

MIDWEST LAND GROUP PRESENTS

**30 ACRES IN**

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# **PORTAGE COUNTY WISCONSIN**

**COUNTY ROAD N, ALMOND, WI 54909**



**MidwestLandGroup.com**

MIDWEST LAND GROUP IS HONORED TO PRESENT

## SECLUDED 30 +/- ACRE GETAWAY - HUNT, CAMP, AND ESCAPE YEAR-ROUND

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Don't miss this exceptional opportunity to own a secluded 30 +/- acre wooded paradise, perfectly suited for camping, hunting, and year-round outdoor recreation.

This diverse property features a scenic mix of mature oaks, dense underbrush with young oak regeneration and berry bushes, and a picturesque 2-acre natural meadow—ideal bedding habitat for whitetail deer. Bordering active agricultural fields, the land serves as a natural funnel and food source, drawing abundant wildlife throughout the seasons.

A recorded, deeded easement provides direct access to a trail system that winds through the property, connecting a cleared campsite in the northwest corner to the open meadow in the southeast. Several overgrown logging roads from previous harvests offer additional access points and customizable land management options.

The property is enrolled in MFL-Closed through 2029, with no mandatory cuts remaining, ensuring low taxes and maximum privacy. Whether you're envisioning a personal hunting haven, rustic campsite, or a conservation-minded retreat, this parcel offers flexibility and natural beauty in equal measure.

Conveniently located less than an hour from Appleton, Oshkosh, and the Fox Cities—and under two hours from Madison—this hidden gem also benefits from nearby amenities in Plover and Waupaca, just 15 minutes away.

Whether you're a seasoned hunter, weekend camper, or simply seeking your own outdoor escape, this property delivers the perfect blend of seclusion, accessibility, and potential.



# PROPERTY FEATURES

PRICE: **\$197,000** | COUNTY: **PORTAGE** | STATE: **WISCONSIN** | ACRES: **30**

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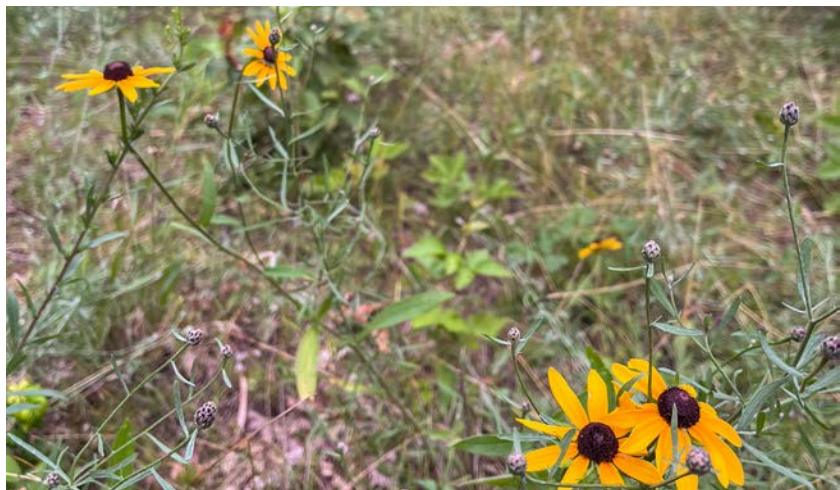
- Towering oaks and diverse timber
- Thick underbrush and wildlife forage
- 2-acre natural bedding meadow
- Adjacent active Ag field
- Campsite with camper included
- Trail system throughout
- Customizable landscape
- Low taxes – MFL closed program
- Less than 1 hour from Appleton, Oshkosh, and the Fox Cities
- 15 minutes to the amenities of Plover and Waupaca



# THICK UNDERBRUSH AND WILDLIFE FORAGE

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This diverse property features a scenic mix of mature oaks, dense underbrush with young oak regeneration and berry bushes.



