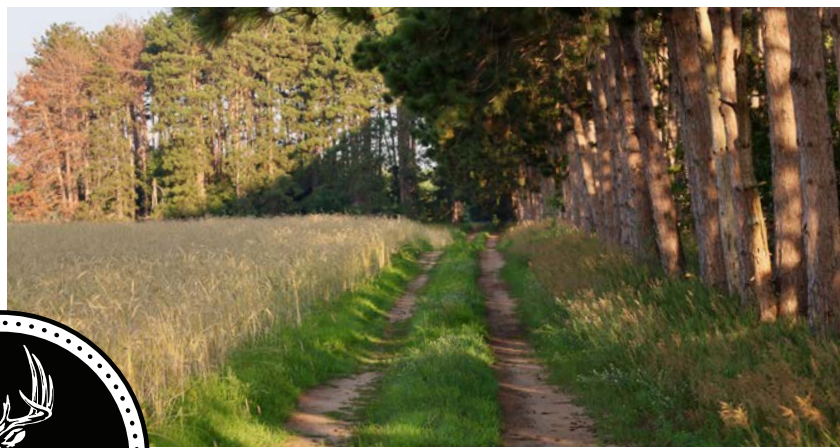


MIDWEST LAND GROUP PRESENTS

105.6 ACRES

MARQUETTE COUNTY, WI

N4787 17TH DRIVE, MONTELLO, WISCONSIN, 53949



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

105.6 +/- ACRE MONTELLO RETREAT WITH BUILD SITE, POND & RENTAL INCOME

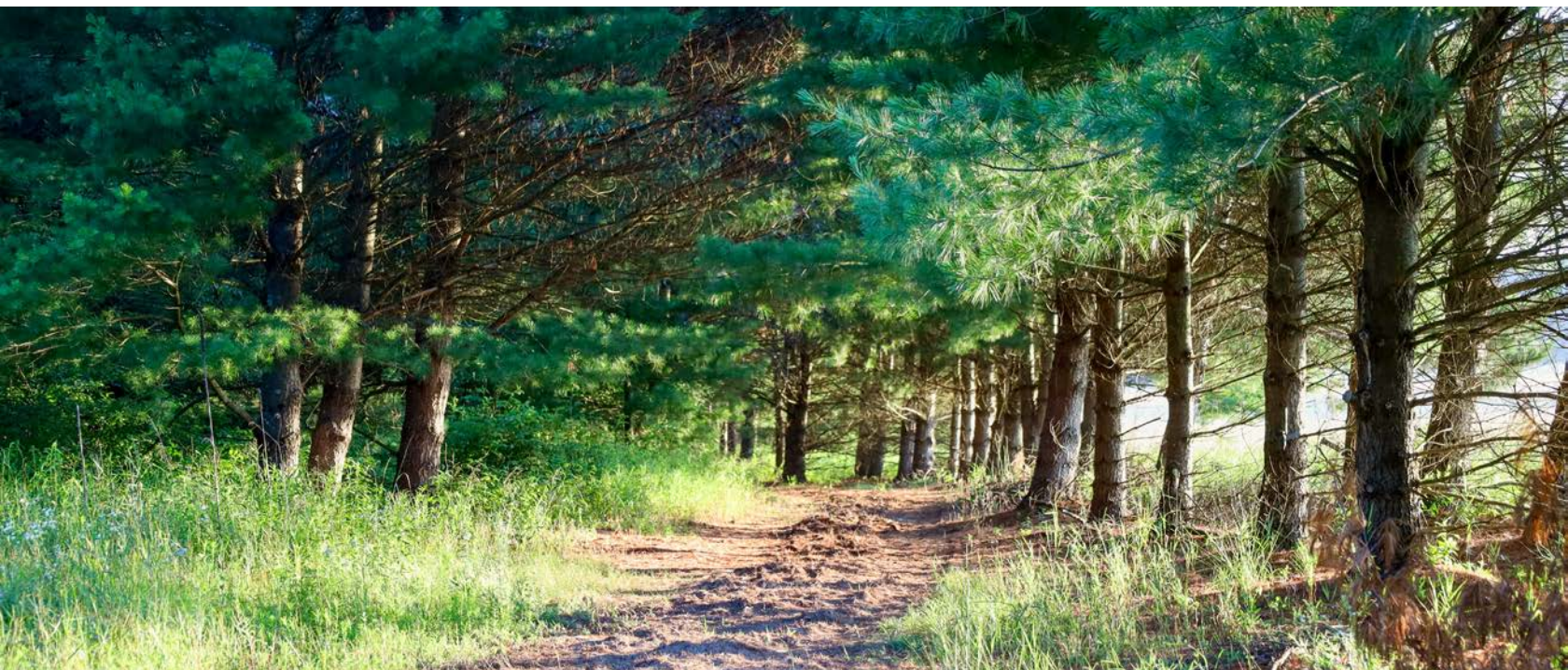
Tucked into the sand country just outside Montello, this 105.6 +/- acre Marquette County property delivers the complete recreational package - mature timber, an established wildlife pond, cut trails, standing food plots, and a build site ready for a cabin or home. The property is offered as the full 105.6 +/- acres, or split into 103.6 +/- acres of dedicated recreational ground plus a 2 +/- acre improved building site already equipped with electric, a private well, and septic.

