

MIDWEST LAND GROUP PRESENTS

41.9 ACRES IN

COLUMBIA COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY HUNTING HAVEN WITH BUILD POTENTIAL

Located conveniently on the outskirts of Portage in Columbia County, this 41.9 +/- acre hunting property is set up to hunt and is ready for its next owner.

This parcel offers essential habitat resources like food, water, and cover - making it a proven producer of mature whitetails. A mowed trail system provides easy access to numerous hunting stands, allowing the property to be hunted in all wind directions.

Surrounded by agriculture to the north and a 400+ acre marsh to the south, owned by a single owner, this property provides the seclusion desired for a recreational property. From the property's northeast corner, there are picturesque views of Cascade Mountain and several potential build sites. 20 +/- tillable acres have been in a corn and soybean rotation under contract through 2025, with interest from the farmer to renew the lease, offering an excellent food source and income opportunity for the future owner. A drainage ditch bordering the south

property line extends into the property from the south which, paired with the neighboring pond, supplies a year-round water source. Pockets of tamaracks and tag alders in the marsh provide a great bedding area, along with 350 recently planted black and white spruce trees for cover, as well as three established clover food plots.

Beyond hunting, the property includes camping access via a gravel base driveway. A 12'x8' shed for storage, and a heated, insulated, battery-powered camper are included with the property. It is also located just minutes from the Fox River, the 1600+ acres of public French Creek Wildlife Area, and the Columbia County Snowmobile trails, offering plenty of recreational opportunities off-property as well.

If you're looking for a premium hunting property with a great location and building potential, this is one you won't want to miss! Contact Eric to schedule a private showing at (920) 404-1798.



PROPERTY FEATURES

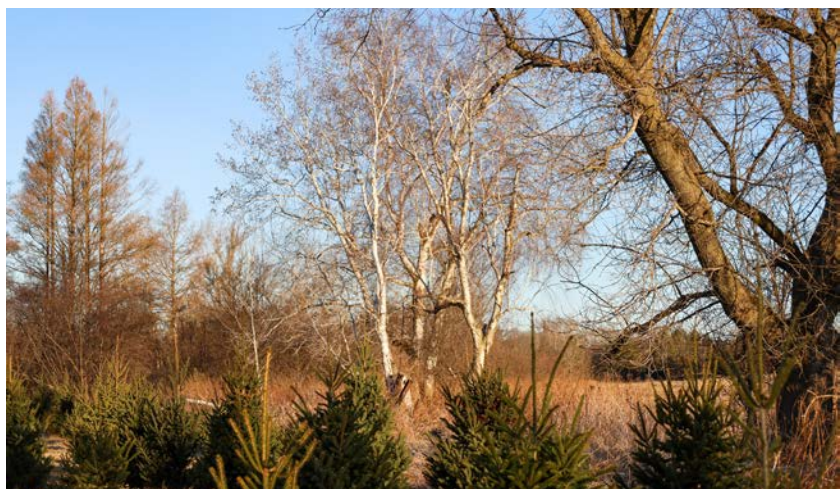
PRICE: **\$369,000** | COUNTY: **COLUMBIA** | STATE: **WISCONSIN** | ACRES: **41.9**

- 21.9 +/- acres of timber and wetland bedding
- 20 +/- acres of leased tillable
- Fantastic whitetail hunting
- Box blind & numerous tree stands included
- Perfect travel corridors for additional stand locations
- Well-maintained trail system
- 3 established clover plots
- Picturesque views of Cascade Mountain
- 1 owner encompassing 400+ acres of marsh to the south
- Confirmed buildable with re-zoning
- Minutes from Portage and I-39
- 45 +/- minutes from Madison
- 1 +/- hour from Fond du Lac
- 1.5 +/- hours from Milwaukee



