

MIDWEST LAND GROUP PRESENTS

19.99 ACRES IN

LANGLADE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

19.99 +/- ACRE RECREATIONAL & HUNTING RETREAT - SOUTHERN LANGLADE COUNTY

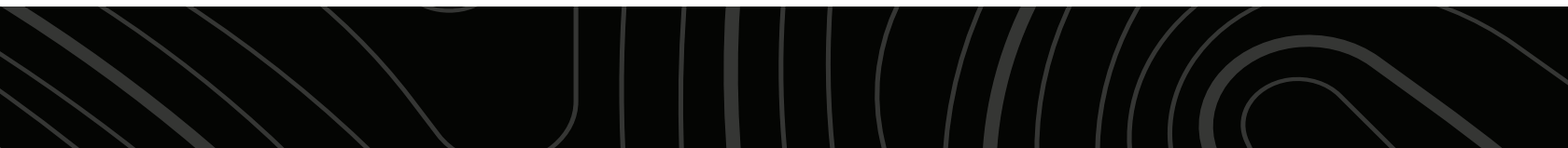
This remarkable 19.99 +/- acre property in Southern Langlade County offers a rare blend of natural beauty, diverse habitat, and year-round usability, making it an ideal destination for hunters, outdoor enthusiasts, or those seeking a peaceful off-grid escape.

The land features approximately 4 acres of open agricultural ground, with the balance covered in mature, mixed timber. Towering maples dominate the canopy, complemented by basswood, ash, birch, balsam, and dense white pine thickets that provide superb wildlife cover and a true deep-woods feel.

Rolling topography enhances the property's character and creates natural travel corridors, bedding areas, and prime stand locations. An internal trail system winds through the land, offering quiet access to a strategically placed shadow blind and an elevated hunting cabin - perfect for extended sits and shelter in any season.

This tract is bordered by expansive ag fields and large blocks of timber company land, providing low hunting pressure and forming a key transition zone that funnels consistent wildlife movement throughout the year. Natural openings present excellent food plot potential, while features such as a watering hole, wild raspberry patches, and abundant native browse further enrich the habitat. Evidence of strong deer presence is seen throughout, with numerous rubs, beds, and well-worn trails.

Conveniently located within easy reach of Appleton, Green Bay, Stevens Point, and Wausau, this secluded retreat offers both solitude and accessibility. Whether you're a seasoned whitetail hunter, weekend adventurer, or someone looking for a private slice of Wisconsin wilderness, this property is ready to enjoy.



PROPERTY FEATURES

PRICE: **\$132,000** | COUNTY: **LANGLADE** | STATE: **WISCONSIN** | ACRES: **19.99**

- 19.99 +/- acres of mixed ag land and hardwoods in prime Southern Langlade County
- 4 +/- acres of open ground ideal for plots, cover, hobby farming, or potential development
- Mature timber mix provides wildlife cover
- Rolling terrain offers natural funnels and hunting advantages
- Internal trail system allows quiet access throughout the property
- Elevated cabin and shadow blind set for comfortable, extended hunts
- Abundant deer sign with rubs, trails, and bedding areas
- Natural watering hole helps attract and retain wildlife
- Multiple openings ready for food plot planting
- Borders ag fields and big timber, creating strong deer movement
- Wild forage boosts habitat appeal
- Private yet accessible from Appleton, Green Bay, Stevens Point, and Wausau



4 +/- ACRES OPEN GROUND



ELEVATED HUNTING CABIN



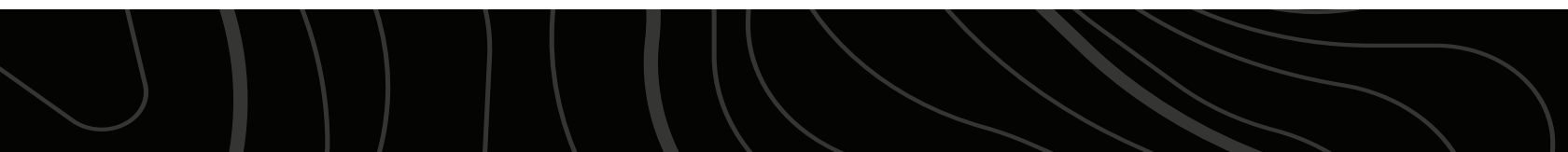
SHADOW BLIND



MATURE TIMBER MIX



INTERNAL TRAIL SYSTEM



ABUNDANT DEER SIGN



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 45° 2' 44.22, -89° 12' 5.22

