

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 combines conservation stewardship, reliable income, and recreational opportunity. The land is predominantly enrolled in the Grassland Reserve Program (GRP), a perpetual conservation easement covering approximately 229.21 acres that protects native grassland habitat while still permitting grazing, haying, and hunting.

Roughly 150 acres are under an established rotational grazing system, with cross-fencing and water infrastructure supporting 15 paddocks for sustainable forage management. The remaining habitat includes approximately 79 acres of creek frontage and wooded cover — over a mile of sheltered creek runs through the property — supporting whitetail deer, wild turkey, and occasional bobwhite quail. Hunting and outdoor use are

among the features this property offers, alongside its grazing and conservation value. The surrounding area also features a great ATV trail system for those who enjoy off-roading.

The property generates income through a grazing tenant and a rented pole shed, and GRP enrollment reduces annual property taxes. The pole shed sits on a separate +/-1-acre parcel outside the easement, with its own electric service and well, offering flexibility for continued rental use.

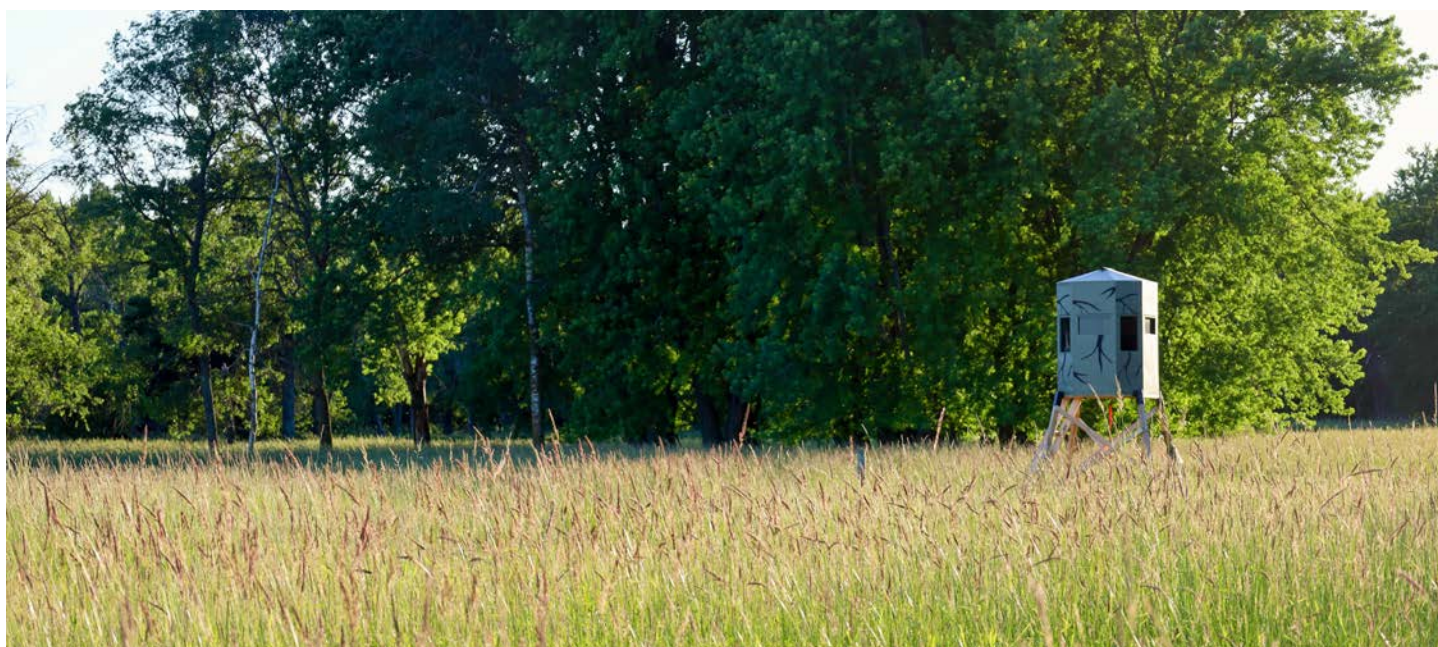
For a buyer looking for scale, an income-producing property with established conservation practices, and the added benefit of recreational use, this Juneau County property offers a well-rounded opportunity.