Part of the property is enrolled in Wisconsin's Managed Forest Law (MFL) Closed program, keeping property taxes low while preserving privacy. A mix of oak and white pine timber, tamarack lowland, and an alder swamp/pond complex creates a diversity of cover that

holds deer and turkey throughout the seasons. An established trail system winds through the property for easy access, and food plots are already in place and ready to hunt.

Beyond its recreational value, 58.37 +/- FSA tillable acres are currently planted in rye, providing an immediate rental income stream from day one of ownership - a rare combination of quality hunting ground and cash flow in a single package.

Whether you're looking to build a cabin or home on an already-improved site, expand a hunting operation, or add an income-producing tract to your land portfolio, this property checks every box.



PROPERTY FEATURES

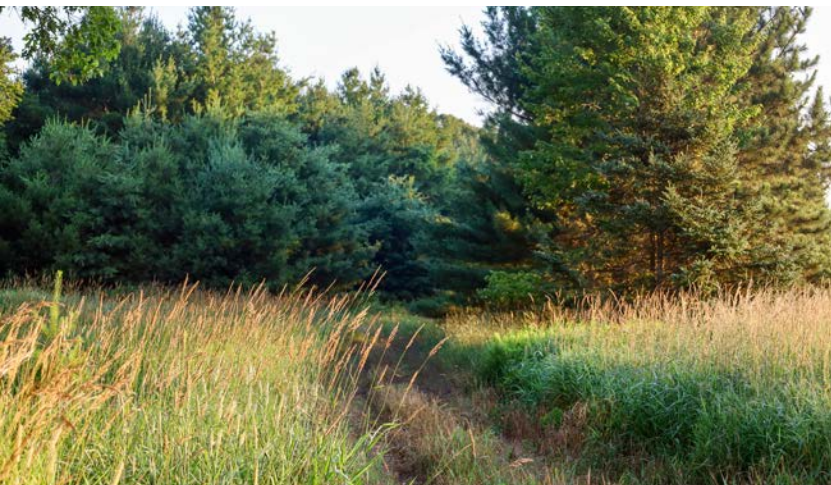
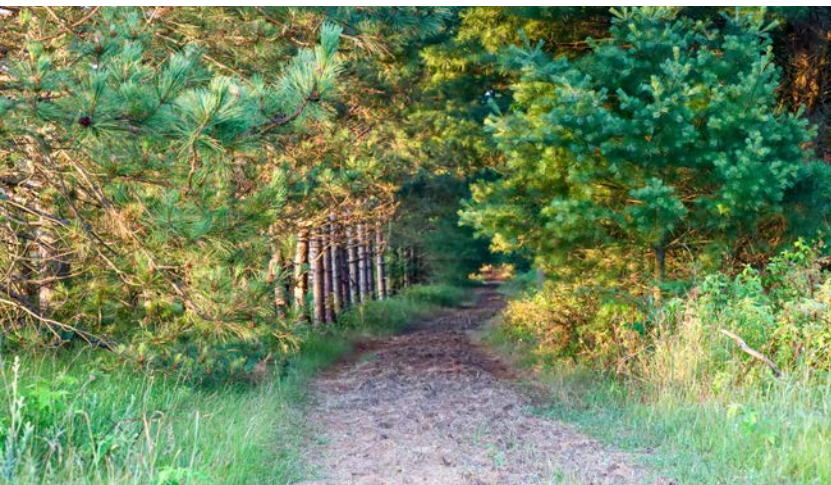
COUNTY: **MARQUETTE** | STATE: **WISCONSIN** | ACRES: **105.6**

