

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

GREEN COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

VERSATILE 40 +/- ACRES IN WESTERN GREEN COUNTY

Sought-after opportunity to buy a great mixed-use property in Green County, Wisconsin. This mixed-use parcel offers strong potential for hobby farming, expansion of a current operation, or creating your dream rural homesite.

Located in western Green County, this property consists of 40 +/- total acres, which are made up of 35 +/- pasture acres, 4 +/- tillable acres, and 1 +/- acre of timber. The property features gently rolling terrain and a healthy stand of pasture grass, supported by well-maintained perimeter fencing. A 40'x40' steel-sided pole building is located in the southwest corner, providing shelter for livestock or storage for machinery. The open layout of the pasture allows for easy conversion to tillable acreage, if desired. Soils consist primarily of New Glarus silt loam, with an overall NCCPI rating of 55.3. Multiple access points along the road enhance the property's overall accessibility.

The property is zoned agricultural, which allows it to be buildable for a single-family home per Green County. Numerous spots exist that would provide a great build site, while having excellent views of the Green County countryside. The property has fantastic paved road frontage, bordered by West Point Road on the north and Holstein Prairie Road on the east. While being remote and scenic, the property is also located within easy driving distance of Monticello, Verona, and downtown Madison.

Overall, this property offers a variety of features to appeal to your buying needs. Whether you're looking for pasture acreage to add to your farming operation, more tillable acreage, or a spot to build with acreage, this property would be a great fit. For more information or to schedule a private showing, contact Jason Heller at (815) 858-4403.

PROPERTY FEATURES

PRICE: **\$366,000** | COUNTY: **GREEN** | STATE: **WISCONSIN** | ACRES: **40**

- 35 +/- pasture
- 4 +/- tillable acres
- 1 +/- wooded acres
- Buildable for a residence
- Ability for pasture acreage to be converted to tillable
- 55.3 overall NCCPI rating
- Paved road frontage
- 40'x40' pole shed
- Zoned Agricultural
- 2024 taxes totaled \$155.93
- 13 minutes from Monticello, WI
- 30 minutes from Verona, WI
- 50 minutes from downtown Madison, WI
- 1 hour 45 minutes from Milwaukee, WI

35 +/- PASTURE



40'X40' POLE SHED



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 42° 45' 2.36, -89° 44' 50.5

