

MIDWEST LAND GROUP PRESENTS



# MARATHON COUNTY, WI

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193 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# MARATHON COUNTY LEGACY ESTATE

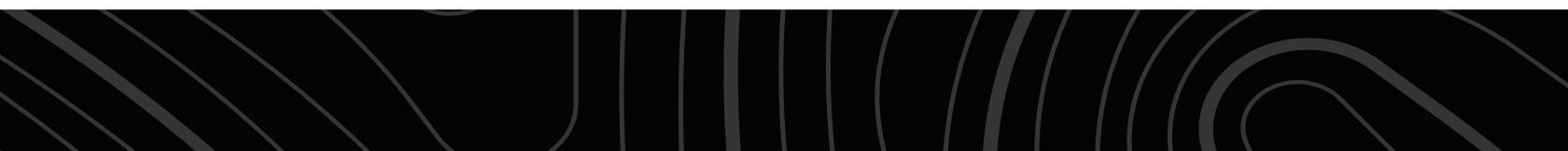
Just north of Athens in beautiful northwest Marathon County, this exclusive property offers 193 +/- meticulously maintained acres of timber, fields, and trails with a gorgeous Ojibwa Log Home overlooking an expansive yard. The offering has limitless potential as a trophy hunting legacy property, a full-time residence, and/or a corporate retreat.

The 1,526 square foot, 2+ bed, 1 bath 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 features 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 193 +/- acres 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 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 side brackets the Big Rib River, a trout stream, and offers even more room to explore.

The Managed Forest Law - Closed plan on the eastern 120 acres is well throughout, 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

COUNTY: **MARATHON** | STATE: **WISCONSIN** | ACRES: **193**

- 193 +/- acres of timber and 11 +/- tillable acres
- 2 bedrooms, loft, and 1 bath, 1,526 square foot Ojibwa log home
- 40'x36'x10' post frame garage
- Borders 730 acres of WI DNR Lands on Big Rib River
- 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, and furniture included
- 30 miles from Wausau, 60 miles from Saint Point, 85 miles from Eau Claire
- Trophy deer, bear, turkeys, ruffed grouse, and more



# OJIBWA LOG HOME

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The 1,526 square foot, 2+ bed, 1 bath 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 home has too many amenities to list and is offered fully furnished.



# 40'X36'X10' POST FRAME GARAGE

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## ROADS AND TRAILS

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# TIMBERED ACRES

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Tens of thousands of board feet of mature oak, maple, and aspen stand across the rolling ridges and flats of this land.



