

MIDWEST LAND GROUP PRESENTS

233.15 ACRES IN

JUNEAU COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WISCONSIN WILD GRASSLAND

Just outside of Camp Douglas lies this 233.15 +/- acre property offering a blend of conservation stewardship, consistent income, and recreational opportunity. The property is predominantly enrolled in the Grassland Reserve Program (GRP), a perpetual conservation easement designed to protect native grassland habitat while still allowing productive and enjoyable land use. Approximately 229.21 +/- acres are enrolled in the GRP, preserving the open prairie landscape that supports a wide range of wildlife. The easement permits grazing, haying, and hunting, making this an ideal property for buyers seeking both conservation-minded ownership and functional land use. Roughly 150 acres are actively managed under a rotational grazing system, complete with fencing and additional watering infrastructure that supports 15 individual grazing paddocks, promoting soil health, forage regeneration, and long-term sustainability. Enrollment in GRP also significantly reduces annual property taxes, enhancing long-term ownership efficiency.

Beyond the open grasslands, approximately 79 acres

feature over a mile of sheltered creek frontage and wooded cover, creating habitat diversity. These travel corridors and cover support the whitetail deer population, abundant wild turkey, and occasional bobwhite quail observed on the property.

The property also generates substantial annual income, derived from a grazing tenant and a rented pole shed used for storage. The pole shed is situated on a separate 1 +/- acre parcel that is not subject to the GRP easement, offering flexibility for continued rental use, operational access, and potential new construction. It is equipped with electric service and an on-site well, adding to its functional value. The GRP-enrolled acreage is non-buildable, ensuring the land remains protected for future generations.

With its scale, income, established conservation practices, and wildlife habitat, this Juneau County property presents a unique opportunity to acquire a meaningful land asset designed for stewardship and recreation.



