

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

WAUSHARA COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

50 +/- ACRES OF DIVERSE RECREATIONAL PROPERTY IN WAUSHARA COUNTY

This diverse 50 +/- acre wildlife sanctuary, ideally located south of Borth in Waushara County, Wisconsin, now available for its next owner! Once a fully operational farm, the parcel features a dynamic range of habitats, a thriving wildlife population, and endless opportunities.

From the 2 +/- acres of high ground in the northeast corner, a picturesque view over the property offers the potential for a build site where several buildings have stood in the past. A built-up farming road provides easy access from the entry/high ground to the back of the property. As you explore, you will discover abundant wildlife, including deer, turkey, ducks, and geese. The property is rich with rubs, scrapes, trails, and bedding cover for whitetails as well as wetlands and shallow water for waterfowl.

The 12 +/- acres of tillable land have been under a corn and soybean rotation, contracted through 2025, and the farmer is interested in renewing the lease. This provides an excellent food source for

wildlife, as well as an income opportunity for the future owner. Drainage ditches border and extend into the property running east to west. Once used to pump fields and provide more opportunity for tillable acreage, these ditches have now become an excellent habitat for waterfowl. The old pump remains on the west side of the property.

Located minutes from Willow Creek, Lake Poygan, the Poygan Marsh Wildlife Area, and numerous other State/DNR-owned lands, this property provides plenty of recreational opportunities off-site. The parcel is also situated on a corridor for the Waushara County snowmobile trails, making it a great place to start your winter activities.

If you're seeking an income-producing, diverse hunting property with a great location and building potential, this is definitely a piece you'll want to explore. For a private showing, please contact Eric Fabich at (920) 404-1798.



PROPERTY FEATURES

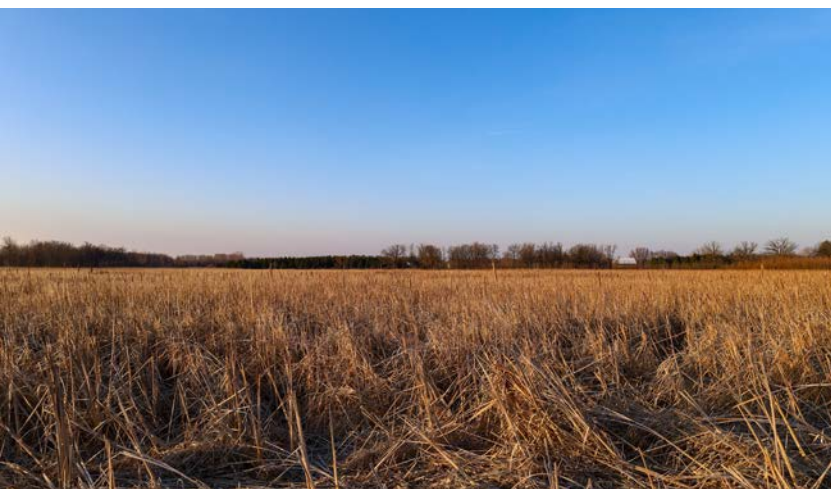
PRICE: **\$252,000** | COUNTY: **WAUSHARA** | STATE: **WISCONSIN** | ACRES: **50**

- 12 +/- acres of leased tillable
- 36 +/- acres of drainage ditches, wetland, and wooded bedding
- 2 +/- acres of high ground for potential build site
- Diverse range of habitat
- Abundant whitetail and waterfowl sign
- Multiple drainage ditches and ponds
- Trail system for access to the back of the property
- 30 +/- minutes from Oshkosh
- 40 +/- minutes from Appleton/Fox Valley
- 45 +/- minutes from Fond du Lac



12 +/- ACRES OF LEASED TILLABLE

The 12 +/- acres of tillable land have been under a corn and soybean rotation. This provides an excellent food source for wildlife, as well as an income opportunity for the future owner.