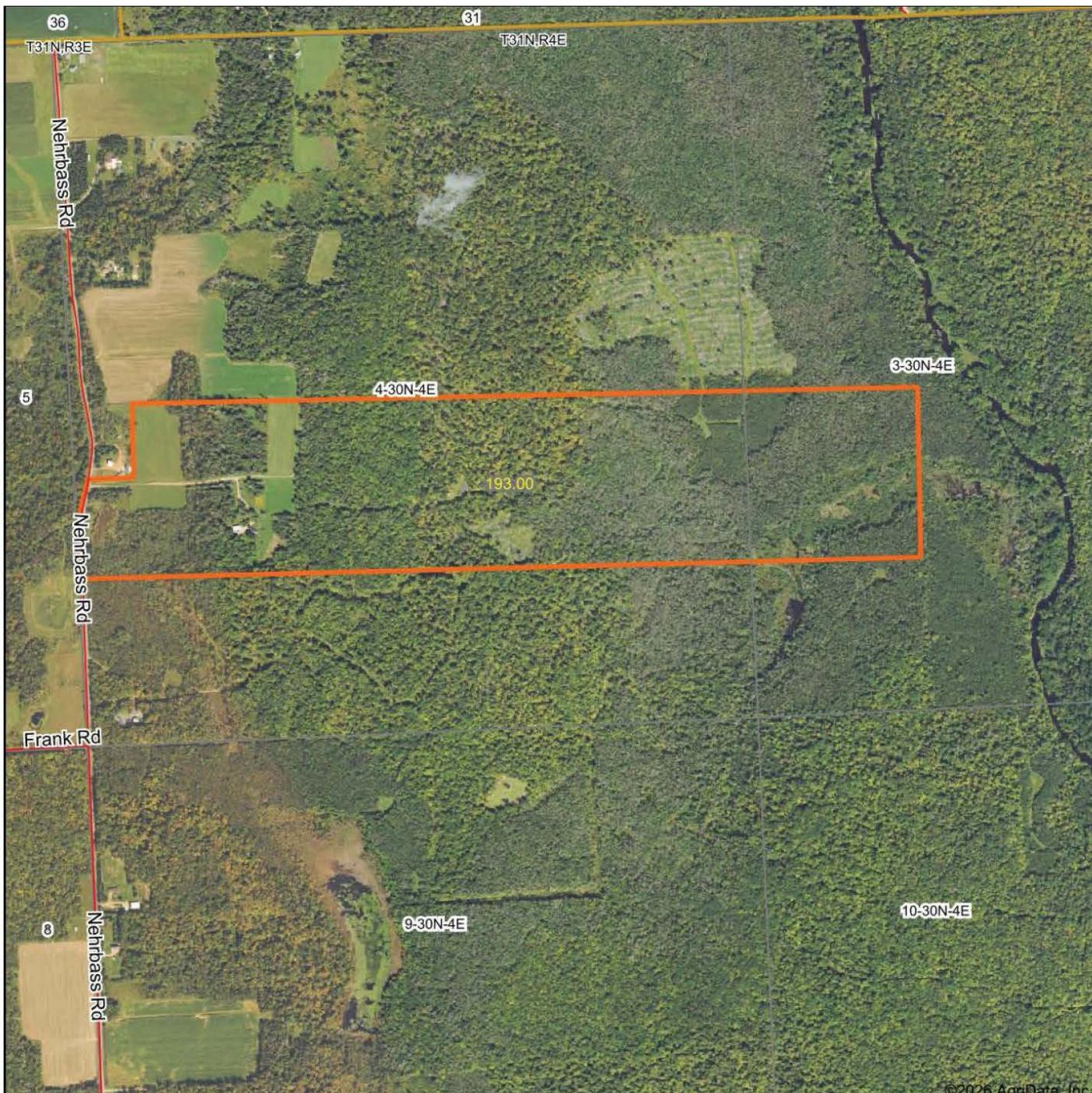
# TROPHY DEER, BEAR, TURKEYS, AND MORE

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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.

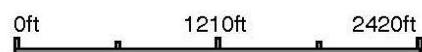


# AERIAL MAP



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Boundary Center: 45° 6' 37.91, -90° 1' 58.41