PROPERTY FEATURES

COUNTY: **JUNEAU**

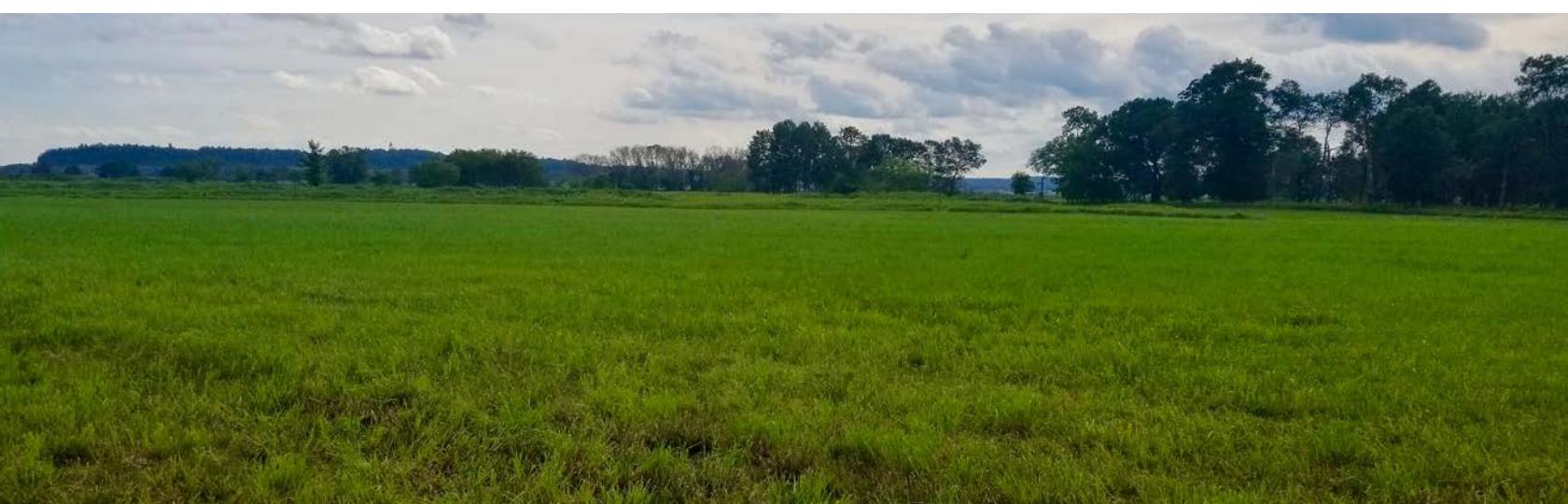
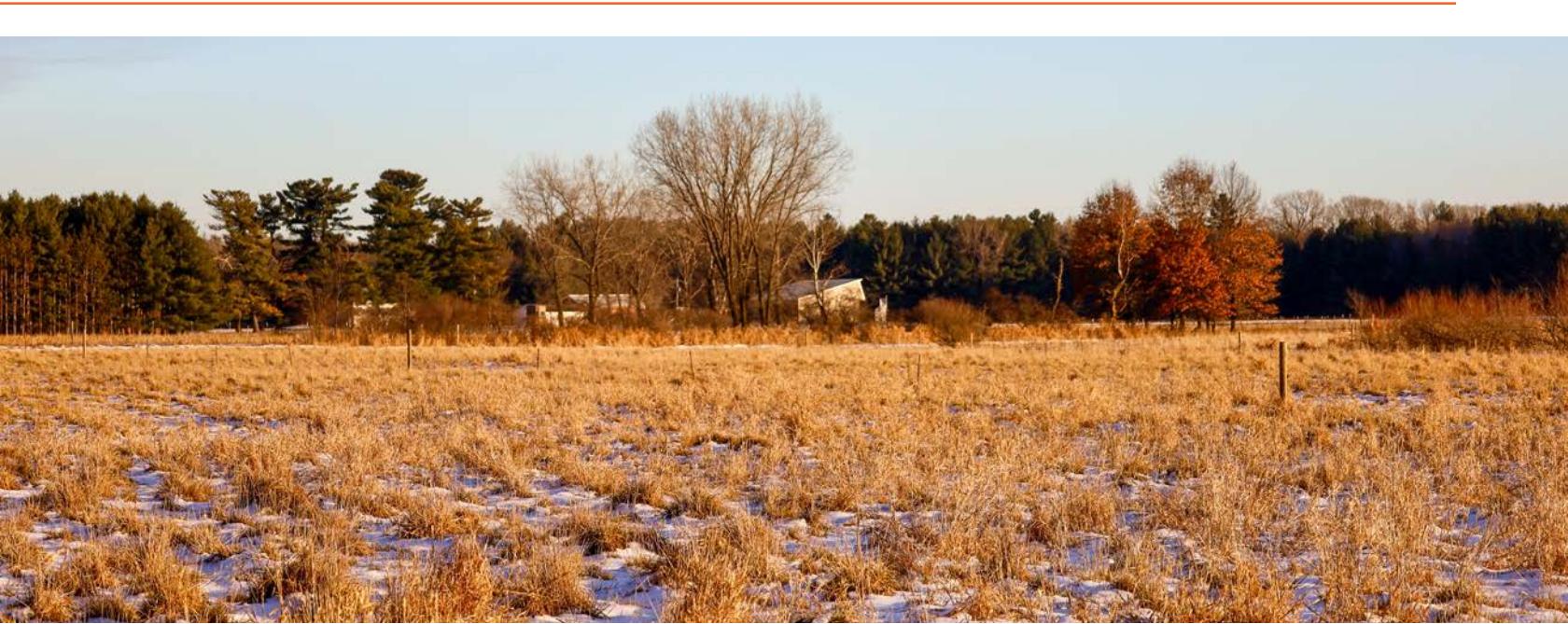
STATE: **WISCONSIN**

ACRES: **233.15**

- 233.15 +/- acres in Juneau County, WI near Camp Douglas
- 229.21 +/- acres enrolled in perpetual Grassland Reserve Program (GRP)
- GRP allows grazing, haying, and hunting
- Managed under rotational grazing practices
- Substantial annual income
- Income from grazing lease and pole shed rental
- Pole shed on 1 +/- acre outside GRP
- Pole shed has electric service and a well
- GRP acreage is non-buildable
- Strong wildlife habitat and hunting opportunity



