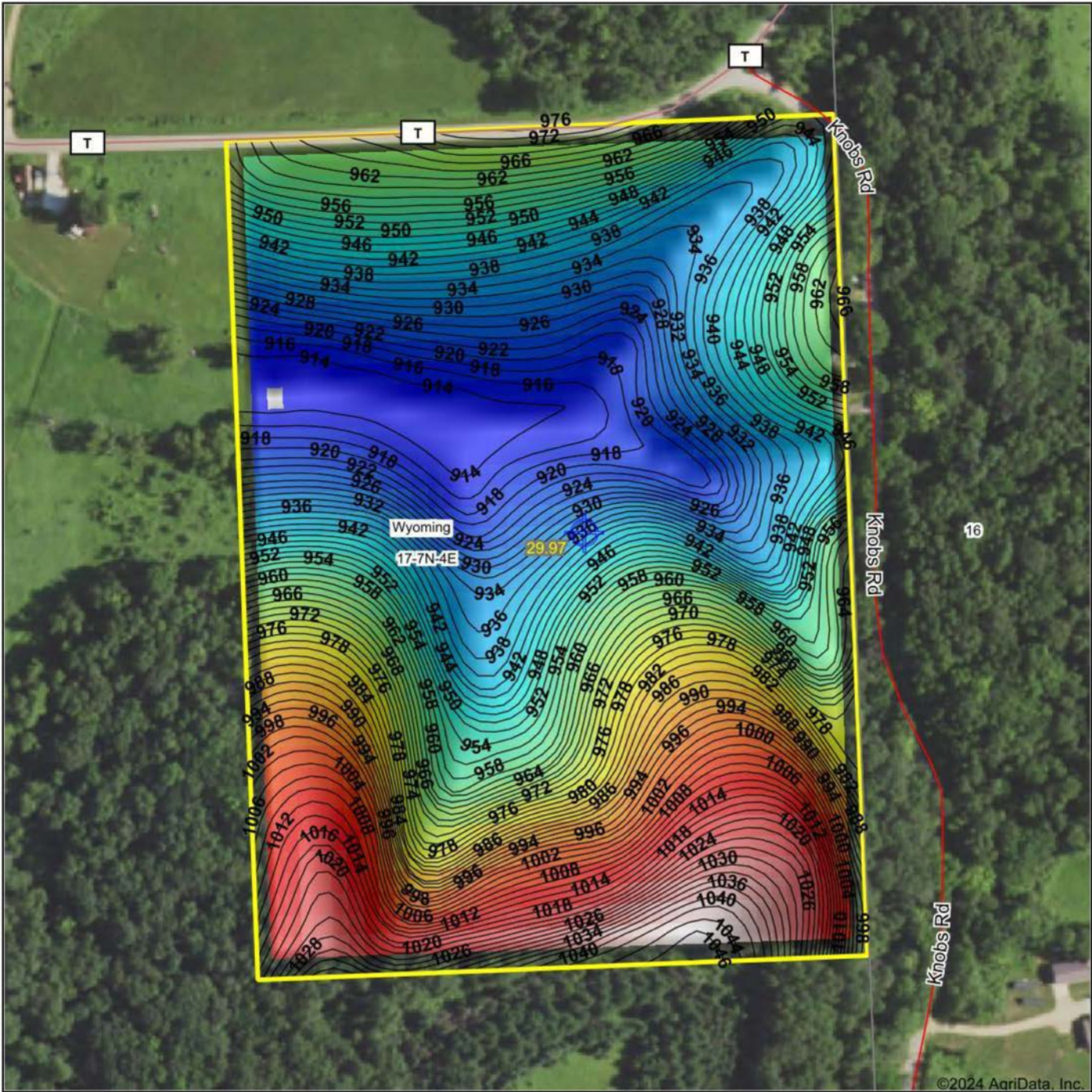
0ft 301ft 602ft



10/30/2024



# HILLSHADE MAP



Low Elevation High

Source: USGS 10 meter dem

Interval(ft): 2

Min: 912.5

Max: 1,046.2

Range: 133.7

Average: 959.7

Standard Deviation: 34.48 ft

0ft 248ft 496ft

17-7N-4E  
Iowa County  