## CAMPSITE AND CAMPER INCLUDED

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## 2-ACRE NATURAL BEDDING MEADOW

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# TRAIL SYSTEM THROUGHOUT

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 44° 20' 31.36, -89° 19' 52.8

0ft 776ft 1551ft



Maps Provided By:



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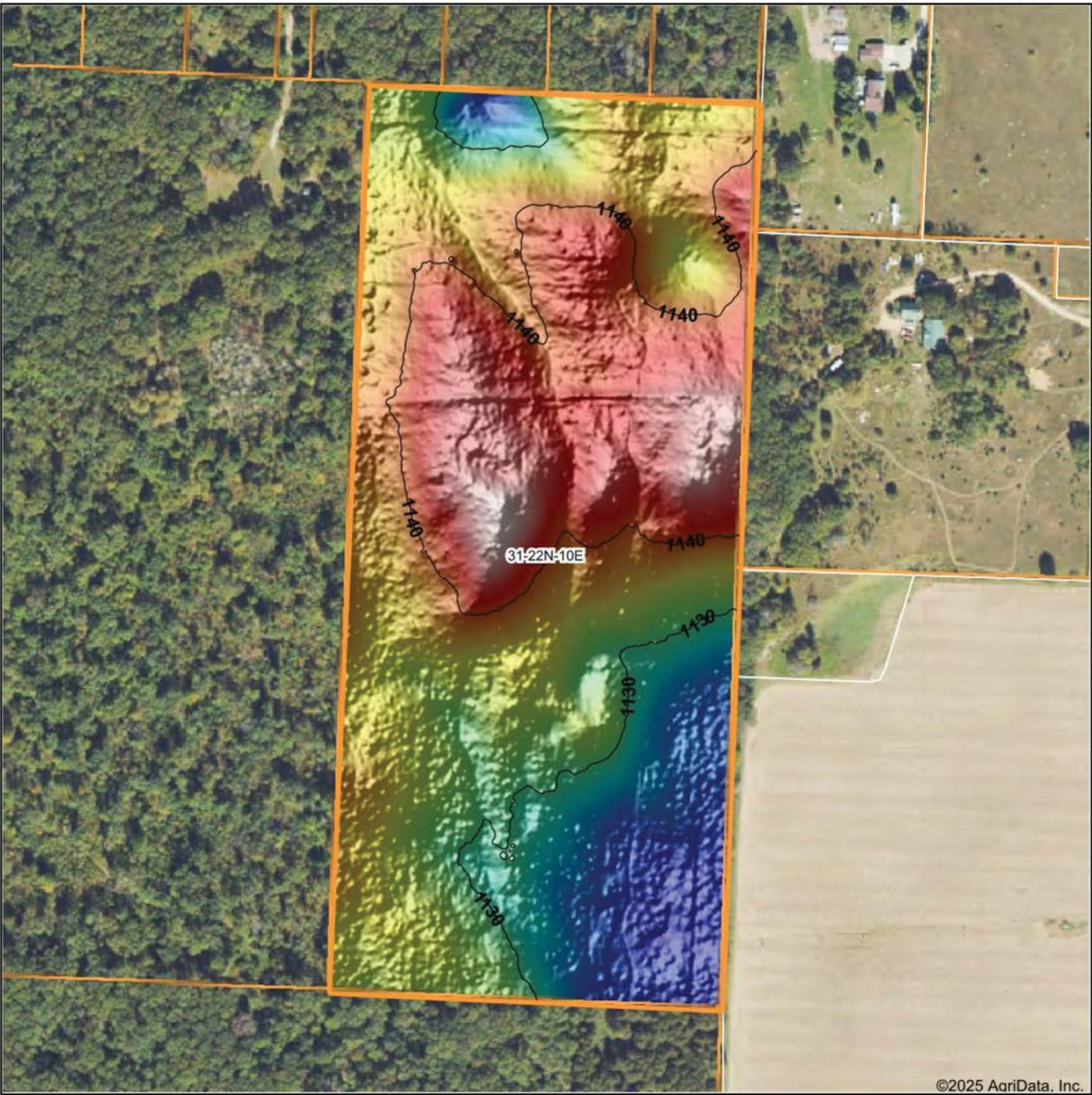
31-22N-10E  
Portage County  
Wisconsin



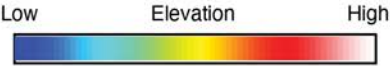
7/16/2025

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

# HILLSHADE MAP



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CUSTOMIZED ONLINE MAPPING

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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: 1,120.3  
Max: 1,150.0  
Range: 29.7  
Average: 1,135.4  
Standard Deviation: 6.99 ft

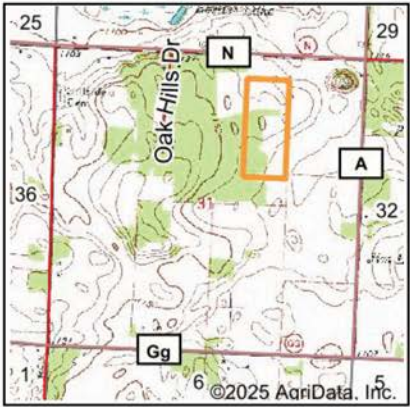


7/16/2025

**31-22N-10E**  
**Portage County**  
**Wisconsin**

Boundary Center: 44° 20' 31.36, -89° 19' 52.8

# WETLANDS MAP



State: **Wisconsin**  
Location: **31-22N-10E**  
County: **Portage**  
Township: **Lanark**  
Date: **7/16/2025**

