

MIDWEST LAND GROUP PRESENTS



# GREEN COUNTY, WI

19.1 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

## 19.13 +/- ACRES OF PRIVACY AND WILDLIFE WITH CONVENIENT LOCATION

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Located just outside of Belleville on the northern border of Green County, this 19.13 +/- acre property offers a tranquil setting ideal for building your dream home in the country, while still being conveniently close to urban amenities!

The property features several elevated build sites that boast picturesque views of its prairie and a 1-acre private pond. A dense border of pine and hardwood trees provides natural seclusion from the south. To the north and west, the property borders large landowners, enhancing the sense of spaciousness and the overall view. Additionally, planted pines and oak trees will continue to mature, offering increased privacy and wildlife habitat in the years ahead. While feeling secluded, this location benefits from convenient access to the amenities of Belleville and an easy commute to Verona, Madison, and New Glarus.

For nature lovers, a well-maintained trail system winds through the property's timber, around the pond, and across the prairie, inviting exploration. A short walk reveals abundant wildlife and diverse vegetation, such as wild raspberry bushes. The property is also located within easy reach of Sugar River, the Brooklyn Wildlife Area, and several ice age trailheads.

The property is within the Belleville School District and currently benefits from agricultural zoning, keeping property taxes low.

If you are looking for a stunning rural build site that offers a blend of seclusion, convenience, and easy commutes, this property is worth seeing! Please don't hesitate to contact Eric Fabich at (920) 404-1798 to arrange a private showing.





# PROPERTY FEATURES

PRICE: **\$325,000** | COUNTY: **GREEN** | STATE: **WISCONSIN** | ACRES: **19.1**

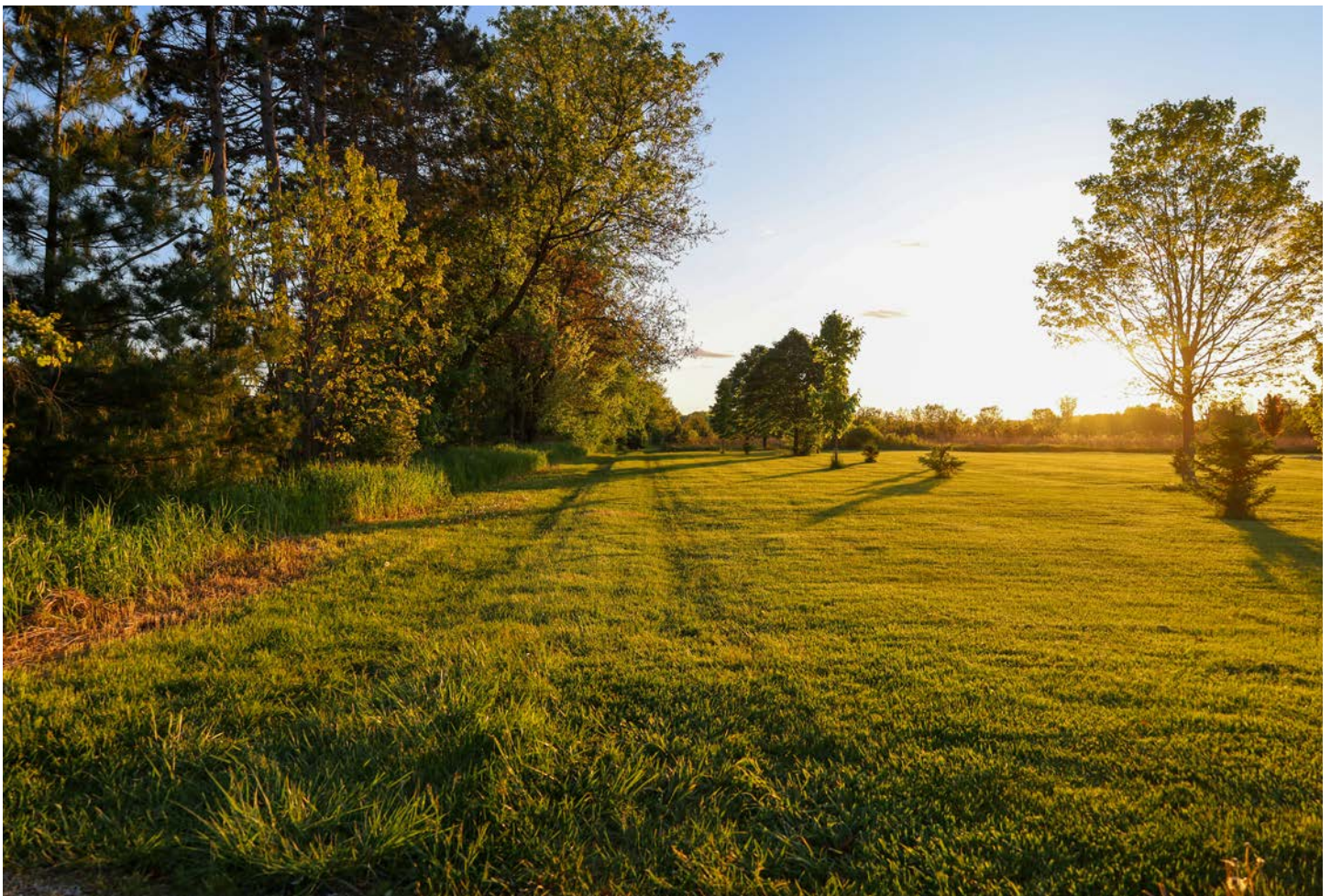
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- Secluded and convenient
- Well-maintained trail system
- No HOA or restrictions
- 1-acre private pond
- Large land owners to the north/west
- Belleville school district
- Gas, electric, and internet at roadway
- 15 +/- minutes to the amenities of Verona
- 25 +/- minutes to West Town Mall and other shopping
- 30 +/- minutes to the capital/downtown Madison
- 20 +/- minutes to the epic campus
- 10 +/- minutes to New Glarus