**4-30N-4E**  
**Marathon County**  
**Wisconsin**

2/14/2026

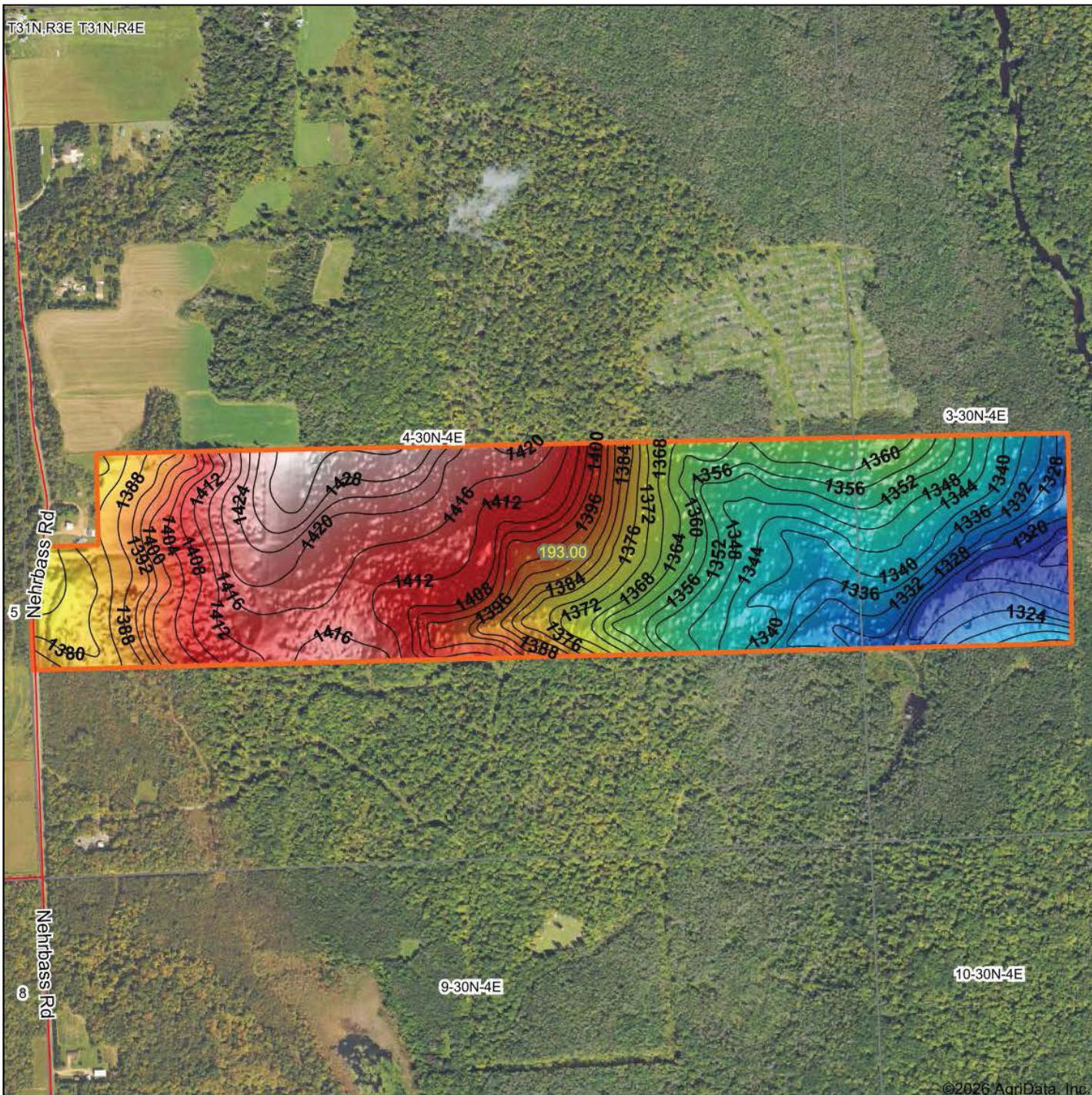


Maps Provided By:



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# HILLSHADE MAP



Source: USGS 10 meter dem

Interval(ft): 4

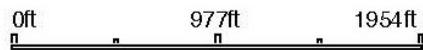
Min: 1,312.6

Max: 1,437.2

Range: 124.6

Average: 1,378.4

Standard Deviation: 34.28 ft



2/14/2026

**4-30N-4E**  
**Marathon County**  
**Wisconsin**

Boundary Center: 45° 6' 37.91, -90° 1' 58.41

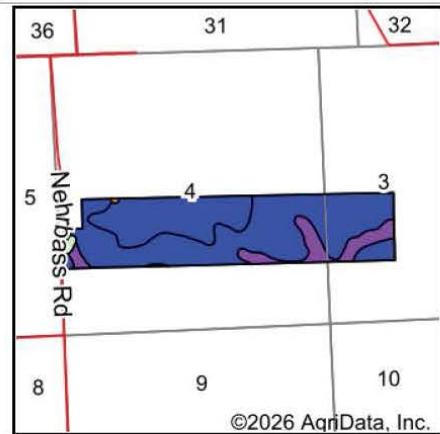
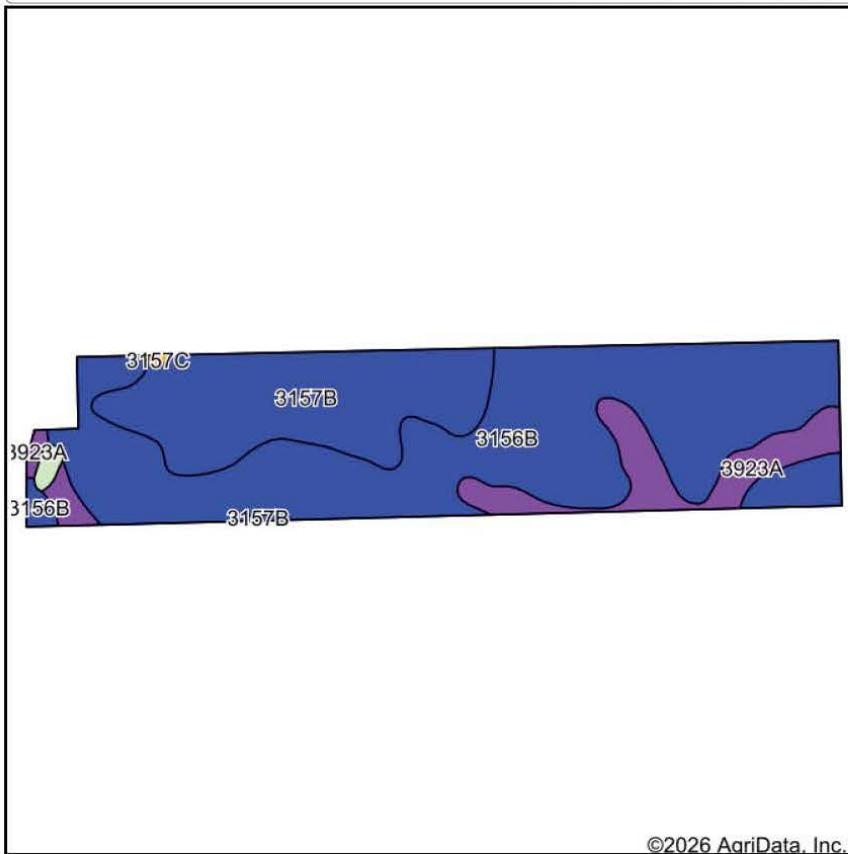


Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

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# SOILS MAP



State: **Wisconsin**  
 County: **Marathon**  
 Location: **4-30N-4E**  
 Township: **Halsey**  
 Acres: **193**  
 Date: **2/14/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

