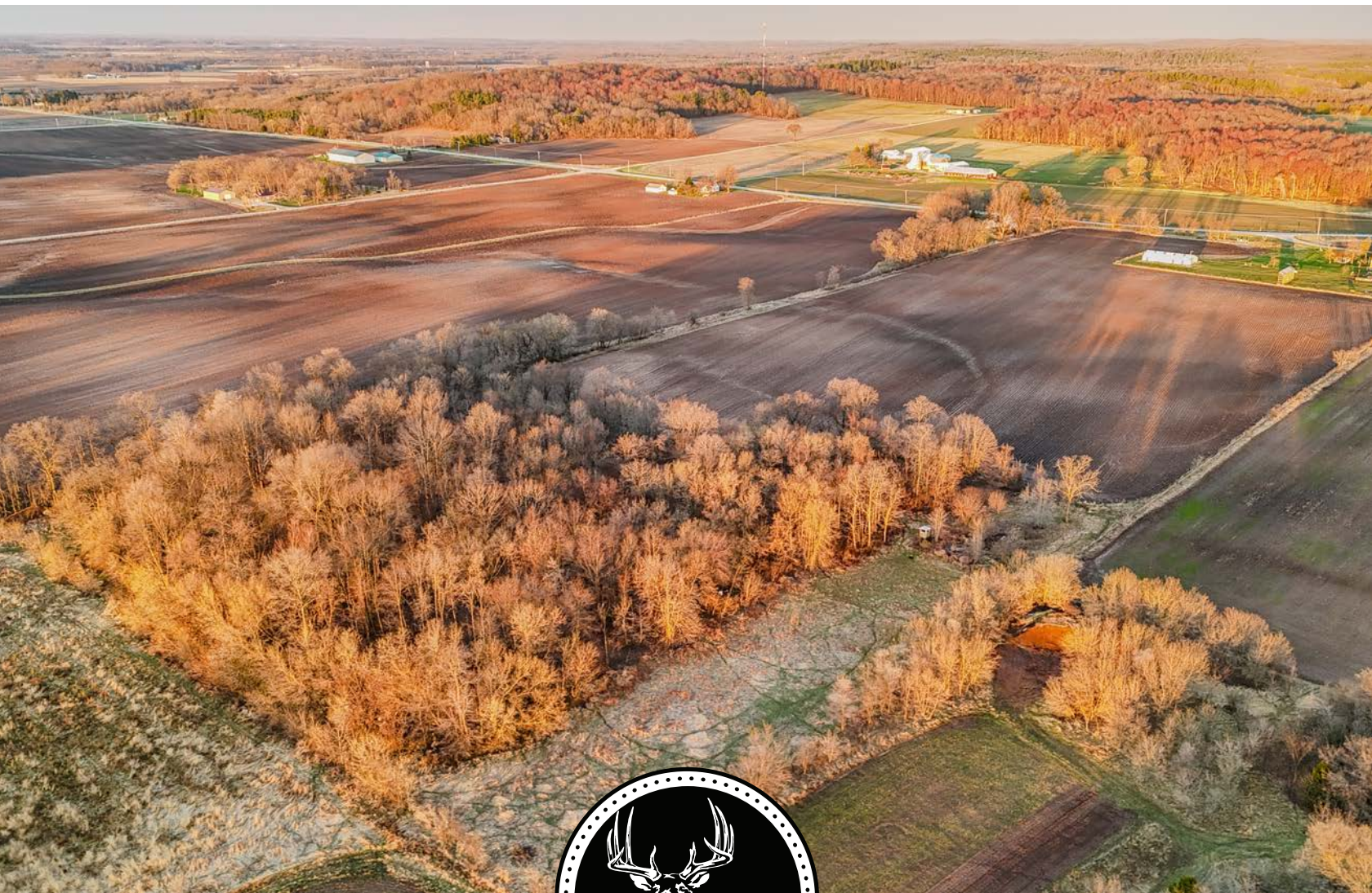


MIDWEST LAND GROUP PRESENTS

26.4 ACRES IN

WAUSHARA COUNTY WISCONSIN

BIGHORN AVENUE, POY SIPPI, WI 54967



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

26.4 +/- ACRE BUILDABLE TRACT WITH TIMBER AND TILLABLE NEAR POY SIPPI

Located conveniently on the outskirts of Poy Sippi in Waushara County, Wisconsin, this 26.4 +/- acre rural property offers an ideal mix of privacy and accessibility. This parcel is perfect whether you're interested in farming, building a custom home, or simply enjoying the local wildlife. It offers a blank canvas to bring your vision to life!