229.21 +/- ACRES PERPETUAL GRP



50' X 100' POLE SHED



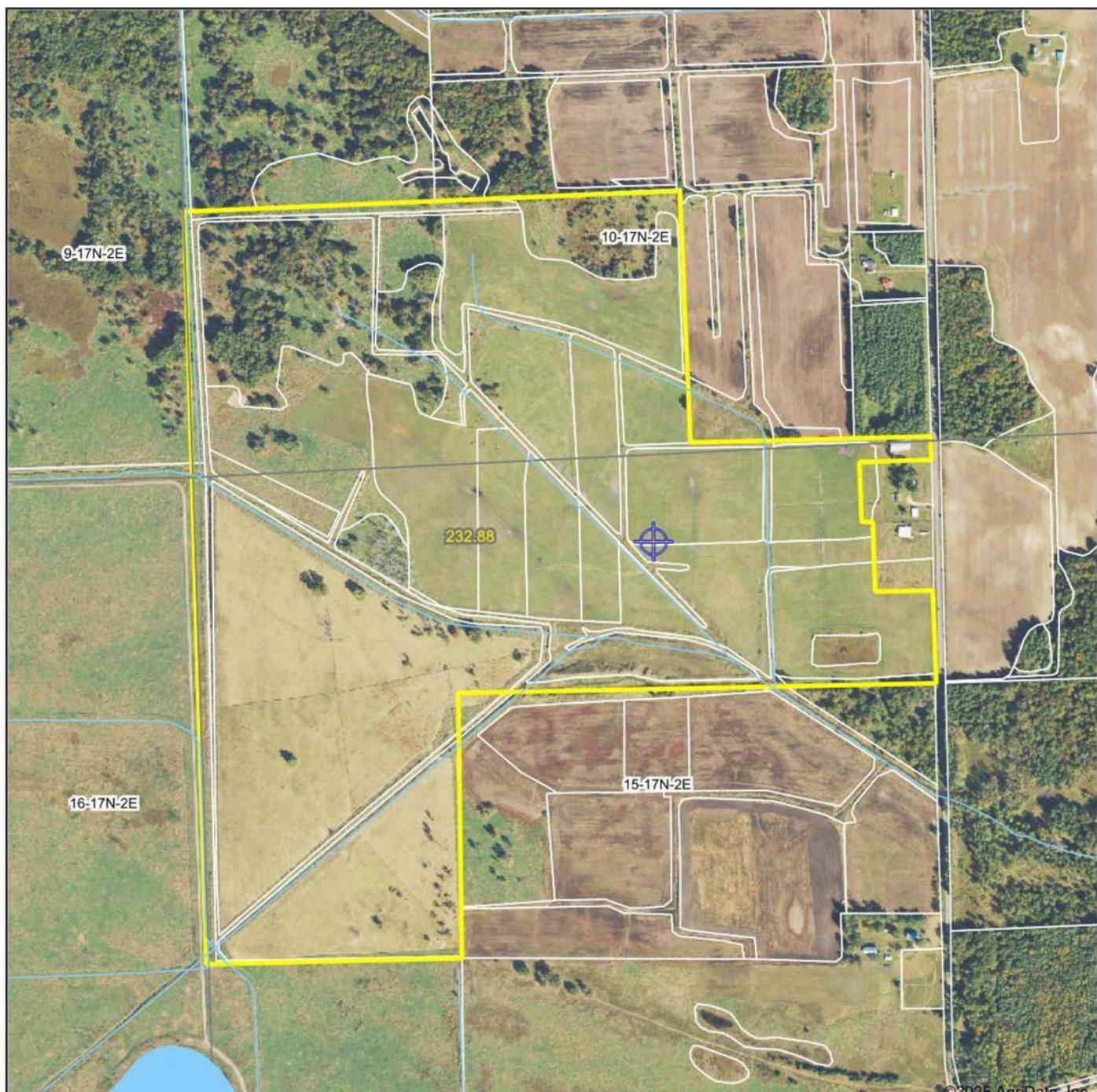
SHELTERED CREEK FRONTAGE



TRAIL CAM PICTURES & HARVEST PHOTOS



AERIAL MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 43° 57' 1.2", -90° 14' 39.52"

