

MIDWEST LAND GROUP PRESENTS

39 ACRES IN

GREEN COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE 39 +/- ACRES IN WESTERN GREEN COUNTY

Sought-after opportunity to buy a great mixed-use property in Green County, Wisconsin. These 39 +/- acres have diverse features to suit numerous buying needs.

Located in western Green County, this property consists of 39 +/- total acres which are made up of 26 +/- tillable acres with the remaining balance in timber. The tillable acres are made up primarily of New Glarus silt loam producing an NCCPI rating of 55.6. There is no lease currently on these acres and they are open for the 2025 growing season. The property has several road access points for easy field access.

The property is zoned agricultural which allows it to be buildable for a single-family home per Green County. Numerous spots exist that would provide a great build site while having excellent views of the Green County countryside. The property has fantastic paved road frontage, bordered by West Point Road, Holstein Prairie Road, and Dividing Ridge Road. While being remote and

scenic, the property is also within easy driving distance of Monticello, Verona, and downtown Madison.

The mix of tillable and wooded acreage on this property would make it a great option for anyone looking for a private retreat to hunt, camp, or ride ATVs. The deer and turkey population in this area of Green County is fantastic and this property would provide great hunting opportunities. A quick tour of the property and you'll see the amount of wildlife sign that's present. Several spots would make for a great campsite to unplug and get away.

Overall, this property offers a variety of features to appeal to your buying needs. Whether you're looking for more tillable acres to add to your farming operation, for a diverse recreational property with income, or for a spot to build with acreage, this property would be a great fit. Contact Jason Heller at (815) 858-4403 for more information or to schedule a private showing.



PROPERTY FEATURES

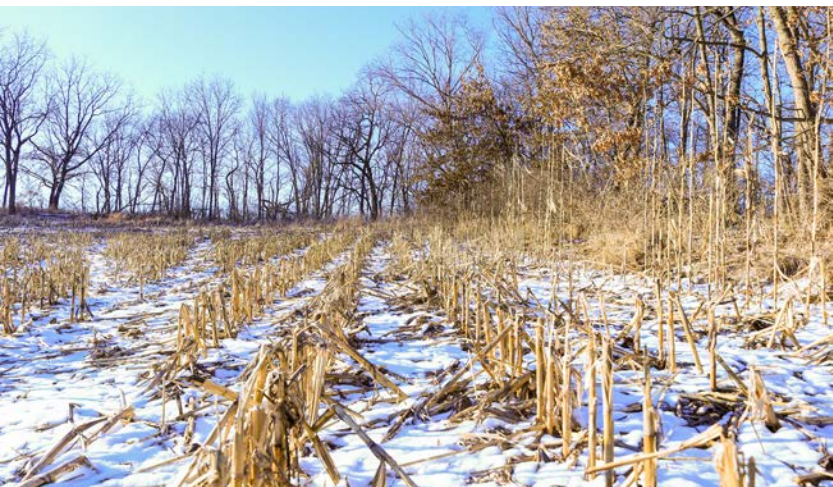
PRICE: **\$359,999** | COUNTY: **GREEN** | STATE: **WISCONSIN** | ACRES: **39**

- 39 +/- total acres
- 26 +/- tillable acres
- 55.6 NCCPI rating
- 13 +/- wooded acres
- Recreational opportunities
- Paved road frontage
- Zoned agricultural
- Buildable for a residence
- 2024 taxes totaled \$361
- 13 minutes from Monticello, WI
- 30 minutes from Verona, WI
- 50 minutes from downtown Madison, WI
- 1 hour 45 minutes from Milwaukee, WI

