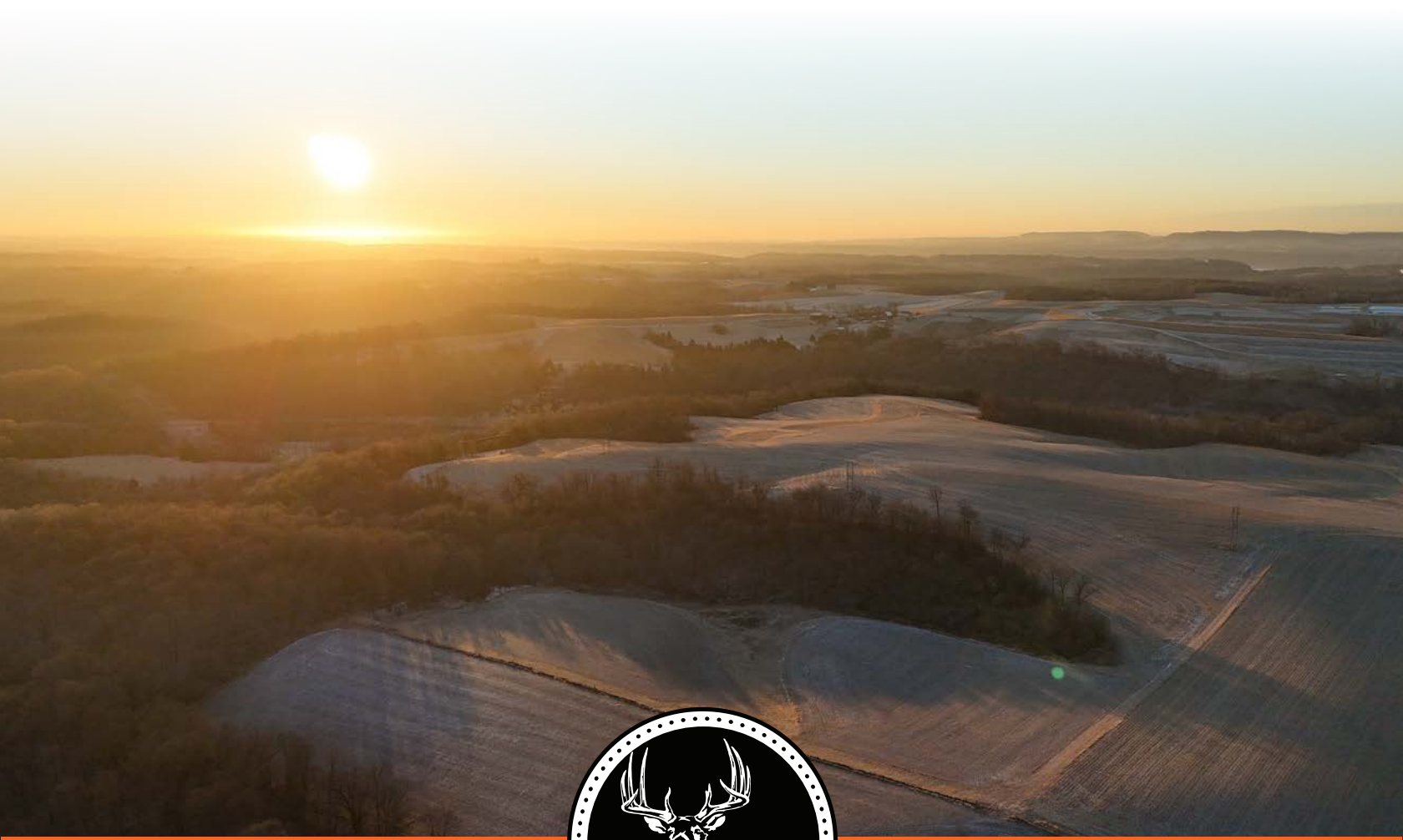


MIDWEST LAND GROUP PRESENTS

197.1 ACRES IN

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# GRANT COUNTY WISCONSIN



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 197.1 +/- ACRES WITH BIG OPPORTUNITIES IN GRANT COUNTY

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If you're looking for a place that combines country living, a possibility for multiple streams of income, and a blueprint to fulfill all your hunting dreams, this 197.1 +/- acre farm in Grant County has it all. Located off Chaffie Hollow Road in Cassville, this piece sits in the heart of a strong agricultural community and an area where ground rarely hits the open market. Whether you're dreaming of a quiet rural lifestyle or an income-generating investment with incredible hunting potential, this property checks every box.

