

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# CLARK COUNTY WISCONSIN



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BIG BUCK FACTORY IN CLARK COUNTY

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Midwest Land Group is proud to offer this phenomenal opportunity to acquire a slammer 40 acres in Clark County. Tucked in the “mounds” area north of Neillsville, this property is a proven producer of trophy bucks. What is more, a custom cabin, shed, electrical service, gravel driveway, and an Earth Blind come with it. For even more hunting options and outdoor opportunities, over 100,000 acres of Clark County Forest exists only a short drive away.

The current owner has this property in turn-key condition. The cabin and shed offer sleeping quarters and storage for the hardcore whitetail hunter. The gravel pad is a perfect spot for a camper. The 5 acres of tillable is planted in switchgrass and kill plots. Several pinch

points are covered by the blinds and stands. A small apple orchard has been cultivated on the east side. This property is one of the rare parcels where the new owner can simply show up and experience hunting success. Four years of trail camera content and harvest pictures will leave no doubt about the quality deer that live in this portion of Clark County.

This 40 is surrounded by agriculture, valleys and blocks of timber on all sides. The view of South Mound is picturesque. The electrical company has an easement for the high line that nicely bisects the property on a northwest to southeast trajectory. The high line creates unique hunting value for deer travel, hunter access, shooting lanes, and bedding cover.





# PROPERTY FEATURES

PRICE: **\$197,500** | COUNTY: **CLARK** | STATE: **WISCONSIN** | ACRES: **40**

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- 40 acres of prime Central Wisconsin hunting land
- Electrical on site
- Custom 8'x16' cabin and shed
- Proven trophy buck producer
- 5 acres of tillable
- Mature hardwoods, primarily massive oaks
- Agricultural land borders in all directions
- Peaceful and beautiful location
- Minutes from 100,000 acres of public land
- Approximately 25 minutes from Neillsville
- Less than 2 miles from Willard





# PRIME HUNTING LAND

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This property is one of the rare parcels where the new owner can simply show up and experience hunting success. Four years of trail camera content and harvest pictures will leave no doubt about the quality deer.





## 5 ACRES OF TILLABLE

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## CUSTOM 8'X16' CABIN AND SHED

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# EARTH BLIND & DEER SIGN

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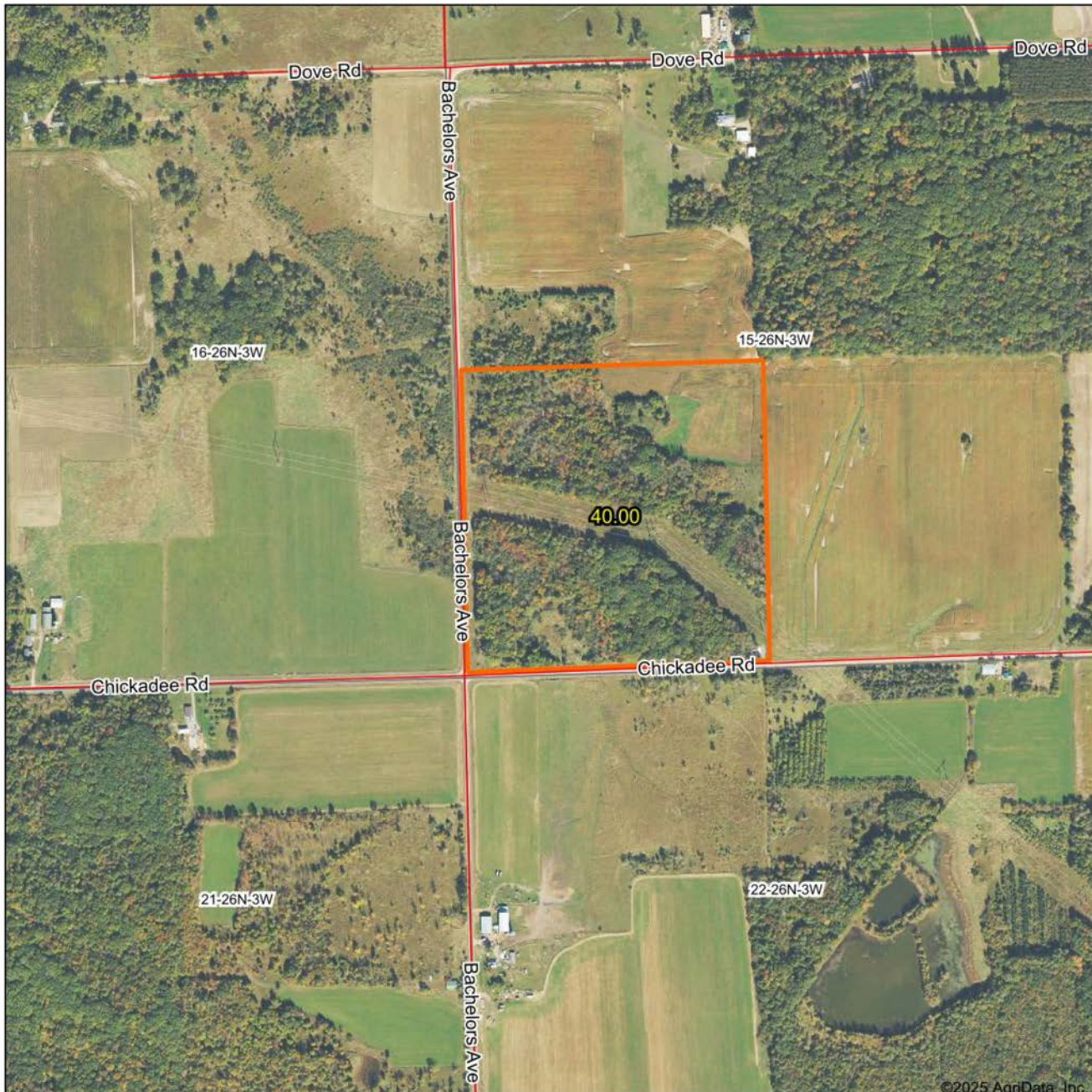
# TRAIL CAM PICTURES