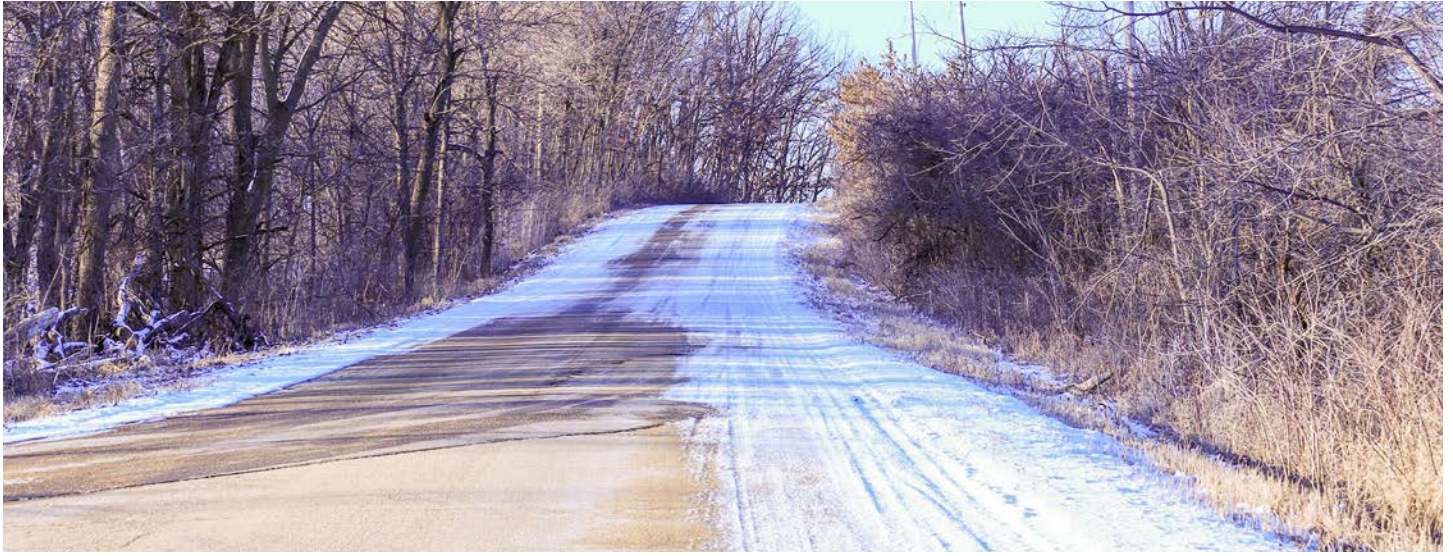


26 +/- TILLABLE ACRES

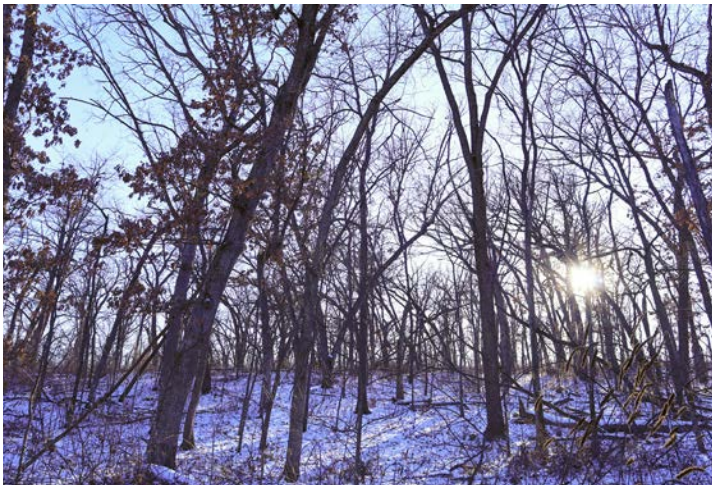
The tillable acres are made up primarily of New Glarus silt loam producing an NCCPI rating of 55.6. There is no lease currently on these acres and they are open for the 2025 growing season. The property has several road access points for easy field access.