- 105.6 +/- total acres - offered as a whole or split
- 103.6 +/- acres of recreational land plus a 2 +/- acre improved build site
- Build site already has electric, a private well, and septic in place
- 58.37 FSA tillable acres currently planted in rye
- Enrolled in Wisconsin's MFL Closed program
- Established wildlife pond on the property
- Cut, established trail system throughout
- Existing food plots ready to hunt
- Diverse cover types: oak/white pine timber stand, tamarack lowland, and alder swamp
- Excellent habitat for deer and turkey
- Located just outside Montello, Wisconsin



103.6 +/- ACRES OF RECREATIONAL LAND

A mix of oak and white pine timber, tamarack lowland, and an alder swamp/pond complex creates a diversity of cover that holds deer and turkey throughout the seasons. An established trail system winds through the property for easy access, and food plots are already in place and ready to hunt.



ESTABLISHED WILDLIFE POND



58.37 FSA TILLABLE ACRES

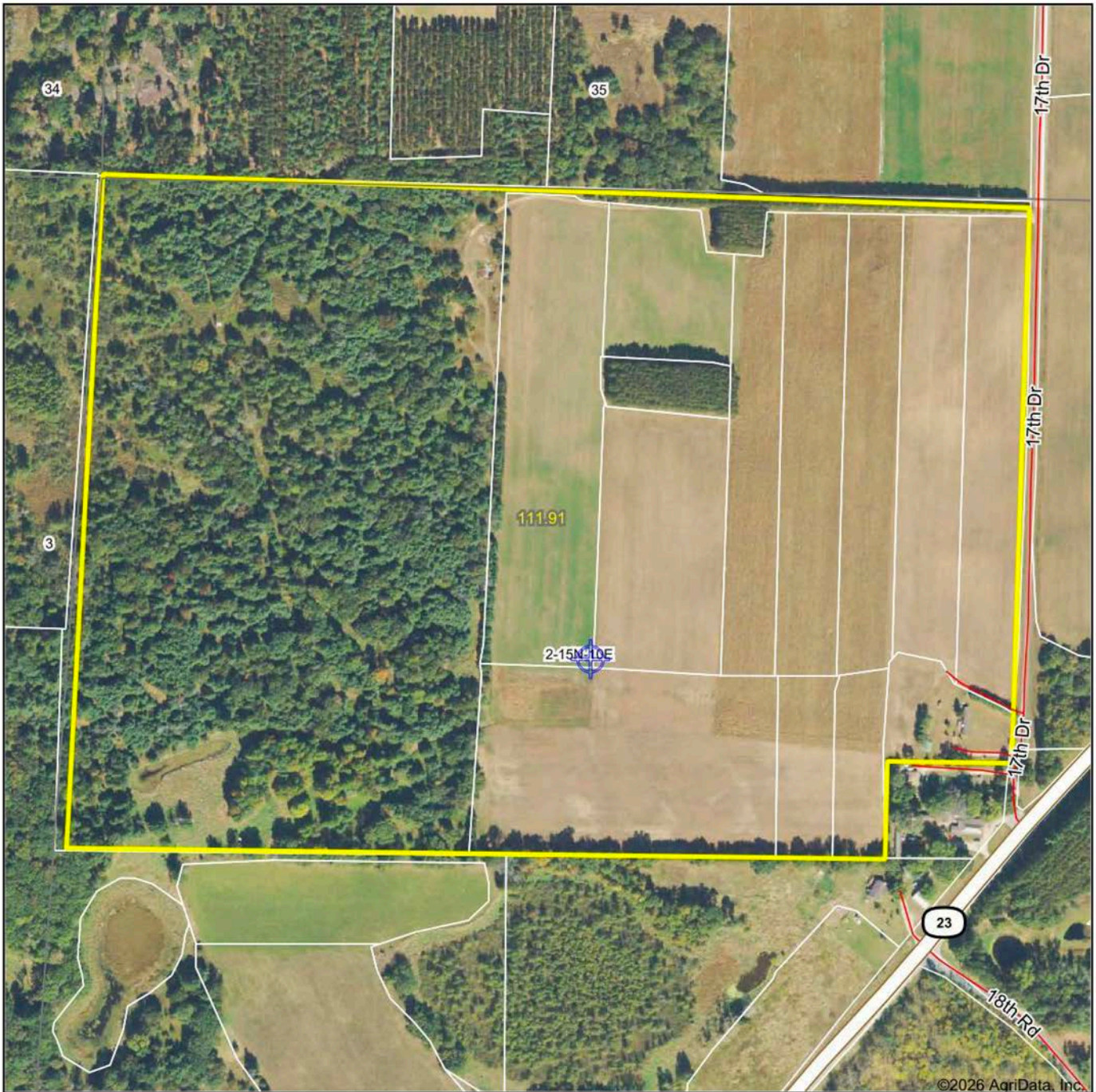


2 +/- ACRE IMPROVED BUILD SITE

The property is offered as the full 105.6 +/- acres, or split into 103.6 +/- acres of dedicated recreational ground plus a 2 +/- acre improved building site already equipped with electric, a private well, and septic.



AERIAL MAP



Boundary Center: 43° 48' 55.36, -89° 16' 53.88

0ft 440ft 880ft



Maps Provided By:



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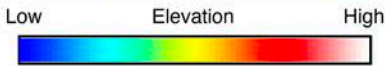
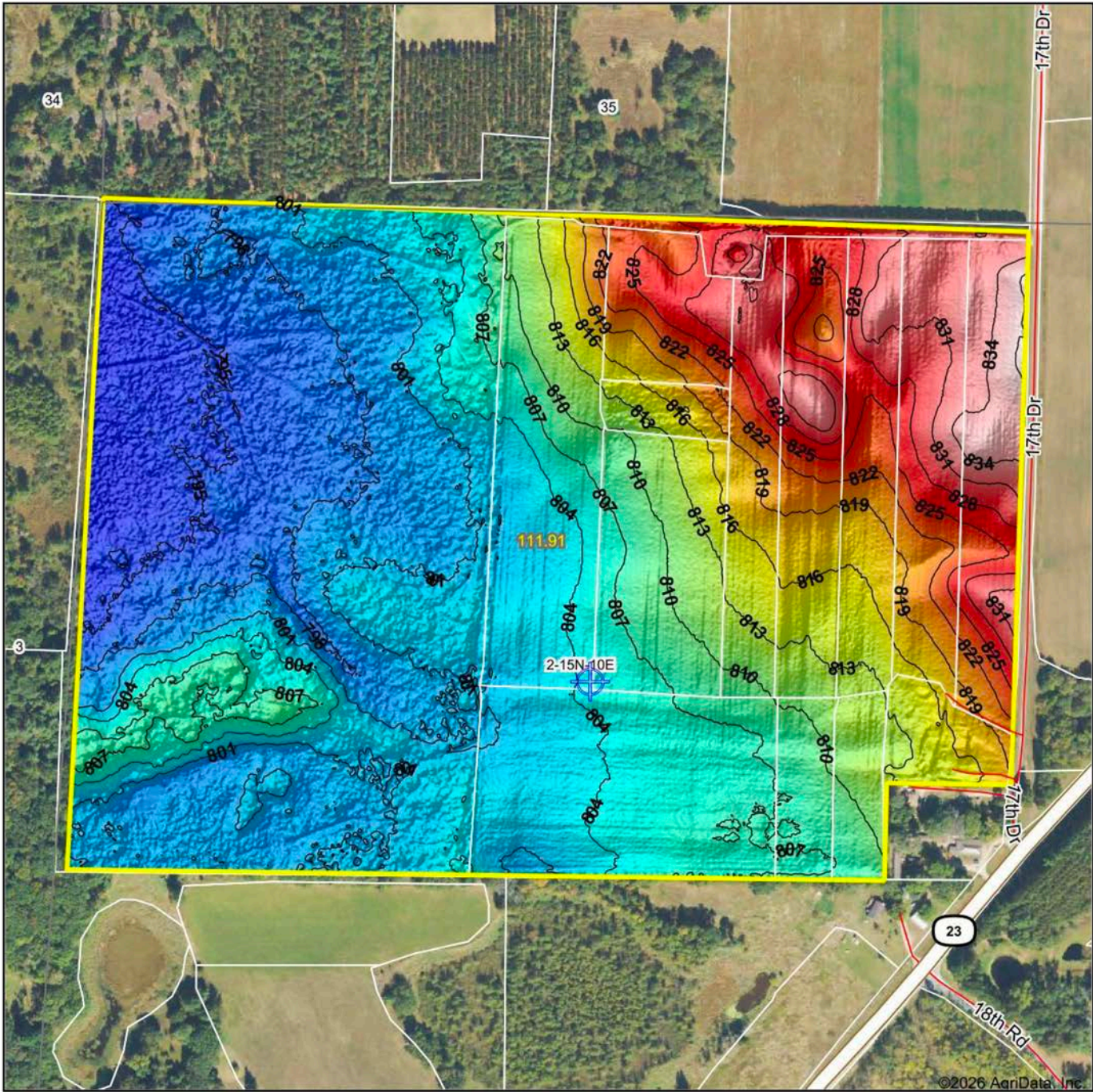
2-15N-10E
Marquette County
Wisconsin