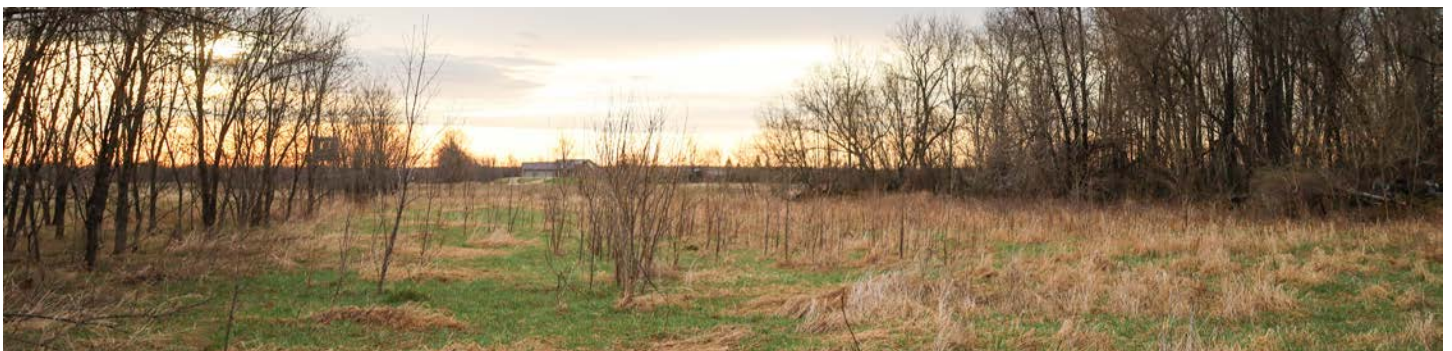
The property features road access along a farm road that borders the west and south property lines. This provides a view of approximately 17 +/- acres of tillable land. Leased through 2025, with the current farmer interested in renewing, this offers an immediate income opportunity while allowing the owner to select from numerous elevated building sites.

The back portion of the property includes eight acres of timber, featuring towering hickories, underbrush, and unique rock formations that create an excellent wildlife habitat and ensure privacy. Its higher elevation makes for breathtaking views of the surrounding landscape. The property includes a trail system where you can enjoy the sounds of nature, from rustling leaves to birdsong, and the sight of local wildlife such as deer, turkeys, and

eagles. In the fall, you can enjoy convenient hunting and the bonus of harvesting hickory nuts. Additionally, a one-acre meadow on the northeast corner offers possibilities for a food plot, garden, pasture, or orchard.

This location provides a peaceful escape while remaining close to the conveniences of Omro, Winneconne, and Berlin, with an easy commute to Oshkosh and the Fox Cities. The property is located near the Pine River, Lake Poygan, and the Poygan Marsh Wildlife Area, offering numerous recreational opportunities. It also connects directly to the Waushara County Snowmobile trail system which makes it a great starting point for winter activities. The property is within the Berlin School District and is zoned General Ag, which helps keep taxes low. The seller has already completed and paid for a Certified Survey Map, saving the buyer additional costs.

If you are looking for an income-producing property, your choice of build site, and a diverse habitat, this parcel is worth exploring! Please contact Eric Fabich at (920) 404-1798 to arrange a private showing.



