

MIDWEST LAND GROUP PRESENTS

233.15 ACRES IN

JUNEAU COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WISCONSIN WILD GRASSLAND

Just outside Camp Douglas, this 233.15 +/- acre property offers a strong combination of grazing income, established infrastructure, and quality recreational ground. Approximately 229.21 acres are permanently enrolled in the Grassland Reserve Program (GRP), which permits continued grazing, haying, and hunting.

Roughly 150 acres have been rotationally grazed for the past 5 years, greatly improving forage and soil condition, and with cross-fencing and water infrastructure supporting 15 paddocks, this property is set up for sustainable cattle management. This ground is currently leased to a grazing tenant for 2026.

The remaining approximately 79 acres feature wooded cover and over a mile of creek frontage running through the property. Established timber paired with tall grass cover throughout makes this property an ideal deer

bedding acreage for the local area, with habitat also supporting wild turkey and occasional bobwhite quail. The surrounding area also features a great ATV trail system for those who enjoy off-roading.

The property currently generates income through the grazing lease, substantially more than the property taxes. The 50'x100' pole shed, which has received a new roof, sits on a separate 1-acre parcel outside the easement, with its own electric service and well, offering flexibility for additional rental income. GRP enrollment keeps annual property taxes low — one of the primary financial advantages of the program.

For a buyer looking for scale, income-producing infrastructure, and strong recreational ground, this Juneau County property offers a well-rounded opportunity.



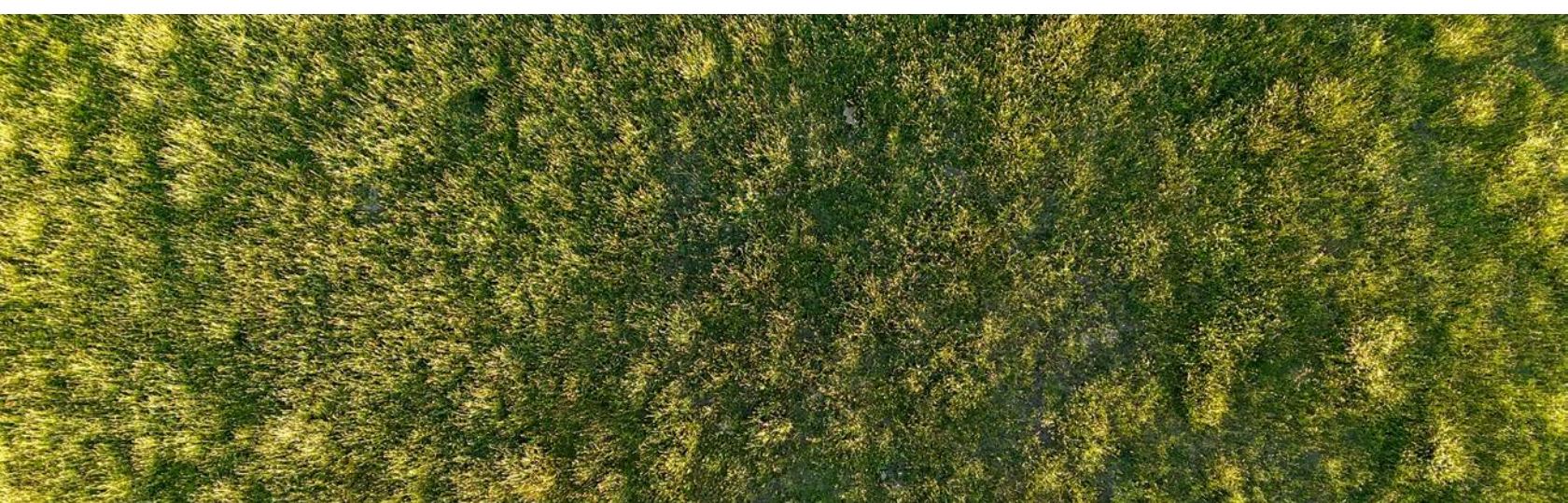
PROPERTY FEATURES

COUNTY: **JUNEAU** | STATE: **WISCONSIN** | ACRES: **233.15**

- 233.15 +/- acres in Juneau County, WI near Camp Douglas
- 229.21 +/- acres enrolled in perpetual Grassland Reserve Program (GRP)
- GRP allows grazing, haying, and hunting
- Managed under rotational grazing practices
- Substantial annual income
- Income from grazing lease and pole shed rental
- 50'x100' pole shed on 1 +/- acre outside GRP
- Pole shed has electric service and a well
- GRP acreage is non-buildable
- Strong wildlife habitat and hunting opportunity
- Direct property access to hundreds of miles of multi-county ATV trails