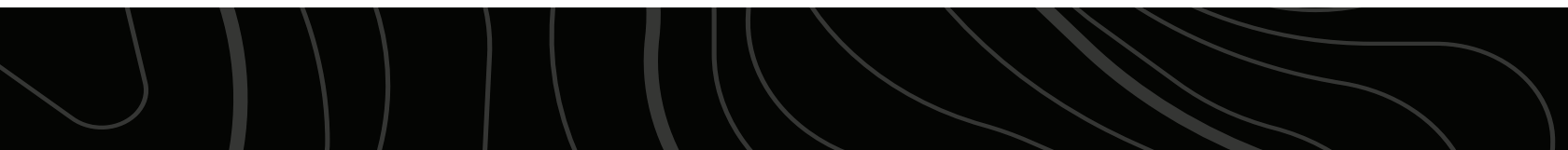
21.9 +/- ACRES OF TIMBER & WETLAND

Pockets of tamaracks and tag alders in the marsh provide a great bedding area, along with 350 recently planted black and white spruce trees for cover, as well as three established clover food plots.

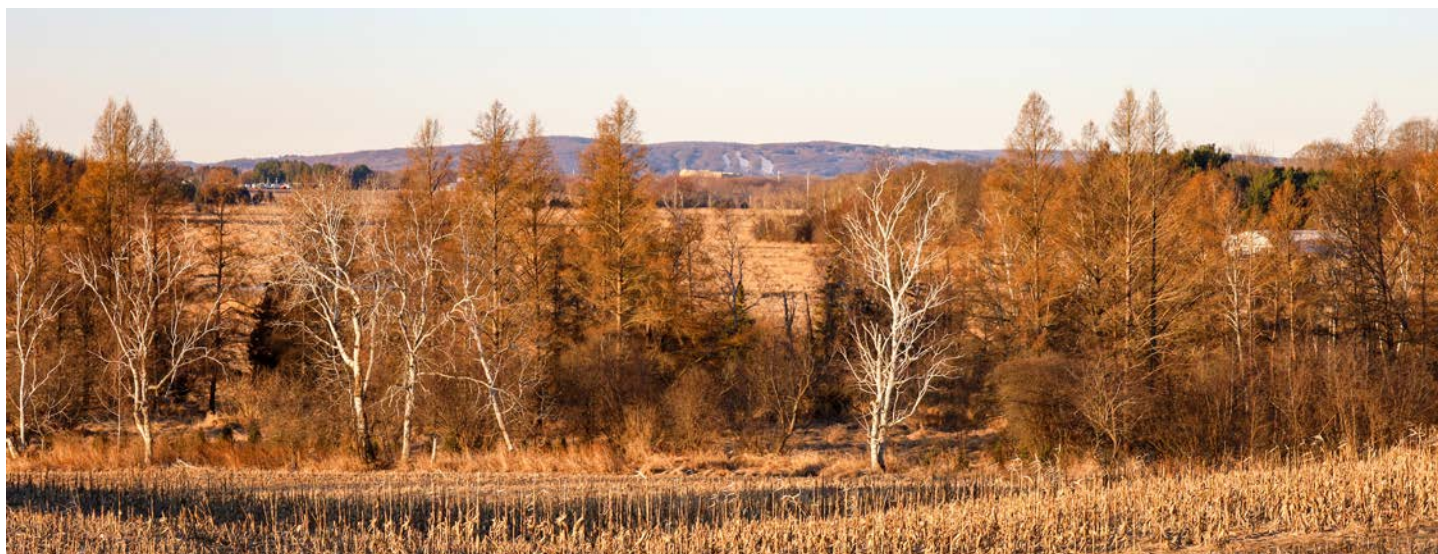


20 +/- ACRES OF LEASED TILLABLE

The tillable acres have been in a corn and soybean rotation under contract through 2025, with interest from the farmer to renew the lease, offering an excellent food source and income opportunity for the future owner. A