Wisconsin

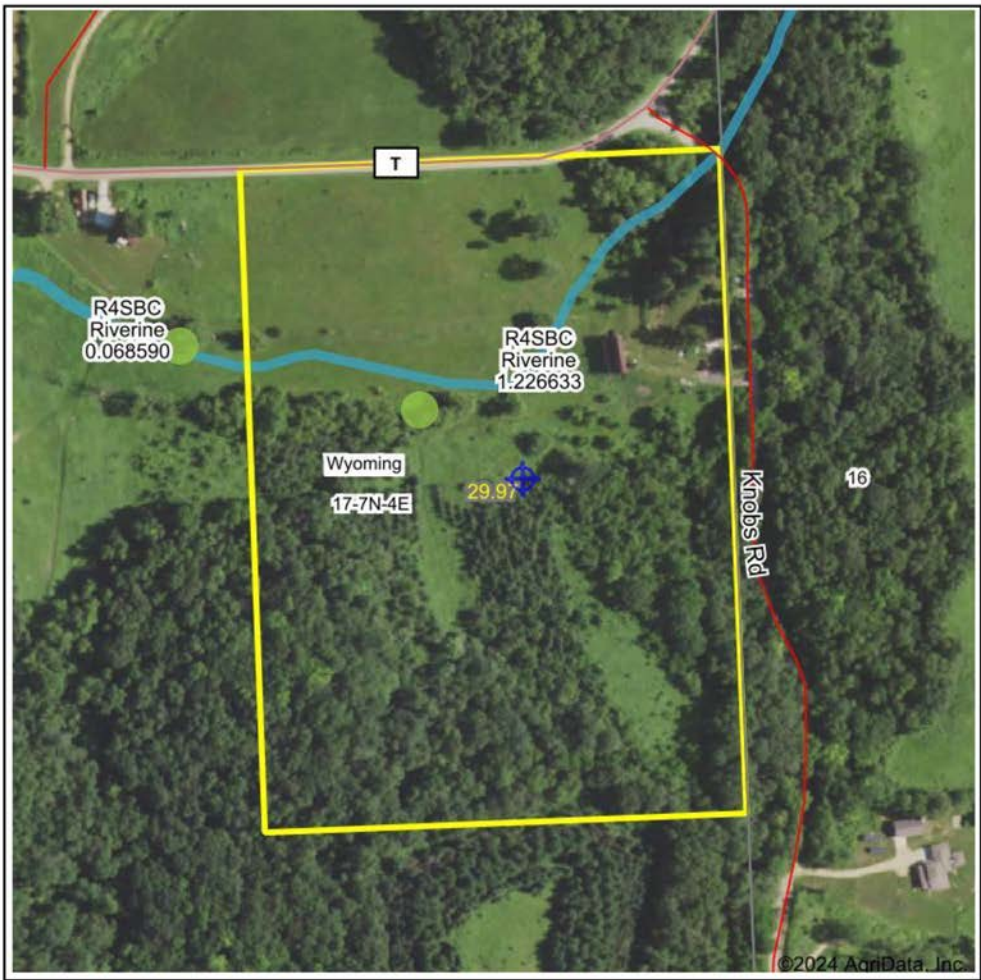
10/30/2024

Boundary Center: 43° 4' 51.96, -90° 2' 12.6

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



State: **Wisconsin**  
Location: **17-7N-4E**  
County: **Iowa**  
Township: **Wyoming**  
Date: **10/30/2024**



