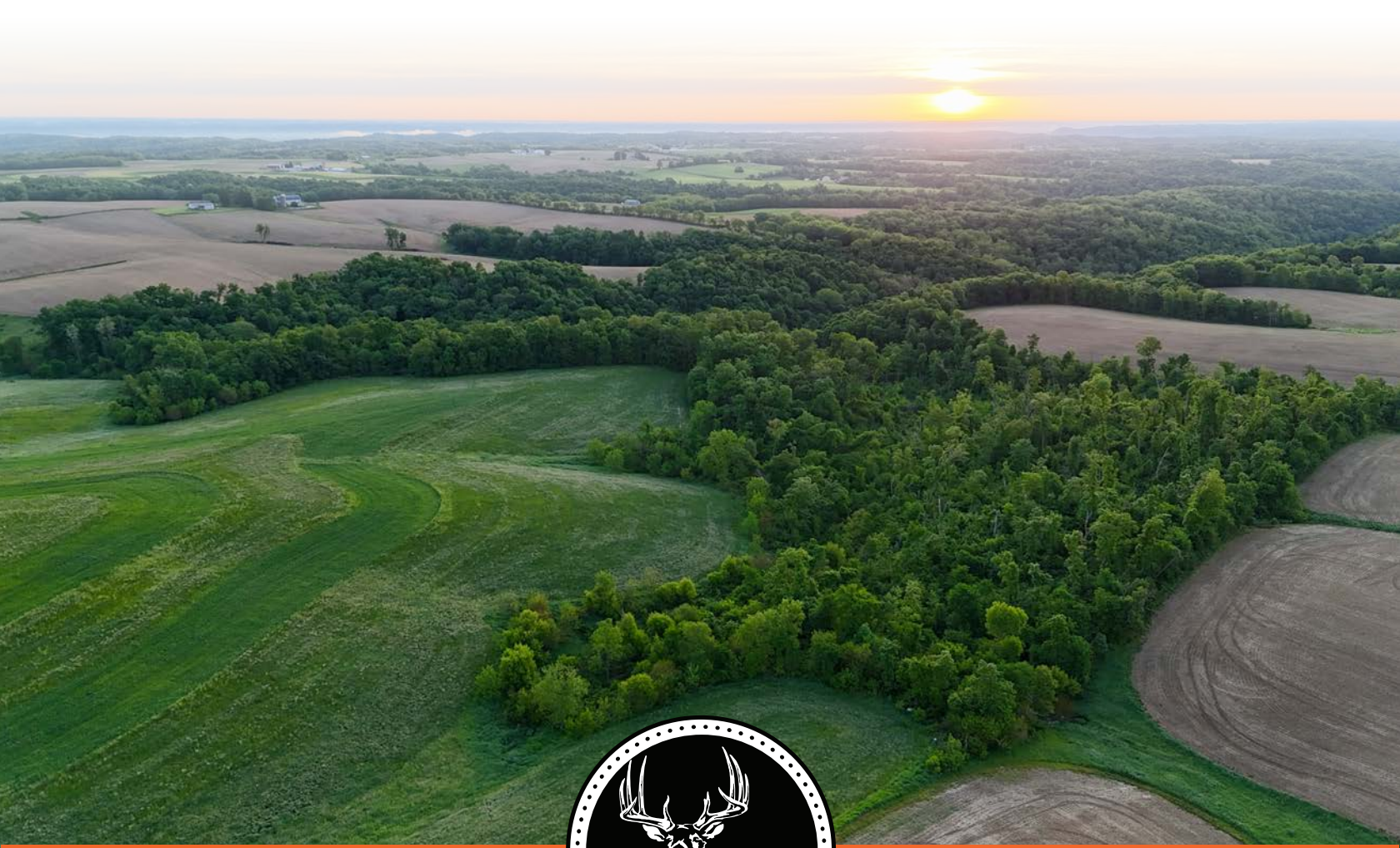


MIDWEST LAND GROUP PRESENTS

40 ACRES IN

GRANT COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED 40 +/- ACRE TIMBER TRACT EAST OF BOSCOBEL

Located just east of Boscobel in Grant County, this 40 +/- acre timber tract offers an excellent opportunity for a first-time land buyer or those looking to pick up additional ground in the area. Accessed by an easement off County Road T to the southwest corner of the property, this pure timber parcel features thick bedding cover that provides ideal habitat for holding whitetails. The top-down access allows hunters to enter and exit strategically, while the surrounding large agricultural fields create a natural transition corridor between food and cover, making it a unique hunting setup.

