

MIDWEST LAND GROUP PRESENTS

121 ACRES IN

WOOD COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

121 +/- ACRE TURN-KEY HUNTING PROPERTY IN WOOD COUNTY, WISCONSIN

Located just north of Pittsville, Wisconsin on State Road 80, this incredible hunting tract has everything you could want and more. Designed by Jeff Sturgis of Whitetail Habitat Solutions, this 121 +/- acre property is strategically set up to be a wildlife oasis and the proof is in the quality of deer that call the property home. Over 2 miles of trails with an outside-in access system along with ample side-screening allow you to slip into stand locations undetected. At the front of the property, there are roughly 11 +/- acres of switch grass and another 4 +/- acres to be planted with a tallgrass pollinator blend this spring providing great cover. As you go west there are an additional 7 +/- acres planted in rotating sections of corn, beans, and fall blends. A half-acre pond stocked with bass, bluegill, and perch. The property is slated to have a pond habitat installed sitting just north of the plots.

From the front 30 +/- acres, the trail system takes you north and west through woods that have hinge cuts and thinned pockets for ideal habitat to 4 well-positioned kill plots, one being set up with a Redneck hard-sided blind. Between strategic bedding areas, ample food, and water, this property has absolutely everything to grow and hold big bucks, while also being an excellent habitat for turkeys and small game.

At the northeast corner of the front 40 near the road is an excellent building site equipped with electric, fiber internet, phone, and a mound system. This would make the perfect place to build your dream home or hunting cabin within minutes of Marshfield and directly in the center of Wisconsin.

This is one that absolutely needs to be seen for the caliber of this property to fully be grasped.



PROPERTY FEATURES

PRICE: **\$695,000** | COUNTY: **WOOD** | STATE: **WISCONSIN** | ACRES: **121**

- Jeff Sturgis designed sportsman paradise
- Building site
- Well
- Mound system septic
- Electric
- Fiber internet
- Over 2 plus miles of trails
- 11 +/- plus acres of switchgrass
- 4 +/- plus acres of tall grass pollinator blend scheduled for planting spring of 2025
- 7 +/- acres of rotating food plots between beans, corn, and strategic fall blends
- 2 +/- acres of well-established kill plots
- Bedding areas and side cover strategically cut throughout the entire property
- Half-acre pond stocked with bass, bluegill, and perch
- \$3,500 in artificial pond habitat to be installed spring of 2025
- Windmill pond aeration
- 16 marked tree stand locations
- One Redneck Ghillie Blind
- One Redneck Hard Cover Blind
- Property adjoins 100's of acres of MFL land not easily accessible from the Highway
- Neighbors inline following QDM Practices for shooter bucks

