

MIDWEST LAND GROUP PRESENTS

648 ACRES IN

IOWA COUNTY WISCONSIN

6880 COUNTY ROAD P, MUSCODA, WI 53573



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE COMPLETE PACKAGE: 648 +/- CONTIGUOUS ACRES OF DRIFTLESS REGION WHITETAIL HABITAT

Tucked into the rolling ridges and coulees of Wisconsin's Driftless region, this 648 +/- acre tract is about as turn-key as whitetail hunting ground gets. Contiguous blocks of this size are tough to find anywhere in southwest Wisconsin, and rarer still is one where the habitat work is already done — built deliberately, year after year, to grow, hold, and give hunters a real shot at mature whitetails.

An extensive trail system provides quiet access to every corner of the property, while established food plots and actively managed timber provide the food, cover, and travel corridors that keep bucks resident rather than just passing through. Free-flowing Sand Branch adds reliable, year-round creek frontage rarely found on a property this size. And with 13 Redneck and Hawk elevated blinds already hung over proven stand sites, the next owner can hunt productive ground from day one — no years of building infrastructure required.

A perpetual conservation easement held by the Driftless Area Land Conservancy protects the property for the long haul. It guarantees the land can never be subdivided or developed, prohibits game-farm operations, and keeps Sand Branch free-flowing for the fishery and wildlife that depend on it — all while fully preserving the landowner's hunting, fishing, and management rights. Existing trails, blinds, food plots, and timber management can all continue under the easement, which even allows for a residence and outbuildings in a designated farmstead zone. It's protection that works with the land, not against it.

Properties combining this much contiguous acreage, this level of infrastructure, and permanent protection don't come around often in southwest Wisconsin. Whether you're a serious trophy management hunter or looking for a family retreat to pass down for generations, this is a property built to deliver both the hunt and the legacy.



PROPERTY FEATURES

COUNTY: **IOWA** | STATE: **WISCONSIN** | ACRES: **648**

- Professionally managed specifically to grow, hold, and harvest mature whitetails
- Extensive trail system providing quiet, low-impact access throughout the property
- Established food plots strategically placed to concentrate deer activity
- Actively managed timber stands delivering bedding cover, browse, and edge habitat
- Free-flowing Sand Branch creek frontage — a reliable, year-round water source
- 13 elevated hunting blinds (Redneck & Hawk) already in place over proven stand sites
- Turn-key setup — ready to hunt from day one, no infrastructure build-out required
- Convenient access off County Road P
- Protected by a perpetual conservation easement held by the Driftless Area Land Conservancy
- Hunting, fishing, and trapping rights are fully preserved for the landowner
- Residence, barns, and outbuildings permitted within a designated farmstead zone



TURN-KEY SETUP

Whether you're a serious trophy management hunter or looking for a family retreat to pass down for generations, this is a property built to deliver both the hunt and the legacy.



SAND BRANCH CREEK FRONTAGE



13 ELEVATED HUNTING BLINDS



EXTENSIVE TRAIL SYSTEM

An extensive trail system provides quiet access to every corner of the property, while established food plots and actively managed timber provide the food, cover, and travel corridors that keep bucks resident rather than just passing through.

