

MIDWEST LAND GROUP PRESENTS

115 ACRES IN

GRANT COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FANTASTIC MULTI-USE FARM HIGH ABOVE THE MISSISSIPPI RIVER

Midwest Land Group is proud to present 115 +/- acres of picture-perfect ground in Grant County. Endless possibilities for crafting a world-class hunting property and/or building a dream home. The farm has an excellent mix of tillable and mature hardwood timber. Nestled within the rolling valleys and manicured farmland of southwest Wisconsin, this farm has top access off a paved road with electricity. The farm has views for days, prime building sites, and a mile of frontage on the Mississippi River.

This farm has been lightly hunted over the years. Without a tree stand or blind on it, it is a blank slate just waiting to be transformed into a trophy whitetail paradise. The gently rolling north portion has corn planted for 2026 with a continuous buffer of native, CRP-style grasses full of lush clover. The north tillable section totals about 35 acres. The south field, which can be accessed by a vehicle, is planted in beans. The south field is 8 acres in total and makes perhaps the best rolling, elevated, food

plot setup I have seen in years. The top access flanked by at least a half dozen deep timbered draws not only creates the habitat and seclusion the trophy bucks of Grant County crave, but the layout also allows almost countless stand spots and stealthy ways to access them. The unique shape of the Grant 115 creates 1 mile of shared border on the farm's south edge with the Upper Mississippi River National Wildlife and Fish Refuge.

The Grant 115 screams mature bucks, has prime turkey hunting, and can serve as the perfect base camp for duck hunting and/or fishing. There are public boat launches on the Mississippi within minutes to both the west and east. There are local campgrounds in close proximity, and both Cassville and Potosi offer all necessary amenities. The current owner is renting the tillable ground for 2026, and the contract could potentially be reactivated by the buyer. The Grant 115 offering is truly a special property that will provide high-quality hunting and the outdoor lifestyle most dream about.



PROPERTY FEATURES

COUNTY: **GRANT** | STATE: **WISCONSIN** | ACRES: **115**

- Excellent ratio of tillable and timber
- Approximately 43 +/- acres tillable and 72 +/- acres in timber
- Multiple options for building sites with stunning views
- Over 200 feet of elevation north to south
- Functional farm road and trails
- Towering hardwood timber
- Trophy deer, turkeys, and a great basecamp for ducks
- Views of the mighty Mississippi River and Iowa
- Minutes from Mississippi River public boat launches
- Minutes from Cassville Bluffs State Natural Area



43 +/- TILLABLE ACRES

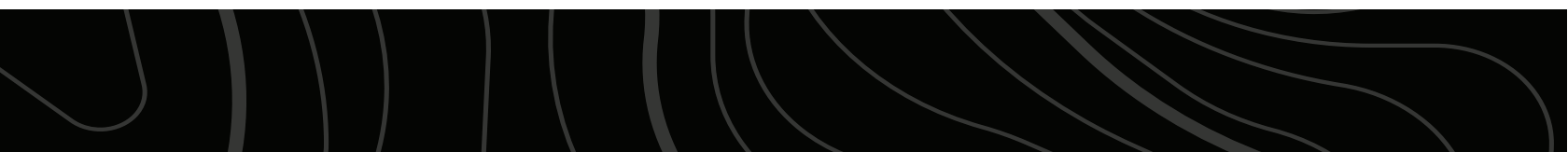
The gently rolling north portion has corn planted for 2026 with a continuous buffer of native, CRP-style grasses full of lush clover. The north tillable section totals about 35 acres. The south field, which can be accessed by a vehicle, is planted in beans.



FUNCTIONAL FARM ROAD AND TRAILS



BUILD SITES WITH STUNNING VIEWS



72 +/- ACRES OF TIMBER

The top access flanked by at least a half dozen deep timbered draws not only creates the habitat and seclusion the trophy bucks of Grant County crave, but the layout also allows almost countless stand spots and stealthy ways to access them.