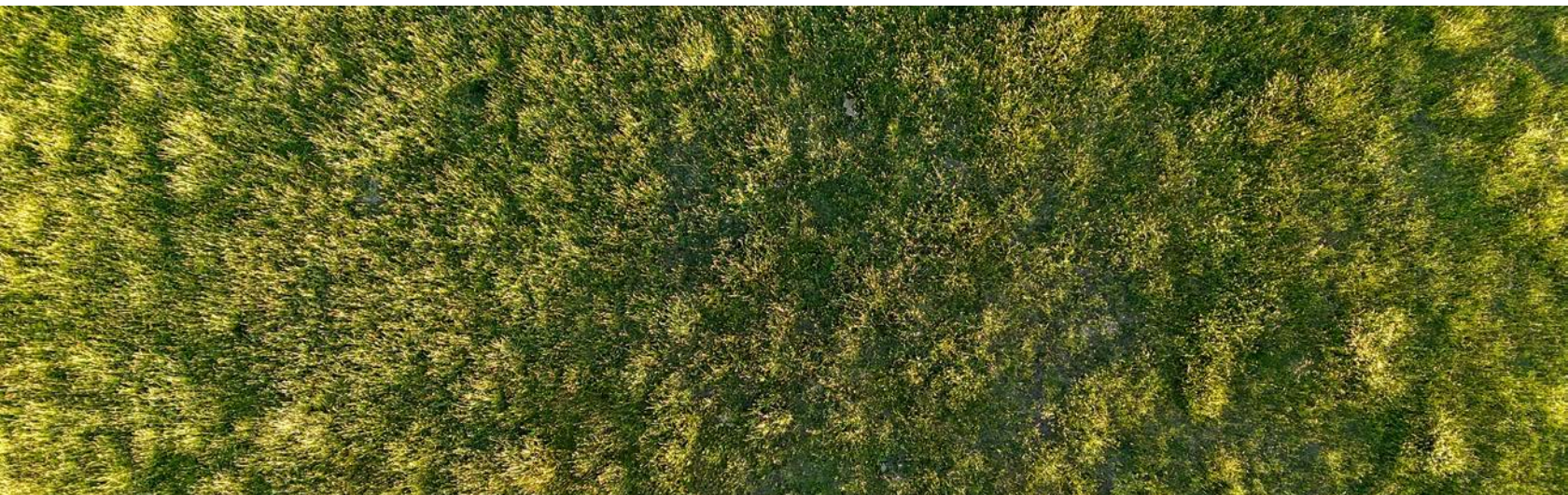
PROPERTY FEATURES

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



SHELTERED CREEK FRONTAGE



TRAIL CAM PICTURES & HARVEST PHOTOS



AERIAL MAP



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

0ft 823ft 1645ft

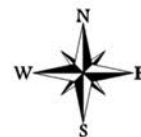


Maps Provided By:



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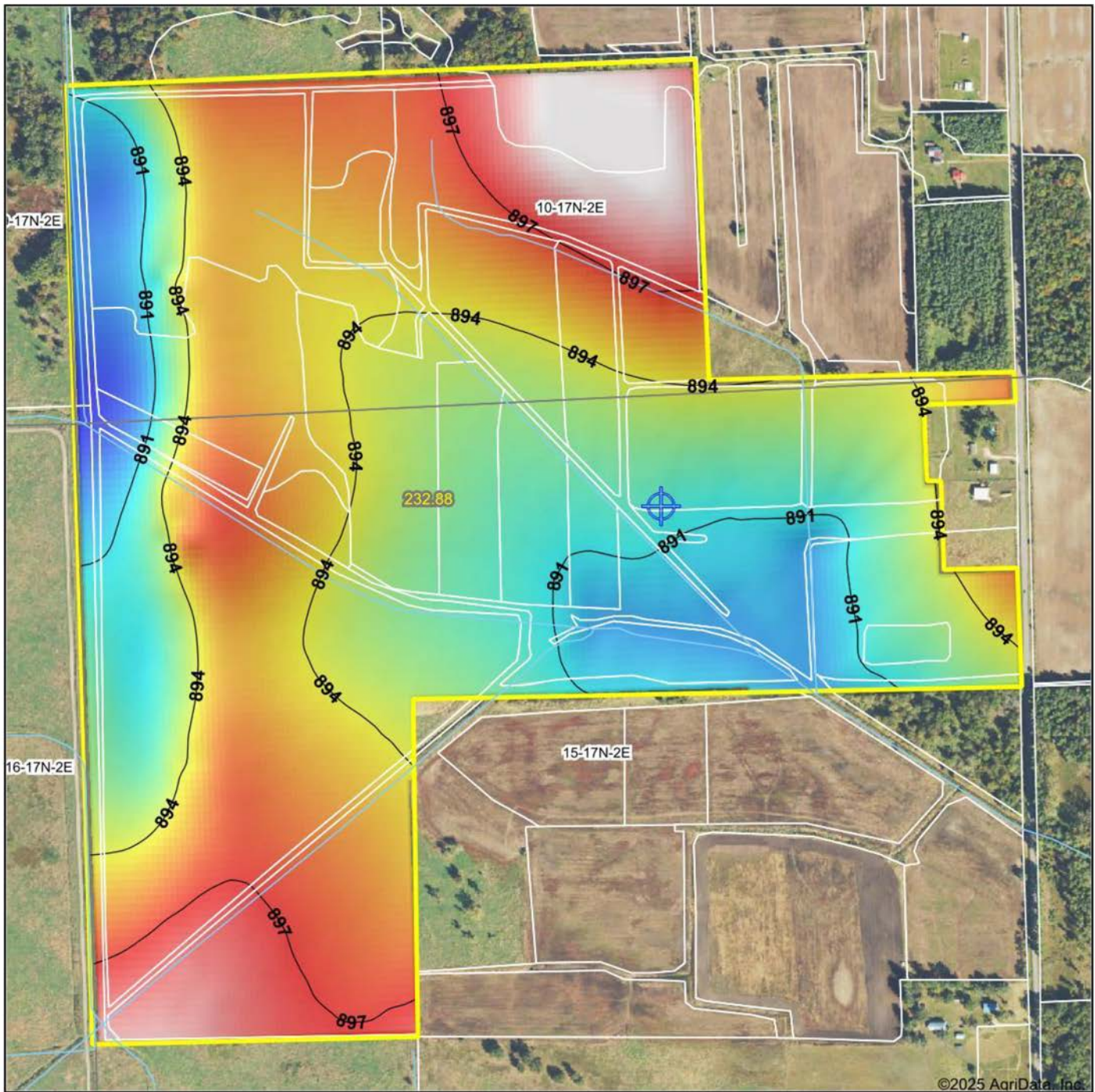
15-17N-2E
Juneau County
Wisconsin



12/8/2025

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

HILLSHADE MAP



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Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 10 meter dem