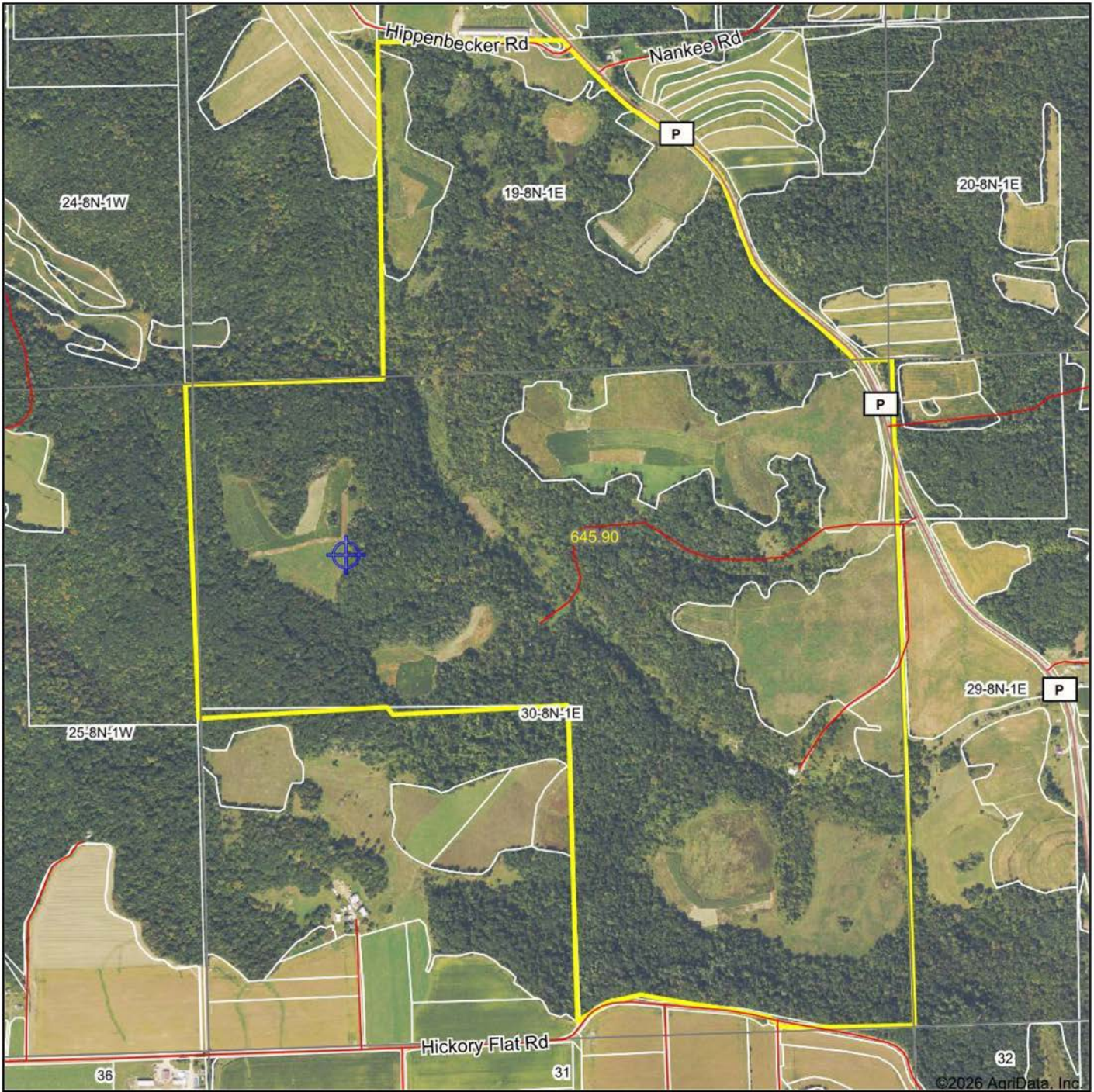


HUNTING, FISHING, AND TRAPPING RIGHTS

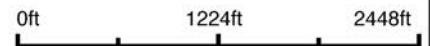
A perpetual conservation easement held by the Driftless Area Land Conservancy protects the property for the long haul. It guarantees the land can never be subdivided or developed, prohibits game-farm operations, and keeps Sand Branch free-flowing for the fishery and wildlife that depend on it — all while fully preserving the landowner's hunting, fishing, and management rights.