The ground has all the terrain features that you could want in a Southwest Wisconsin farm. A natural spring cuts through the pastures along Chaffie Hollow Road that feeds into the Grant River which is no more than 500 yards from the eastern boundary of the farm. Well-maintained fences surround the pasture, the majority of which have been fixed or updated within the past 5 years. Breaking the pastures and the tillable acres is a mix of hardwood bluffs and ridges that are a paradise for the avid hunter. Quality deer management has been practiced on the farm for over 40 years, with only family members having access to hunting opportunities.

Out of the 197.1 +/- acres, there are 70.73 FSA-certified tillable acres with an average NCCPI score

of 78.8. For any new buyer with a vision, there is an additional 6 +/- acres of the current pasture that could be converted to tillable ground for additional income or to establish an incredible food plot.

Inside the house, you will find a spacious 3 bed, 2 bath layout that has all the modern amenities. With a full unfinished basement, there is an opportunity to expand the footprint of the house or make one heck of a mancave. A large 2-car garage attaches to the house which frees up the barn and other outbuildings for additional storage.

While the house is currently rented to respectful and reliable tenants with an opportunity to continue the lease after closing, the pasture and tillable ground are open for the 2025 season giving flexibility to the new owners. Both of the previous tenants would have interest in continuing to rent the pasture and tillable ground if interested.

Whether you're looking to expand your portfolio, looking for a dream hunting farm with income, or just want to experience country living at its finest, this property gives you all that and more. Give me a call today to schedule a showing and see for yourself the beauty that 5811 Chaffie Hollow Road has to offer!



# PROPERTY FEATURES

PRICE: **\$1,650,000** | COUNTY: **GRANT** | STATE: **WISCONSIN** | ACRES: **197.1**

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- Natural spring and creek along Chaffie Hollow Rd
- Within 500 yards of the Grant River
- Quality deer management practiced for generations
- 70.73 FSA tillable acres
- 6 +/- additional acres of pasture that could be converted to tillable ground
- Well-maintained and updated fences
- 3 bed, 2 bath house with all the modern amenities
- Large 2-car attached garage
- Historic barn and other outbuildings for additional storage
- Opportunities for multiple sources of income

