

MIDWEST LAND GROUP PRESENTS

242 ACRES IN

RICHLAND COUNTY WISCONSIN

WHEAT HOLLOW ROAD, CAZENOVIA, WI 53924



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

242 +/- ACRE HUNTING RETREAT - WHITETAIL, TURKEY, AND CLASS I TROUT STREAM

Discover an exceptional opportunity to own 242 +/- acres in the heart of Richland County—an incredibly diverse property that blends income, natural beauty, and top-tier recreational potential.

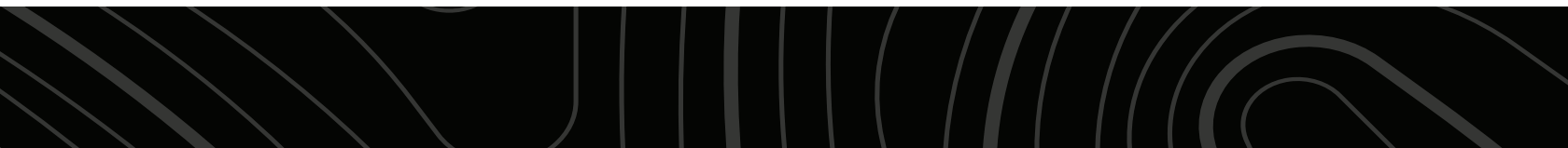
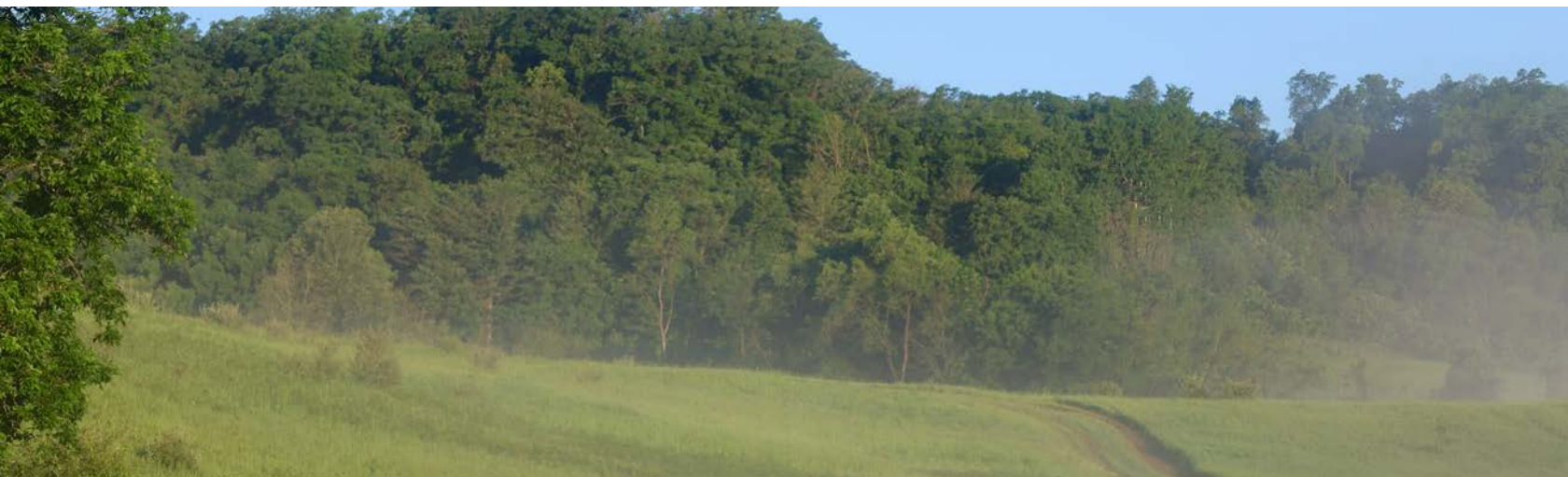
This farm features 34.08 +/- acres enrolled in the CRP program, providing annual income and native cover for the different wildlife populations. Along with the CRP, there is additional revenue generated from an established hay field lease. Multiple natural springs are scattered throughout the property, creating a reliable water source and enhancing the overall habitat quality.

A DNR Class I trout stream, runs along the north edge of the property—offering not only scenic beauty but also direct trout fishing access. The combination of live water, cover, and food sources makes this a highly desirable tract for wildlife.

