

MIDWEST LAND GROUP PRESENTS

402 ACRES IN

# MARATHON COUNTY WISCONSIN



247125 NEHRBASS ROAD, ATHENS, WI 54411



## MIDWEST LAND GROUP IS HONORED TO PRESENT

# RIB RIVER RANCH ESTATE

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Midwest Land Group is proud to offer the Rib River Ranch just north of Athens, Wisconsin, in Marathon County. This exclusive property offers 402 meticulously maintained acres of timber, fields, and trails with a gorgeous Ojibwa Log Home overlooking a beautiful, expansive yard. The offering has limitless potential as a trophy hunting legacy property, a full-time residence, and/or a corporate retreat.

The 1,526 square foot, 2+ bed, 1 bath Ojibwa Log Home with high-end finishes has been extremely well cared for. Modern appliances, tile and wood floors, custom cabinets and trim are just the beginning. The fully finished basement includes a generously-sized bedroom and an additional family room. The open-air loft is 300 square feet and offers additional space. The 40'x36' post-frame heated garage has 10' sidewalls. The home has a dual fuel heating system with a Prestige Wall Mount Gas Boiler and a Central Boiler Classic outside wood burner. A large back deck is off the main entrance, and a full-length, covered porch provides a wonderful place to view the large, wildlife-filled back yard. The home has too many amenities to list and is offered fully furnished.

The beauty and accessibility of the 402 acres, mostly timber, must be seen to be appreciated. Tens of thousands of board feet of mature oak, maple, and aspen stand across the rolling ridges and flats of this land. The 5+ miles of roads and trails are thoughtfully designed and the best-maintained the potential buyer will have

ever seen on any central Wisconsin property. Culverts, ditches, scrapes, and several small ponds have been created to ensure the land stays high and dry. There are several spots that can be converted into food plots. This property has had minimal hunting pressure over the years. The trophy hunting potential has a very high ceiling. There is 120 feet of elevation change across the parcel; therefore, this expansive and rare large acreage piece will hunt even bigger than its acreage. The rolling ridges, flats, and draws serve as natural travel funnels for all wildlife. Trophy deer, bear, turkey, and ruffed grouse are prevalent. The 730 acres of WI DNR land on the east brackets the Big Rib River, a trout stream, and offers even more room to explore.

The Managed Forest Law (MLF) plan is well thought out, allows for a very affordable yearly property tax bill, and ensures ample future revenue. The current MFL plan expires in 2032, but can be renewed. The Rib River Ranch is a once-in-a-lifetime opportunity to acquire a turnkey wilderness retreat.



# PROPERTY FEATURES

PRICE: **\$2,490,000** | COUNTY: **MARATHON** | STATE: **WISCONSIN** | ACRES: **402**

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- 393 acres of timber
- 9 tillable acres
- 2 bedrooms, loft, and 1 bath
- 1,526 sq. ft. Ojibwa Log Home
- 40'x36'x10' post frame garage
- Borders 730 acres of WI DNR lands on Big Rib River
- 329 acres in Managed Forest Lands closed
- 5+ miles of impeccably cared-for roads and trails through the woods
- Minimal hunting pressure for years
- All ladder stands and 1 box blind included
- Tractor, implements, mowers, ATVs, tools, & furniture included
- 30 miles from Wausau
- 60 miles from St. Point
- 85 miles from Eau Claire
- Trophy deer, bear, turkeys, ruffed grouse, and more





# 1,526 SQ. FT. OJIBWA LOG HOME

This exclusive property offers 402 meticulously maintained acres of timber, fields, and trails with a gorgeous Ojibwa Log Home overlooking a beautiful, expansive yard..





# LOFT

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## 2 BED & 1 BATH

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# COVERED PORCH & LARGE BACK DECK

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# 393 ACRES OF TIMBER

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The beauty and accessibility of the 402 acres, mostly timber, must be seen to be appreciated. Tens of thousands of board feet of mature oak, maple, and aspen stand across the rolling ridges and flats of this land.