The property also offers tremendous potential for a buyer to shape and improve it to fit their vision. The combination of timber, cover, terrain, and surrounding ag creates opportunities for trail systems, stand locations, habitat improvements, and strategic food plot development. Whether you are looking to create a managed hunting property or simply hold and enjoy a piece of Grant County land, this tract provides a strong foundation with plenty of upside.



PROPERTY FEATURES

COUNTY: **GRANT** | STATE: **WISCONSIN** | ACRES: **40**

- Easement access off County Road T to the southwest corner
- Pure timber tract
- Thick bedding cover
- Top-down access
- Surrounded by large agricultural fields
- Multiple opportunities for stand locations and habitat improvements
- Potential for trail systems and food plot development
- Excellent opportunity for first-time land buyers
- Affordable Southwest Wisconsin hunting and recreational property with future upside



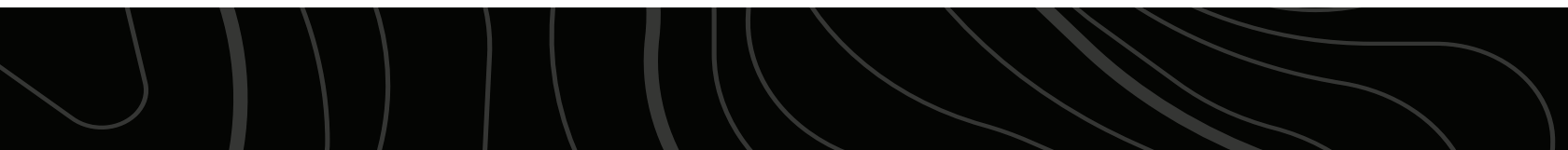
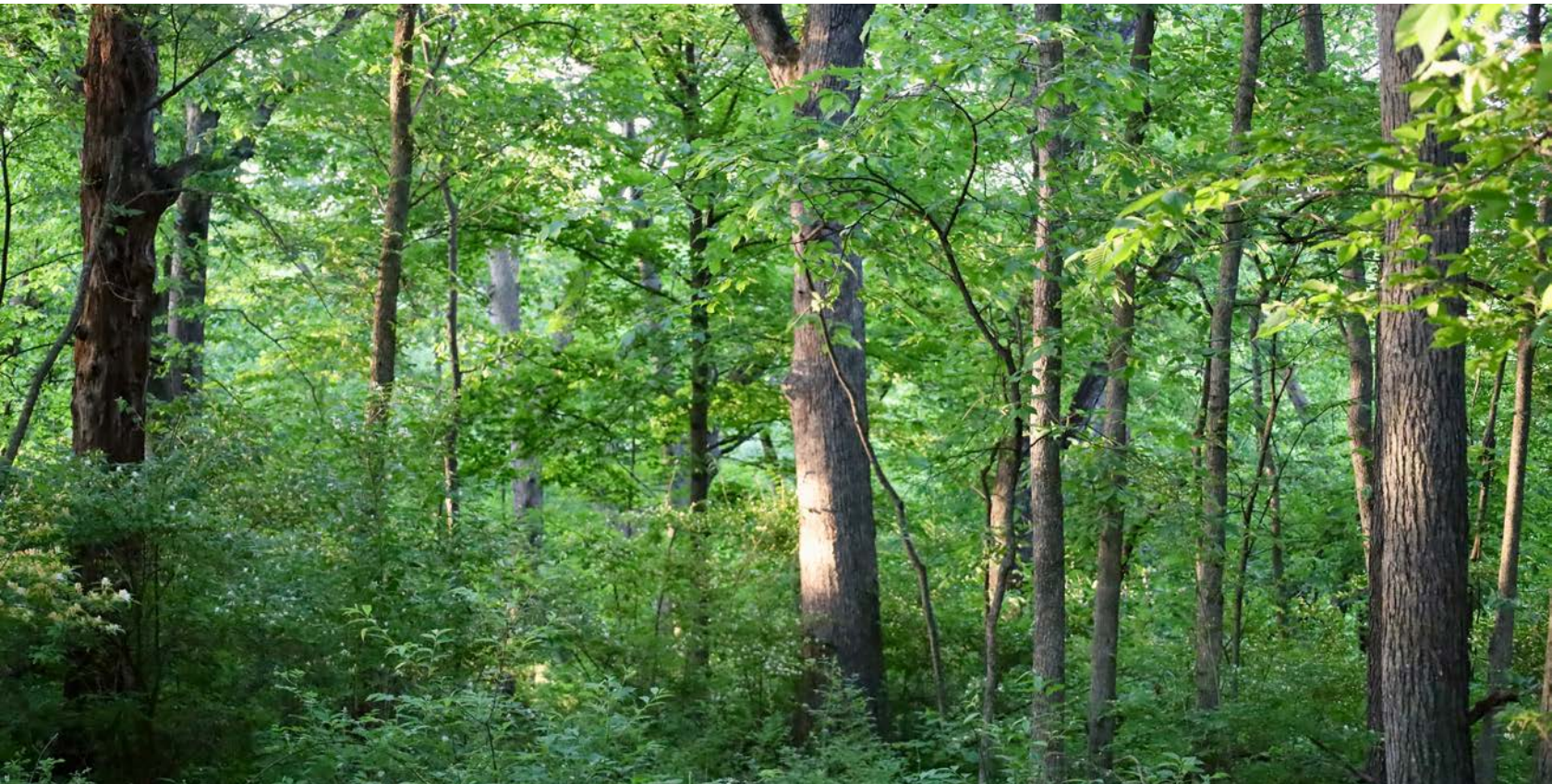
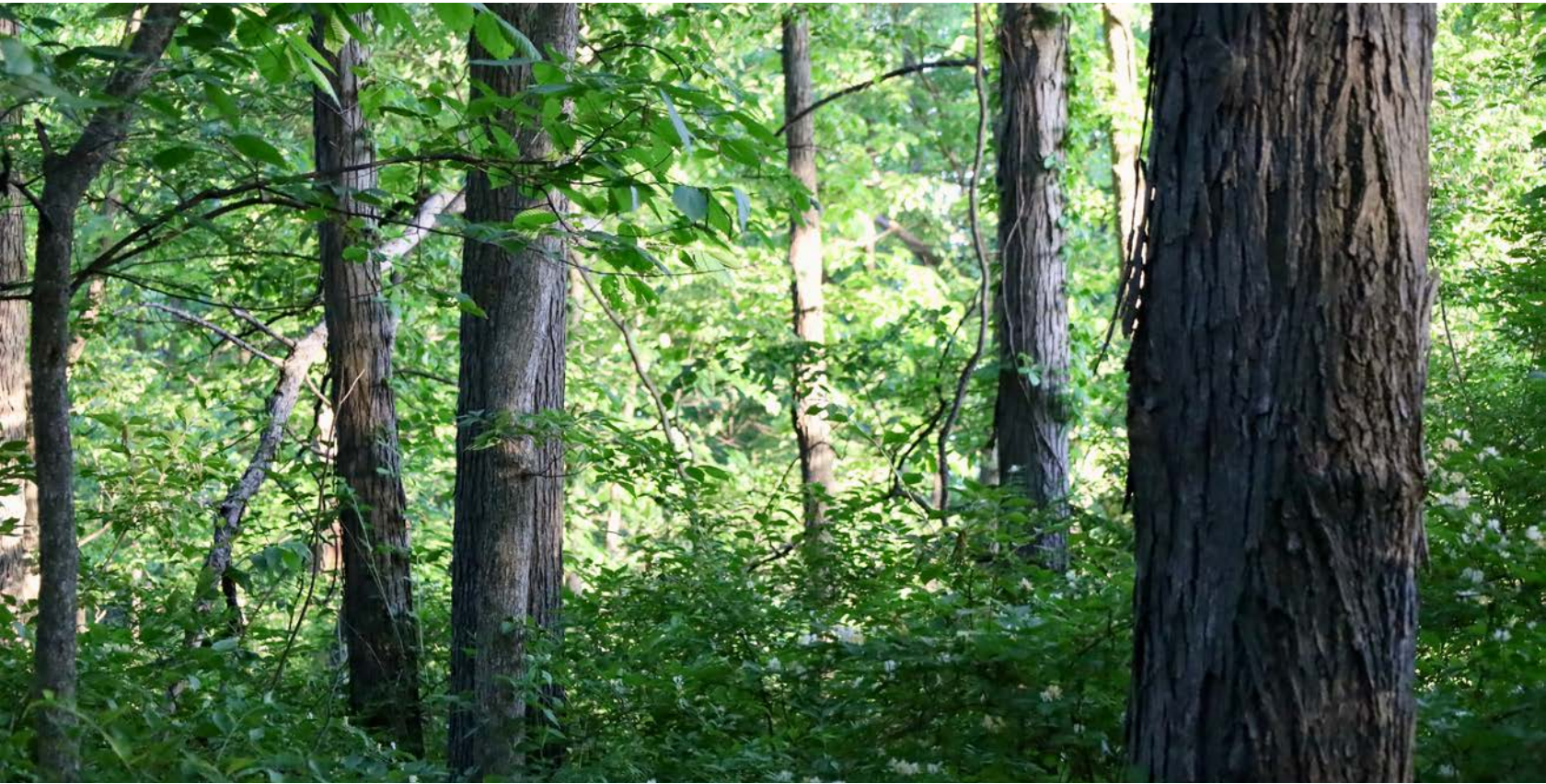
EASEMENT ACCESS OFF COUNTY ROAD T