AERIAL MAP



Boundary Center: 43° 8' 37.4, -90° 25' 10.09



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

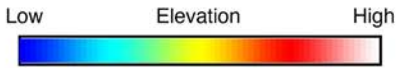
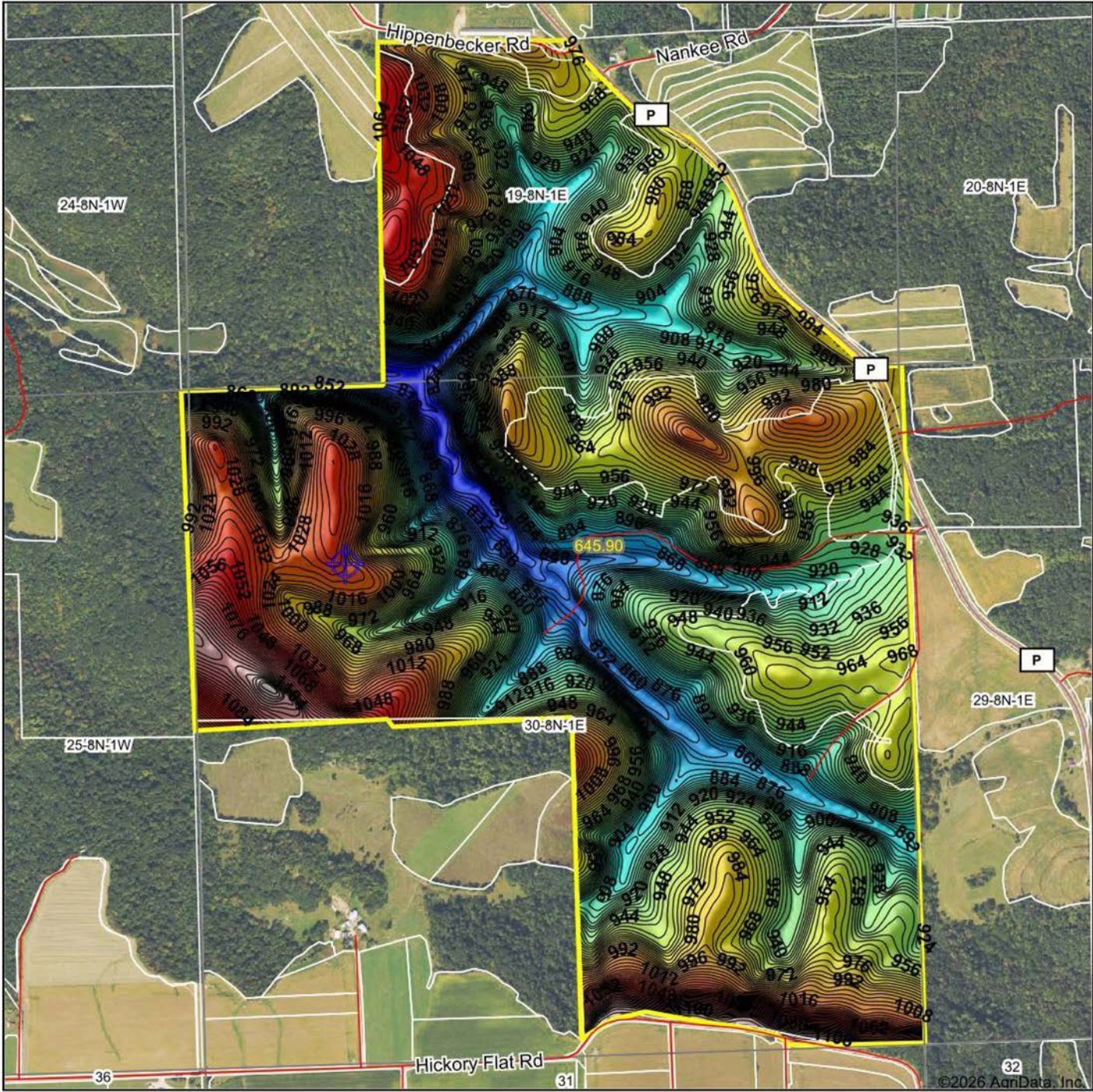
30-8N-1E
Iowa County
Wisconsin