# 9 TILLABLE ACRES

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# HUNTING

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# 5+ MILES OF ROADS & TRAILS

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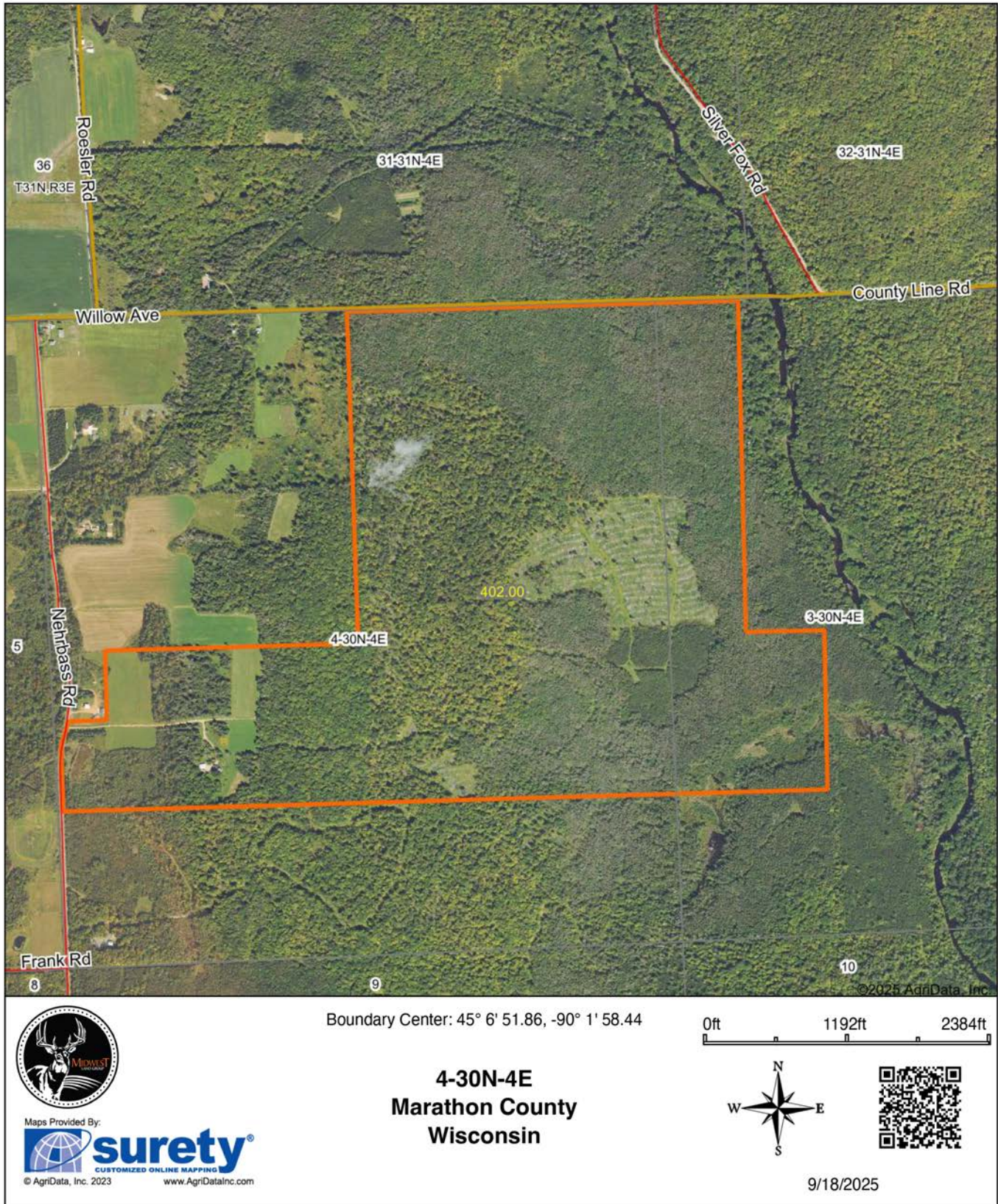
# ADDITIONAL PHOTOS