## SECLUDED AND CONVENIENT

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This 19.13 +/- acre property offers a tranquil setting ideal for building your dream home in the country, while still being conveniently close to urban amenities!





# WELL-MAINTAINED TRAIL SYSTEM

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## 1 ACRE PRIVATE POND

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# AERIAL MAP



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Boundary Center: 42° 49' 59.4, -89° 30' 33.33

**11-4N-8E**  
**Green County**  
**Wisconsin**

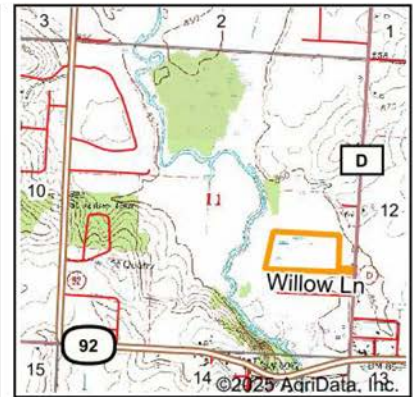
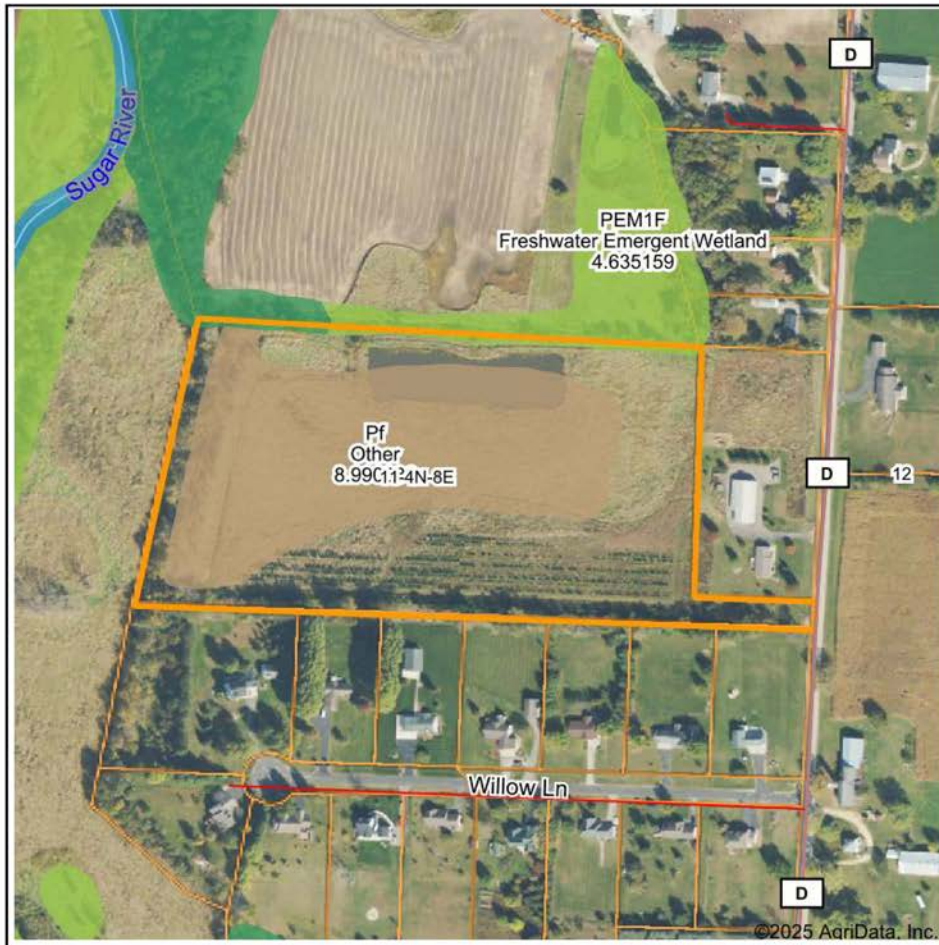
0ft 281ft 562ft