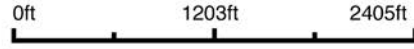
5/25/2026

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

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 807.2
 Max: 1,143.7
 Range: 336.5
 Average: 956.8
 Standard Deviation: 59.58 ft



5/25/2026

30-8N-1E
Iowa County
Wisconsin

Boundary Center: 43° 8' 37.4, -90° 25' 10.09



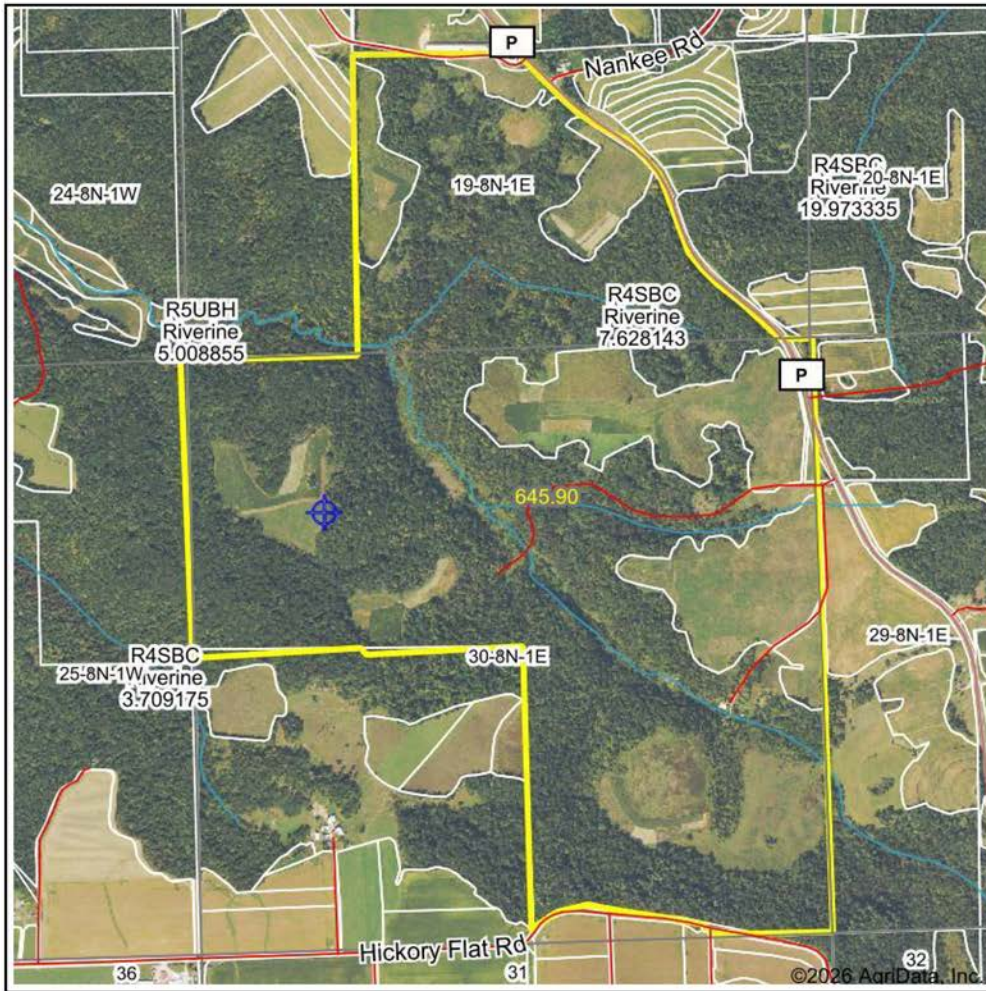
Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

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

WETLANDS MAP



State: **Wisconsin**
 Location: **30-8N-1E**
 County: **Iowa**
 Township: **Pulaski**
 Date: **5/25/2026**



Maps Provided By:



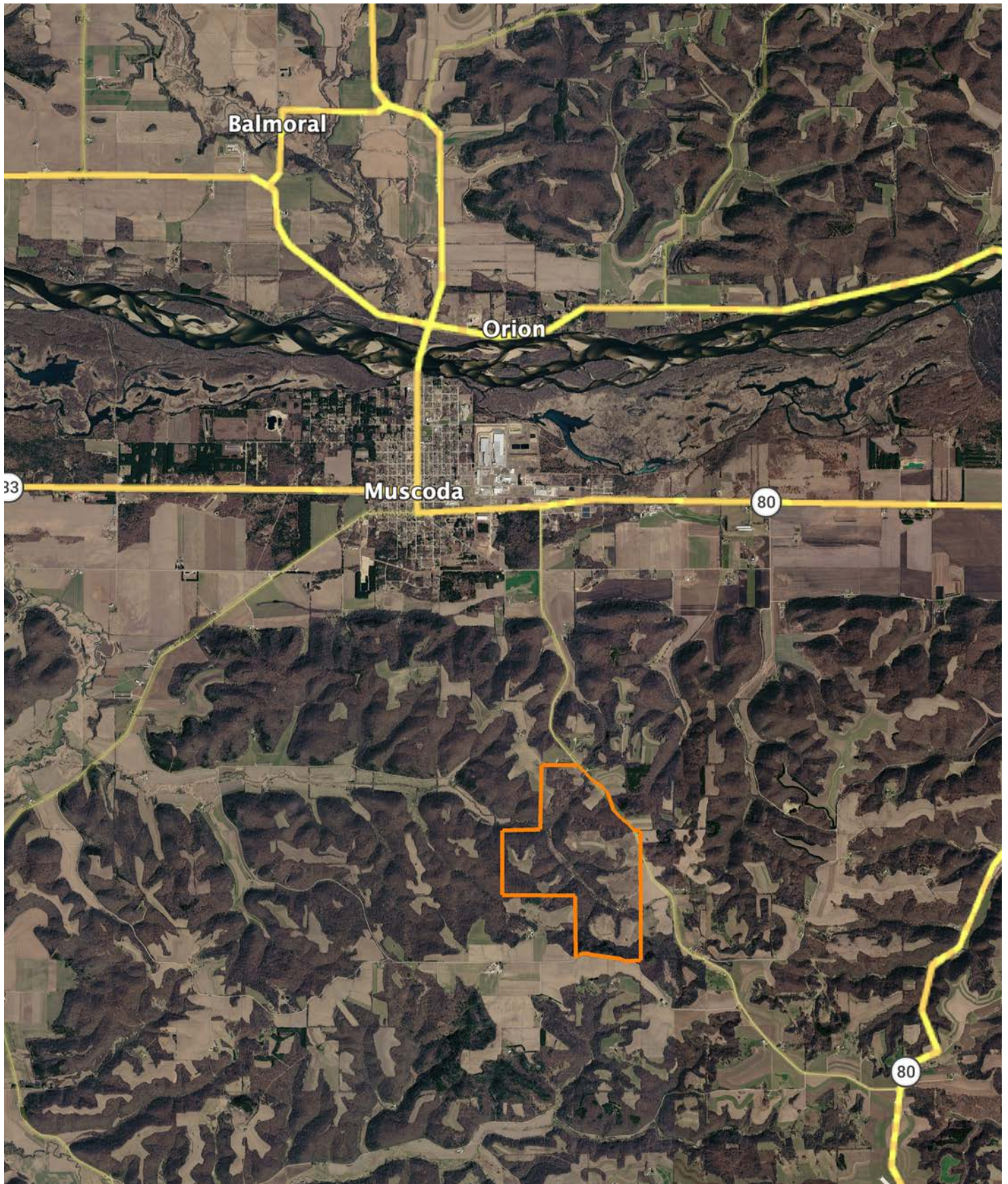
© AgriData, Inc. 2025 www.AgriDataInc.com



Classification Code	Type	Acres
R4SBC	Riverine	5.49
R5UBH	Riverine	0.16
Total Acres		5.65

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

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, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.