PROPERTY FEATURES

PRICE: **\$258,000** | COUNTY: **WAUSHARA** | STATE: **WISCONSIN** | ACRES: **26.4**

- 17 +/- acres of leased, income potential tillable
- Numerous, high ground build sites
- Secluded, mature timber
- Versatile meadow
- Trail system throughout the property
- Certified survey completed
- Convenient amenities
- 15 +/- minutes from Berlin, Winneconne, and Omro amenities
- 30 +/- minutes from Oshkosh
- 40 +/- minutes from Appleton/Fox Valley
- Down the road from Lake Poygan boat launch and other recreational amenities



NUMEROUS BUILD SITES



CONVENIENT AMENITIES



TRAIL SYSTEM



SECLUDED, MATURE TIMBER



17 +/- TILLABLE ACRES

This provides a view of approximately 17 +/- acres of tillable land. Leased through 2025, with the current farmer interested in renewing, this offers an immediate income opportunity while allowing the owner to select from numerous elevated building sites.



AERIAL MAP



Boundary Center: 44° 7' 27.37, -88° 58' 57.4

0ft 603ft 1206ft



Maps Provided By:



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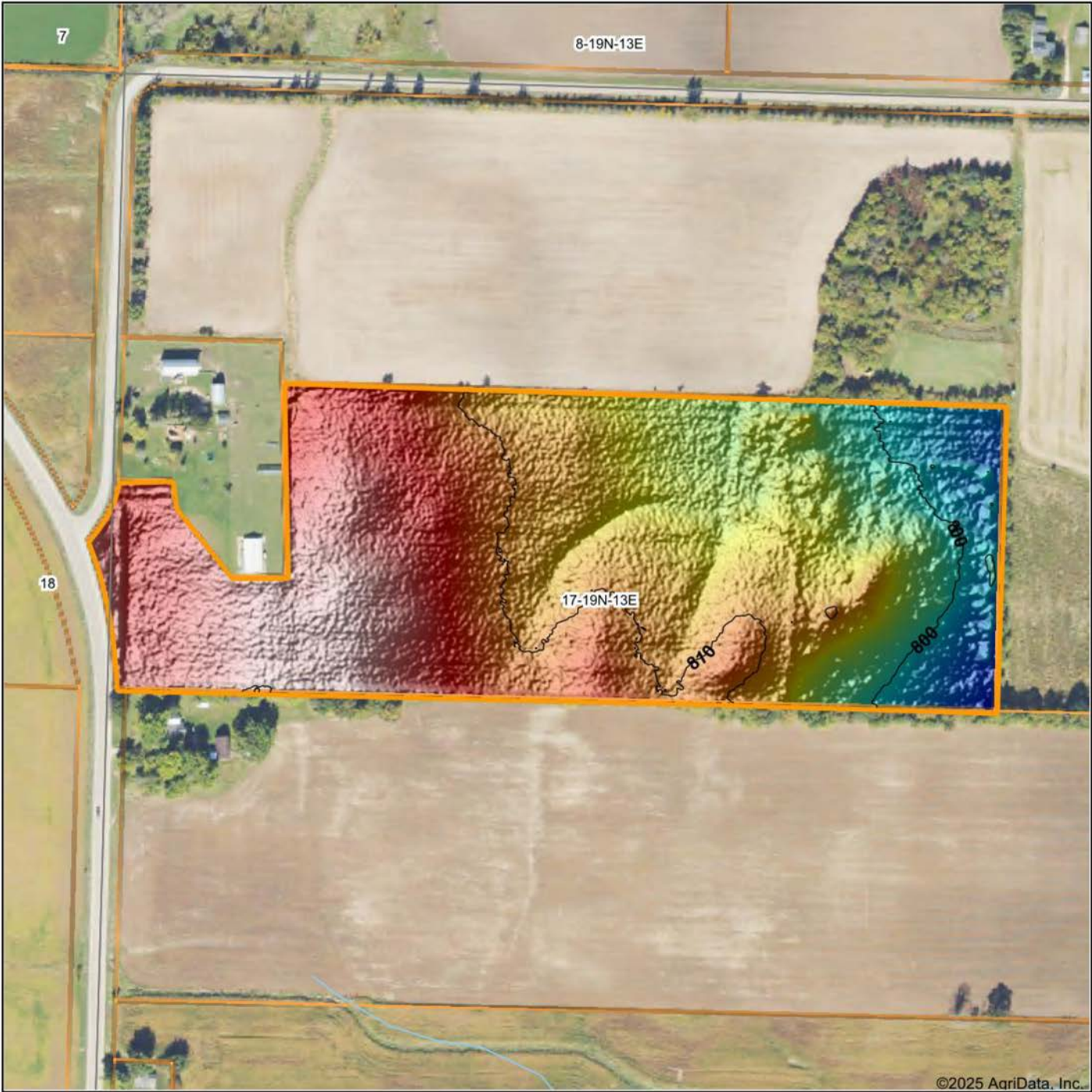
www.AgriDataInc.com