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# AERIAL MAP



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Maps Provided By:

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Boundary Center: 44° 43' 45.71, -90° 44' 16.09

**15-26N-3W**  
**Clark County**  
**Wisconsin**

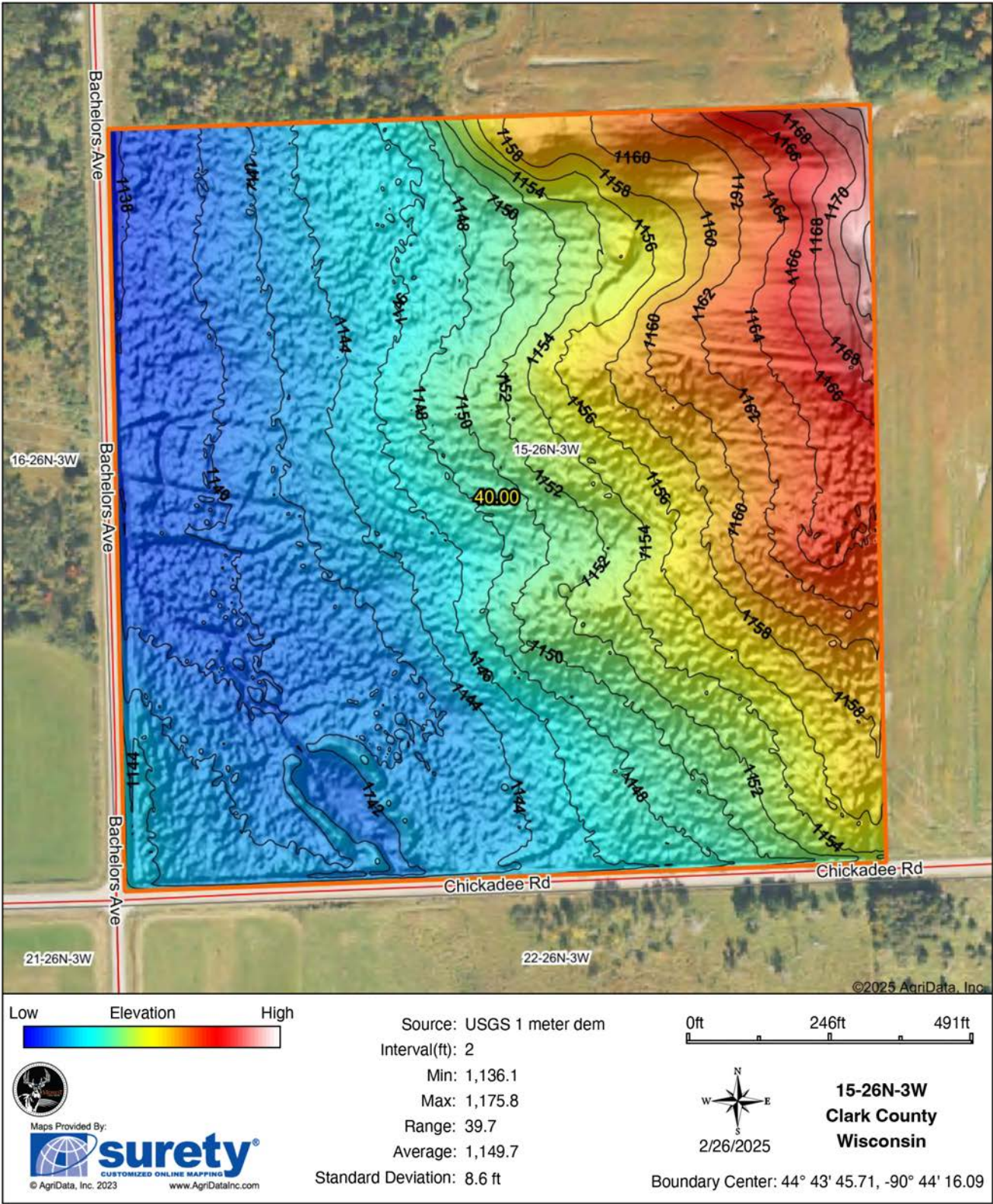
0ft 681ft 1363ft



2/26/2025

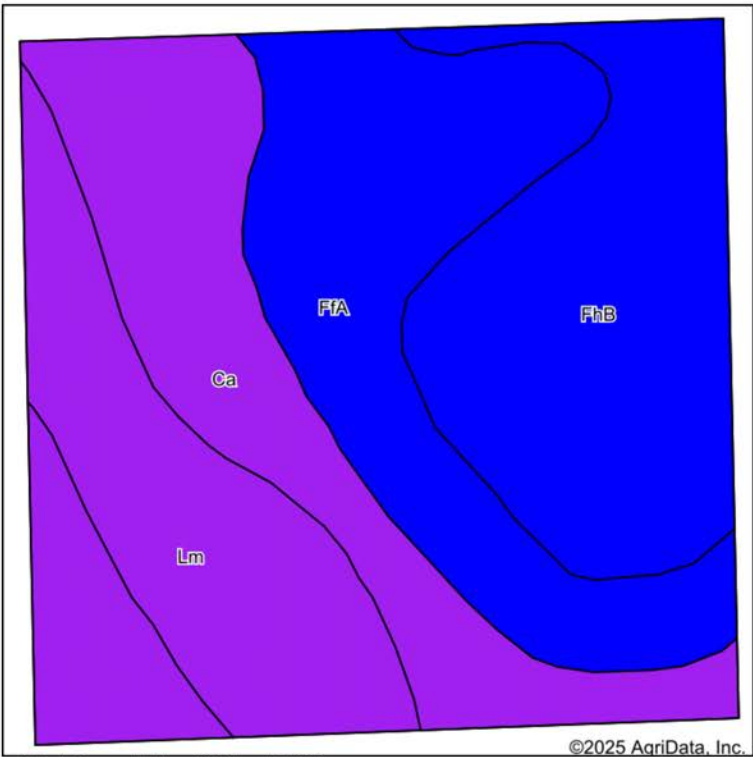


# HILLSHADE MAP

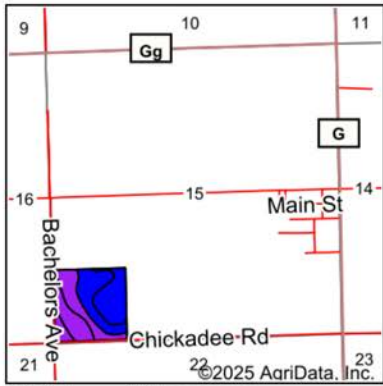




# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**  
County: **Clark**  
Location: **15-26N-3W**  
Township: **Hendren**  
Acres: **40**  
Date: **2/26/2025**



Maps Provided By:



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Area Symbol: WI019, Soil Area Version: 23								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Ca	Capitola-Marshfield-Veedum complex, 0 to 2 percent slopes	11.38	28.6%		Vlw	55	48	37
FhB	Flambeau loam, 1 to 6 percent slopes	10.60	26.5%		Ile	72	72	62
FfA	Fallcreek loam, 0 to 3 percent slopes	10.49	26.2%		Ilw	72	72	62
Lm	Loxley, Beseman, and Dawson peats 0 to 1 percent slopes	7.53	18.8%		Vllw	45	29	42
Weighted Average					4.08	*n 62.1	*n 57.1	*n 51.1