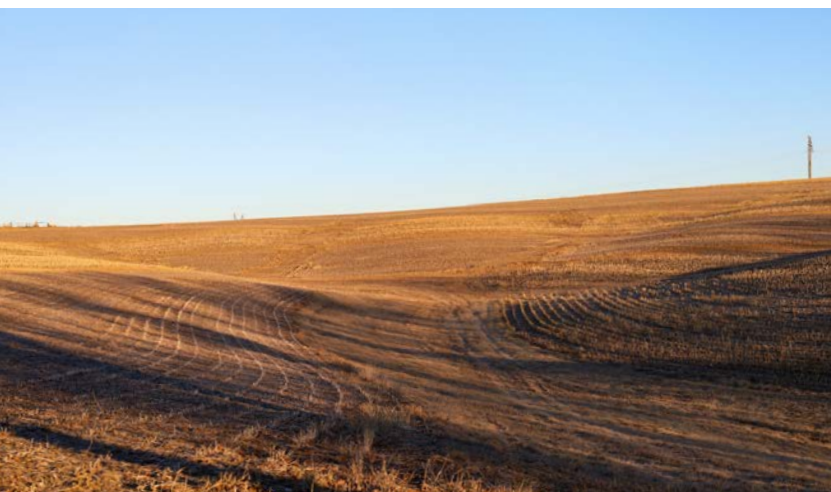




# 70.73 FSA TILLABLE ACRES

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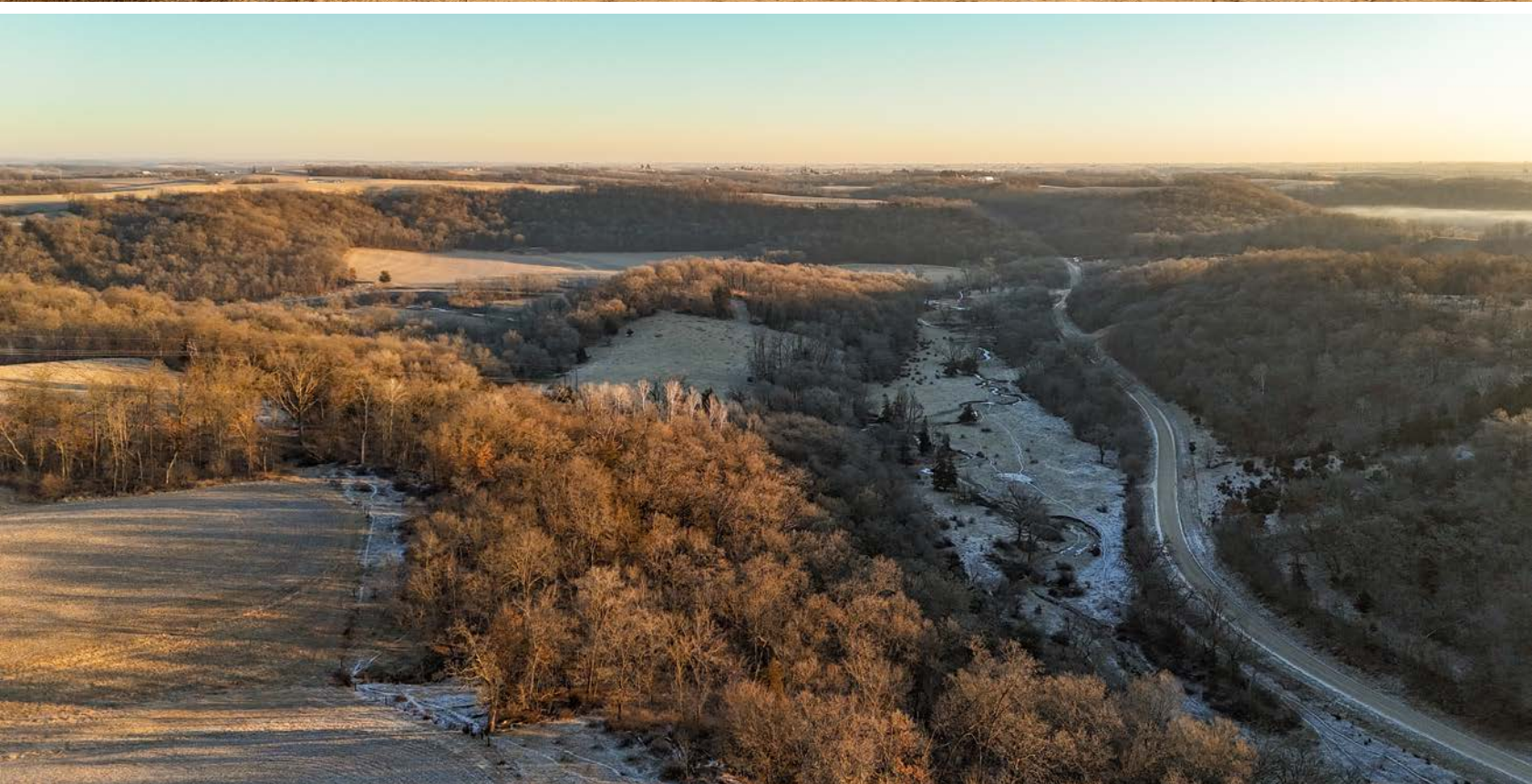
Out of the 197.1 +/- acres, there are 70.73 FSA-certified tillable acres with an average NCCPI score of 78.8. There is an additional 6 +/- acres of the current pasture that could be converted to tillable ground.