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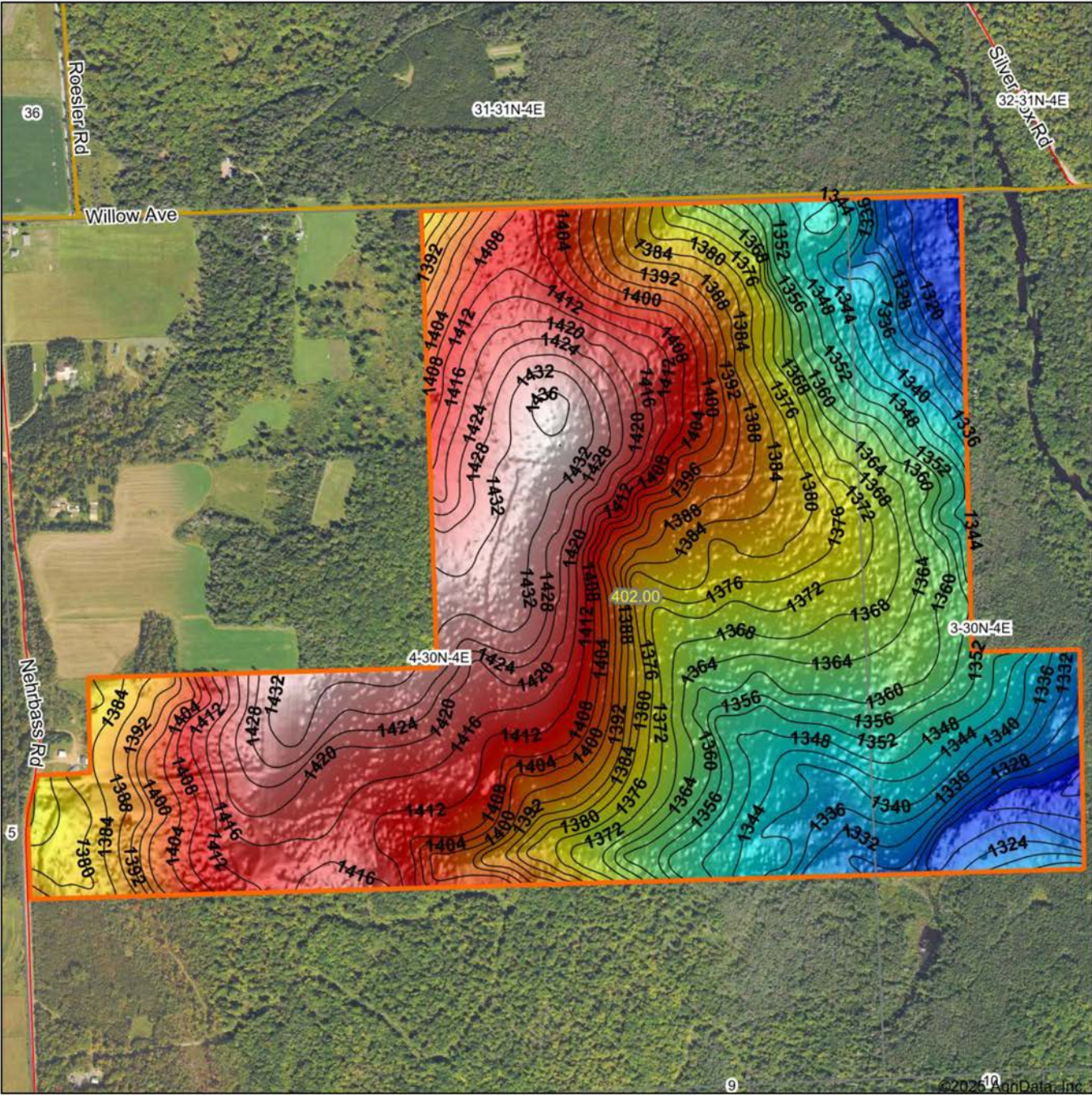


# AERIAL MAP





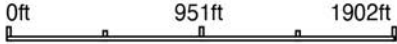
# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 4