0ft 515ft 1031ft



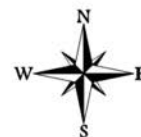
Maps Provided By:



© AgriData, Inc. 2023

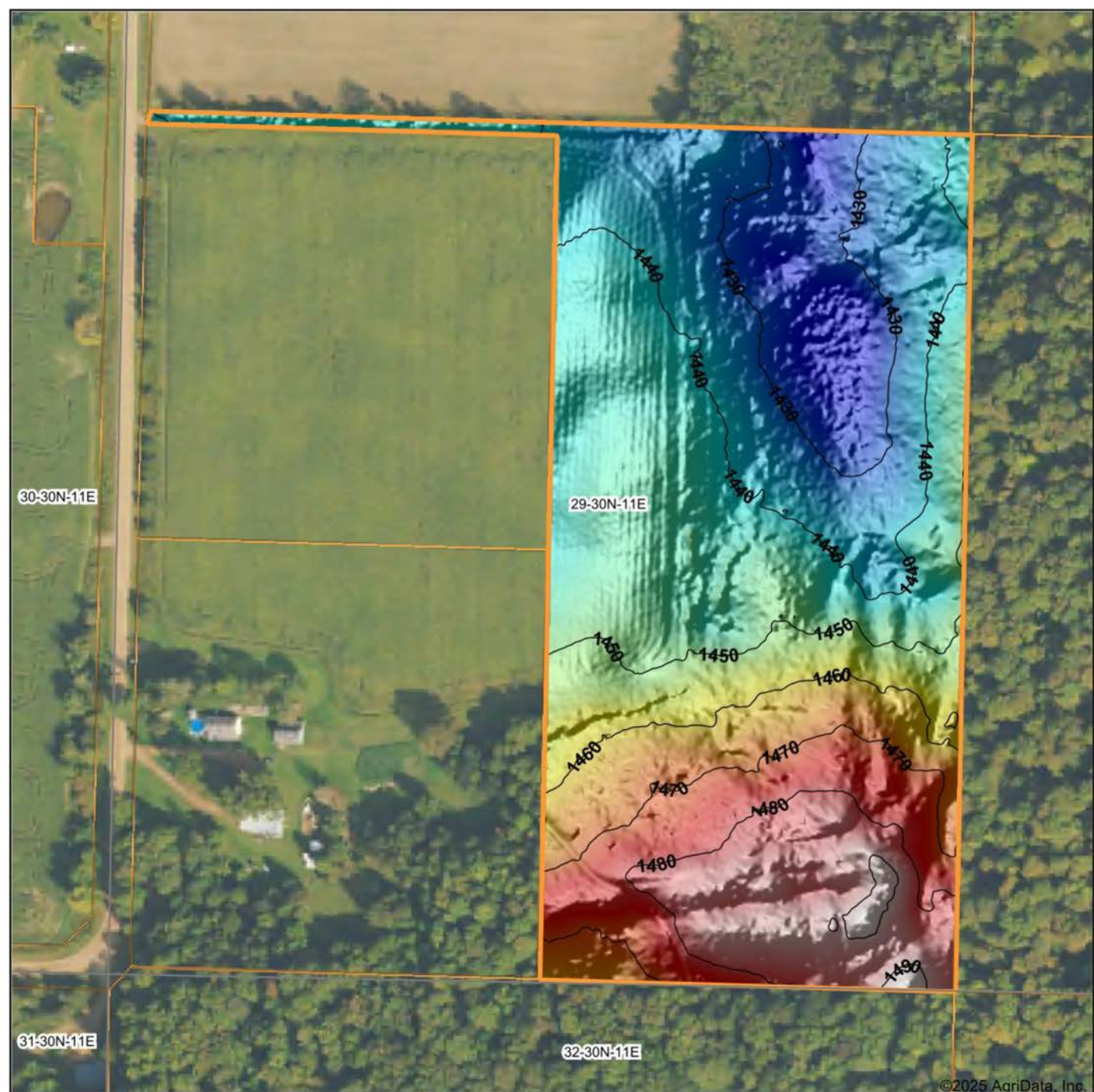
www.AgriDataInc.com

29-30N-11E
Langlade County
Wisconsin



6/22/2025

HILLSHADE MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,423.0

Max: 1,493.0

Range: 70.0