## 6 +/- ADDITIONAL ACRES OF PASTURE

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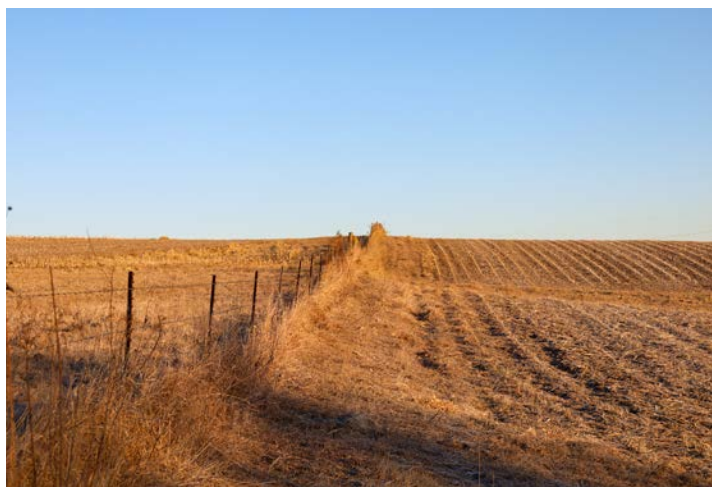
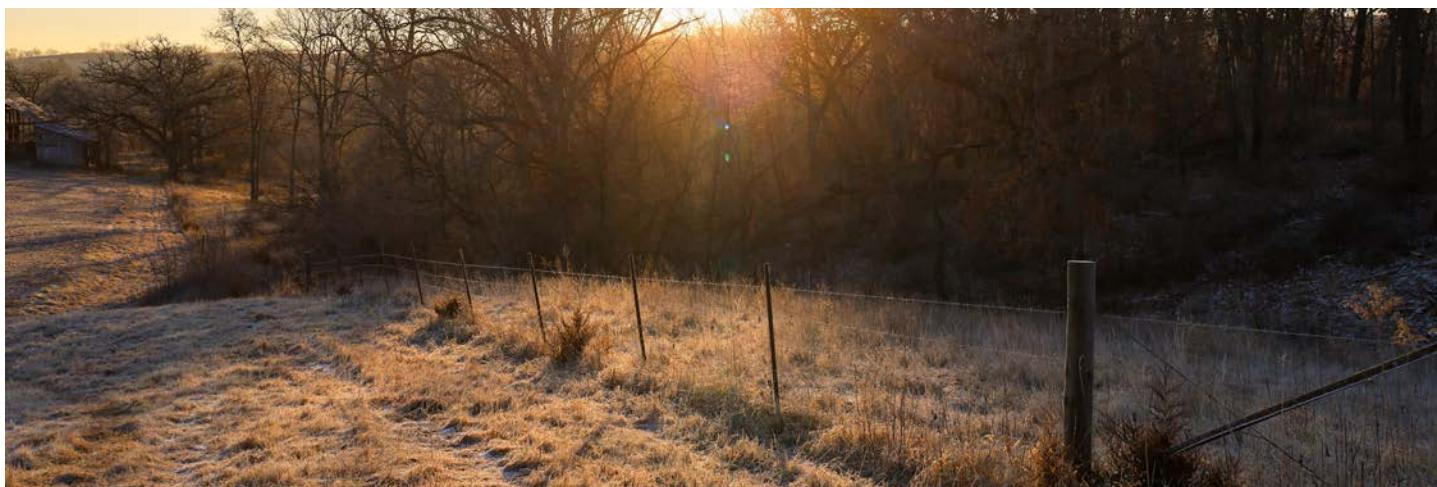
## NATURAL SPRING & CREEK

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## WELL-MAINTAINED & UPDATED FENCES

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# MIX OF HARDWOOD BLUFFS & RIDGES