0ft 823ft 1645ft

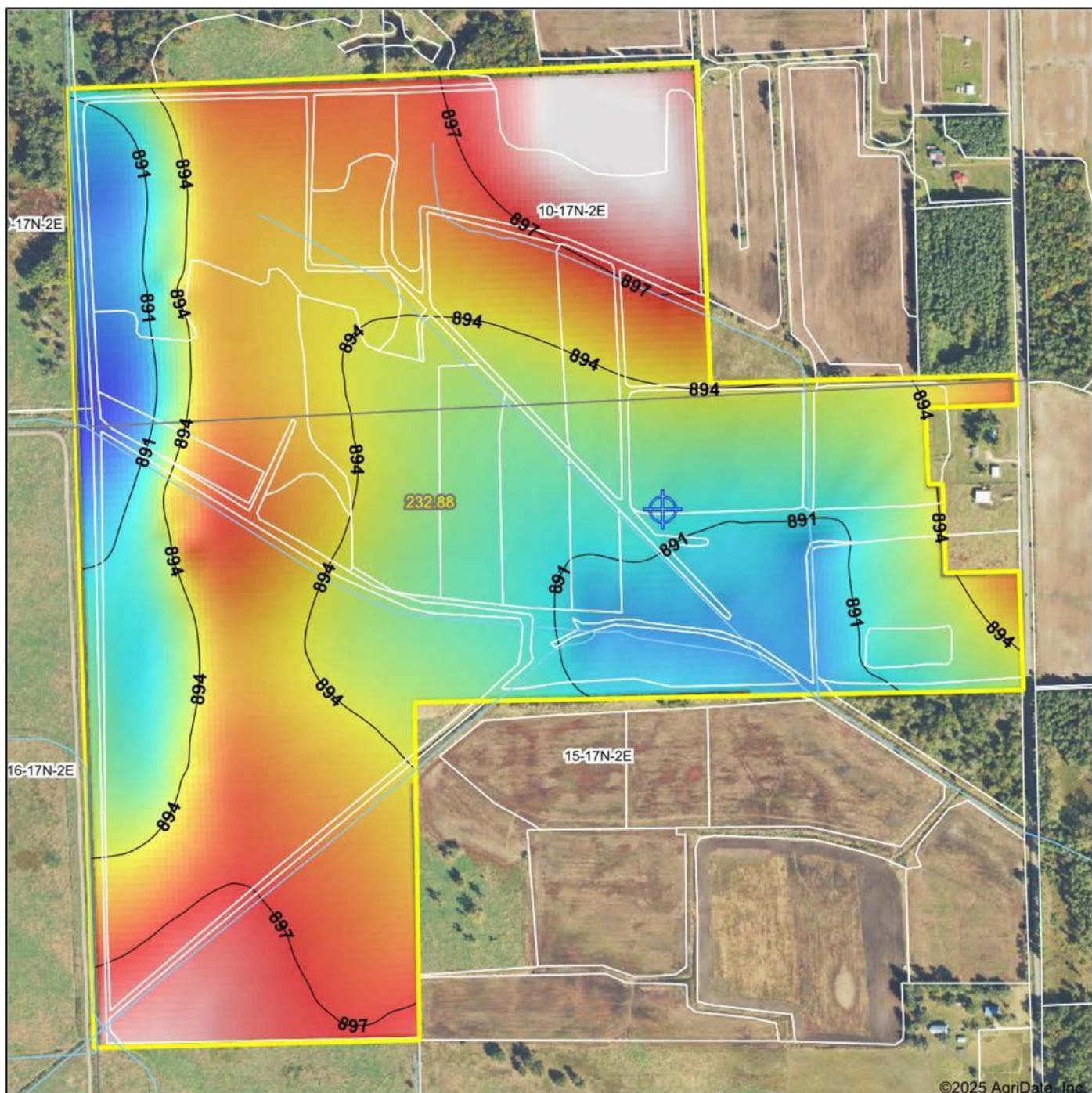
15-17N-2E
Juneau County
Wisconsin



12/8/2025

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

HILLSHADE MAP



Source: USGS 10 meter dem

0ft 643ft 1286ft

Interval(ft): 3

Min: 888.2

Max: 900.0

Range: 11.8

Average: 894.0

Standard Deviation: 2.56 ft



15-17N-2E