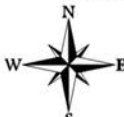


Maps Provided By:



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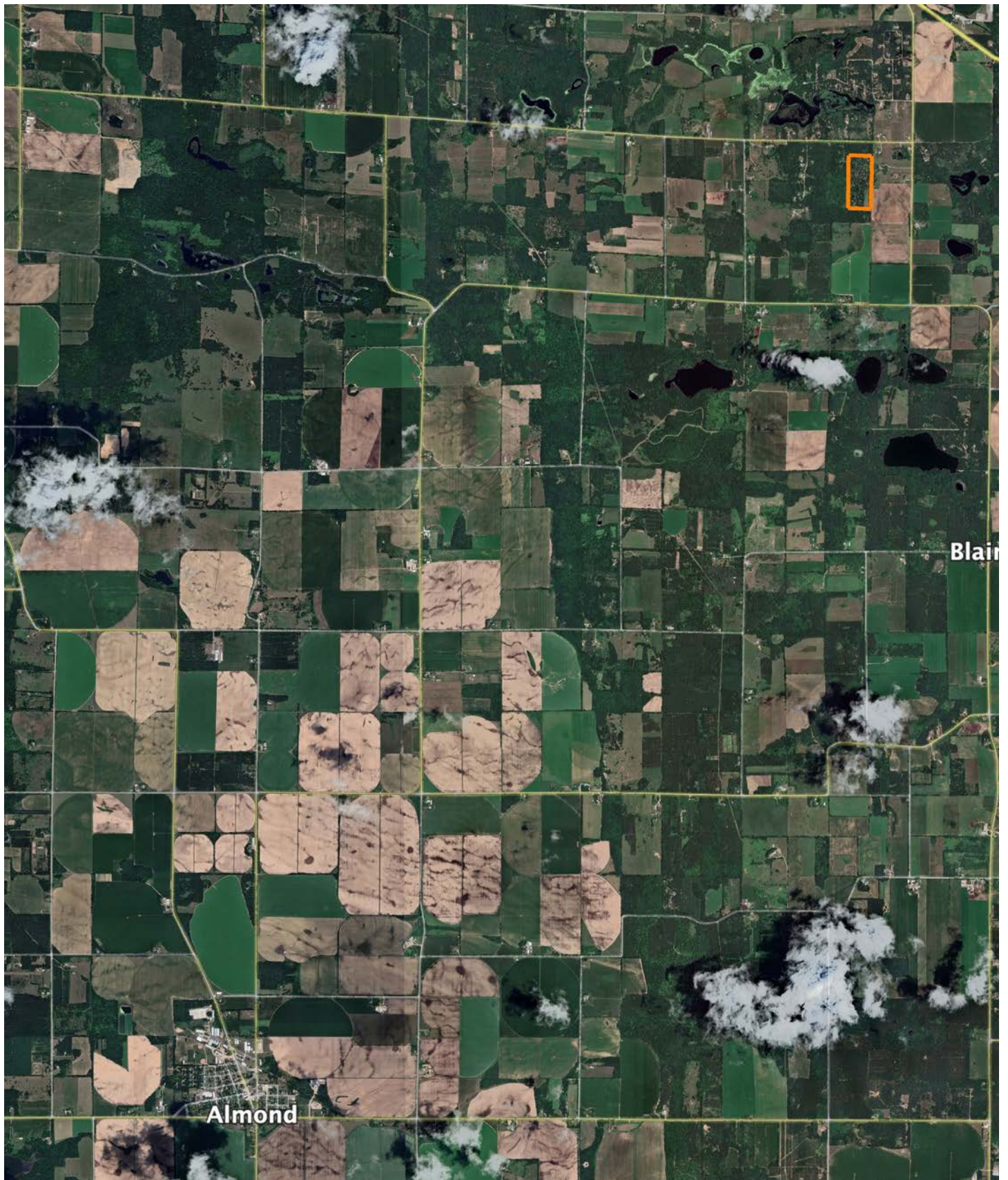


0ft 477ft 955ft

Classification Code	Type	Acres
	Total Acres	0.00

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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