VIEWS OF CASCADE MOUNTAIN



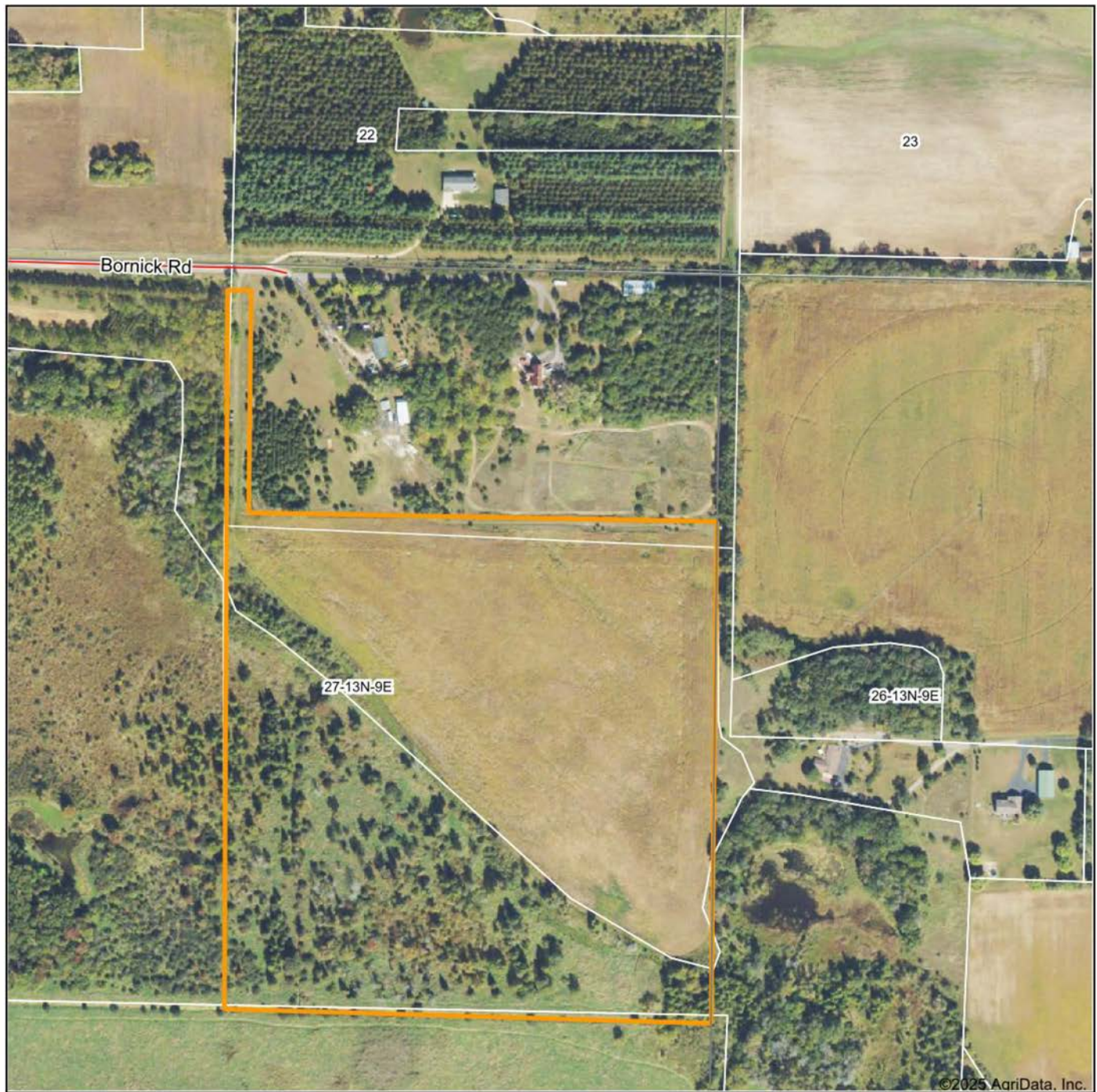
FOOD PLOTS, BOX BLINDS, & TREE STANDS



FANTASTIC WHITETAIL HUNTING



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 43° 34' 54.03, -89° 24' 26.36

0ft 412ft 825ft



Maps Provided By:



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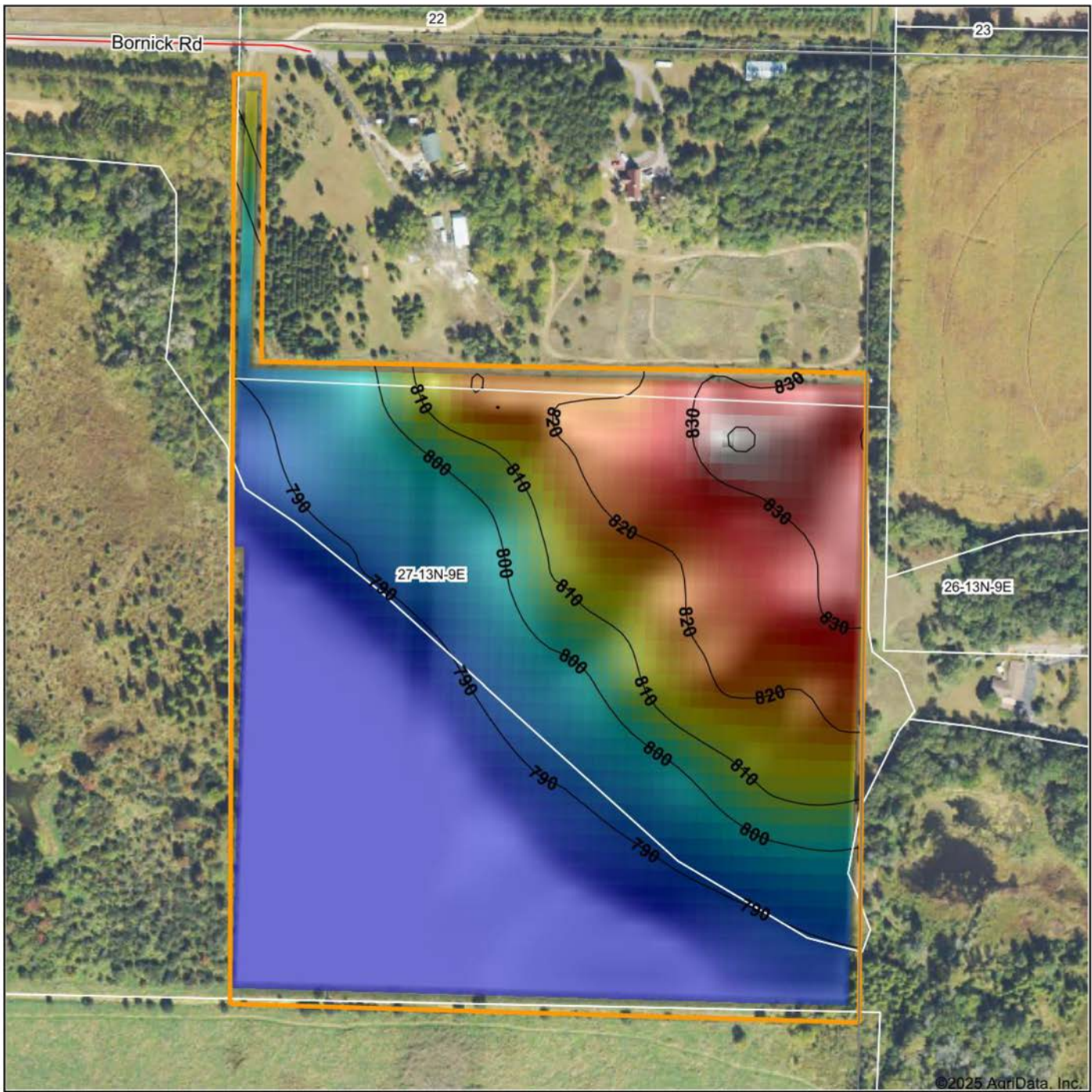
27-13N-9E
Columbia County
Wisconsin