For the serious outdoorsman, this property is a true blank canvas with a proven history of both whitetail deer and turkey. The diverse topography, natural funnels, timber, and edge habitat create ideal conditions for deer movement, while CRP fields and ridge systems provide excellent turkey hunting opportunities. Whether you're looking to fine-tune habitat improvements or hunt it as-is, the potential here is undeniable.

Beyond hunting, the property offers incredible seasonal recreation. The current owner has long enjoyed morel mushroom hunting here and has consistently found success year after year—yet another testament to the rich habitat and natural diversity this land provides.

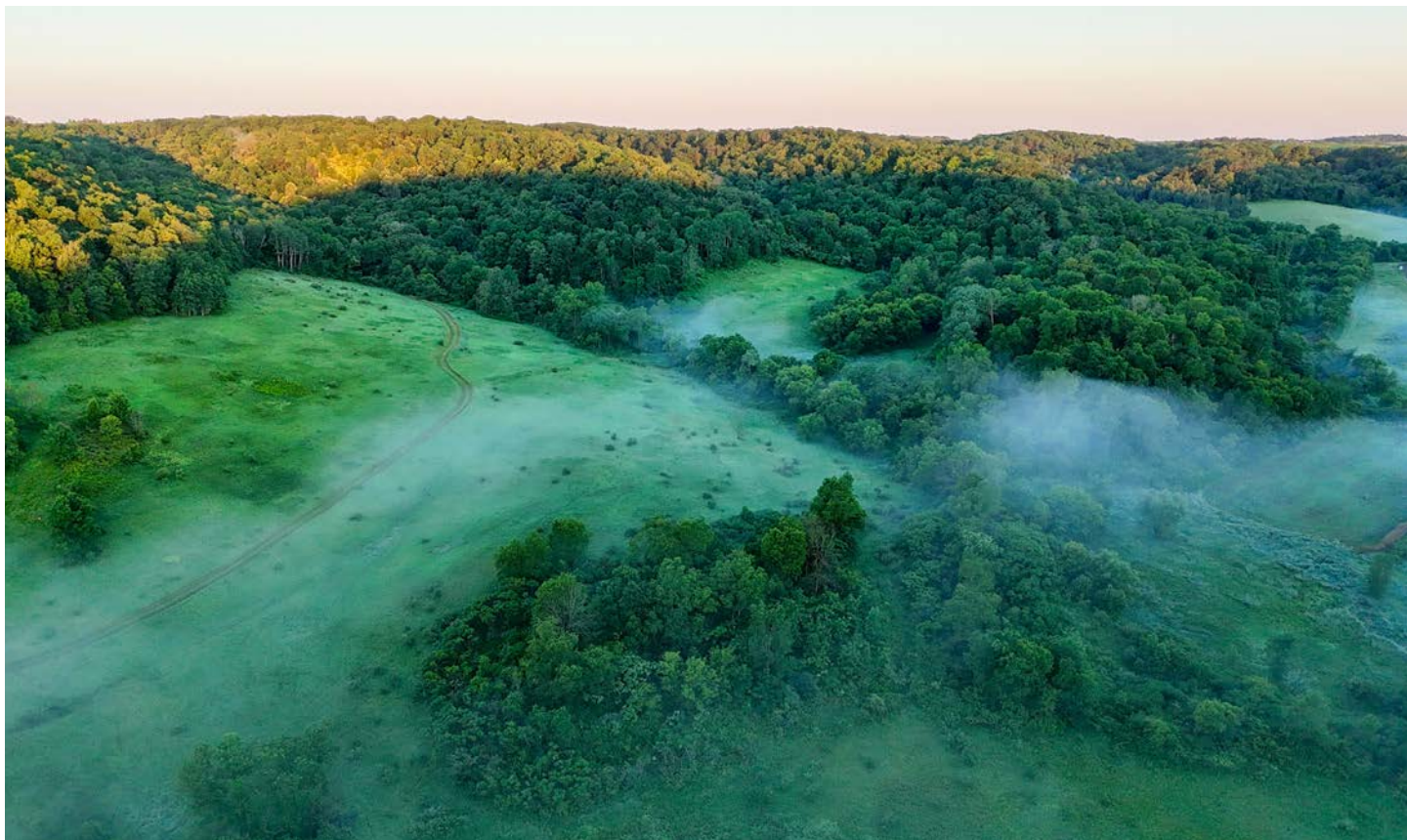
Whether you're looking to expand your land portfolio, generate income, or build your dream hunting retreat, this Richland County property checks all the boxes.