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## 3 BED, 2 BATH HOUSE





# LARGE 2-CAR ATTACHED GARAGE

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# HISTORIC BARN

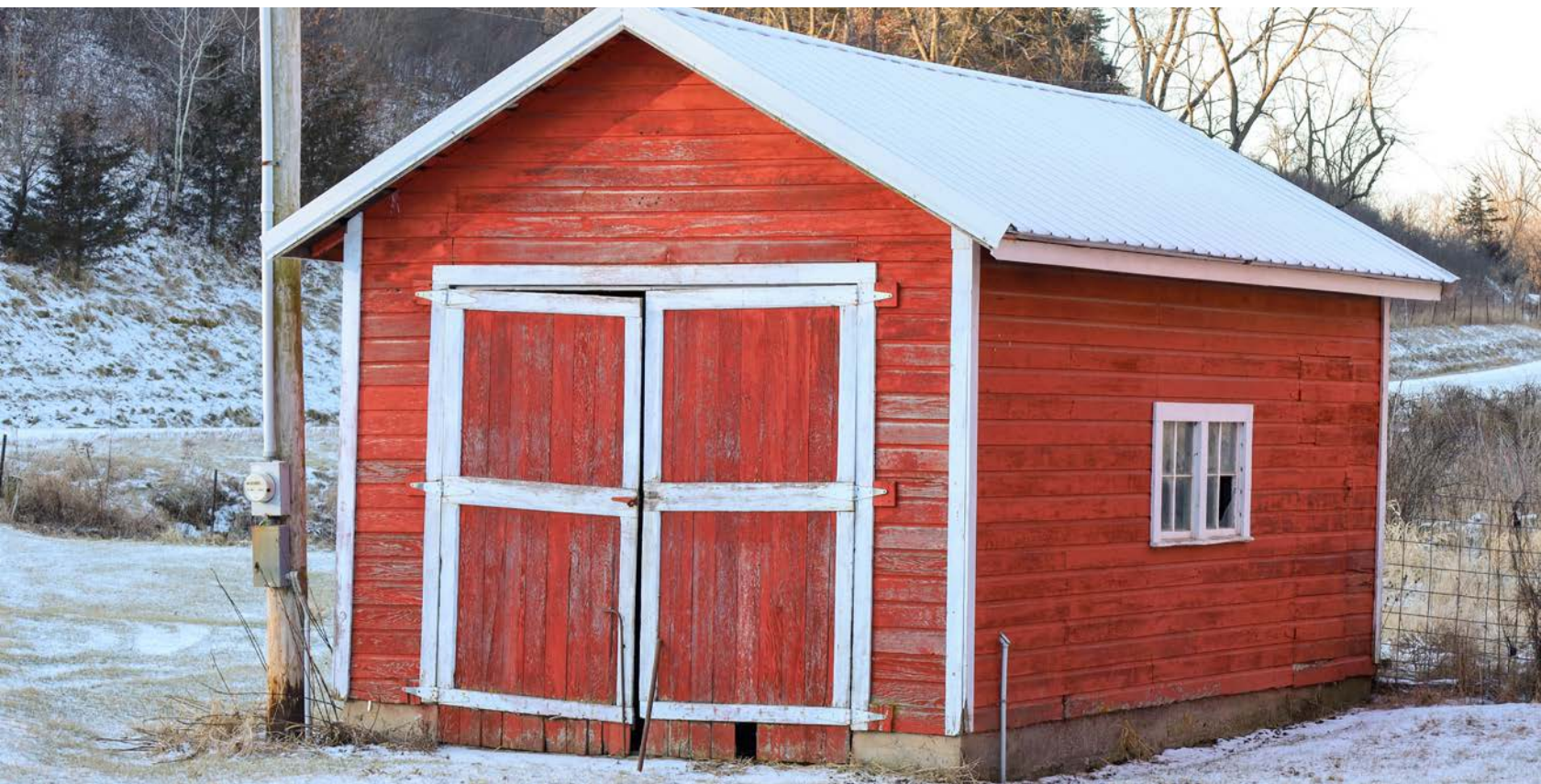
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## OTHER OUTBUILDINGS