3/19/2025

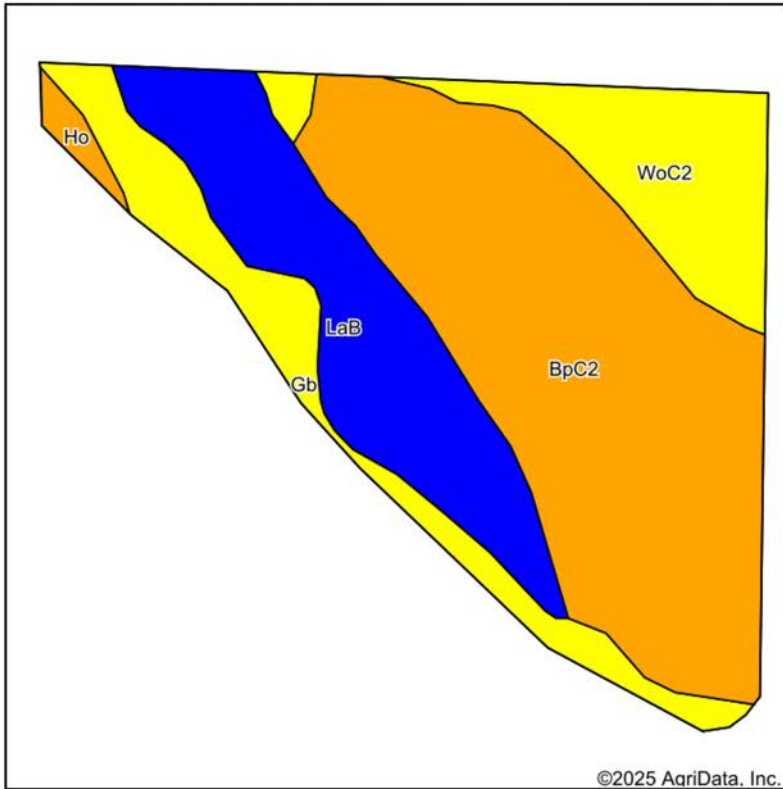
Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP

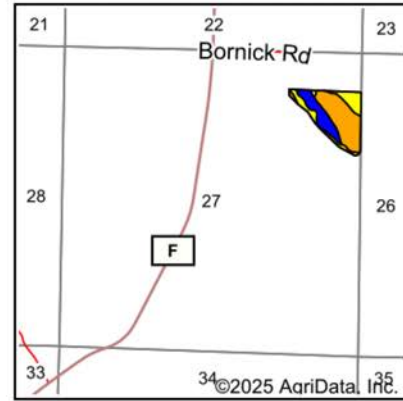


<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 10 Min: 784.1 Max: 841.4 Range: 57.3 Average: 799.9 Standard Deviation: 16.73 ft</p>	<p>0ft 318ft 637ft</p>
<p>Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008</p>		<p>3/19/2025</p> <p>27-13N-9E Columbia County Wisconsin</p> <p>Boundary Center: 43° 34' 54.03, -89° 24' 26.36</p>

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Columbia**
 Location: **27-13N-9E**
 Township: **Fort Winnebago**
 Acres: **20.35**
 Date: **3/19/2025**



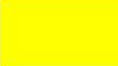




Maps Provided By:

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Area Symbol: WI021, Soil Area Version: 21