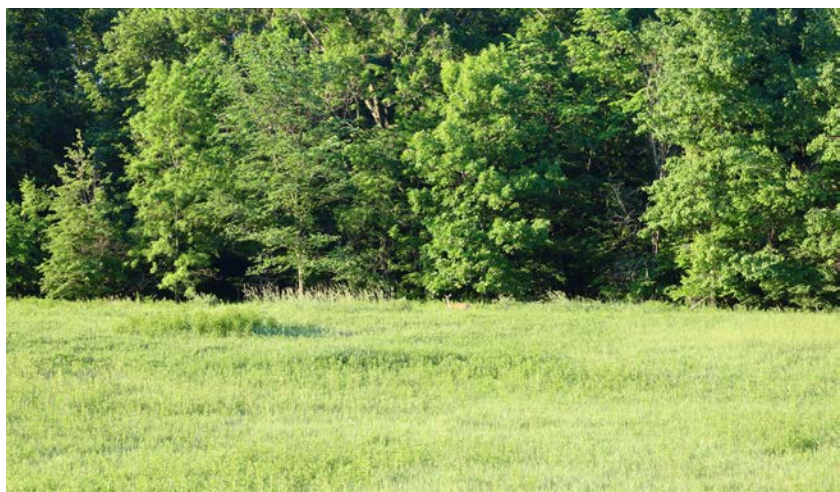
PROPERTY FEATURES

COUNTY: **RICHLAND** | STATE: **WISCONSIN** | ACRES: **242**

- 242 +/- acres of income and recreational land
- 34.08 +/- acres in CRP for steady income
- Additional revenue from the hay field lease
- Multiple natural springs throughout the property
- Wheat Hollow Creek (Class I trout stream) on the north edge
- Proven whitetail deer and turkey hunting
- Rolling terrain with timber and edge habitat
- Excellent morel mushroom hunting annually
- Blank canvas for hunting or habitat improvements
- Multiple potential build site locations



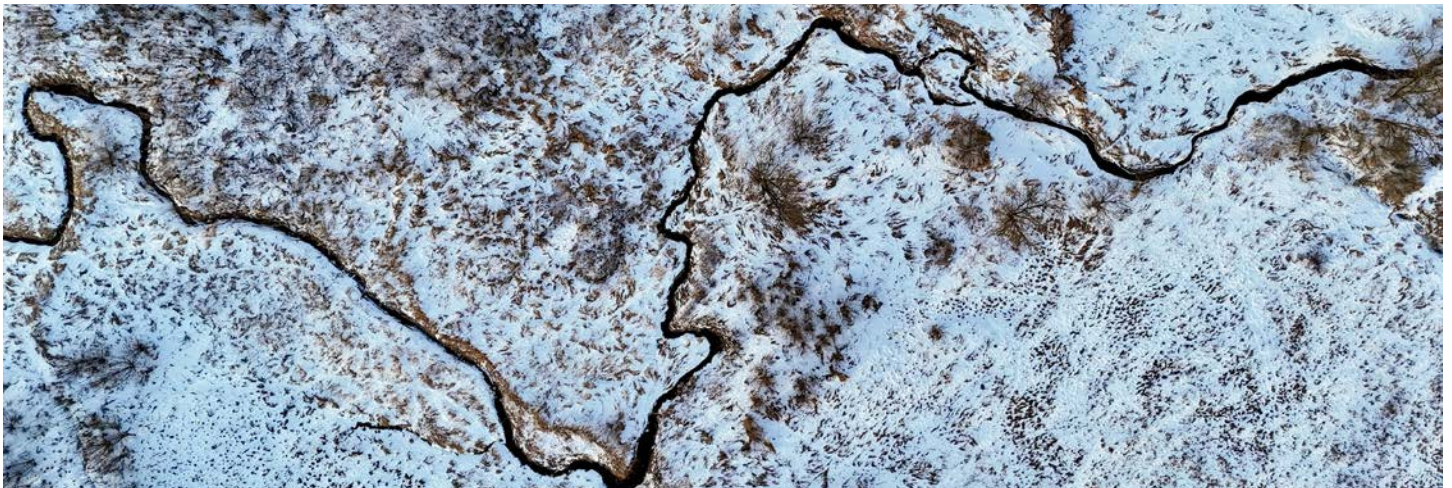
CRP FOR STEADY INCOME



MULTIPLE BUILD SITE LOCATIONS



WHEAT HOLLOW CREEK ON NORTH EDGE



ROLLING TERRAIN WITH TIMBER



WHITETAIL DEER AND TURKEY HUNTING

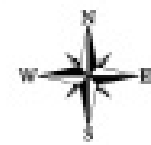


AERIAL MAP



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Boundary Center: 43° 24' 24.03, -90° 16' 27.6