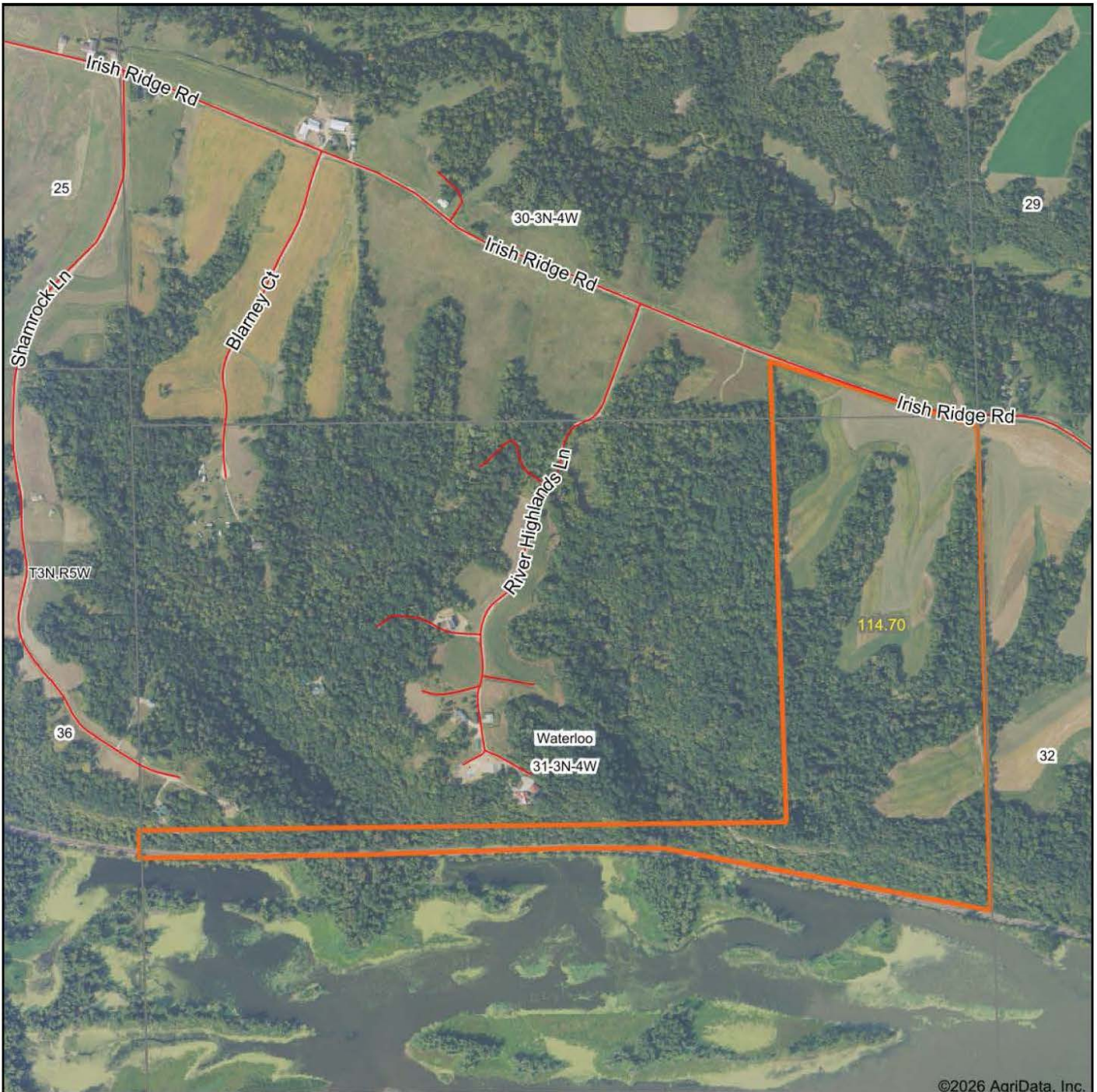


TROPHY HUNTING

The Grant 115 screams mature bucks, has prime turkey hunting, and can serve as the perfect base camp for duck hunting and/or fishing. There are public boat launches on the Mississippi within minutes to both the west and east.