2 +/- ACRES OF HIGH GROUND



DRAINAGE DITCHES & WETLAND



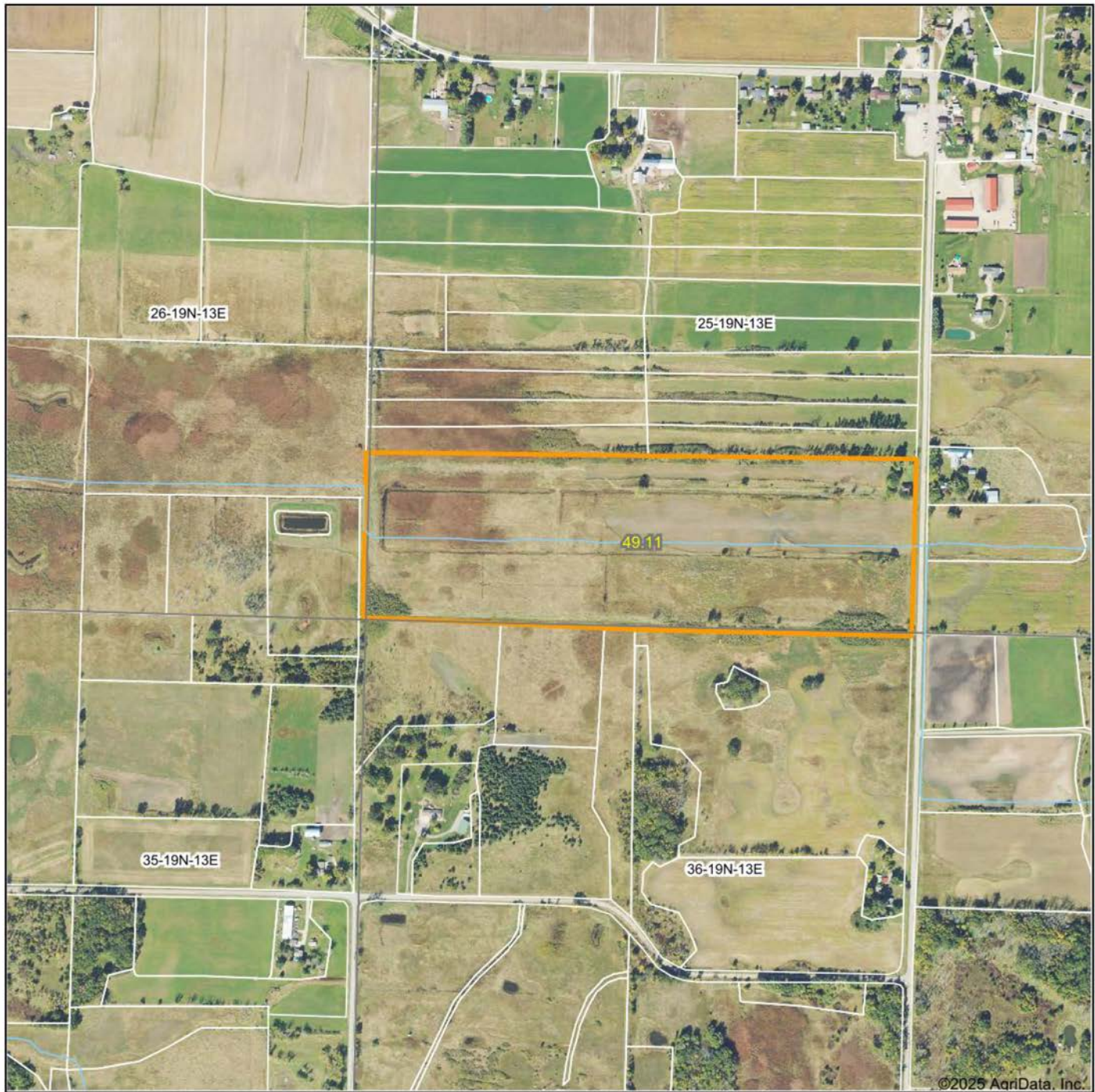
WOODED BEDDING



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 44° 5' 4.71, -88° 54' 3.86

0ft 737ft 1474ft

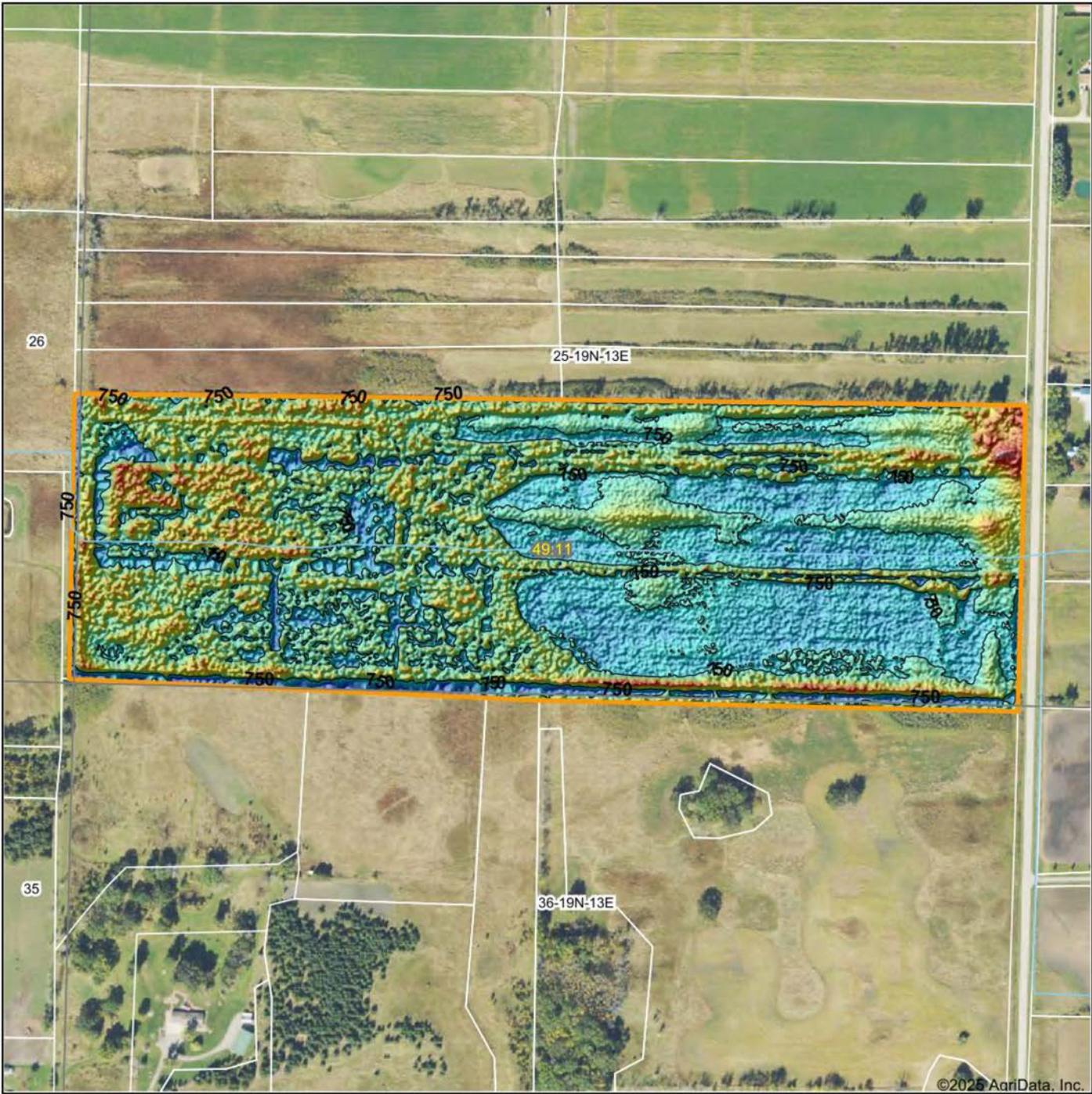
25-19N-13E
Waushara County
Wisconsin



4/2/2025

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

HILLSHADE MAP



Low Elevation High



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

Source: USGS 1 meter dem

Interval(ft): 10

Min: 748.3

Max: 754.5

Range: 6.2

Average: 750.4

Standard Deviation: 0.75 ft

0ft 427ft 854ft



4/2/2025

25-19N-13E
Waushara County
Wisconsin

Boundary Center: 44° 5' 4.71, -88° 54' 3.86

WETLANDS MAP



State: **Wisconsin**
 Location: **25-19N-13E**
 County: **Waushara**
 Township: **Poysippi**
 Date: **4/2/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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0ft 3722ft 7445ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	27.21
PEM1A	Freshwater Emergent Wetland	20.51
Total Acres		47.72

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

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