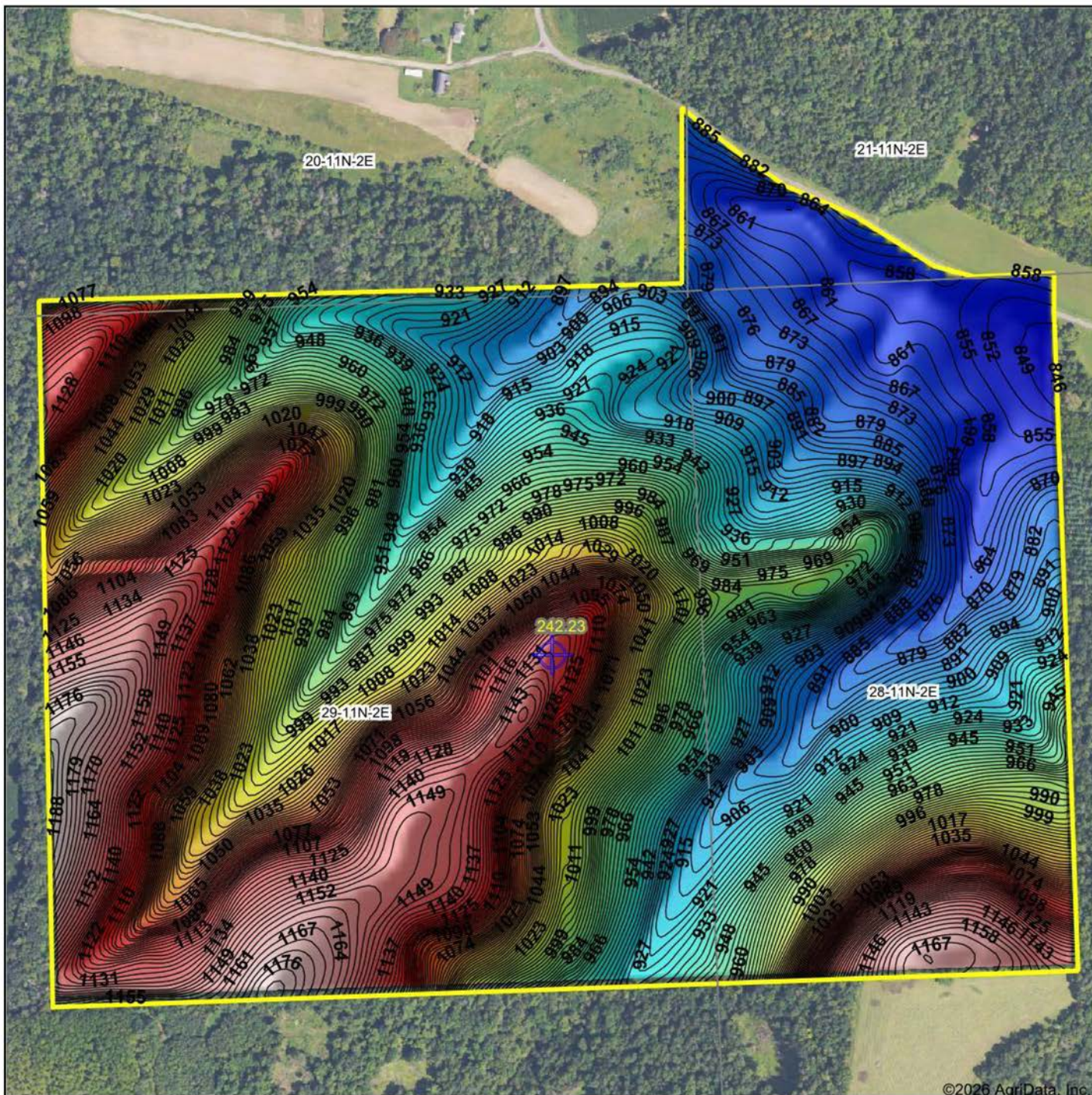


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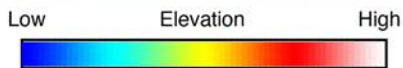
29-11N-2E
Richland County
Wisconsin

