

MIDWEST LAND GROUP PRESENTS

44.85 ACRES

FOND DU LAC COUNTY, WI

000 WALNUT ROAD, FOND DU LAC, WISCONSIN, 54937



MidwestLandGroup.com

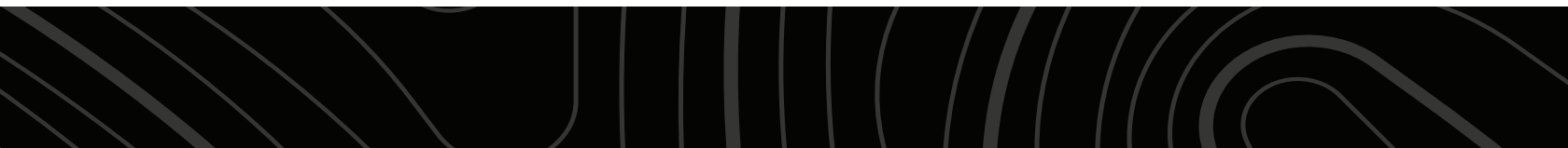
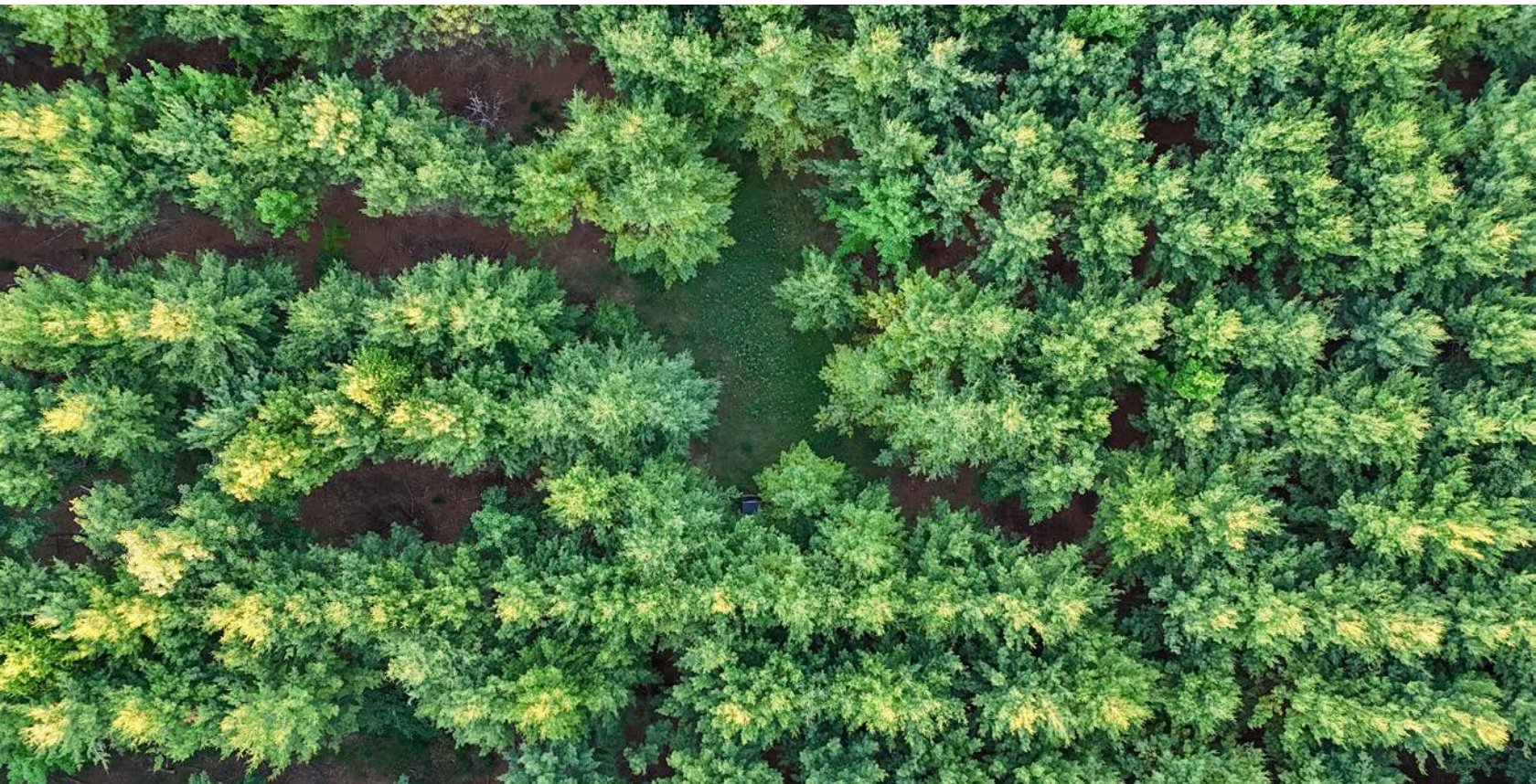
MIDWEST LAND GROUP IS HONORED TO PRESENT