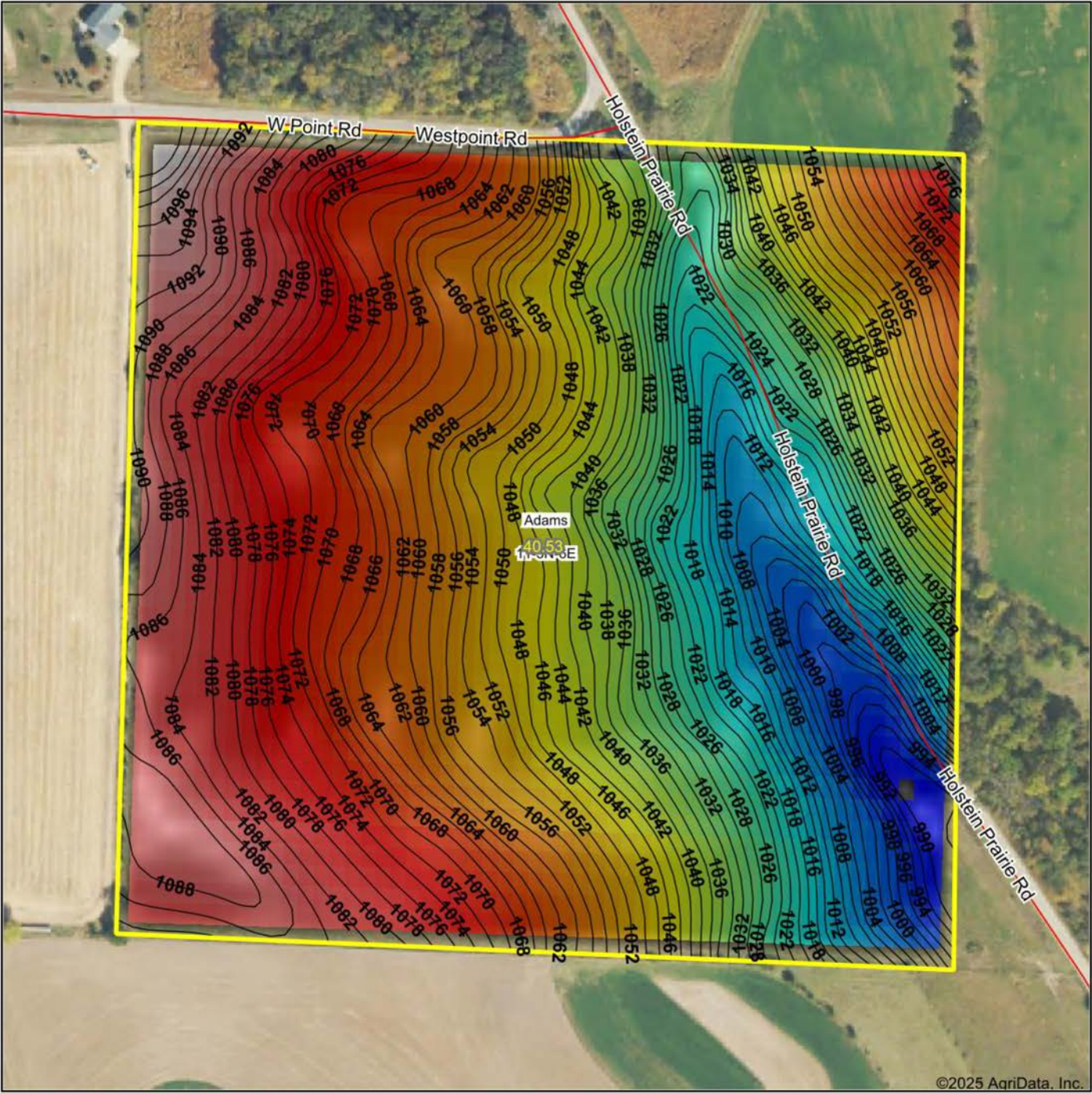
11-3N-6E
Green County
Wisconsin

0ft 399ft 797ft



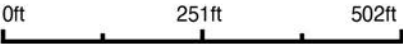
6/24/2025

HILLSHADE MAP



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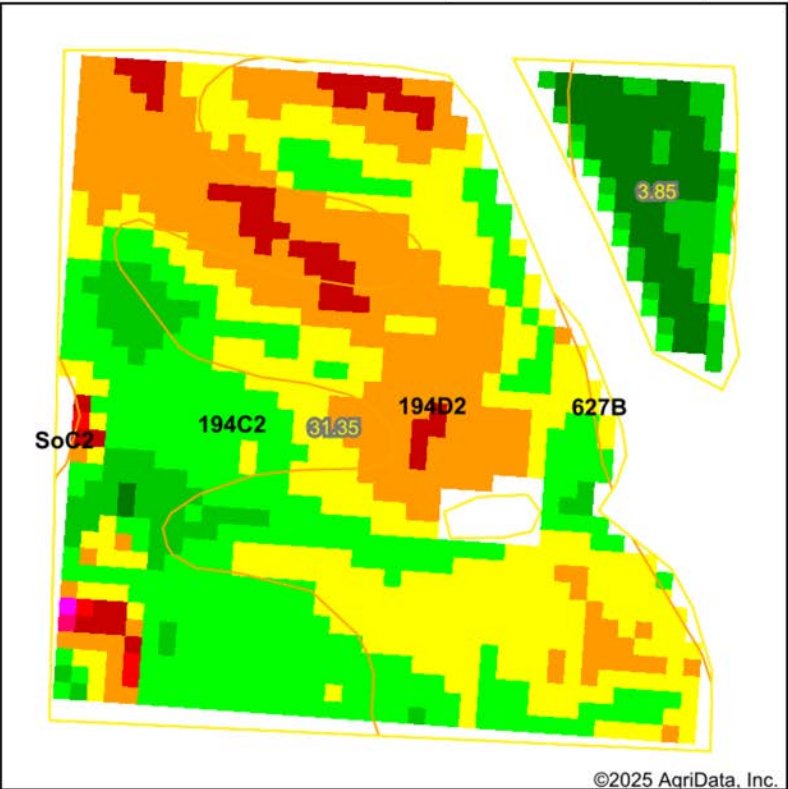
Source: USGS 10 meter dem
Interval(ft): 2
Min: 988.4
Max: 1,103.6
Range: 115.2
Average: 1,050.7
Standard Deviation: 26.25 ft



11-3N-6E
Green County
Wisconsin

Boundary Center: 42° 45' 2.36, -89° 44' 50.5

SOILS MAP



Low Relative Biomass High	Value
86 - 99	
81 - 85	
76 - 80	
71 - 75	
66 - 70	
61 - 65	
51 - 60	
41 - 50	
21 - 40	
1 - 20	
0 - 0	

State: Wisconsin
County: Green
Location: 11-3N-6E
Township: Adams
Acres: 35.2
Date: 6/24/2025

Crop:
Grassland/Pasture - 91%
Alfalfa - 7%

*USDA CropScape



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Soils data provided by USDA and NRCS.

Area Symbol: W1045, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2024
194D2	Newglarus silt loam, moderately deep, 12 to 20 percent slopes, moderately eroded	21.78	61.9%	Well drained	IVe	53	74.8
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	12.58	35.7%	Well drained	IIle	58	74
627B	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	0.69	2.0%	Moderately well drained	IIw	83	88
SoC2	Sogn silt loam, 2 to 12 percent slopes, moderately eroded	0.15	0.4%	Somewhat excessively drained	VI s	27	65
Weighted Average					3.61	*n 55.3	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

BROKER CONTACT

Jason Heller is a dedicated, hard-working land broker who possesses a deep passion for land, hunting, and agriculture. Jason's journey into the world of hunting began at the age of 12 when he started bowhunting whitetails and instantly fell in love with it. As years went by, he became more interested in managing the family farm to produce quality deer, completing all forms of habitat projects from timber stand improvement to prescribed burns. These experiences gave him a unique perspective on what works, what doesn't, and what can be done to improve a property to increase its value.

Born and raised on a farm in rural Jo Daviess County, Illinois, Jason earned a degree in agricultural business from the University of Wisconsin Platteville. His professional background includes agricultural banking, which has provided him with first-hand knowledge of real estate financing including the utilization of government programs and FSA loans. Combining his professional expertise with his land management background, Jason is well-equipped to guide buyers in acquiring their dream hunting property, expanding their farming operation, or investing in income-generating land real estate. Sellers also benefit from his extensive knowledge, as he assists them in maximizing the value of their land during the selling process.

In his spare time, Jason enjoys spending time with his wife Amber and their two dogs, Jaxx and Ace. When he's not spending quality time with his family and friends, you'll likely find Jason playing a round of golf or bass fishing. If you're in the market for farmland, recreational, or investment properties in Illinois or Wisconsin, be sure to give Jason a call.



JASON HELLER, LAND BROKER
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