PAVED ROAD FRONTAGE



13 +/- WOODED ACRES

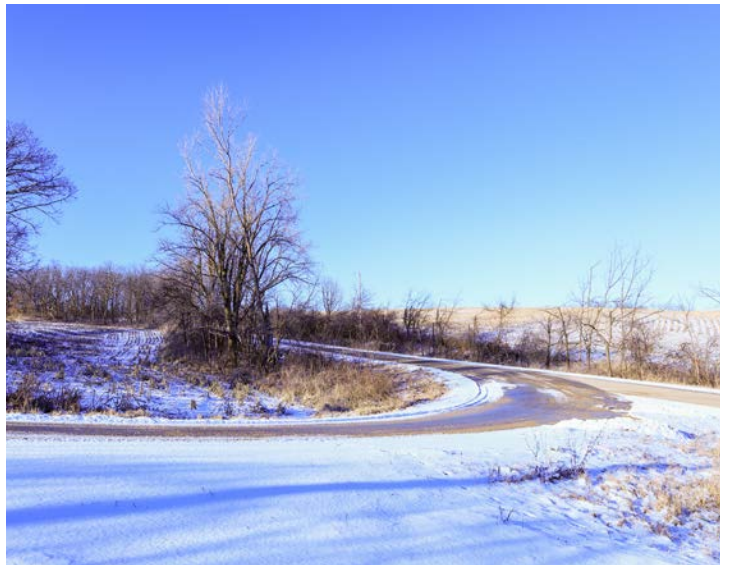


MULTIPLE BUILD SITES

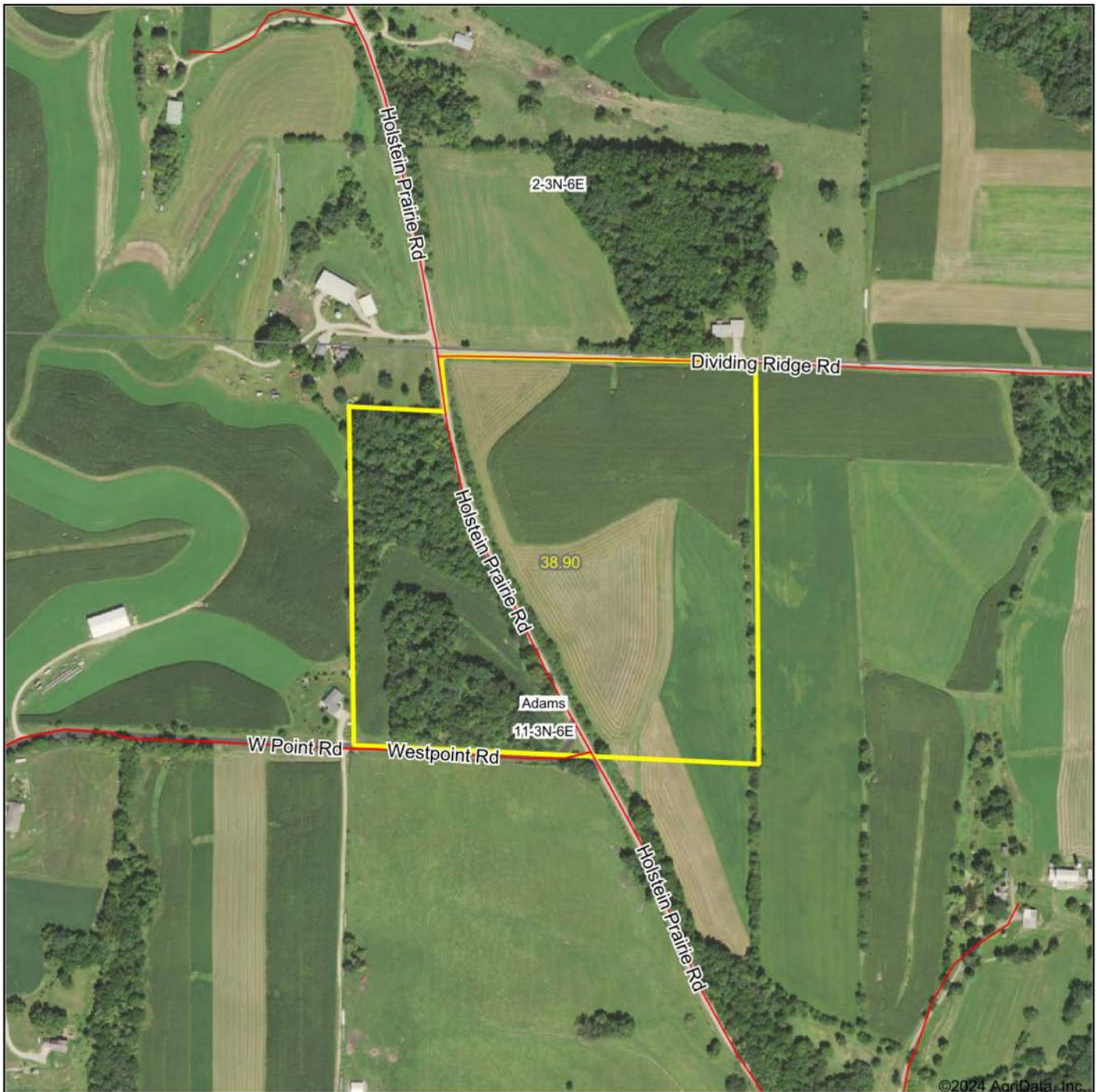
The property is zoned agricultural which allows it to be buildable for a single-family home per Green County. Numerous spots exist that would provide a great build site while having excellent views of the Green County countryside.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 42° 45' 15.44, -89° 44' 50.91