FOND DU LAC HIDEAWAY 44.85 ACRES OF ROLLING HILLS, POND & POSSIBILITY

Tucked into the rolling hills just east of Fond du Lac, this 44.85 +/- acre property offers a rare blend of recreation, income potential, and an exceptional building site for your dream home. An established pond anchors the property's recreational appeal, creating wildlife habitat and a peaceful backdrop for hunting or simply enjoying the scenery. The rolling topography offers multiple elevated homesite options with long-range views over the surrounding countryside.

A portion of the acreage is enrolled in Wisconsin's Managed Forest Law (MFL) program under a closed classification through 2048, reducing the property tax burden while ensuring sustainable timber management for years to come.

Rounding out the property are 10.92 +/- tillable acres, ready to generate rental income, support a row-crop or hay operation, or serve as the foundation for a hobby farm. Whether you're searching for a recreational getaway or a custom homesite, this Fond du Lac acreage checks every box.



PROPERTY FEATURES

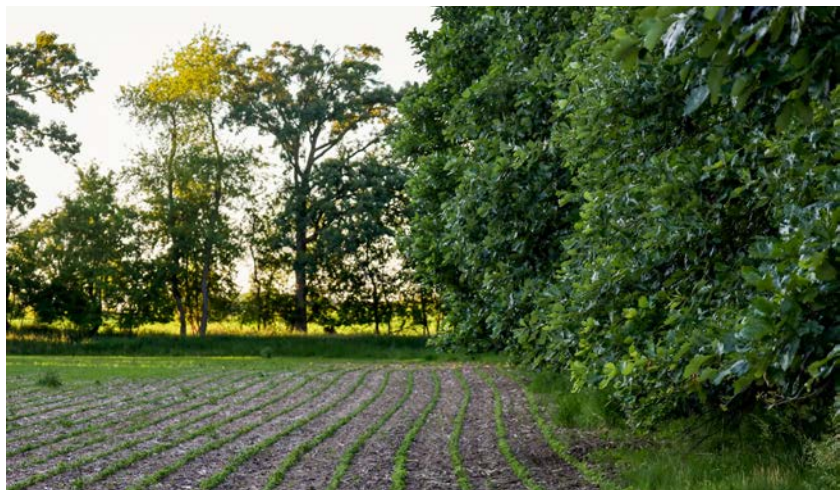
COUNTY: **FOND DU LAC** | STATE: **WISCONSIN** | ACRES: **44.85**

- Established pond offering year-round recreational appeal
- Multiple scenic building sites ideal for a dream home or cabin
- Diverse topography blending woods, open ground, and water
- 10.92 +/- FSA tillable acres
- Portion of acreage enrolled in Managed Forest Law (MFL), closed through 2048
- Closed MFL status preserves privacy — no public hunting/fishing access required
- Strong wildlife habitat with excellent potential for deer and turkey
- Income-producing tillable ground
- Rolling hills provide natural privacy buffers and scenic long-range views
- Convenient access to Fond du Lac for shopping, dining, and amenities
- Ideal for hunters, hobby farmers, or anyone seeking a private country retreat



10.92 FSA TILLABLE ACRES

There are 10.92 +/- tillable acres, ready to generate rental income, support a row-crop or hay operation, or serve as the foundation for a hobby farm.



STRONG WILDLIFE HABITAT



ENROLLED IN MFL THROUGH 2048



ESTABLISHED POND

An established pond anchors the property's recreational appeal, creating wildlife habitat and a peaceful backdrop for hunting or simply enjoying the scenery.