Interval(ft): 3

Min: 888.2

Max: 900.0

Range: 11.8

Average: 894.0

Standard Deviation: 2.56 ft

0ft 643ft 1286ft

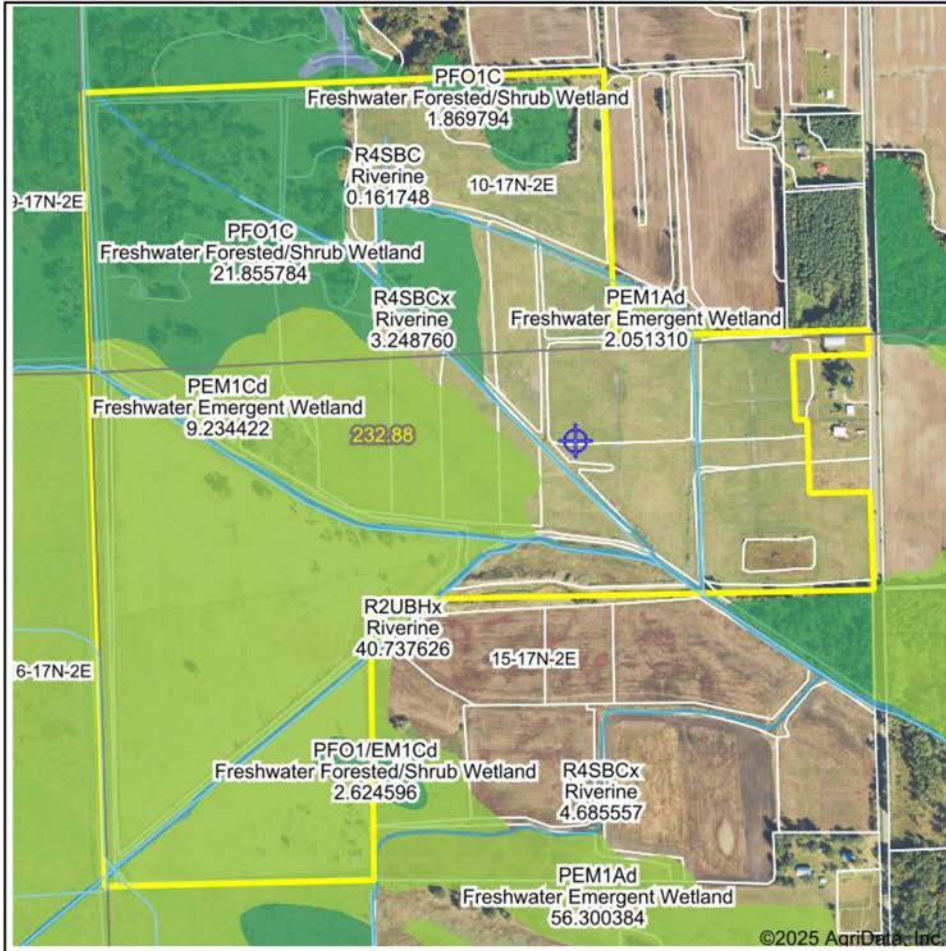


12/8/2025

15-17N-2E
Juneau County
Wisconsin

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

WETLANDS MAP



State: **Wisconsin**
 Location: **15-17N-2E**
 County: **Juneau**
 Township: **Orange**
 Date: **12/8/2025**



Maps Provided By:



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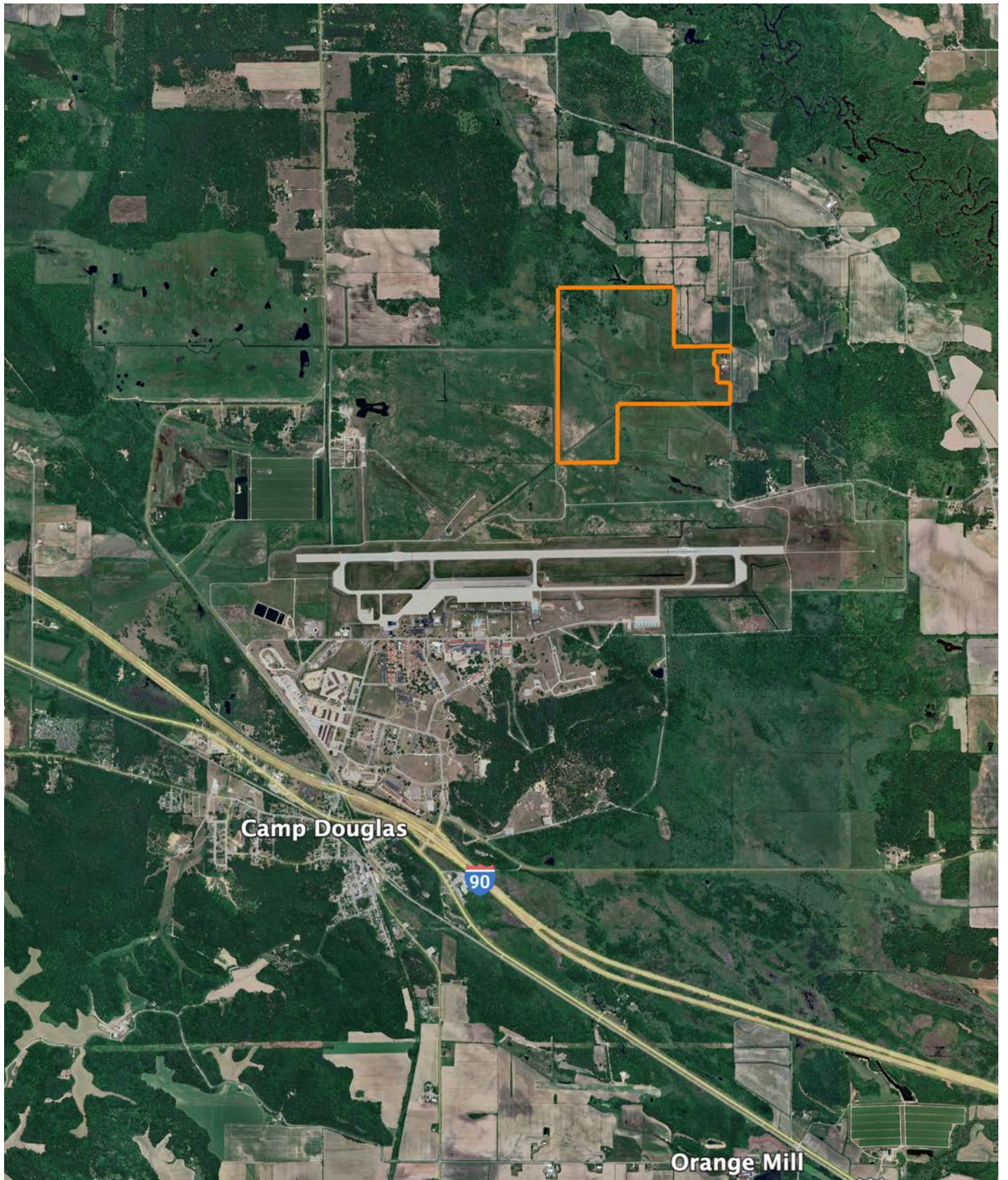


0ft 979ft 1958ft

Classification Code	Type	Acres
PEM1Ad	Freshwater Emergent Wetland	55.26
PEM1Cd	Freshwater Emergent Wetland	43.92
PFO1C	Freshwater Forested/Shrub Wetland	43.33
PFO1A	Freshwater Forested/Shrub Wetland	3.38
R2UBHx	Riverine	3.38
R4SBCx	Riverine	2.98
PSS1Ad	Freshwater Forested/Shrub Wetland	2.05
PFO1/EM1Cd	Freshwater Forested/Shrub Wetland	1.17
PFO1F	Freshwater Forested/Shrub Wetland	0.94
PEM1Cx	Freshwater Emergent Wetland	0.60
R4SBC	Riverine	0.16
PEM1Fx	Freshwater Emergent Wetland	0.05
PEM1/SS1Ad	Freshwater Emergent Wetland	0.00
Total Acres		157.22

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

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