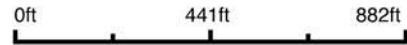
5/5/2026

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

HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 792.9
 Max: 837.9
 Range: 45.0
 Average: 808.6
 Standard Deviation: 11.19 ft



2-15N-10E
Marquette County
Wisconsin

Boundary Center: 43° 48' 55.36, -89° 16' 53.88



Maps Provided By:

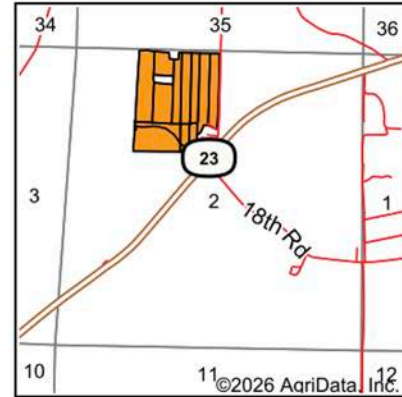
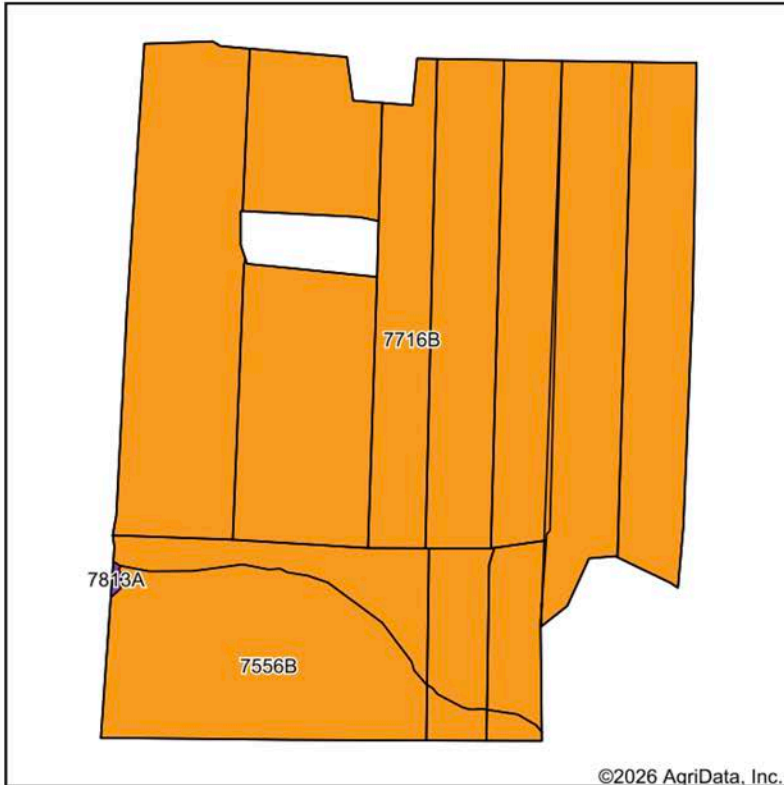


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Field borders provided by Farm Service Agency as of 5/21/2008.