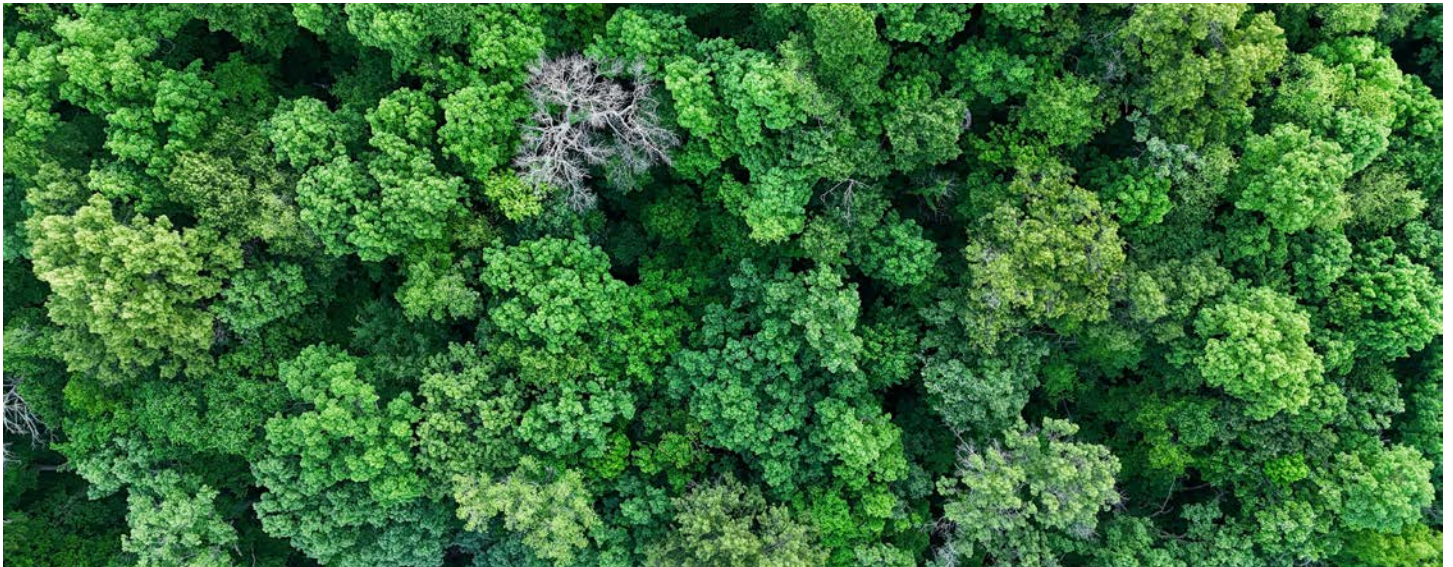
PURE TIMBER TRACT



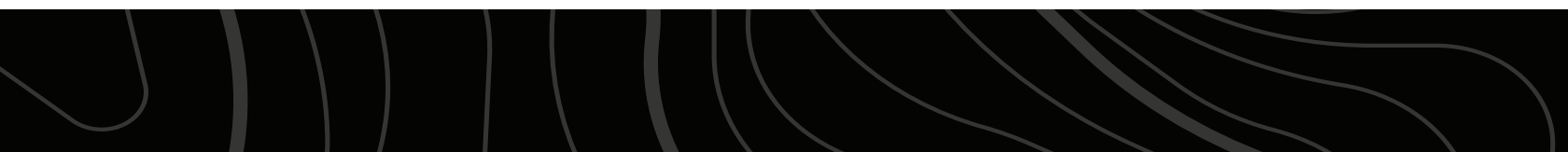
THICK BEDDING COVER



