

MIDWEST LAND GROUP PRESENTS



GREEN COUNTY, WI

19.1 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

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

Located just outside Belleville along the northern border of Green County, this 19.13 +/- acre property quickly generated strong interest when it was first brought to market. It was temporarily withdrawn to allow time for all property documentation to be fully completed, ensuring the land is now ready for construction and positioned for a smooth path forward for the next owner.

The property offers several elevated build sites with scenic views overlooking open prairie and a private one-acre pond. A dense border of pine and hardwood trees along the southern edge provides excellent privacy, while the north and west boundaries adjoin large landowners, creating a wide-open feel and attractive sightlines. Planted pines and oak trees continue to mature, adding long-term privacy and enhancing wildlife habitat.

Although the setting feels peaceful and secluded, the location remains highly convenient. Belleville is just minutes away, with easy commuting access to Verona, Madison, and New Glarus. A well-maintained trail system winds through the timber, around the pond, and across the prairie, making the property easy to explore and enjoy. Wildlife is abundant, and native vegetation,

including wild raspberry bushes, adds to the property's natural character. Outdoor recreation is close at hand with the Sugar River, the Brooklyn Wildlife Area, and multiple Ice Age Trail access points all nearby.

The property is located within the Belleville School District and is currently zoned agricultural, helping to keep property taxes low.

With its early market traction, scenic build sites, privacy, and convenient location, this property stands out as a high-quality rural homesite. Most importantly, all documentation has now been completed, making this a turn-key, ready-to-build opportunity for the next owner. Please reach out to schedule a private showing and experience the property in person.

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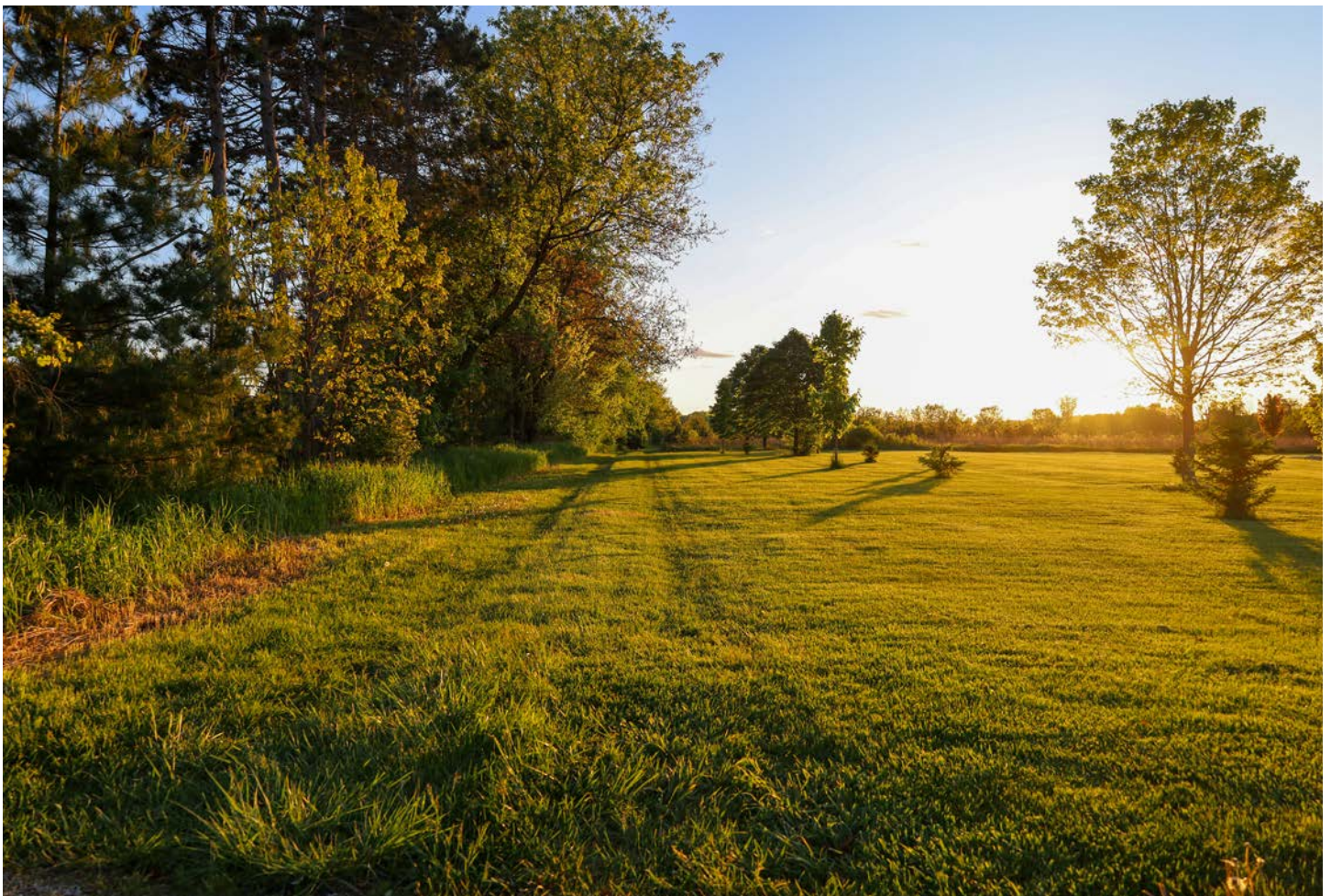
PROPERTY FEATURES