17-19N-13E
Waushara County
Wisconsin



4/23/2025

HILLSHADE MAP

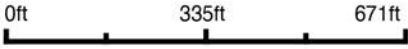


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 793.1
Max: 820.3
Range: 27.2
Average: 809.4
Standard Deviation: 6.07 ft

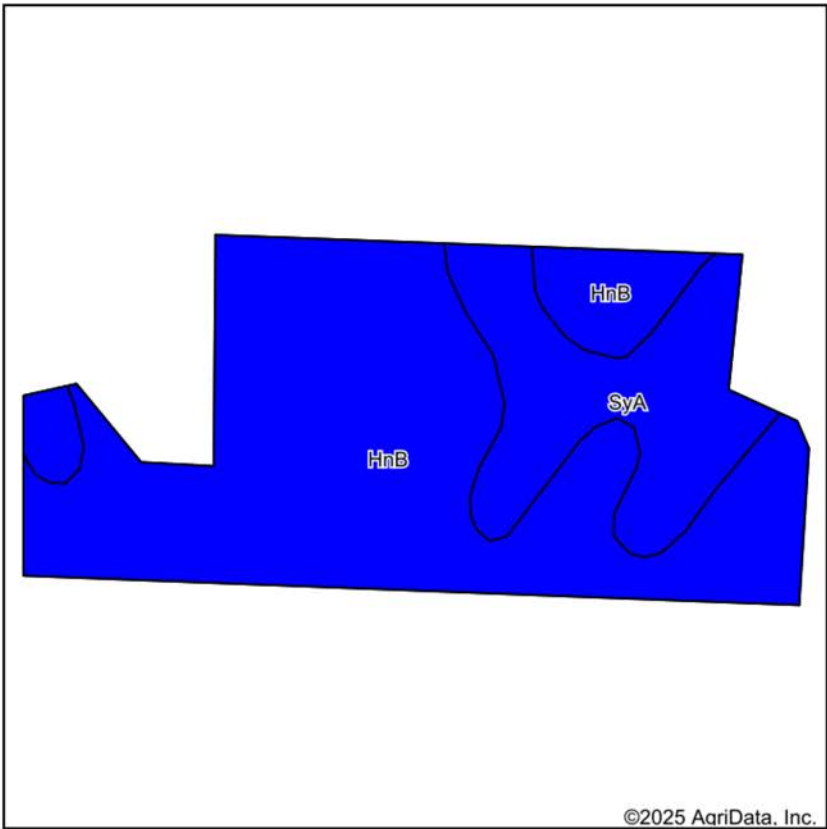


4/23/2025

17-19N-13E
Waushara County
Wisconsin

Boundary Center: 44° 7' 27.37, -88° 58' 57.4

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Wisconsin**
County: **Waushara**
Location: **17-19N-13E**
Township: **Poysippi**
Acres: **16.98**
Date: **4/23/2025**



Maps Provided By:

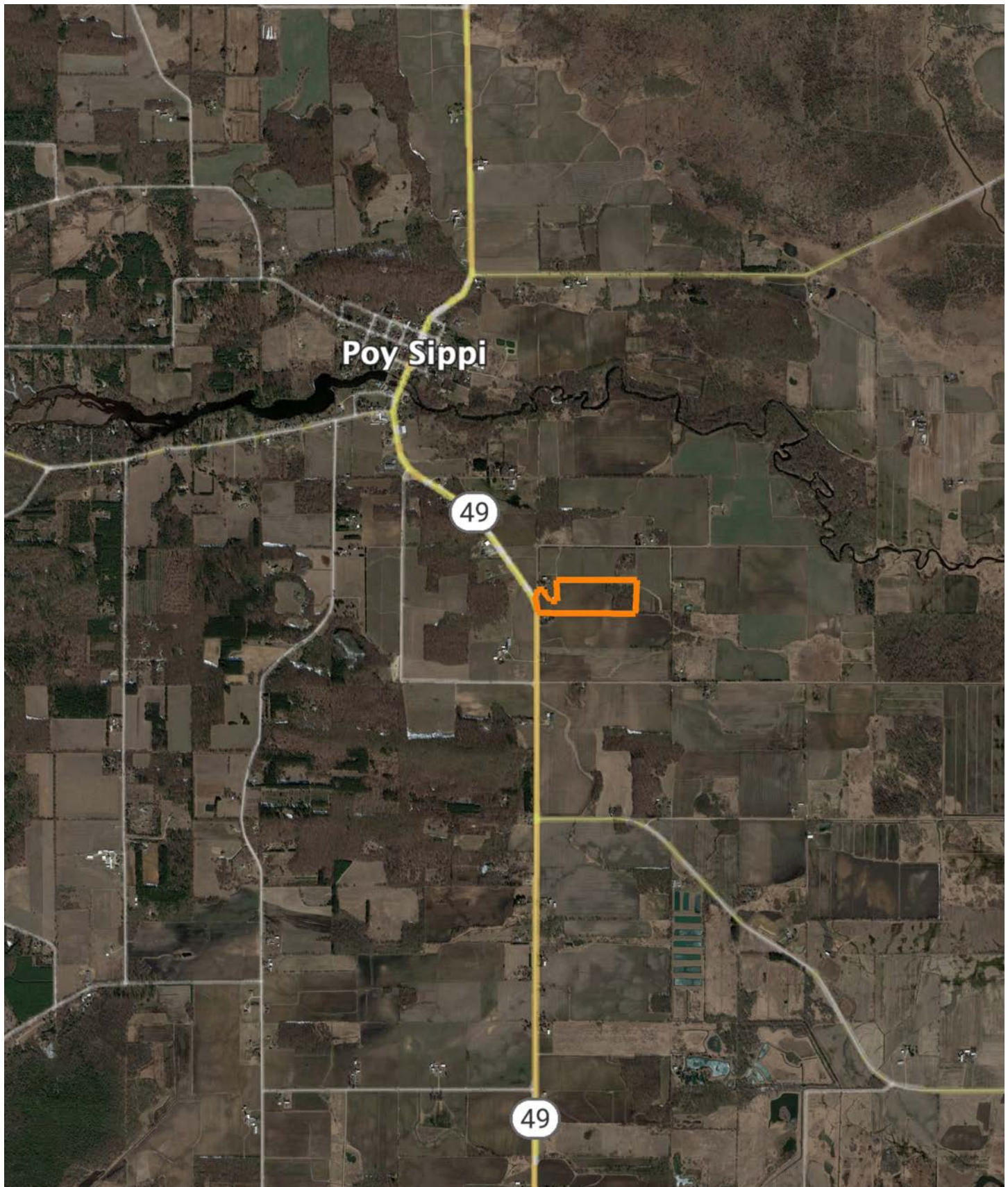


| Area Symbol: W137, Soil Area Version: 20 | | | | | | | | | | |
|--|--|-------|------------------|----------------------|-------------------|------------------|------------------|---------------|-----------------------|-------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
| HnB | Hortonville fine sandy loam, 2 to 6 percent slopes | 12.65 | 74.5% | | > 6.5ft. | lle | 49 | 47 | 49 | 45 |
| SyA | Symco silt loam, 0 to 3 percent slopes | 4.33 | 25.5% | | > 6.5ft. | llw | 36 | 32 | 25 | 34 |
| Weighted Average | | | | | | 2.00 | *n 45.7 | *n 43.2 | *n 42.9 | *n 42.2 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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MidwestLandGroup.com

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