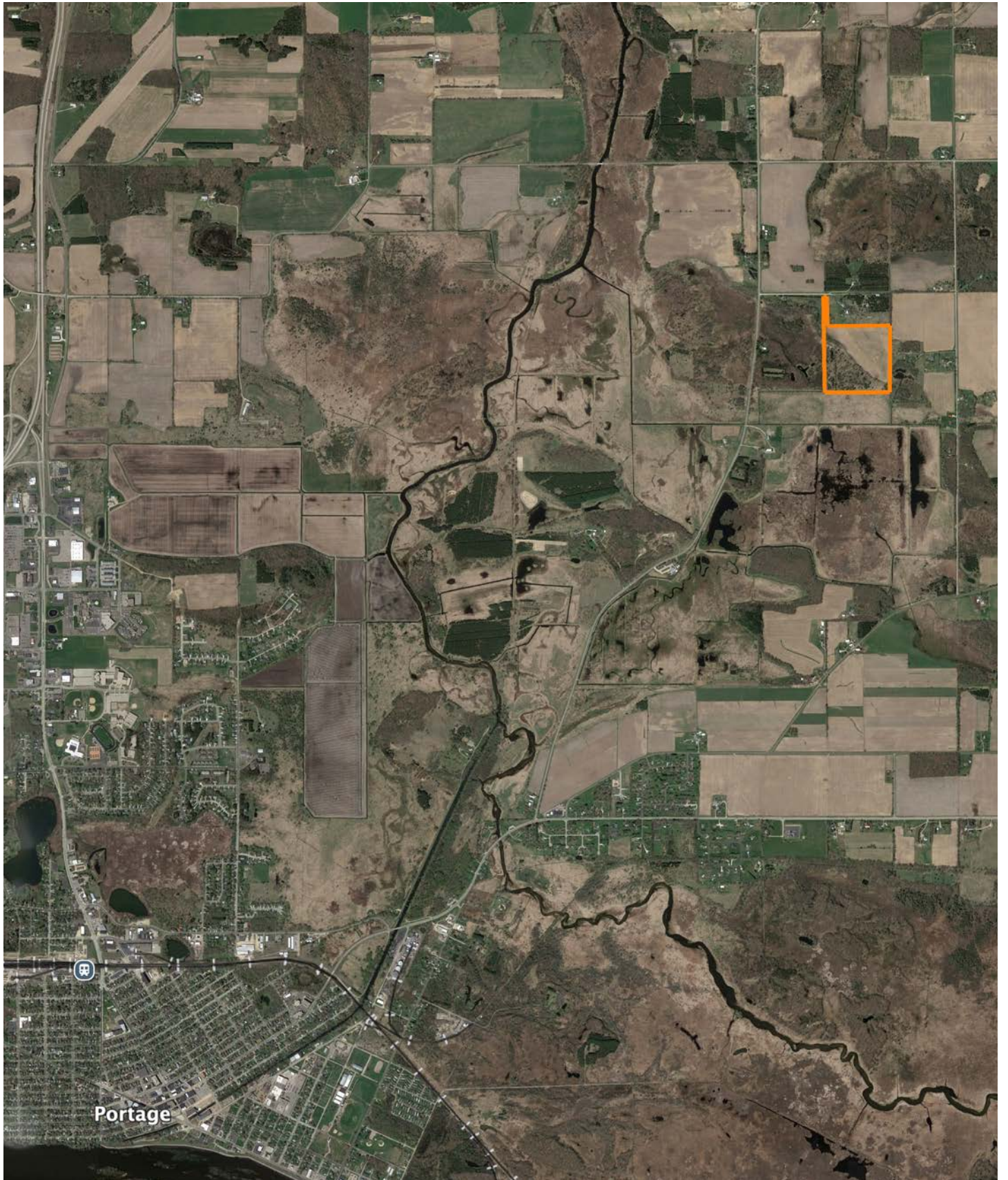
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
BpC2	Boyer loamy sand, 6 to 12 percent slopes, eroded	10.33	50.7%		> 6.5ft.	IIIe	37	37	34	22
LaB	Lapeer fine sandy loam, 2 to 6 percent slopes	4.47	22.0%		> 6.5ft.	Ile	67	67	55	56
WoC2	Wycocena loamy sand, 6 to 12 percent slopes, eroded	2.84	14.0%		> 6.5ft.	IVe	44	44	35	23
Gb	Granby loamy sand	2.45	12.0%		> 6.5ft.	IVw	20	12	20	11
Ho	Houghton muck, 0 to 2 percent slopes	0.26	1.3%		> 6.5ft.	IIIw	11	11	8	4
Weighted Average						3.04	*n 42.2	*n 41.2	*n 36.7	*n 28.1

*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

Born and raised across the diverse landscapes of the state, Eric developed a deep-rooted passion for land, hunting, and the outdoors. From an early age, he experienced the joys of rural landownership, spending time on his grandfather's hunting property in Spring Green, Wisconsin. The memories of days spent in the woods, followed by nights gathered in an old converted potato bus, cemented his love for the land—a passion that now drives his career.

With a degree in Construction Management and a minor in Business Administration from UW-Stout, Eric brings a unique blend of industry knowledge, project management expertise, and financial acumen to his work. His experience managing 350 acres of hunting and recreational property, coupled with hands-on knowledge of Wisconsin's landscapes and conservation programs like DMAP and MFL, equips him to guide clients in making informed decisions.

Eric understands that land is more than just an investment—it's a legacy. Whether helping a client find the perfect hunting retreat, a dream rural home, or a profitable landholding, he approaches every transaction with transparency, integrity, and a vision for the future. His ability to see potential, paired with a strong work ethic and lifelong connection to Wisconsin's land, makes him the trusted choice for buyers and sellers alike. If you're looking for a land agent who values relationships, knows the land inside and out, and is committed to helping you achieve your property goals, Eric Fabich is ready to assist.



ERIC FABICH

LAND AGENT

608.721.6933

EFabich@MidwestLandGroup.com



MidwestLandGroup.com

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