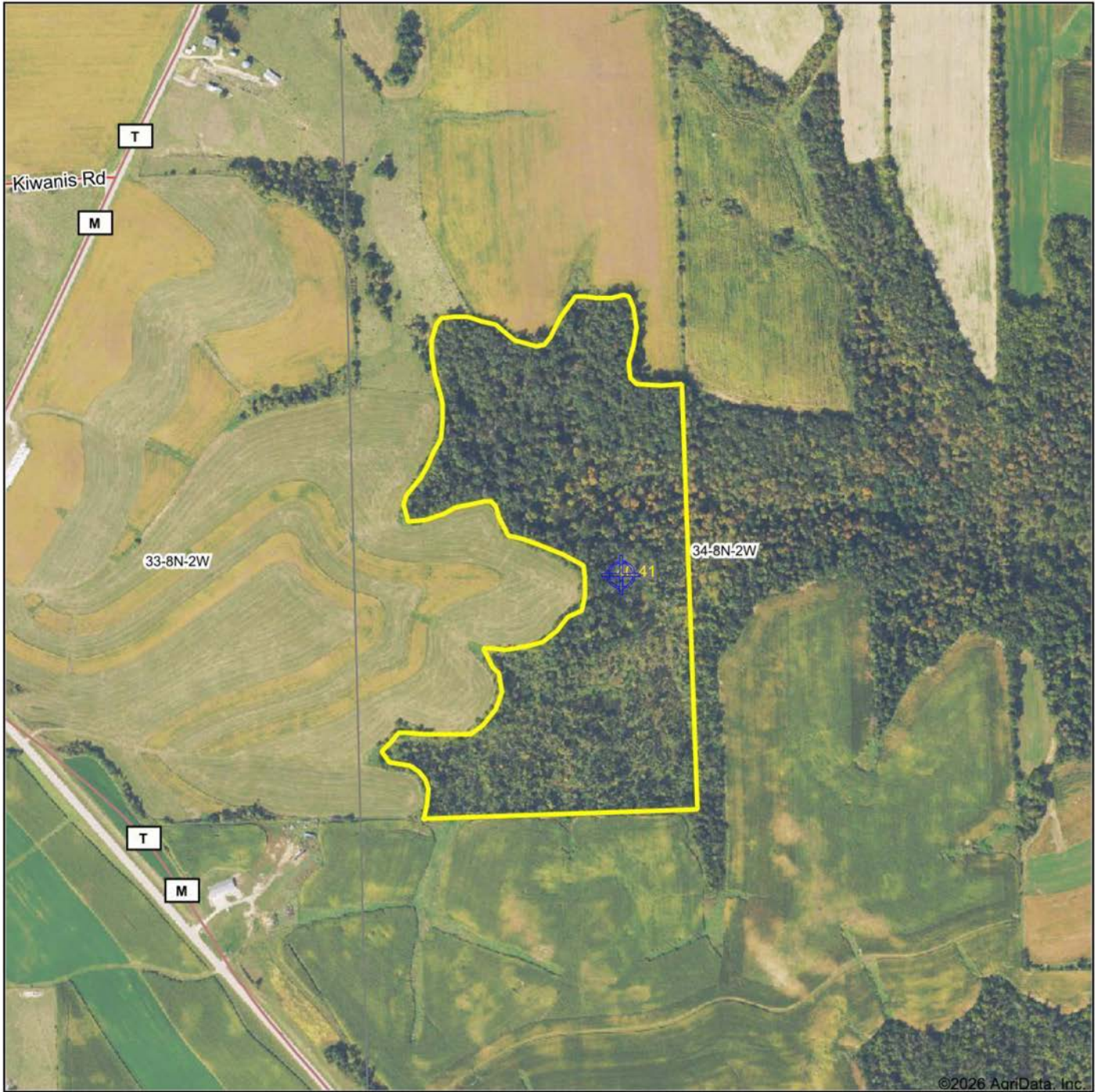
TRAIL SYSTEMS & FOOD PLOT POTENTIAL



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 43° 7' 32.25, -90° 36' 15.71