Average: 1,451.3

Standard Deviation: 18.86 ft

0ft 240ft 480ft

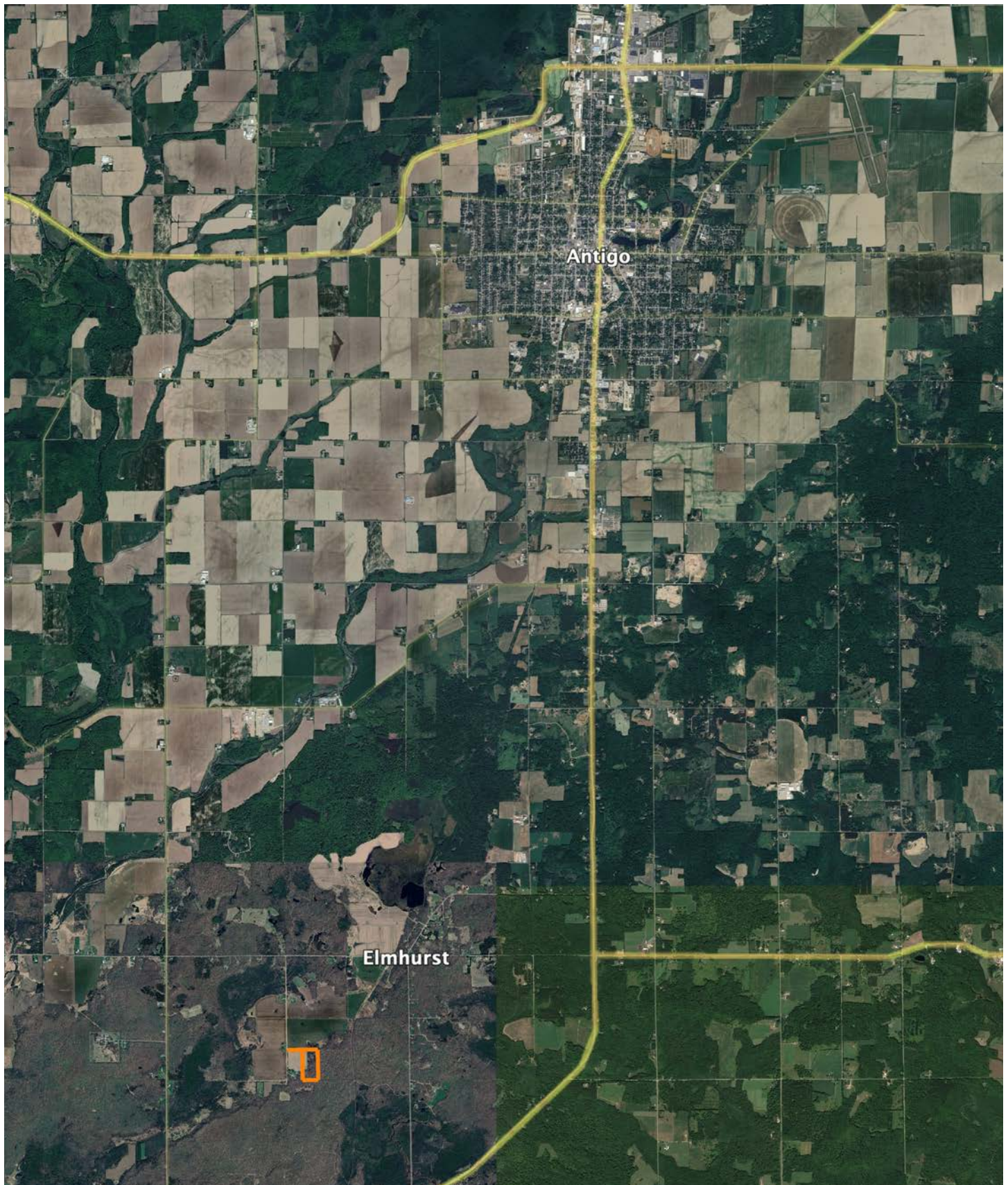


6/22/2025

29-30N-11E
Langlade County
Wisconsin

Boundary Center: 45° 2' 44.22, -89° 12' 5.22

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

EFabich@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.