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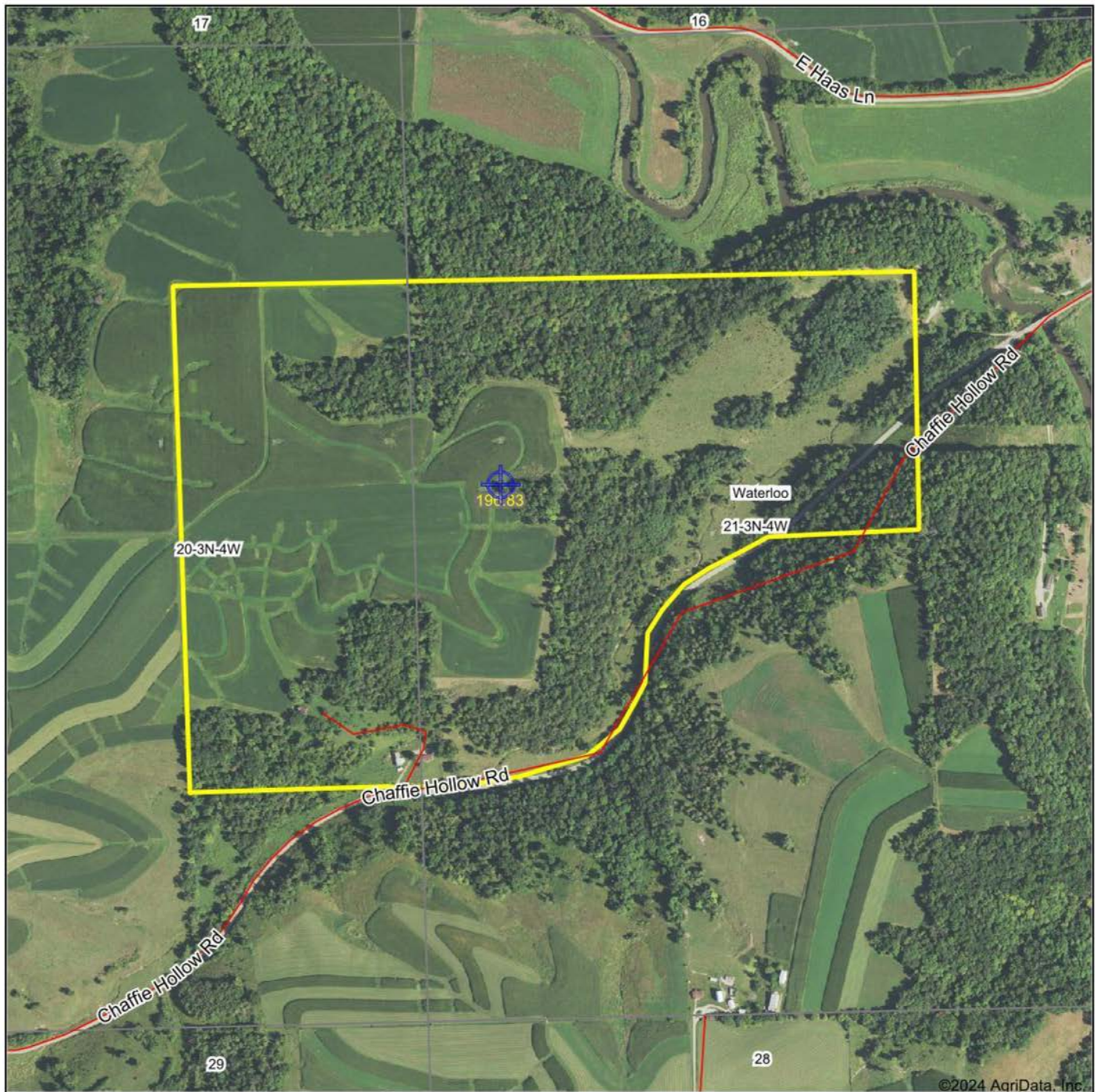
# HUNTING OPPORTUNITIES

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# AERIAL MAP



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Maps Provided By:



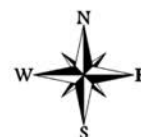
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Boundary Center: 42° 43' 8.07, -90° 51' 24.86