2/12/2026

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 845.8
 Max: 1,192.7
 Range: 346.9
 Average: 999.5
 Standard Deviation: 95.6 ft



2/12/2026

29-11N-2E
Richland County
Wisconsin

Boundary Center: 43° 24' 24.03, -90° 16' 27.6



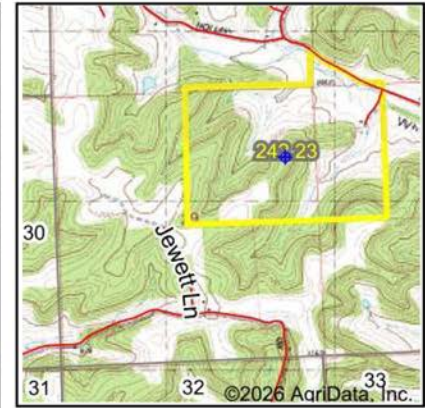
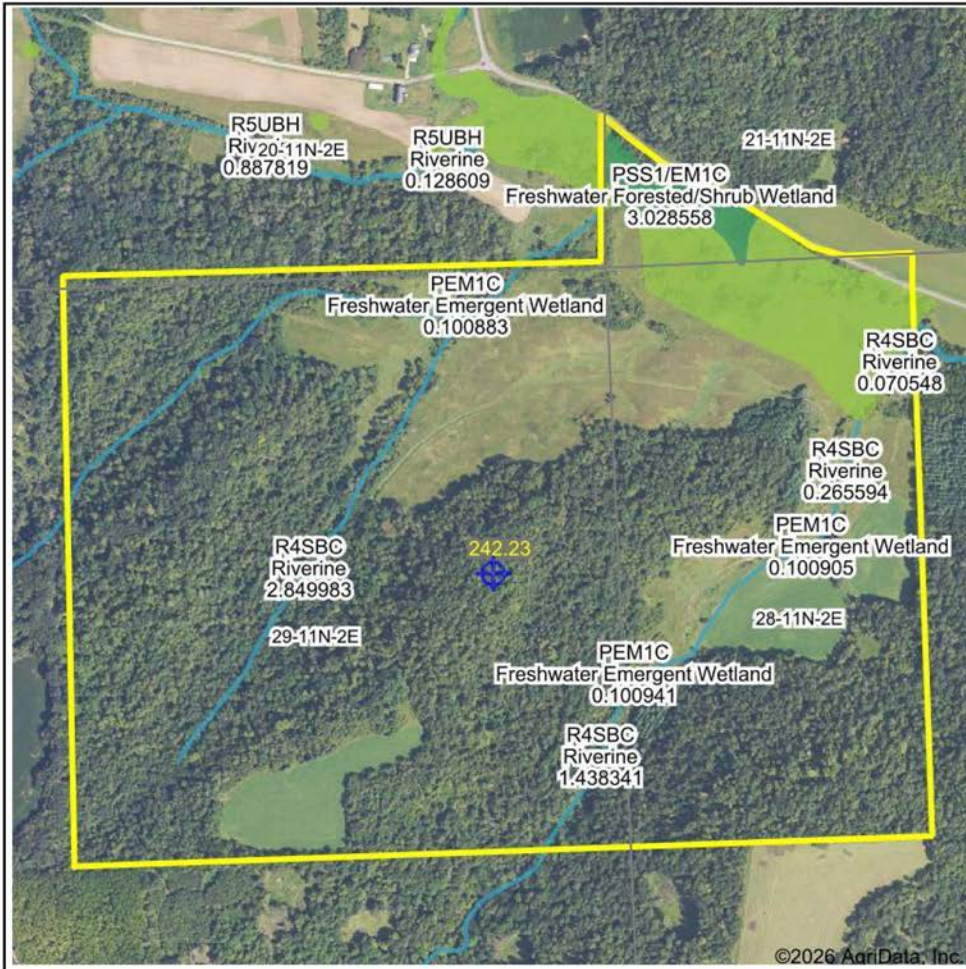
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WETLAND MAP