COUNTY: **GREEN** | STATE: **WISCONSIN** | ACRES: **19.1**

- 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

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



1 ACRE PRIVATE POND



AERIAL MAP



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

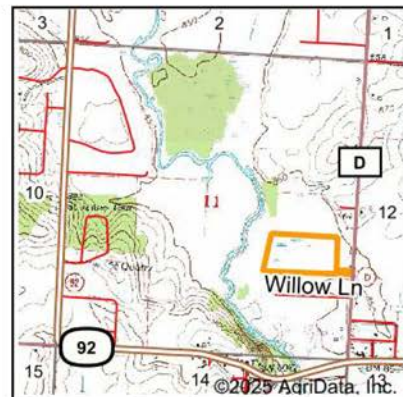
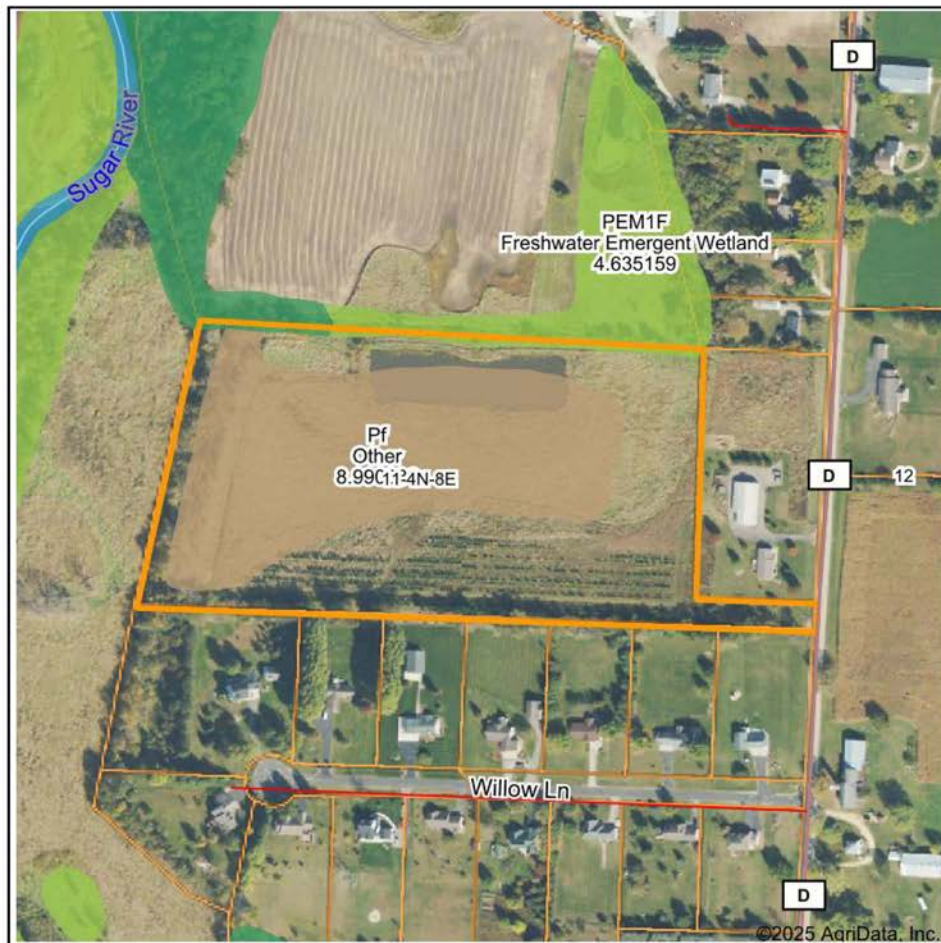
0ft 281ft 562ft