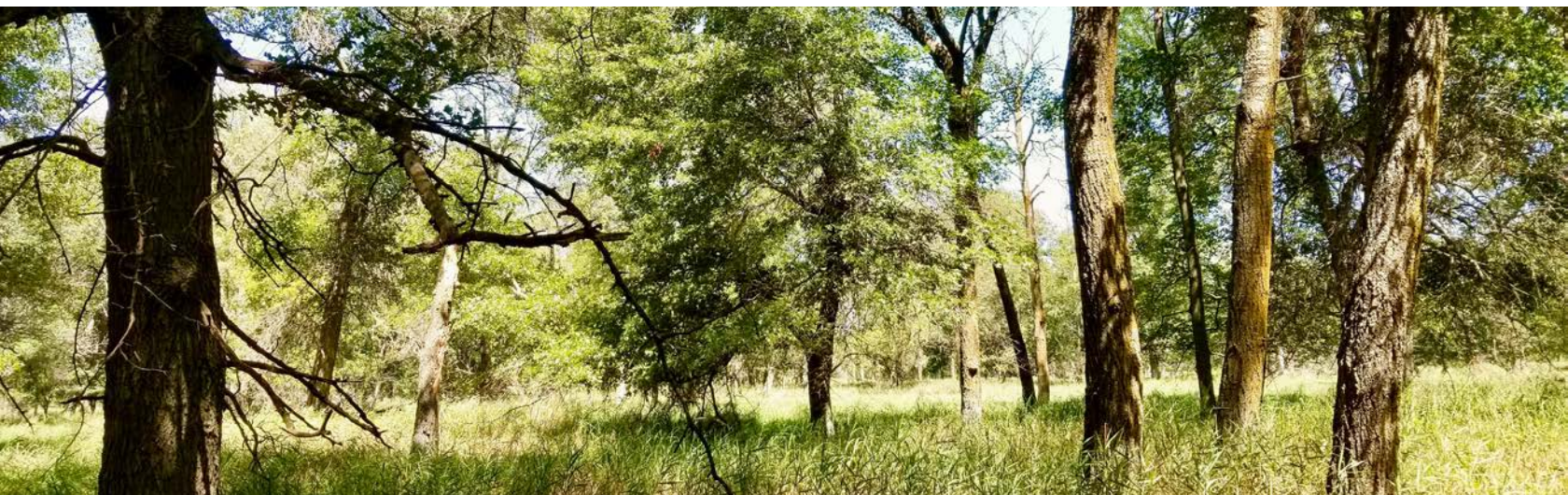
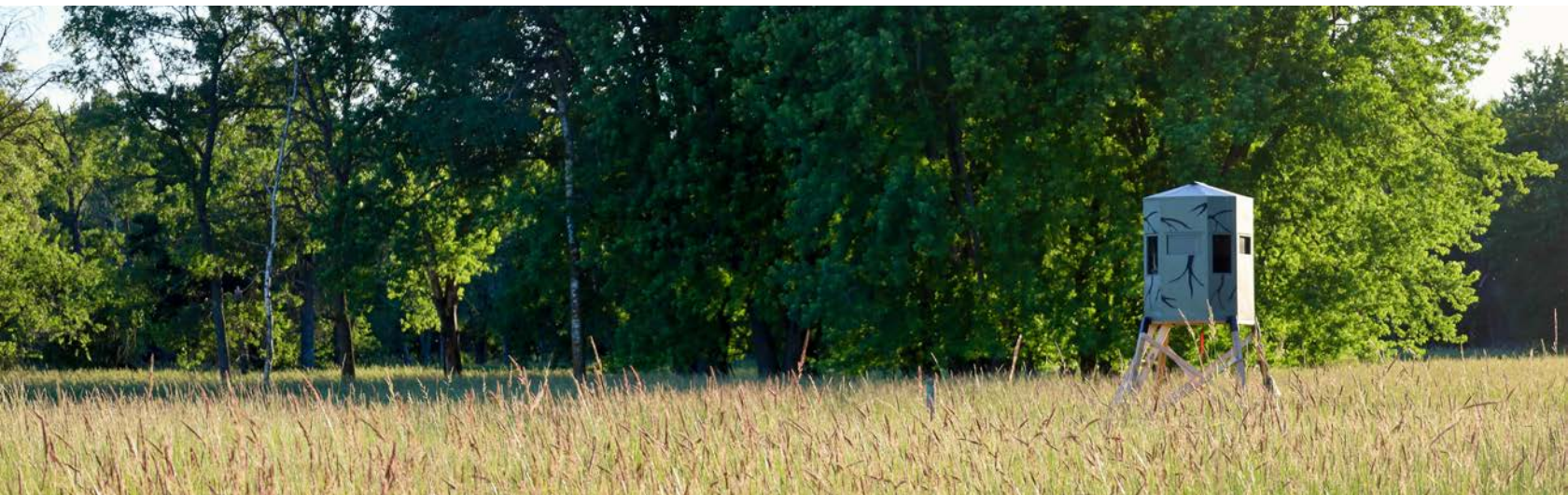
229.21 +/- ACRES PERPETUAL GRP