SCENIC LONG-RANGE VIEWS



AERIAL MAP



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Boundary Center: 43° 44' 54.98, -88° 18' 34.09



Maps Provided By:



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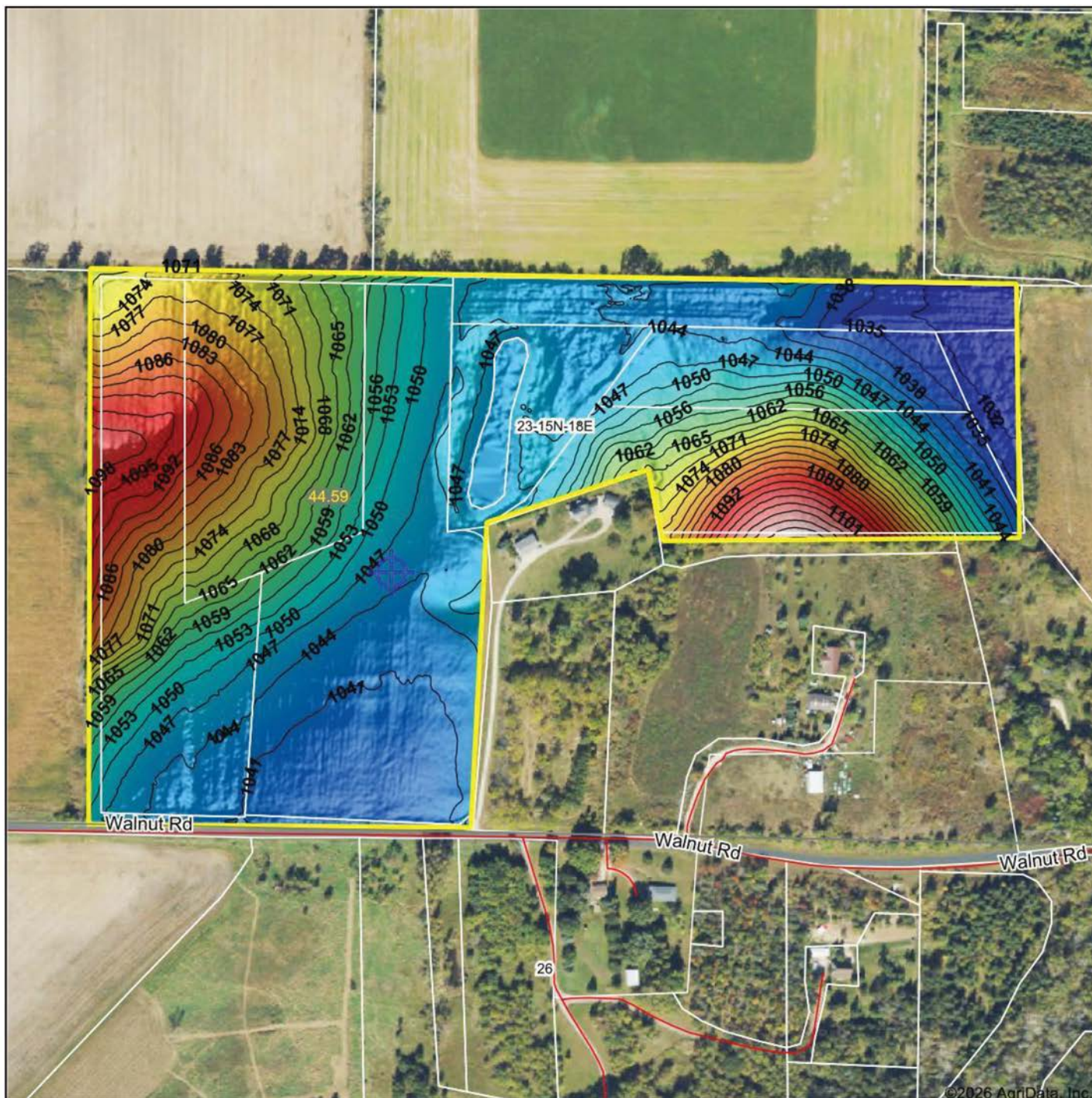
23-15N-18E
Fond du Lac County
Wisconsin