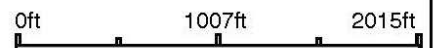


AERIAL MAP



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Boundary Center: 42° 41' 36.55, -90° 53' 19.78



31-3N-4W
Grant County
Wisconsin



5/24/2026

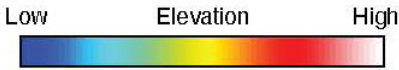
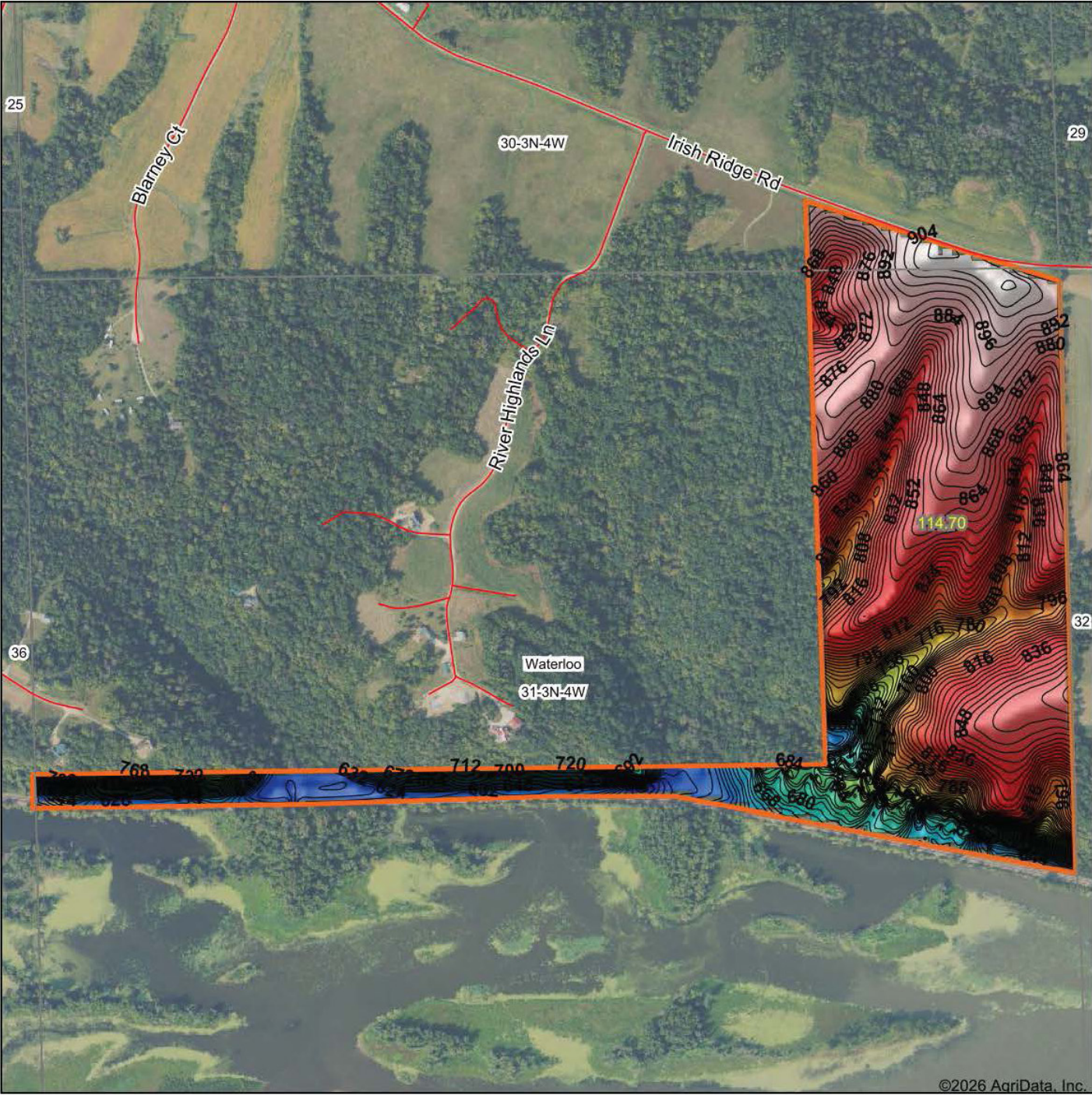