0ft 640ft 1280ft



Maps Provided By:



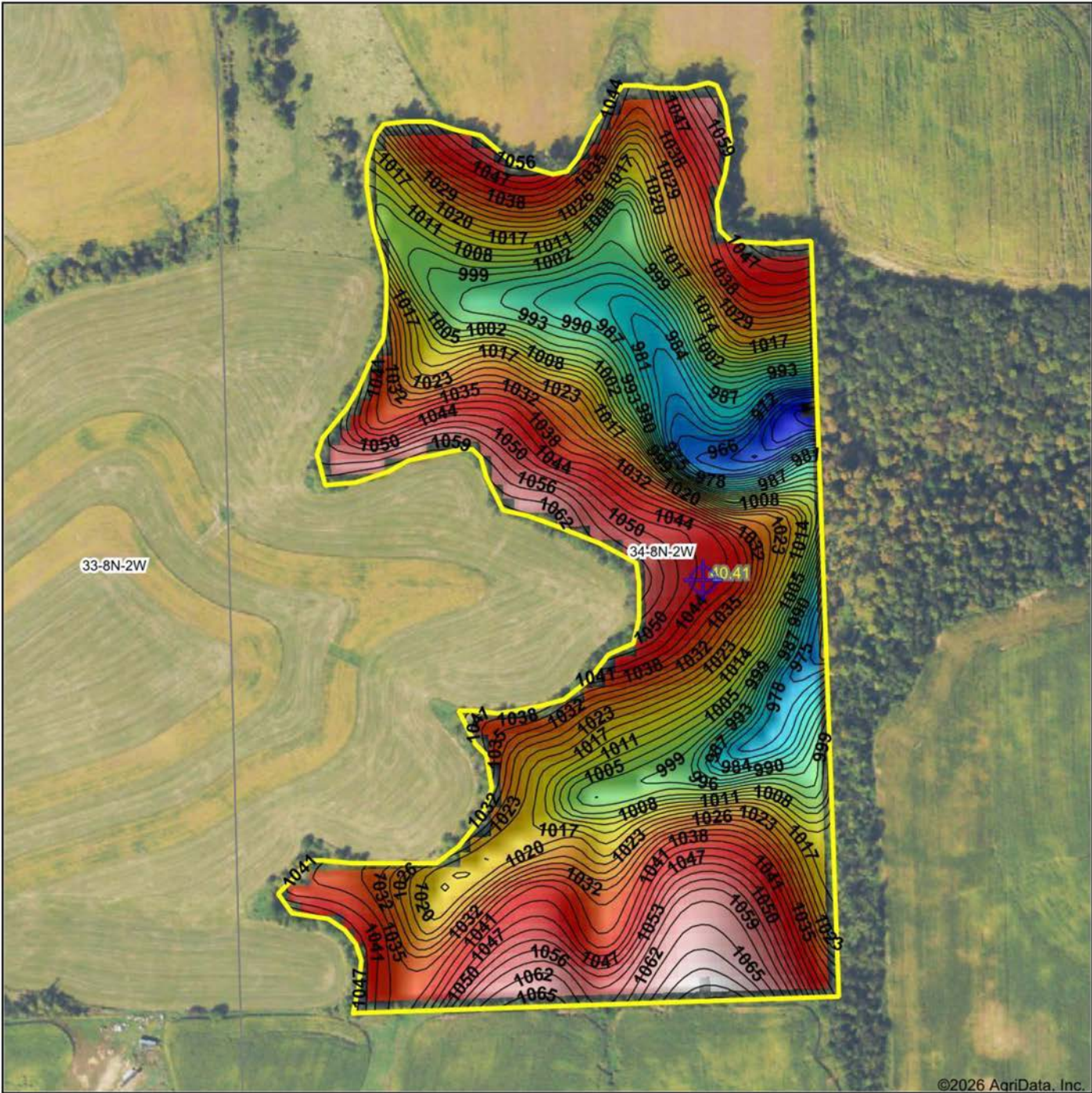
© AgriData, Inc. 2025 www.AgriDataInc.com