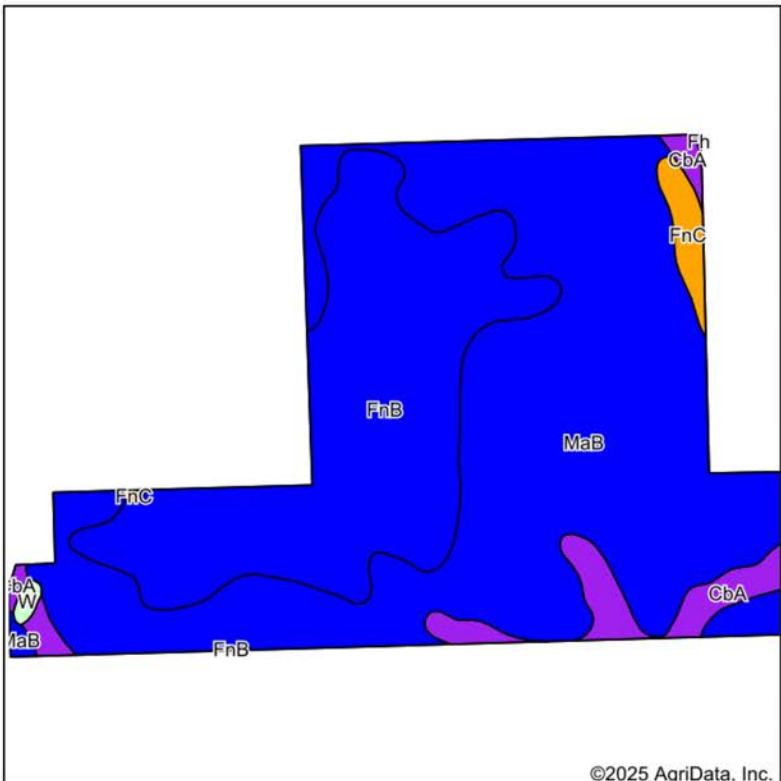
Min: 1,312.1  
Max: 1,440.7  
Range: 128.6  
Average: 1,383.5  
Standard Deviation: 32.94 ft



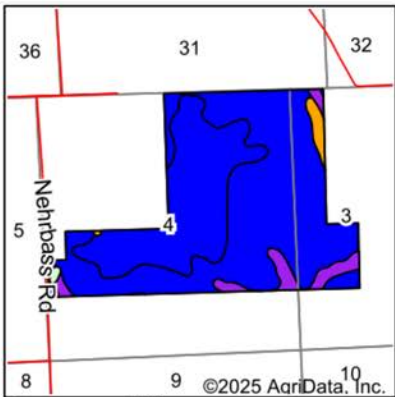
4-30N-4E  
Marathon County  
Wisconsin  
9/18/2025  
Boundary Center: 45° 6' 51.86, -90° 1' 58.44



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**  
County: **Marathon**  
Location: **4-30N-4E**  
Township: **Halsey**  
Acres: **402**  
Date: **9/18/2025**



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: WI073, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
MaB	Magnor silt loam, 0 to 4 percent slopes	241.24	60.1%		IIw	65	64	49
FnB	Freeon silt loam, 2 to 6 percent slopes	130.78	32.5%		Ile	62	62	48
CbA	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	21.88	5.4%		VIw	46	41	18
FnC	Freeon silt loam, 6 to 12 percent slopes	6.75	1.7%		IIIe	60	60	46
W	Water	1.24	0.3%					
Fh	Fordum silt loam, 0 to 1 percent slopes	0.11	0.0%		VIw	55	55	35
Weighted Average					*-	*n 62.7	*n 61.8	*n 46.8