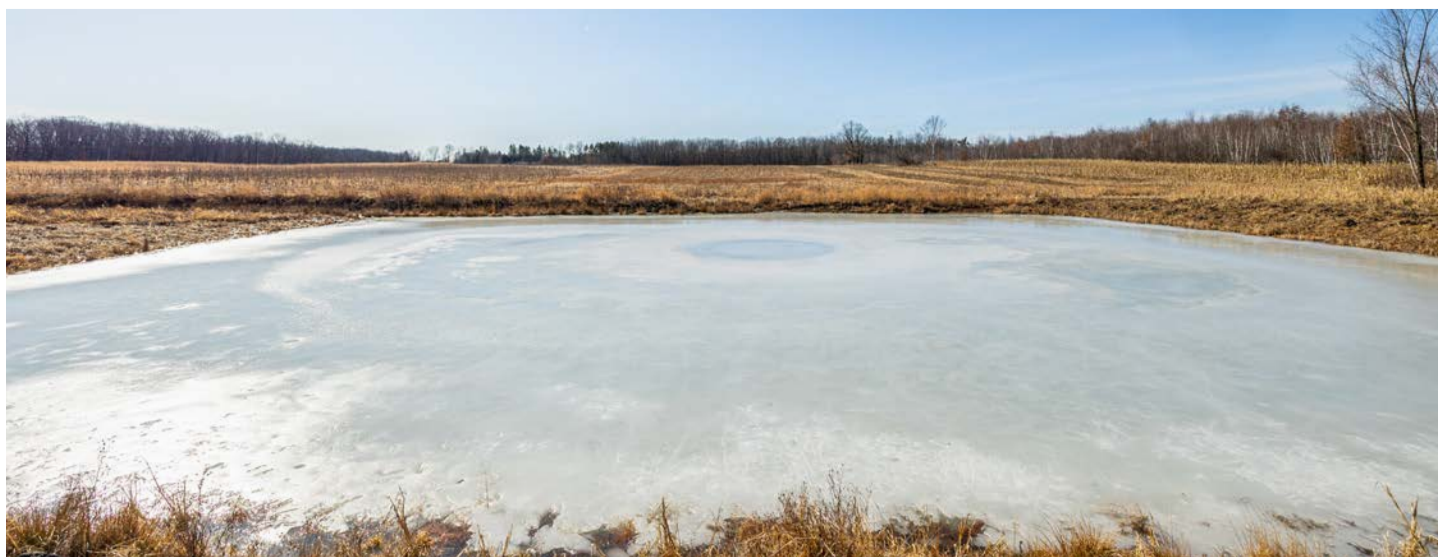


BUILDING SITE

At the northeast corner of the front 40 near the road is an excellent building site equipped with electric, fiber internet, phone, and a mound system.



HALF-ACRE STOCKED POND



OVER 2 MILES OF TRAILS



7 +/- ACRES OF ROTATING CROP

As you go west there are an additional 7 +/- acres planted in rotating sections of corn, beans, and fall blends.



JEFF STURGIS SPORTSMAN PARADISE

Designed by Jeff Sturgis of Whitetail Habitat Solutions, this 121 +/- acre property is strategically set up to be a wildlife oasis and the proof is in the quality of deer that call the property home. Between strategic bedding areas, ample food, and water, this property has absolutely everything to grow and hold big bucks, while also being an excellent habitat for turkeys and small game.



TRAIL CAMERA PHOTOS



AERIAL MAP



Map Center: 44° 27' 38.84, -90° 11' 10.76



Maps Provided By:



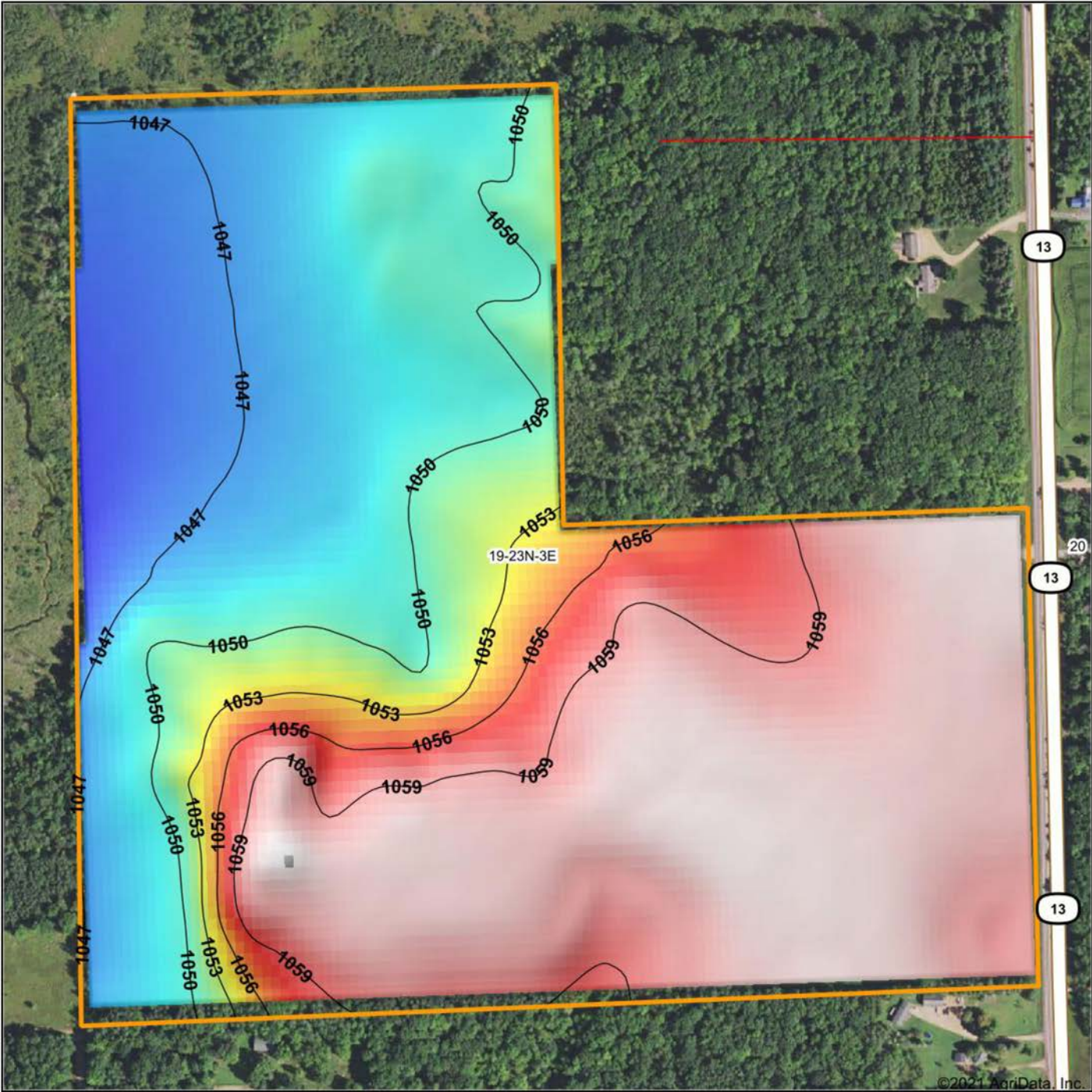
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19-23N-3E
Wood County
Wisconsin

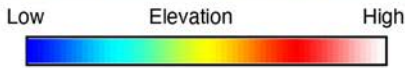


10/7/2021

HILLSHADE MAP

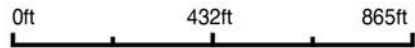


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Maps Provided By:
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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,044.9
 Max: 1,061.7
 Range: 16.8
 Average: 1,054.4
 Standard Deviation: 5.77 ft