State: **Wisconsin**
 Location: **29-11N-2E**
 County: **Richland**
 Township: **Willow**
 Date: **2/12/2026**



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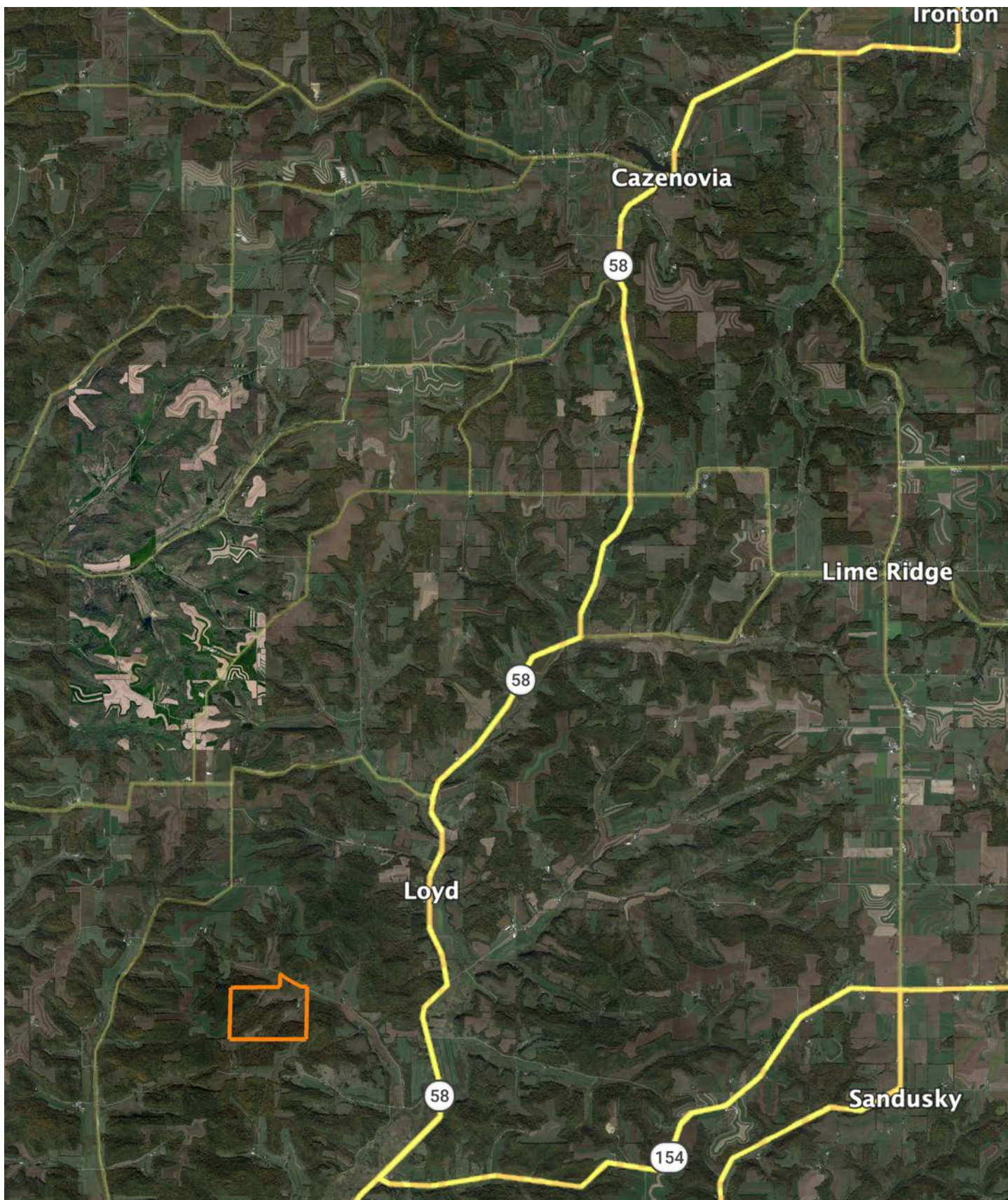


0ft 901ft 1802ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	14.05
R4SBC	Riverine	3.47
PSS1/EM1C	Freshwater Forested/Shrub Wetland	3.01
PEM1C	Freshwater Emergent Wetland	0.30
		Total Acres
		20.83

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

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

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