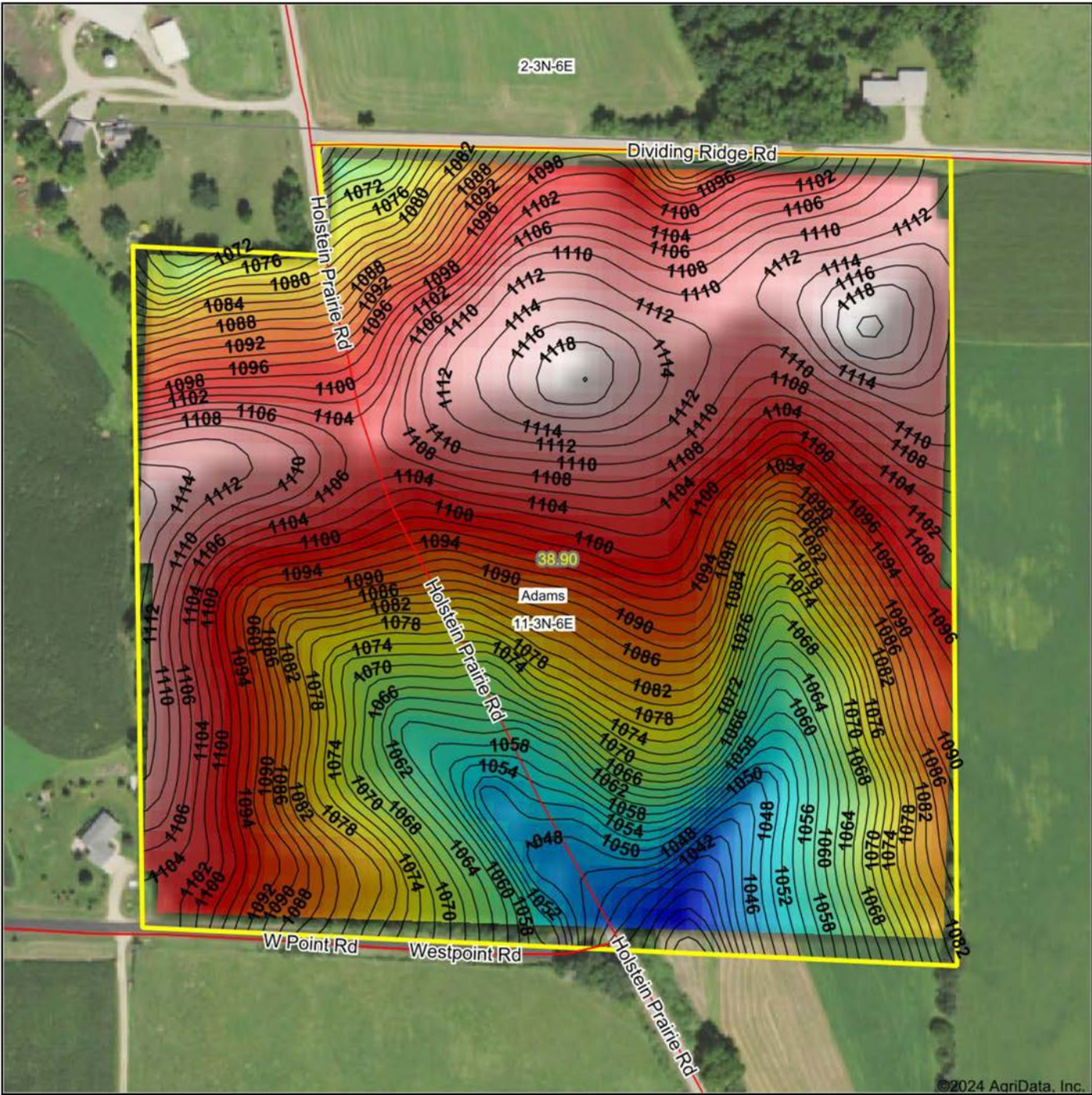
0ft 513ft 1025ft

11-3N-6E
Green County
Wisconsin




11/26/2024

HILLSHADE MAP





Low Elevation High



Source: USGS 10 meter dem
Interval(ft): 2
Min: 1,031.6
Max: 1,120.6
Range: 89.0
Average: 1,089.7
Standard Deviation: 20.28 ft