Maps Provided By:  
**surety**  
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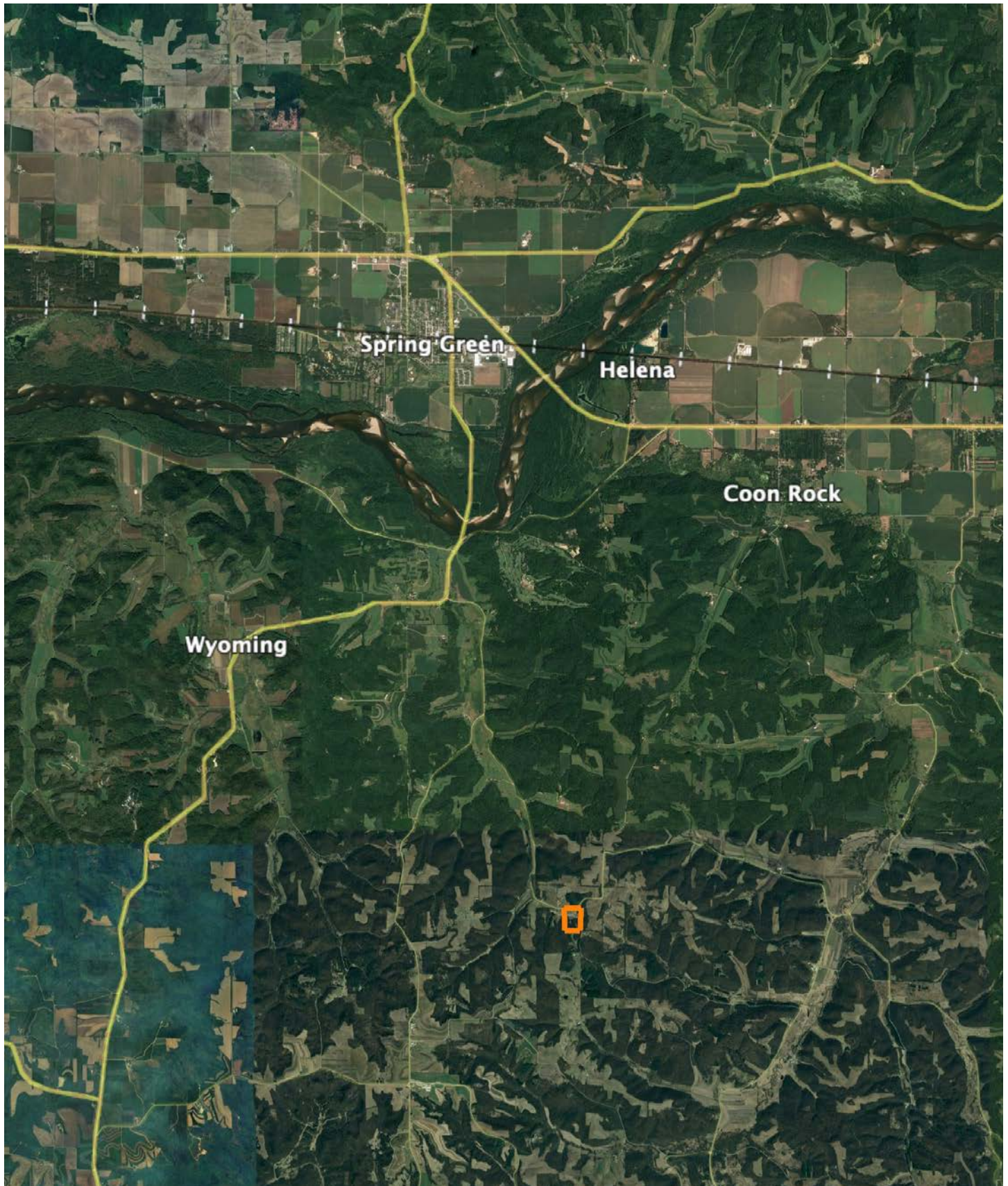
0ft 405ft 810ft

Classification Code	Type	Acres
R4SBC	Riverine	0.54
PEM1C	Freshwater Emergent Wetland	0.10
Total Acres		0.64

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

Jordan is a dedicated, hard-working land agent passionate about helping clients navigate the land market in Southern Wisconsin. Growing up in Waukesha County, Jordan has a deep appreciation for the area's unique charm and potential. Ever since he could put on his own boots, Jordan has been hunting and helping manage his family farms in Grant and Crawford counties to produce year after year. Traveling across the different landscapes across the state has allowed him to appreciate all of the landscapes and markets the state has to offer.

Graduating from Marquette University with his Master's in Management and playing 5 years of Division I lacrosse has instilled the importance of teamwork into his approach to the real estate business. After spending 2 years at the Midwest Land Group office helping over 100 agents across 13 states build their businesses, he is ready to get back to supporting the state that holds such a large place in his heart. Being a part of hundreds of transactions through the home office gave Jordan a deep accountability in the fact that all parties involved in a transaction must fully own their roles for the best outcome possible and is never afraid to go above and beyond for his clients to ensure they achieve their goals.

In his spare time, Jordan enjoys spending time with his wife Elaina. They enjoy diving deeper into their faith life through their local church and organizations such as Young Life and FCA. When he isn't spending time with his family, you'll likely find Jordan working out with his friends or spending some time out on the open water fishing. If you're in the market for recreational, farmland, or investment properties in Wisconsin, be sure to give Jordan a call!



**JORDAN SCHMID**

LAND AGENT

**262.737.8823**

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## MidwestLandGroup.com

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