Juneau County
Wisconsin
12/8/2025

Boundary Center: 43° 57' 1.2, -90° 14' 39.52

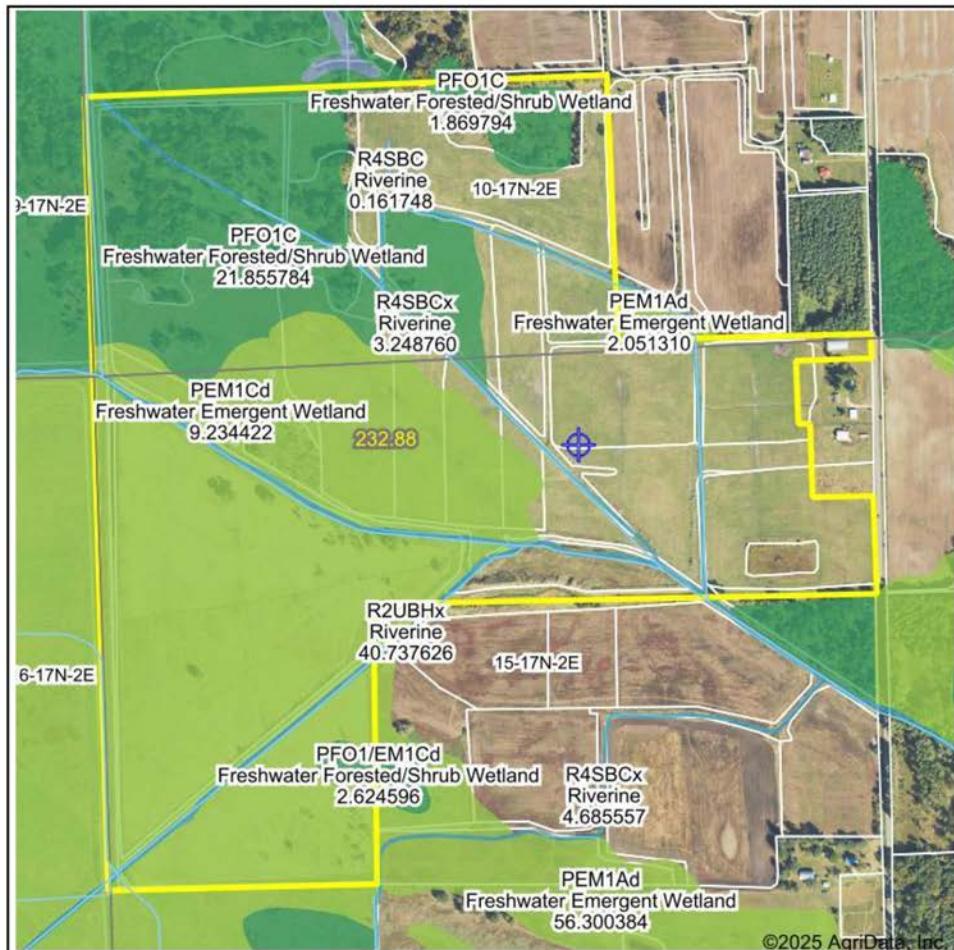


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Field borders provided by Farm Service Agency as of 5/21/2008.

WETLANDS MAP



State: Wisconsin
Location: 15-17N-2E
County: Juneau
Township: Orange
Date: 12/8/2025