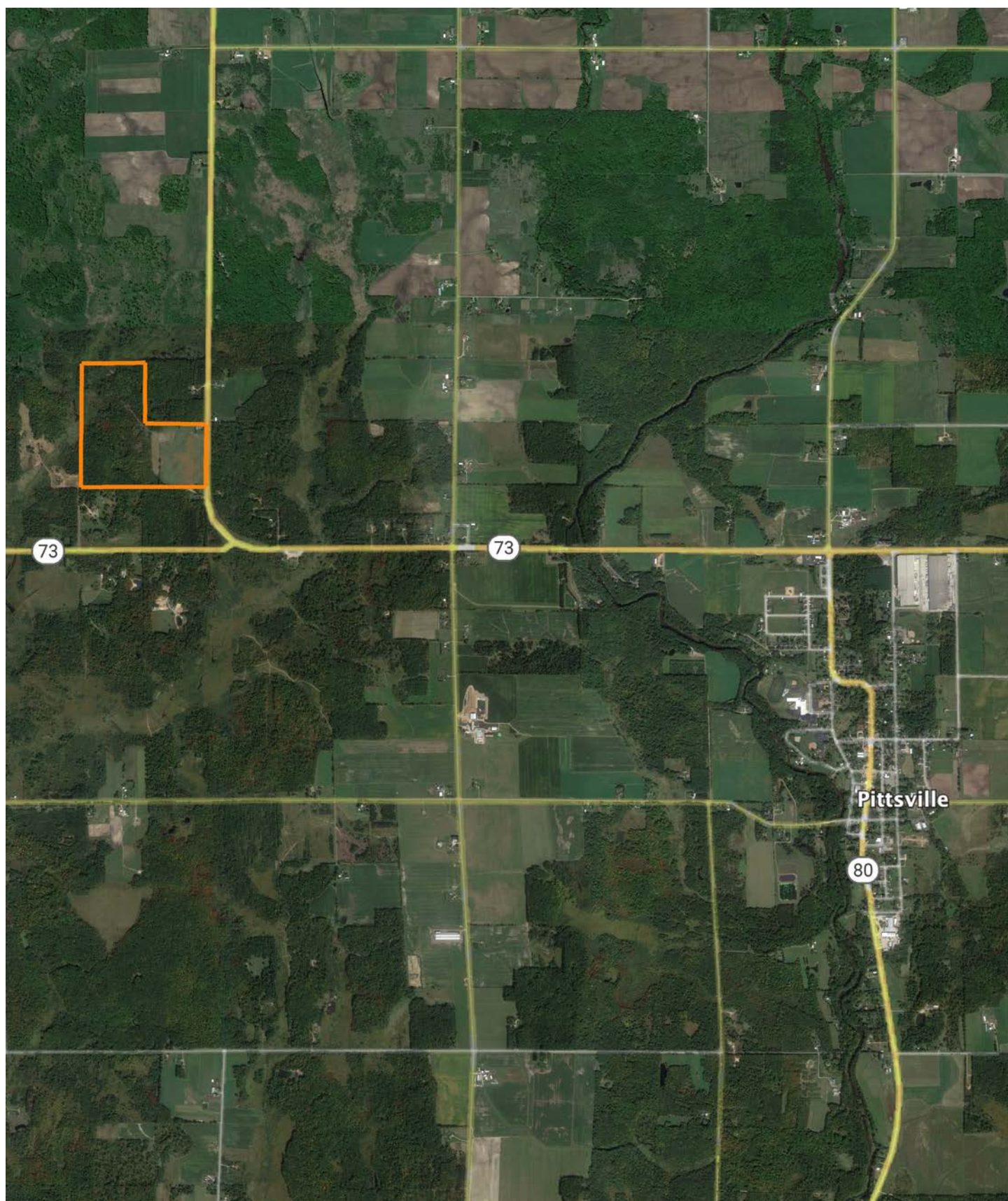


10/7/2021

19-23N-3E
Wood County
Wisconsin

map center: 44° 27' 39.4, -90° 11' 6.76

OVERVIEW MAP



AGENT CONTACT

Dan Mozdren understands the gratification that comes from hard work and dirty hands. Although he was born in St. Charles, IL, Dan grew up working on a large cattle ranch in Oklahoma. He graduated from Dewey High School in Dewey, OK, and Pittsburg State University in Pittsburg, KS.

Having worked in sales for several years in a variety of industries with proven success, this driven agent has realized his dream of working in an industry that he's passionate about. At Midwest Land Group, Dan appreciates that he can connect with people who share the same love for the outdoors, as well as develop long-term relationships while helping them achieve their property goals. An influential and bilingual communicator, this self-starter brings first-hand knowledge of, and passion for, the outdoors to each and every transaction, whether buying or selling, standing by his relentless commitment to serve others.

When he's not working, you can usually find Dan in the woods or on the water, whether that be deer hunting, or fishing for bass, pike, and muskie. He also enjoys the occasional golf game and spending time with his family. Dan lives in Jordan, MN, with his wife, Rachel and their two kids, Isaac and Ella. If you're in the market to buy or sell in Minnesota or Western Wisconsin, be sure to give Dan a call.



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