Maps Provided By

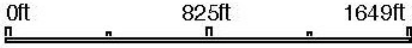


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HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 587.7
 Max: 913.0
 Range: 325.3
 Average: 806.2
 Standard Deviation: 81.04 ft



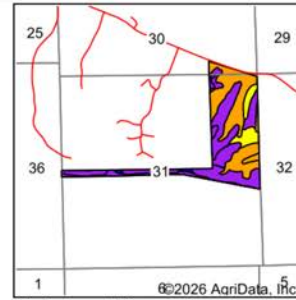
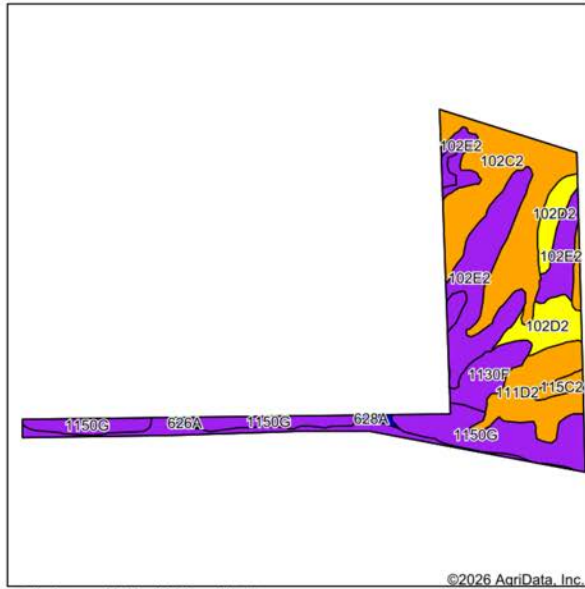
5/24/2026

31-3N-4W
Grant County
Wisconsin

Boundary Center: 42° 41' 36.55, -90° 53' 19.78



SOILS MAP



State: **Wisconsin**
 County: **Grant**
 Location: **31-3N-4W**
 Township: **Waterloo**
 Acres: **114.7**
 Date: **5/24/2026**



Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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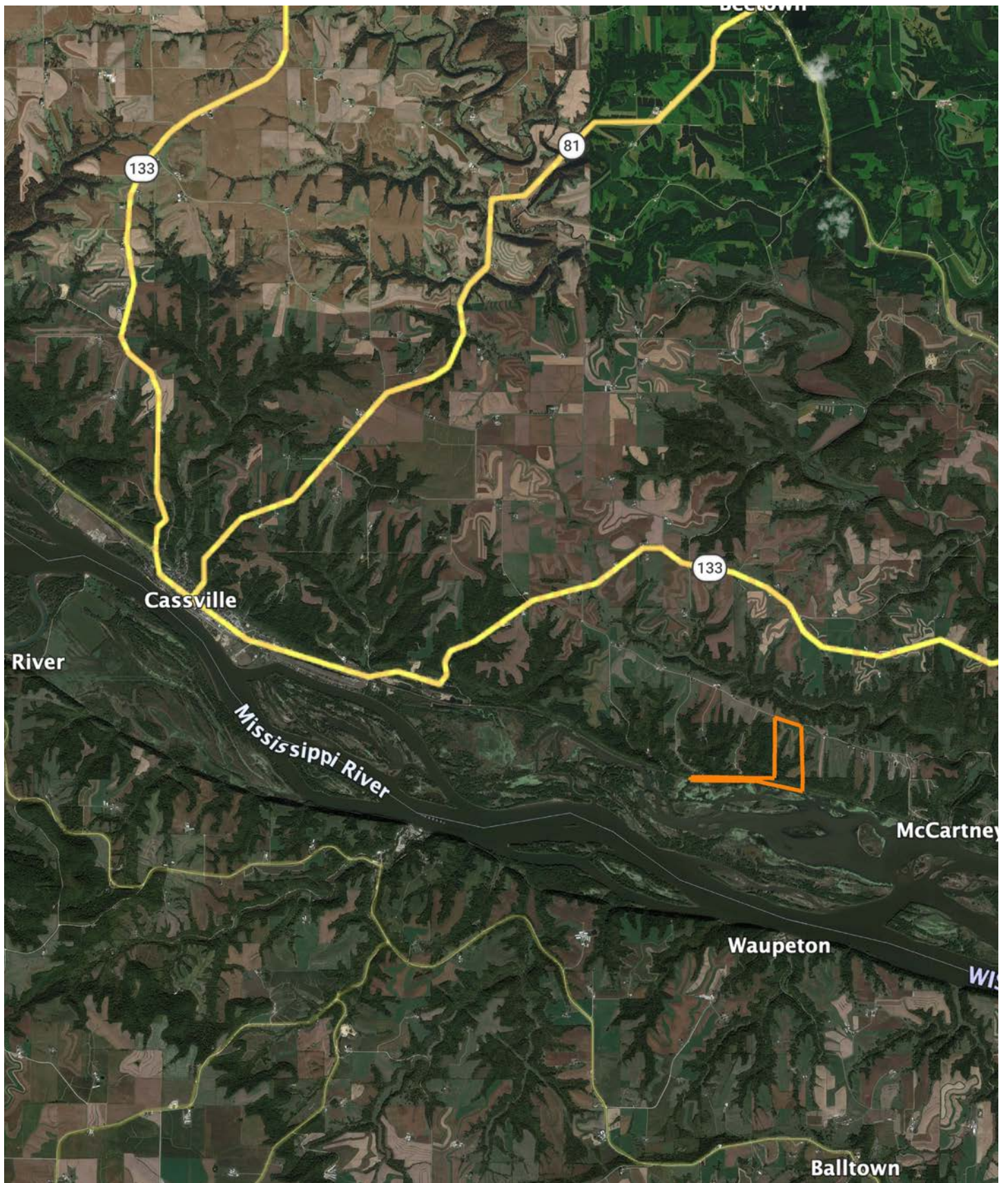
Soils data provided by USDA and NRCS.

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Area Symbol: WI043, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Bluegrass white clover Tons	Orchardgrass alsike Tons	Orchardgrass red clover Tons	Timothy alsike Tons	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
102C2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	29.80	26.0%	Orange	IIIe					81	81	65
102E2	Fayette silt loam, 18 to 35 percent slopes, moderately eroded	23.87	20.8%	Purple	VIe					19	19	9
1150G	Brodale, deep-Lacrescent, very stony-Rock outcrop complex, 60 to 90 percent slopes	21.66	18.9%	Purple	VIIIs					9	9	2
5/2 111D2	Seaton silt loam, river bluff, 10 to 18 percent slopes, moderately eroded	12.21	10.6%	Orange	IIIe					77	77	75
102D2	Fayette silt loam, 12 to 20 percent slopes, moderately eroded	10.05	8.8%	Yellow	IVe					76	75	60
1130F	Lacrescent-Dunbarton complex, very stony, 30 to 60 percent slopes	8.20	7.1%	Purple	VIIIs	1	1.6	1.8	1.4	9	5	2
1658A	Alganssee-Kalmarville complex, river valleys, 0 to 3 percent slopes, frequently flooded	6.16	5.4%	Purple	VIw					33	33	17
115C2	Seaton silt loam, driftless ridge, 6 to 12 percent slopes, moderately eroded	1.69	1.5%	Orange	IIIe					81	81	79
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	0.66	0.6%	Blue	IIw					89	79	89
626A	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	0.40	0.3%	Blue	IIw					88	87	88
Weighted Average						4.91	0.1	0.1	0.1	*n 46	*n 45.5	*n 35.4

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.



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