5/1/2025



# WETLANDS MAP



State: **Wisconsin**  
Location: **11-4N-8E**  
County: **Green**  
Township: **Exeter**  
Date: **5/1/2025**



Maps Provided By:

**surety**  
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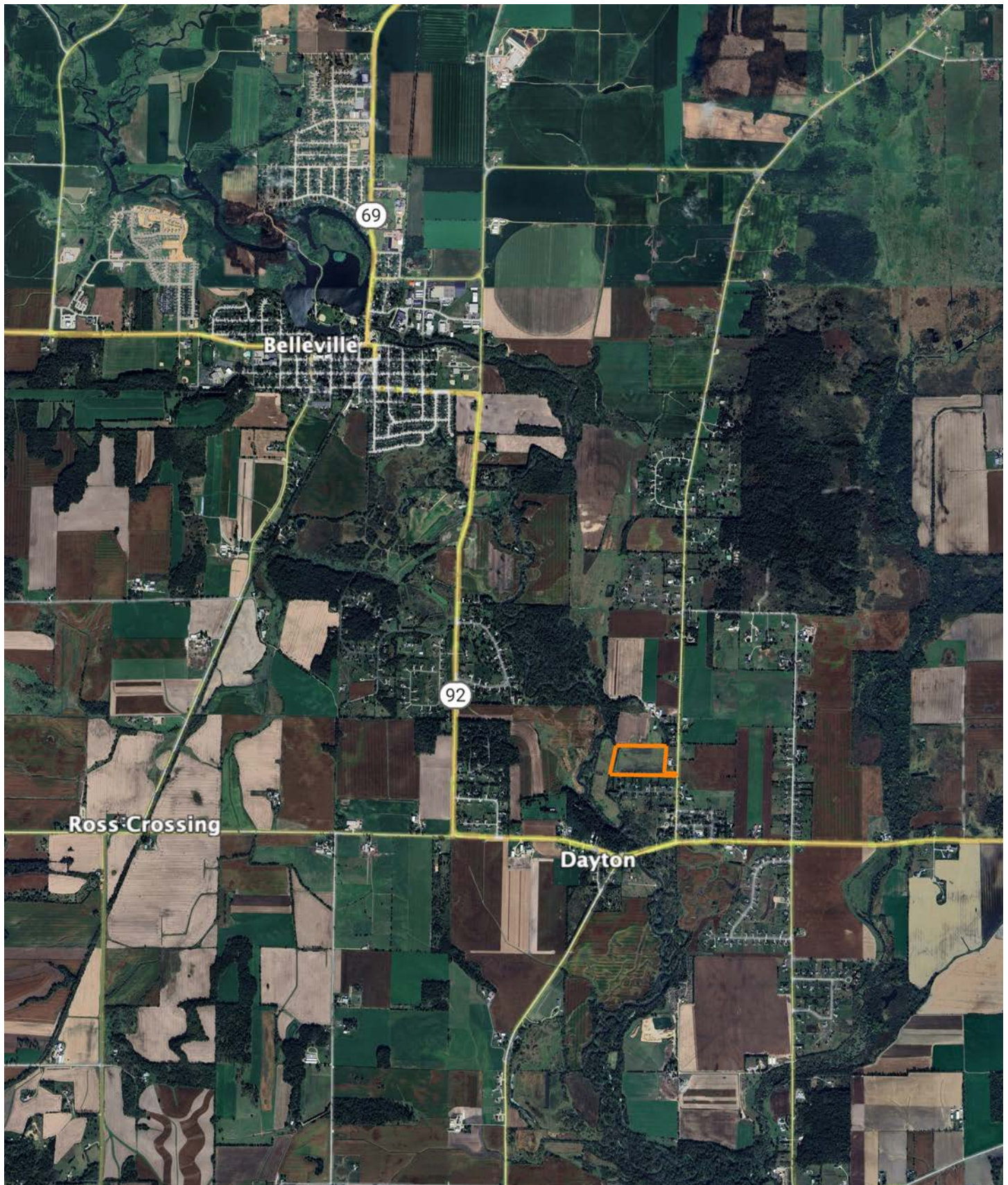
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Classification Code	Type	Acres
Pf	Other	8.99
PEM1F	Freshwater Emergent Wetland	0.34
PFO1F	Freshwater Forested/Shrub Wetland	0.13
Total Acres		9.46

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

**608.721.6933**

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## MidwestLandGroup.com

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