50' X 100' POLE SHED



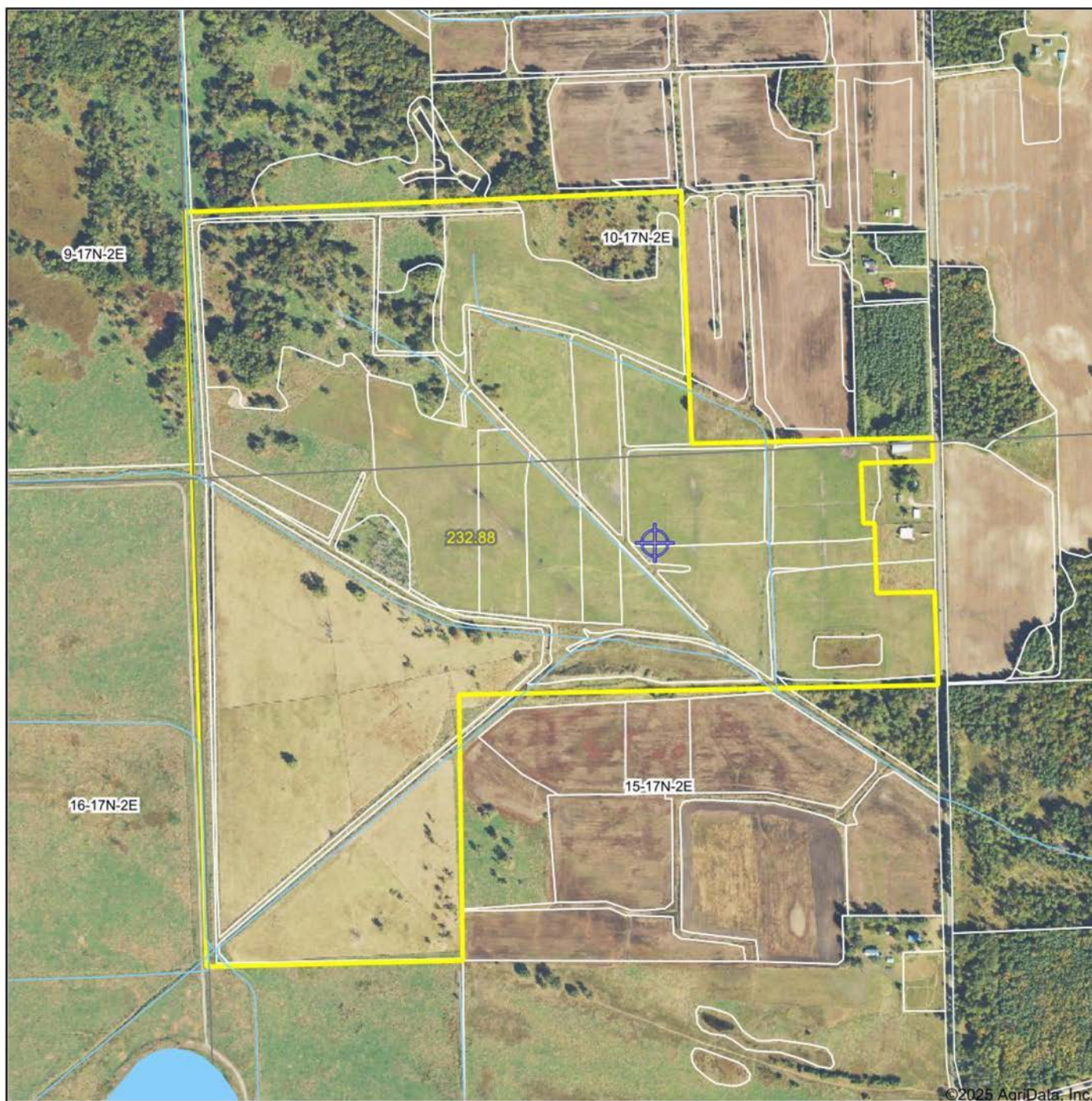
WOODS & SHELTERED CREEK FRONTAGE



TRAIL CAM PICTURES & HARVEST PHOTOS



AERIAL MAP



Boundary Center: 43° 57' 1.2, -90° 14' 39.52

0ft 823ft 1645ft