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SOILS MAP



State: **Wisconsin**
 County: **Marquette**
 Location: **2-15N-10E**
 Township: **Montello**
 Acres: **58.37**
 Date: **5/5/2026**



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

Area Symbol: WI077, Soil Area Version: 22

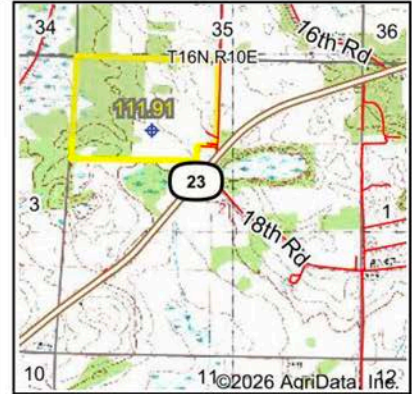
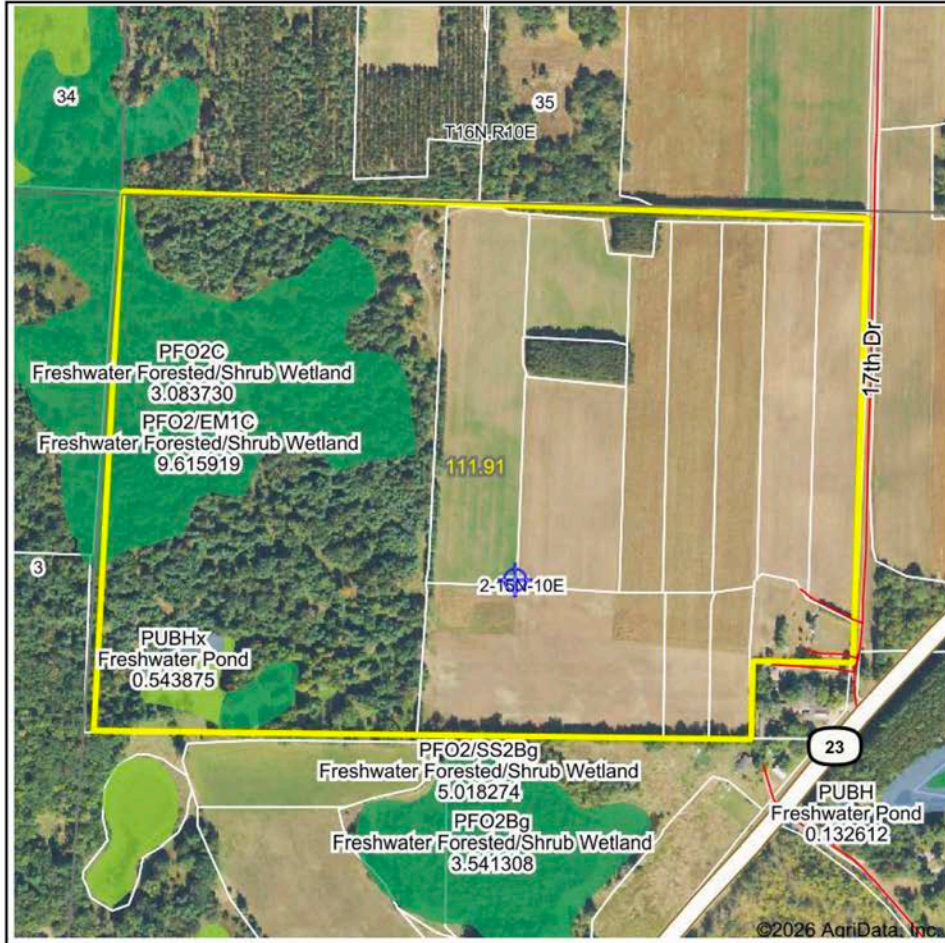
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Irr Class *c	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass clover AUM	Kentucky bluegrass AUM	Oats Bu	Red clover hay Tons	Reed canarygrass AUM	Soybeans Bu	W w/ Bt
7716B	Oshtemo loamy fine sand, 2 to 6 percent slopes	49.79	85.3%		> 6.5ft.	Ills	Ille	3.7	90	15	5.3	2.7	60				30
7556B	Seward fine sandy loam, 2 to 6 percent slopes	8.58	14.7%		> 6.5ft.	Ille		3.4	80	13	5.8	3.1	60				26
Weighted Average							3.00	*-	3.7	88.5	14.7	5.4	2.8	60	*-	*-	29.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

WETLAND MAP



State: **Wisconsin**
 Location: **2-15N-10E**
 County: **Marquette**
 Township: **Montello**
 Date: **5/5/2026**



Maps Provided By:



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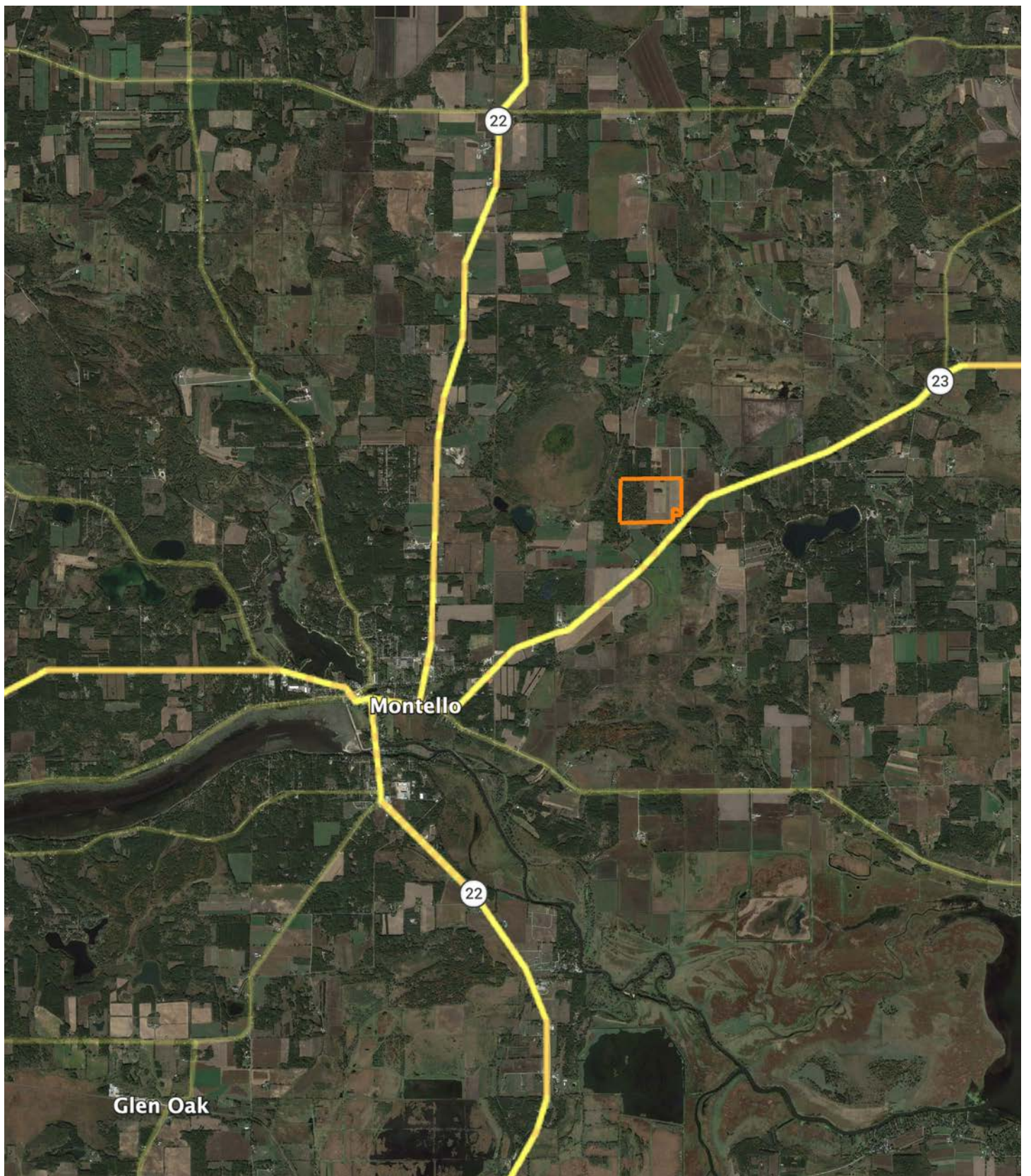


0ft 685ft 1370ft

Classification Code	Type	Acres
PFO2/EM1C	Freshwater Forested/Shrub Wetland	8.88
PFO1C	Freshwater Forested/Shrub Wetland	6.51
PFO2C	Freshwater Forested/Shrub Wetland	2.77
PEM1C	Freshwater Emergent Wetland	1.02
PUBHx	Freshwater Pond	0.54
PFO2/SS2E	Freshwater Forested/Shrub Wetland	0.28
Total Acres		20.00

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

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