0ft 255ft 510ft






11/26/2024

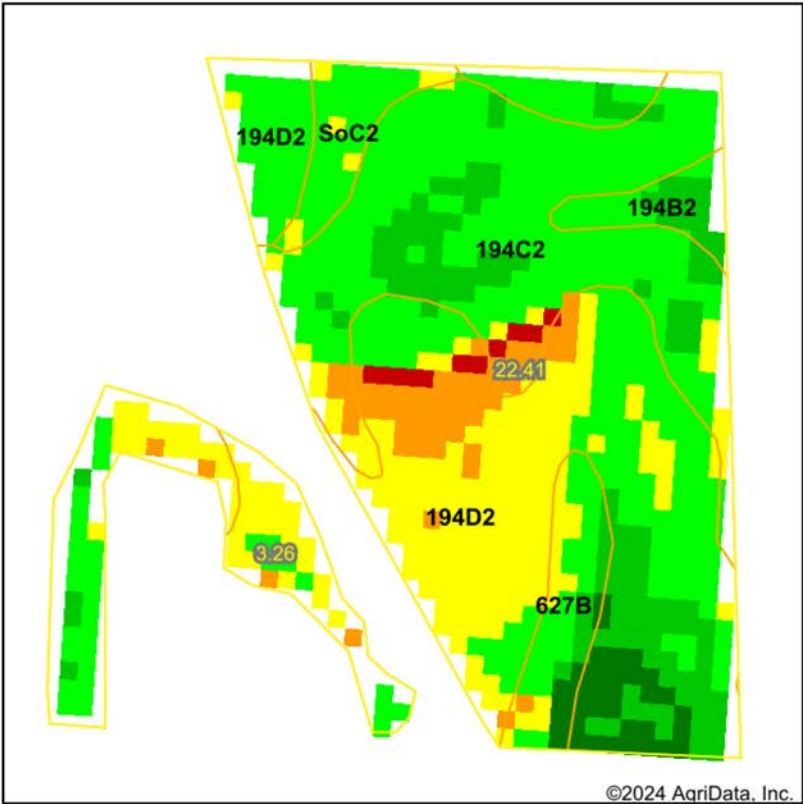
11-3N-6E
Green County
Wisconsin

Boundary Center: 42° 45' 15.44, -89° 44' 50.91



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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SOILS MAP



Low Relative Biomass High	Value
86 - 99	
81 - 85	
76 - 80	
71 - 75	
66 - 70	
61 - 65	
51 - 60	
41 - 50	
21 - 40	
1 - 20	
0 - 0	

State: Wisconsin
County: Green
Location: 11-3N-6E
Township: Adams
Acres: 25.67
Date: 11/26/2024

Crop:



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

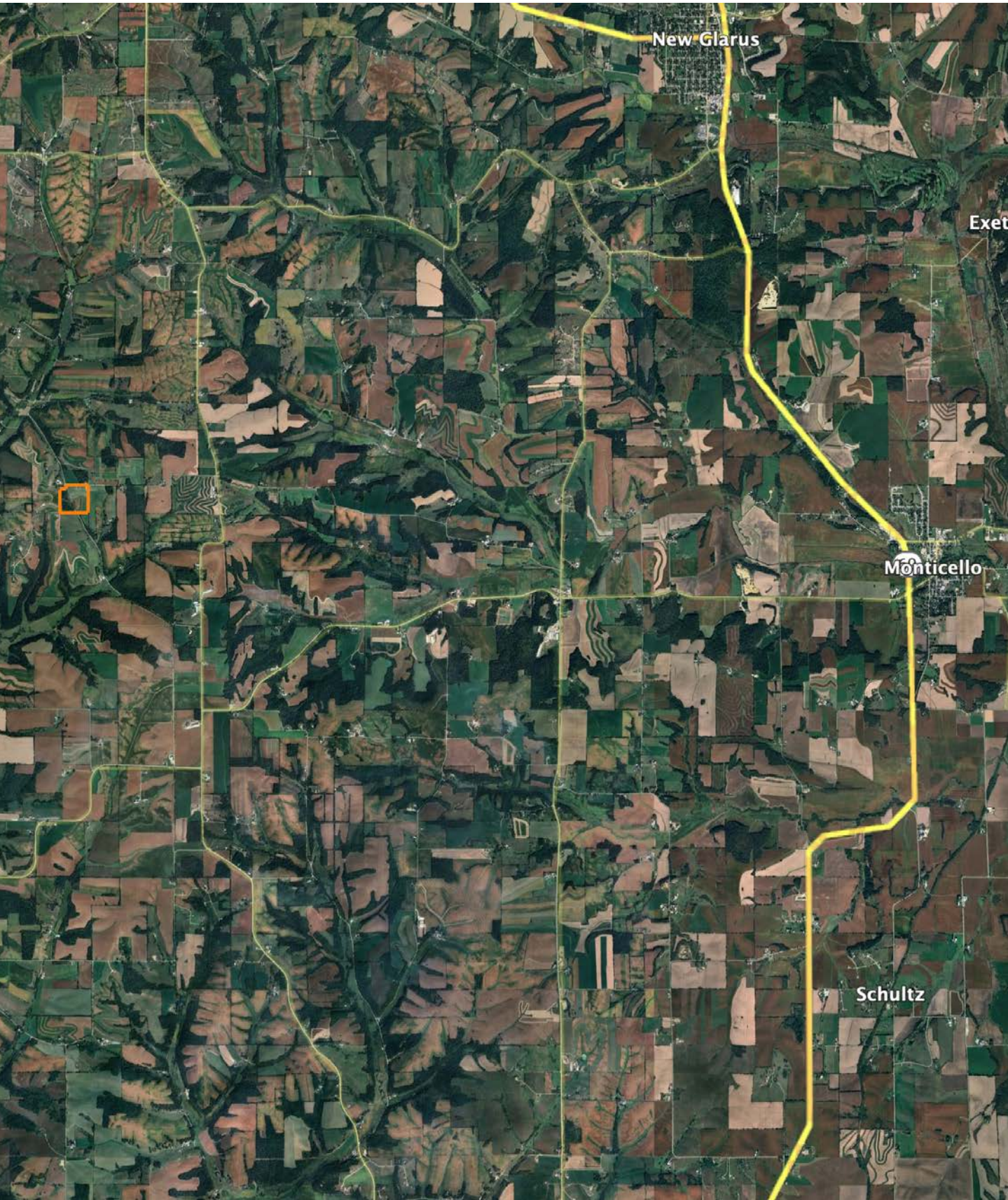
Area Symbol: WI045, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2024
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	12.91	50.3%	Well drained	IVe	53	76.2
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	9.66	37.6%	Well drained	IIIe	58	78.2
627B	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	1.38	5.4%	Moderately well drained	IIw	83	78.3
SoC2	Sogn silt loam, 2 to 12 percent slopes, moderately eroded	1.00	3.9%	Somewhat excessively drained	VIIs	27	76.6
194B2	Newglarus silt loam, moderately deep, 2 to 6 percent slopes, moderately eroded	0.72	2.8%	Well drained	Ile	59	80.7
Weighted Average					3.54	*n 55.6	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



BROKER CONTACT

Jason Heller is a dedicated, hard-working land broker who possesses a deep passion for land, hunting, and agriculture. Jason's journey into the world of hunting began at the age of 12 when he started bowhunting whitetails and instantly fell in love with it. As years went by, he became more interested in managing the family farm to produce quality deer, completing all forms of habitat projects from timber stand improvement to prescribed burns. These experiences gave him a unique perspective on what works, what doesn't, and what can be done to improve a property to increase its value.

Born and raised on a farm in rural Jo Daviess County, Illinois, Jason earned a degree in agricultural business from the University of Wisconsin Platteville. His professional background includes agricultural banking, which has provided him with first-hand knowledge of real estate financing including the utilization of government programs and FSA loans. Combining his professional expertise with his land management background, Jason is well-equipped to guide buyers in acquiring their dream hunting property, expanding their farming operation, or investing in income-generating land real estate. Sellers also benefit from his extensive knowledge, as he assists them in maximizing the value of their land during the selling process.

In his spare time, Jason enjoys spending time with his wife Amber and their two dogs, Jaxx and Ace. When he's not spending quality time with his family and friends, you'll likely find Jason playing a round of golf or bass fishing. If you're in the market for farmland, recreational, or investment properties in Illinois or Wisconsin, be sure to give Jason a call.



JASON HELLER, LAND BROKER
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