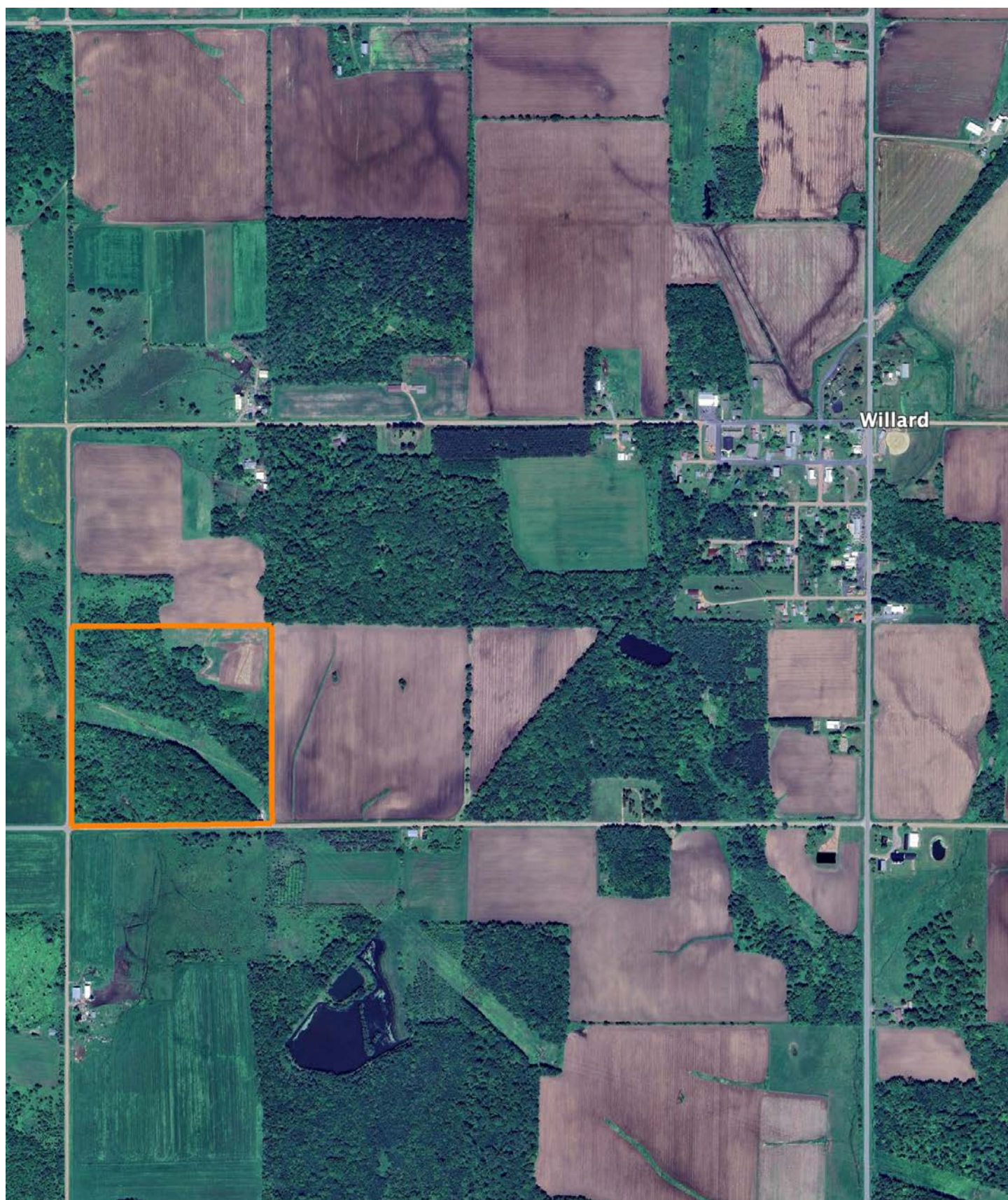
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Agent Matt Spets has a unique understanding of how the hunting and investment potentials of a parcel of land intertwine. A seasoned land investor and acknowledged whitetail hunting expert, Matt has successfully hunted in various states, gaining deep insights into whitetail deer behavior and how it relates to a given property. With his extensive network throughout Wisconsin, he can connect effortlessly with buyers and sellers, leveraging his expertise to help them achieve their real estate goals.

Born and raised in Ironwood, Michigan, Matt brings over 13 years of experience in educational leadership to his role. During his tenure, he spearheaded numerous financial, construction, and real estate projects, bolstering his school districts' financial standing and fostering relationships with local business leaders. In addition to being a youth baseball coach and serving on the Everest Youth Baseball board, Matt owns and operates Northwoods Baseball Select and is a member of the Everest Wrestling Club board.

Matt is also the founder of the Black River Trout Tournament conservation effort and serves as an advisor to the D.C. Everest Educational Foundation. His personal interests include hunting whitetails, fly fishing, skiing, and residential construction. Notably, in 2019, Matt and a partner ranked 7th overall in the Quest Hunt contest in Wisconsin, where he also won the Big Buck award using archery alone.

Matt resides in Wausau, WI, with his wife Sabrina, their daughter Danika, and sons Sawyer and Grady. His blend of hunting expertise, investment know-how, and broad connections make him a trusted and approachable ally for any real estate needs in Wisconsin.



**MATT SPETS,**

LAND AGENT

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## MidwestLandGroup.com

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