34-8N-2W
Grant County
Wisconsin



5/29/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 3

Min: 952.5

Max: 1,073.8

Range: 121.3

Average: 1,022.2

Standard Deviation: 25 ft

0ft 361ft 721ft

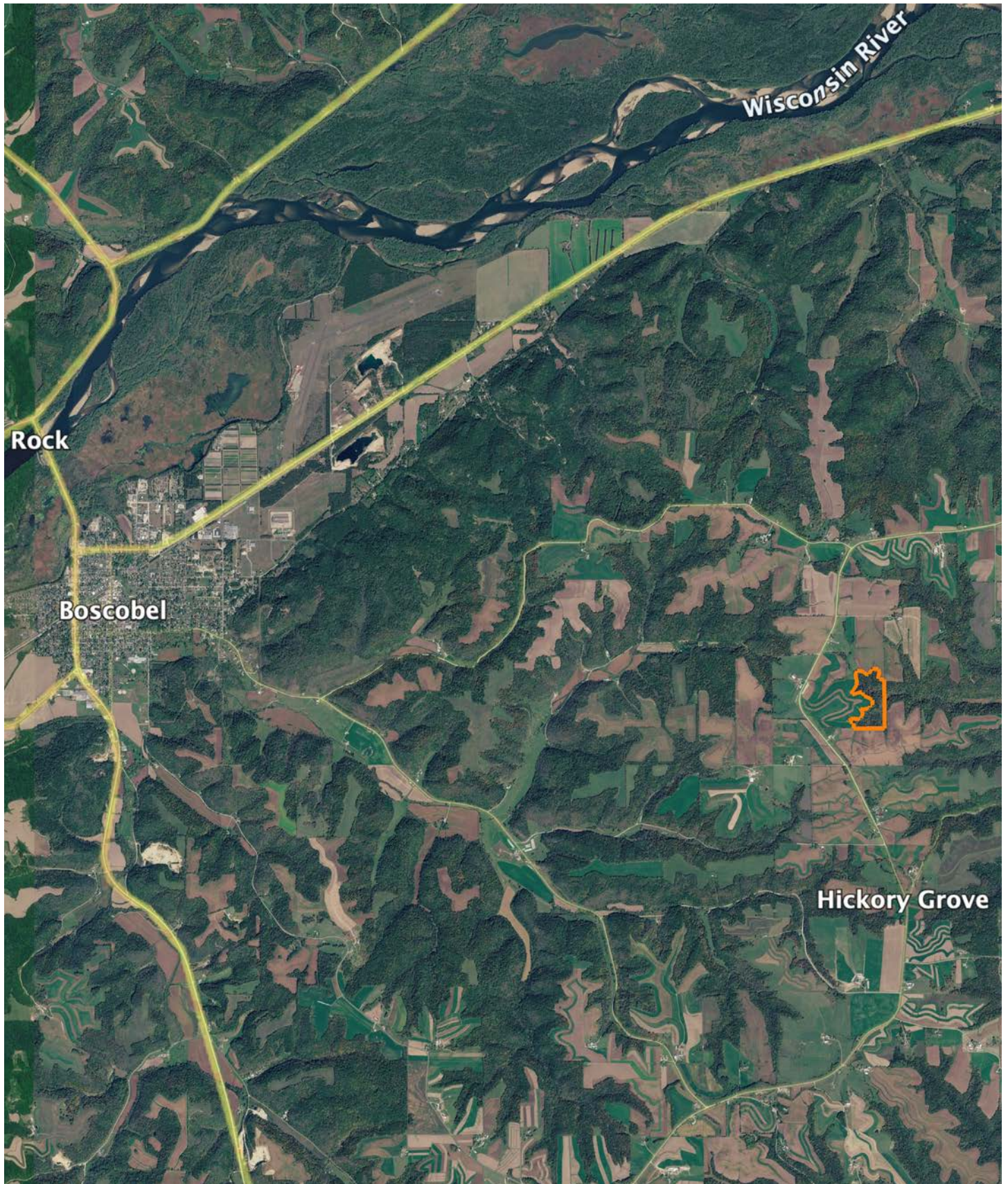


5/29/2026

34-8N-2W
Grant County
Wisconsin

Boundary Center: 43° 7' 32.25, -90° 36' 15.71

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

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.