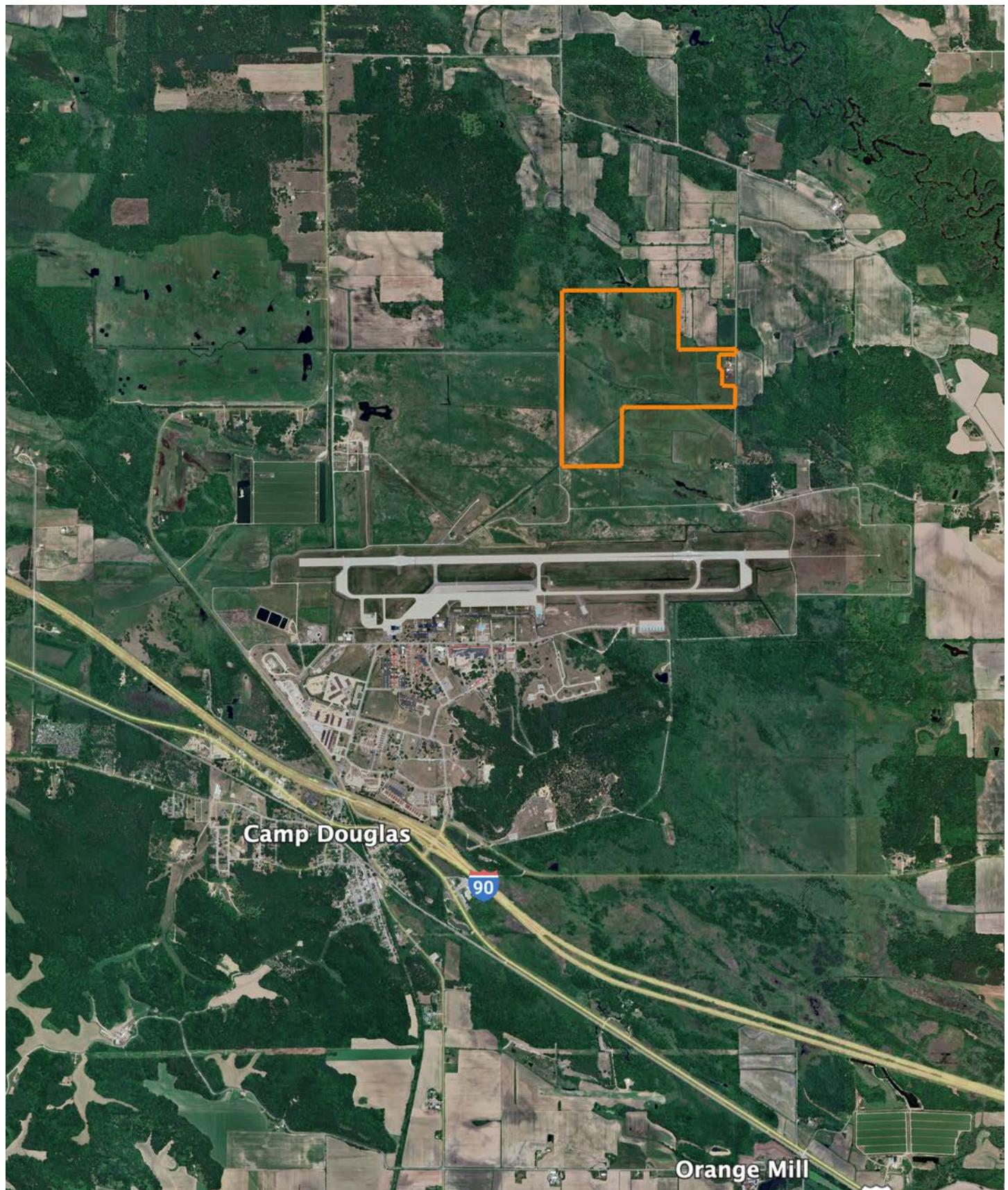
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Classification Code	Type	Acres
PEM1Ad	Freshwater Emergent Wetland	55.26
PEM1Cd	Freshwater Emergent Wetland	43.92
PFO1C	Freshwater Forested/Shrub Wetland	43.33
PFO1A	Freshwater Forested/Shrub Wetland	3.38
R2UBHx	Riverine	3.38
R4SBCx	Riverine	2.98
PSS1Ad	Freshwater Forested/Shrub Wetland	2.05
PFO1/EM1Cd	Freshwater Forested/Shrub Wetland	1.17
PFO1F	Freshwater Forested/Shrub Wetland	0.94
PEM1Cx	Freshwater Emergent Wetland	0.60
R4SBC	Riverine	0.16
PEM1Fx	Freshwater Emergent Wetland	0.05
PEM1/SS1Ad	Freshwater Emergent Wetland	0.00
		Total Acres 157.22

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Jordan is a dedicated, hard-working land agent passionate about helping clients navigate the land market in Southern Wisconsin. Growing up in Waukesha County, Jordan has a deep appreciation for the area's unique charm and potential. Ever since he could put on his own boots, Jordan has been hunting and helping manage his family farms in Grant and Crawford counties to produce year after year. Traveling across the different landscapes across the state has allowed him to appreciate all of the landscapes and markets the state has to offer.

Graduating from Marquette University with his Master's in Management and playing 5 years of Division I lacrosse has instilled the importance of teamwork into his approach to the real estate business. After spending 2 years at the Midwest Land Group office helping over 100 agents across 13 states build their businesses, he is ready to get back to supporting the state that holds such a large place in his heart. Being a part of hundreds of transactions through the home office gave Jordan a deep accountability in the fact that all parties involved in a transaction must fully own their roles for the best outcome possible and is never afraid to go above and beyond for his clients to ensure they achieve their goals.

In his spare time, Jordan enjoys spending time with his wife Elaina. They enjoy diving deeper into their faith life through their local church and organizations such as Young Life and FCA. When he isn't spending time with his family, you'll likely find Jordan working out with his friends or spending some time out on the open water fishing. If you're in the market for recreational, farmland, or investment properties in Wisconsin, be sure to give Jordan a call!



JORDAN SCHMID

LAND AGENT

262.737.8823

JordanSchmid@MidwestLandGroup.com



MidwestLandGroup.com

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