**21-3N-4W**  
**Grant County**  
**Wisconsin**

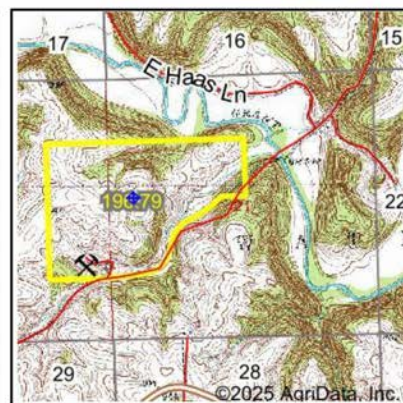
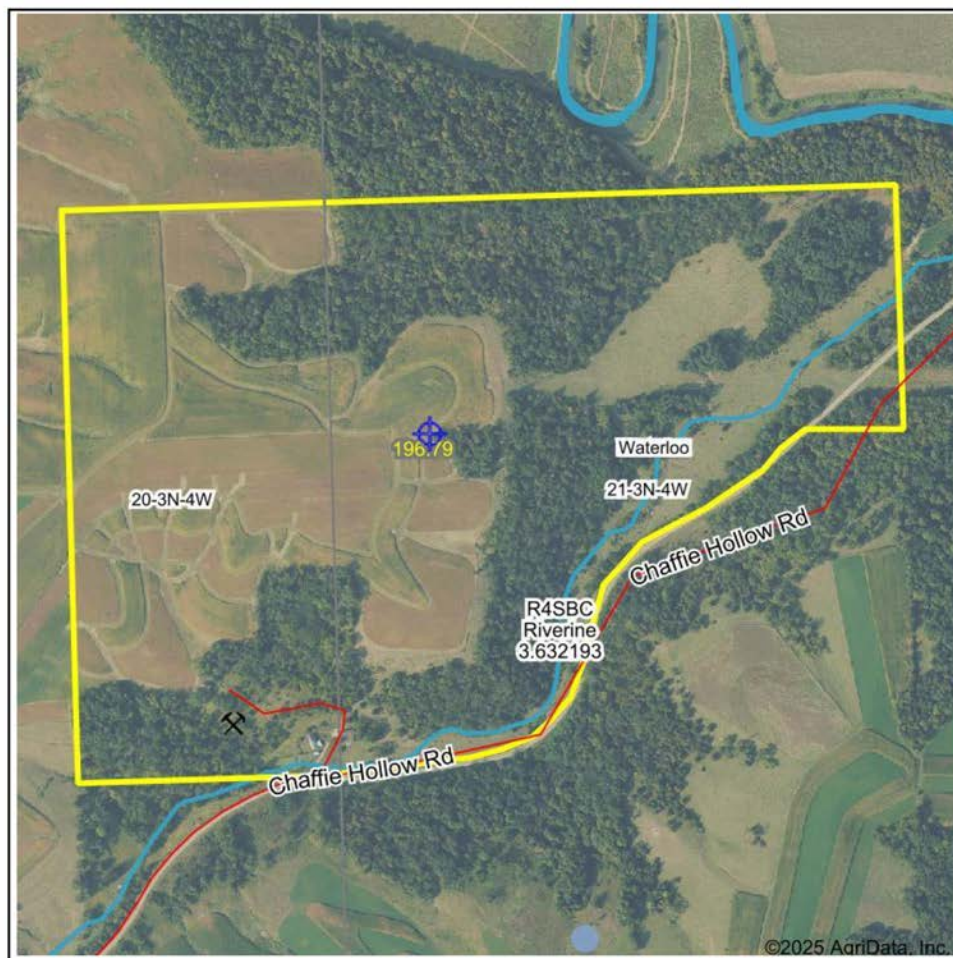
0ft 823ft 1645ft



11/15/2024



# WETLANDS MAP



State: **Wisconsin**  
 Location: **21-3N-4W**  
 County: **Grant**  
 Township: **Waterloo**  
 Date: **1/11/2025**



Maps Provided By:



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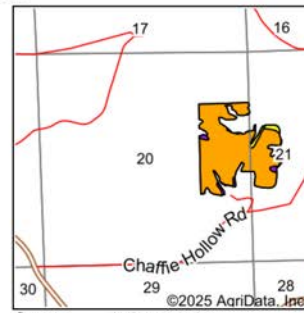
0ft 926ft 1851ft