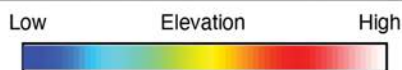
6/25/2026

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

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,029.3
 Max: 1,116.6
 Range: 87.3
 Average: 1,057.0
 Standard Deviation: 18.21 ft



6/25/2026

23-15N-18E
Fond du Lac County
Wisconsin

Boundary Center: 43° 44' 54.98, -88° 18' 34.09



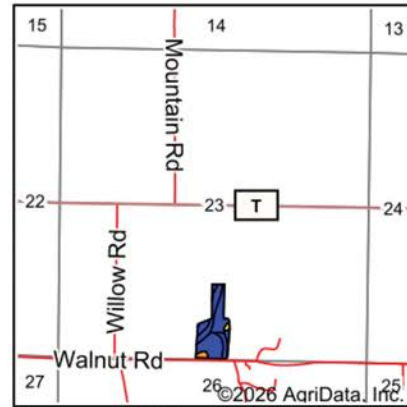
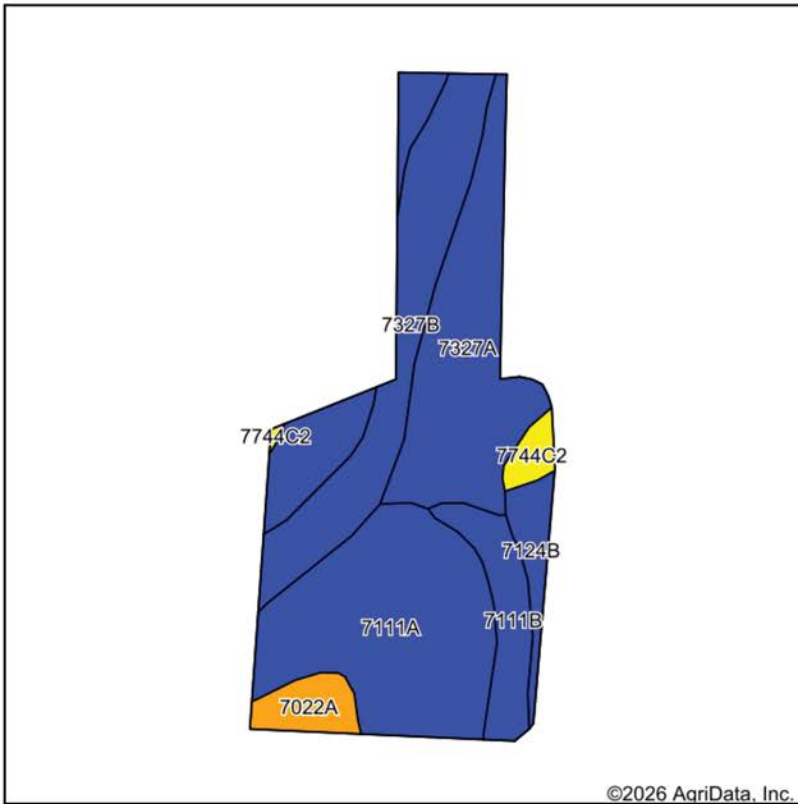
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/31/2008

SOIL MAP



State: **Wisconsin**
 County: **Fond du Lac**
 Location: **23-15N-18E**
 Township: **Empire**
 Acres: **10.92**
 Date: **6/25/2026**



Maps Provided By:



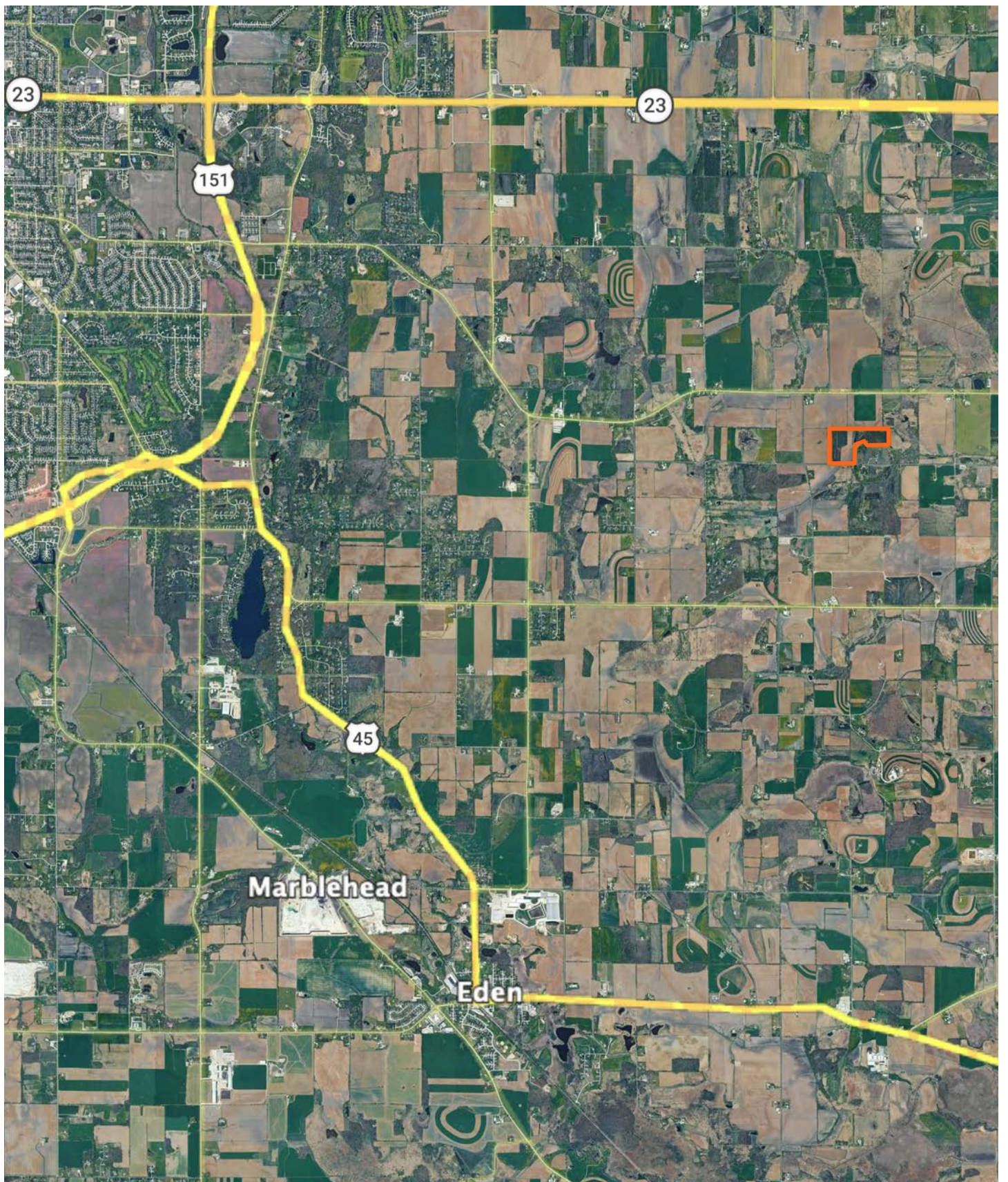
Soils data provided by USDA and NRCS.

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Area Symbol: WI039, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Alfalfa hay Tons	Corn Sacks	Corn Bu	Corn silage Tons	Corn silage Bu	Grass clover AUM	Grass legume pasture AUM	Kentucky bluegrass AUM	Oats Bu	Red clover hay Tons	Soybean Bu
7111A	Sebewa silt loam, 0 to 2 percent slopes	3.36	30.8%		2.2ft. (Strongly contrasting textural stratification)	llw											
7327A	Fox silt loam, 0 to 2 percent slopes	2.56	23.4%		2.6ft. (Strongly contrasting textural stratification)	lls	4.1	111			17	6.6	4.7	3.6	67		
7327B	Fox silt loam, 2 to 6 percent slopes	2.23	20.4%		2.6ft. (Strongly contrasting textural stratification)	lle											
7845B2	Theresa silt loam, 2 to 6 percent slopes, eroded	0.88	8.1%		2.9ft. (Densic material)	lle											
7111B	Sebewa silt loam, 2 to 6 percent slopes	0.82	7.5%		> 6.5ft.	lle			125	20				3.9		3.9	

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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MidwestLandGroup.com

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