11-4N-8E
Green County
Wisconsin



5/1/2025

WETLANDS MAP



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



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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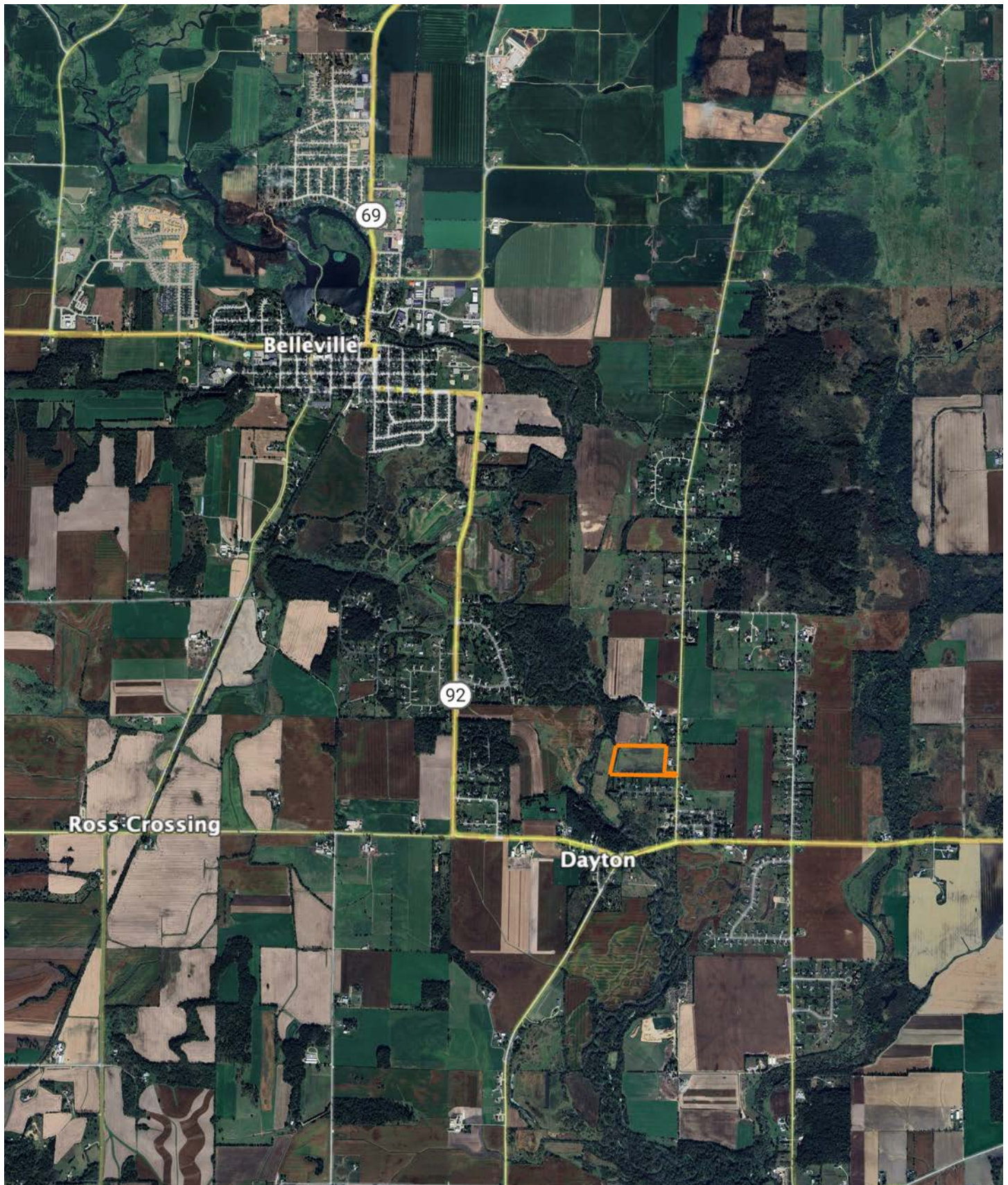


0ft 452ft 904ft

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

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