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

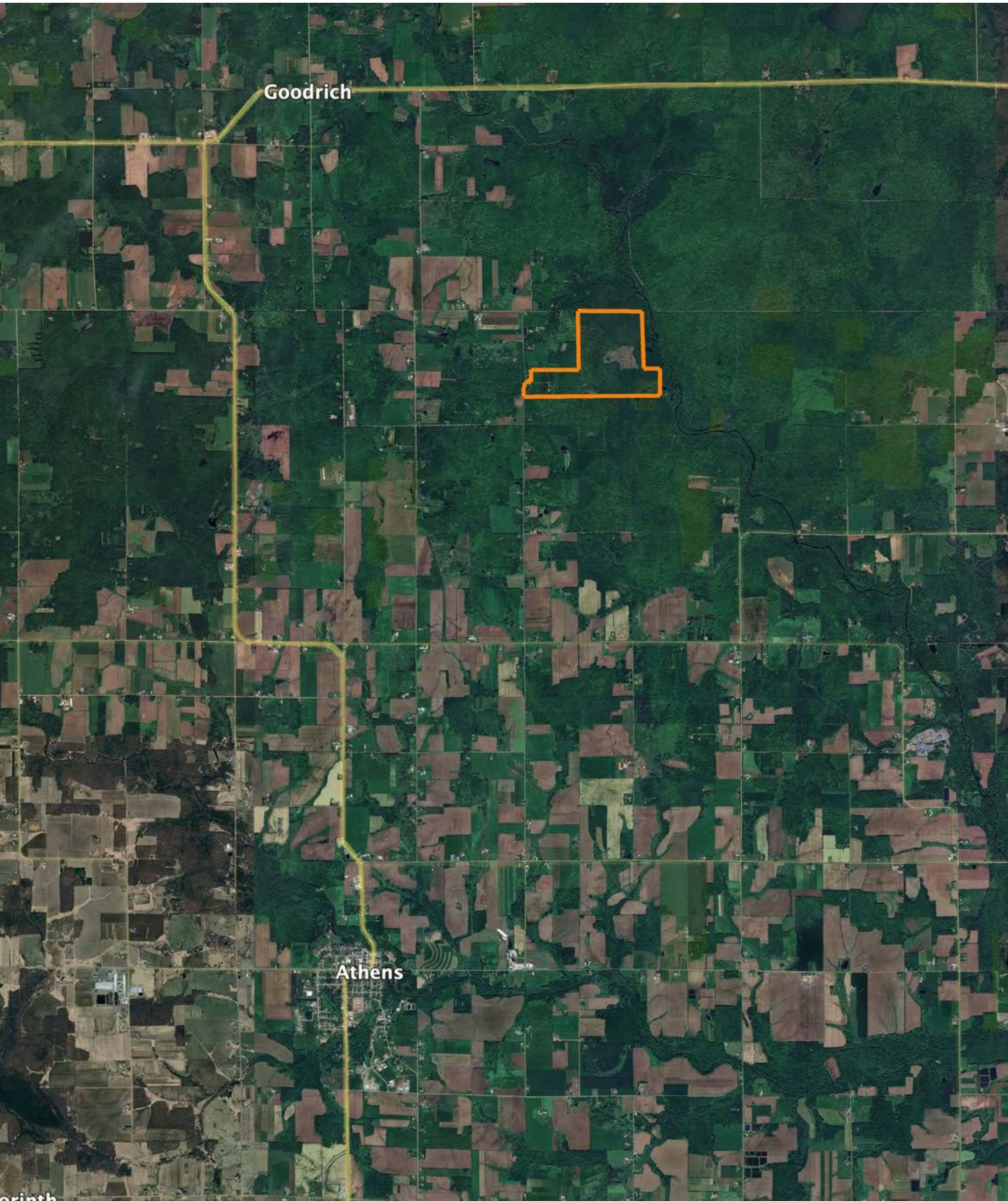
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Agent Matt Spets has a unique understanding of how the hunting and investment potentials of a parcel of land intertwine. A seasoned land investor and acknowledged whitetail hunting expert, Matt has successfully hunted in various states, gaining deep insights into whitetail deer behavior and how it relates to a given property. With his extensive network throughout Wisconsin, he can connect effortlessly with buyers and sellers, leveraging his expertise to help them achieve their real estate goals.

Born and raised in Ironwood, Michigan, Matt brings over 13 years of experience in educational leadership to his role. During his tenure, he spearheaded numerous financial, construction, and real estate projects, bolstering his school districts' financial standing and fostering relationships with local business leaders. In addition to being a youth baseball coach and serving on the Everest Youth Baseball board, Matt owns and operates Northwoods Baseball Select and is a member of the Everest Wrestling Club board.

Matt is also the founder of the Black River Trout Tournament conservation effort and serves as an advisor to the D.C. Everest Educational Foundation. His personal interests include hunting whitetails, fly fishing, skiing, and residential construction. Notably, in 2019, Matt and a partner ranked 7th overall in the Quest Hunt contest in Wisconsin, where he also won the Big Buck award using archery alone.

Matt resides in Wausau, WI, with his wife Sabrina, their daughter Danika, and sons Sawyer and Grady. His blend of hunting expertise, investment know-how, and broad connections make him a trusted and approachable ally for any real estate needs in Wisconsin.



**MATT SPETS,**

LAND AGENT

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## MidwestLandGroup.com

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