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com

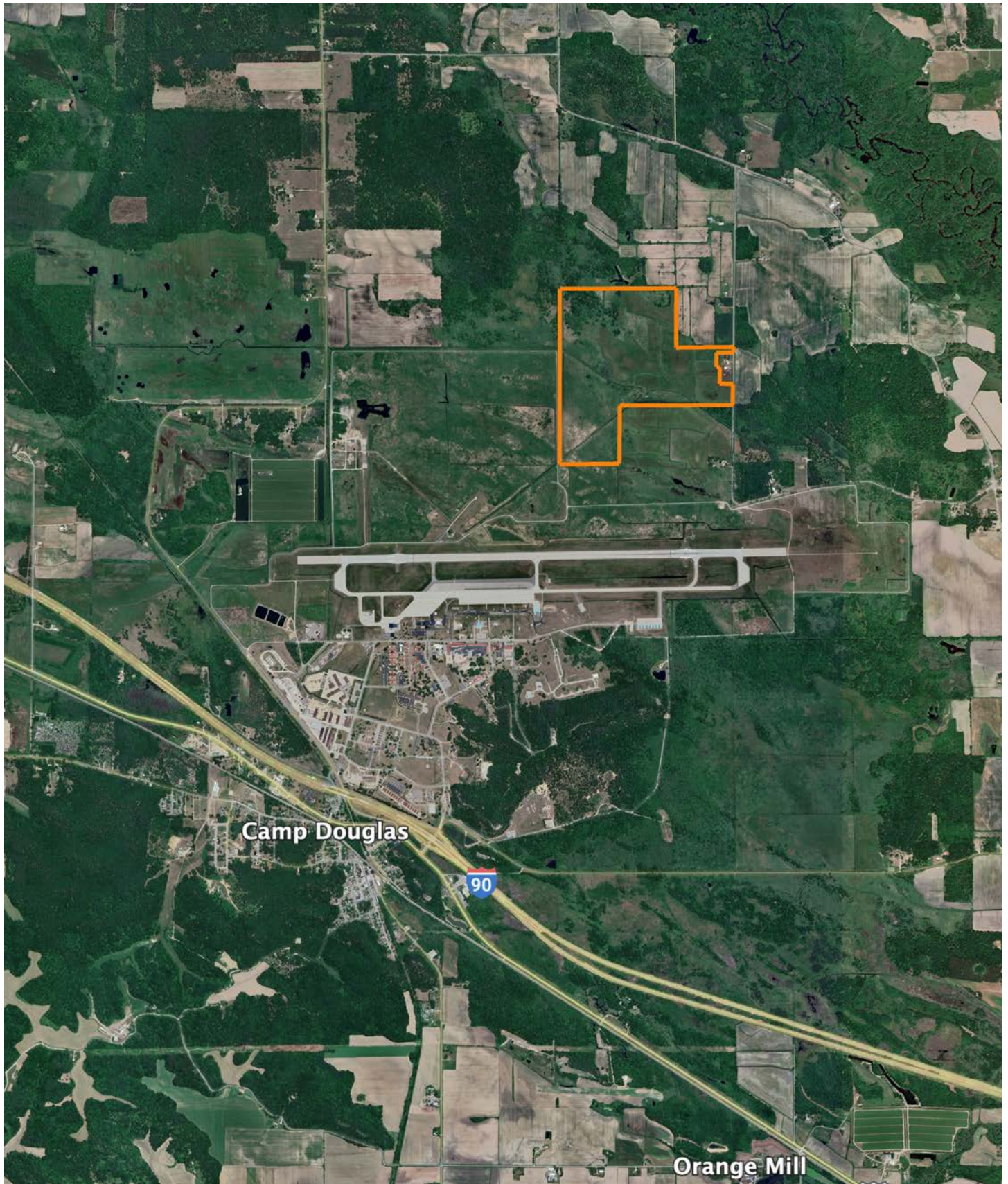
15-17N-2E
Juneau County
Wisconsin



12/8/2025

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

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.