Classification Code	Type	Acres
R4SBC	Riverine	1.93
Total Acres		1.93

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



# SOILS MAP



State: **Wisconsin**  
 County: **Grant**  
 Location: **20-3N-4W**  
 Township: **Waterloo**  
 Acres: **70.73**  
 Date: **1/19/2025**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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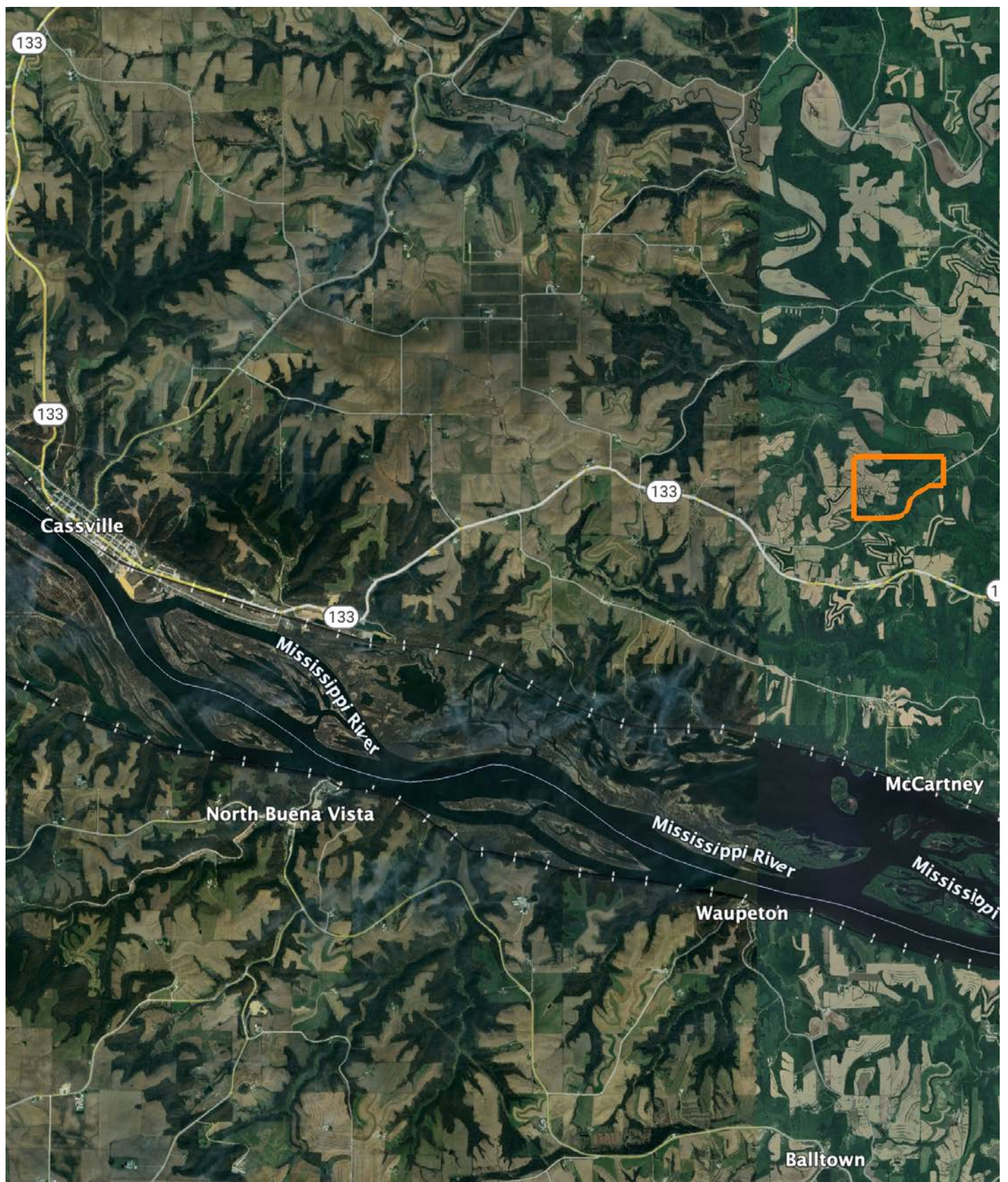
Area Symbol: WI043, Soil Area Version: 19															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Alfalfa hay Tons	Bluegrass white clover Tons	Orchardgrass alsike Tons	Orchardgrass red clover Tons	Timothy alsike Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
102C2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	66.44	93.9%	<div></div>	> 6.5ft.	IIIe						81	81	69	65
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	1.34	1.9%	<div></div>	1.7ft. (Strongly contrasting textural stratification)	IVe						53	53	50	43
102D2	Fayette silt loam, 12 to 20 percent slopes, moderately eroded	1.26	1.8%	<div></div>	> 6.5ft.	IVe						76	75	64	60
1180E	Newglarus-Dunbarton, very stony, silt loams, 20 to 30 percent slopes, very rocky	0.77	1.1%	<div></div>	2.8ft. (Lithic bedrock)	VIIe						12	12	8	4
102E2	Fayette silt loam, 18 to 35 percent slopes, moderately eroded	0.47	0.7%	<div></div>	> 6.5ft.	VIe						19	19	16	9
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	0.45	0.6%	<div></div>	1.5ft. (Lithic bedrock)	VIIIs		1	1.6	1.8	1.4	12	12	11	5
Weighted Average						3.13	*-	*-	*-	*-	*-	*n 78.8	*n 78.8	*n 67.2	*n 63.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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**

[JordanSchmid@MidwestLandGroup.com](mailto:JordanSchmid@MidwestLandGroup.com)



## MidwestLandGroup.com

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