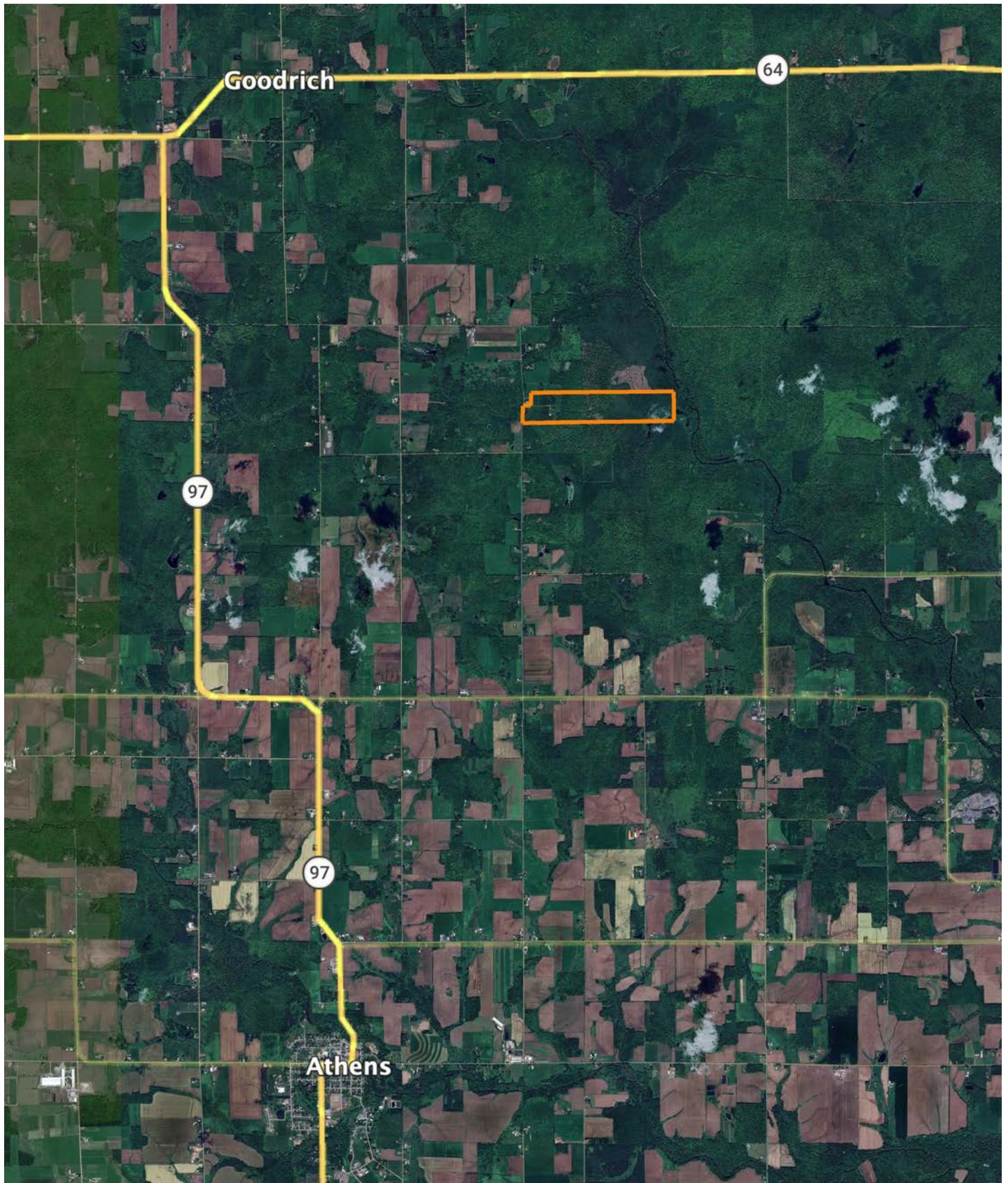
Area Symbol: WI073, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Soybeans	
3156B	Magnor silt loam, 0 to 4 percent slopes	117.74	61.0%		IIw	65	64	49	
3157B	Freeon silt loam, 2 to 6 percent slopes	51.83	26.9%		Ile	62	62	48	
3923A	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	21.93	11.4%		VIw	46	41	18	
W	Water	1.24	0.6%						
3157C	Freeon silt loam, 6 to 12 percent slopes	0.26	0.1%		IIIe	60	60	46	
<b>Weighted Average</b>						<b>*-</b>	<b>*n 61.6</b>	<b>*n 60.4</b>	<b>*n 44.9</b>

\*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.

# 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

**715.393.8387**

[MSpets@MidwestLandGroup.com](mailto:MSpets@MidwestLandGroup.com)



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