

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

DODGE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD, INVEST, OR CREATE YOUR OWN COUNTRY RETREAT ON 38 ACRES

Discover the possibilities with this 38 acre property just outside Columbus, Wisconsin. Offering an attractive combination of open ground, natural habitat, and country privacy, the property features approximately 6 acres of tillable land with the remaining acreage providing abundant wildlife habitat and recreational opportunities. Whether you're looking to build your country home, establish a hobby farm, or simply enjoy your own piece of Wisconsin countryside, this property offers plenty of versatility.

Much of the groundwork for a future homesite has already been completed, including an approved perc test and county-approved driveway. With electricity and telephone available at the lot and a convenient location along Highway 16/60, you'll enjoy rural living while maintaining easy access to Columbus, Madison, Beaver Dam, and surrounding communities.

Located in the Columbus School District, this nearly 39 acre property presents a unique opportunity to combine country living, recreation, wildlife, and investment potential in one convenient location.



PROPERTY FEATURES

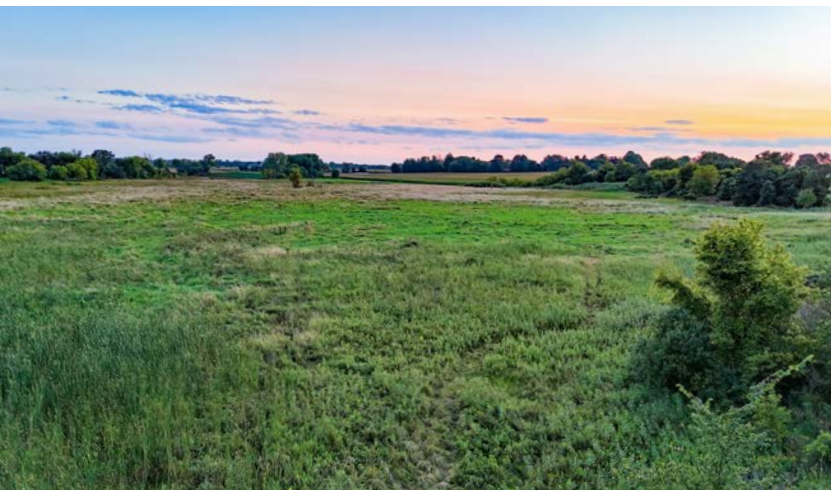
COUNTY: **DODGE** | STATE: **WISCONSIN** | ACRES: **38**

- 38 +/- acres of Wisconsin countryside
- Buildable homesite
- Approved perc test
- County-approved driveway in place
- Approximately 6 acres of tillable ground
- Abundant wildlife & recreational opportunities
- Natural cover & wildlife habitat
- Electricity available to the lot
- Convenient access to Columbus & Madison
- Columbus School District



BUILDABLE HOMESITE

With electricity and telephone available at the lot and a convenient location along Highway 16/60, you'll enjoy rural living while maintaining easy access to Columbus, Madison, Beaver Dam, and surrounding communities.



ABUNDANT WILDLIFE



COUNTY APPROVED DRIVEWAY IN PLACE



6 +/- ACRES OF TILLABLE



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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

Boundary Center: 43° 19' 35.54, -88° 59' 1.71

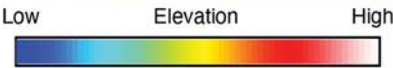
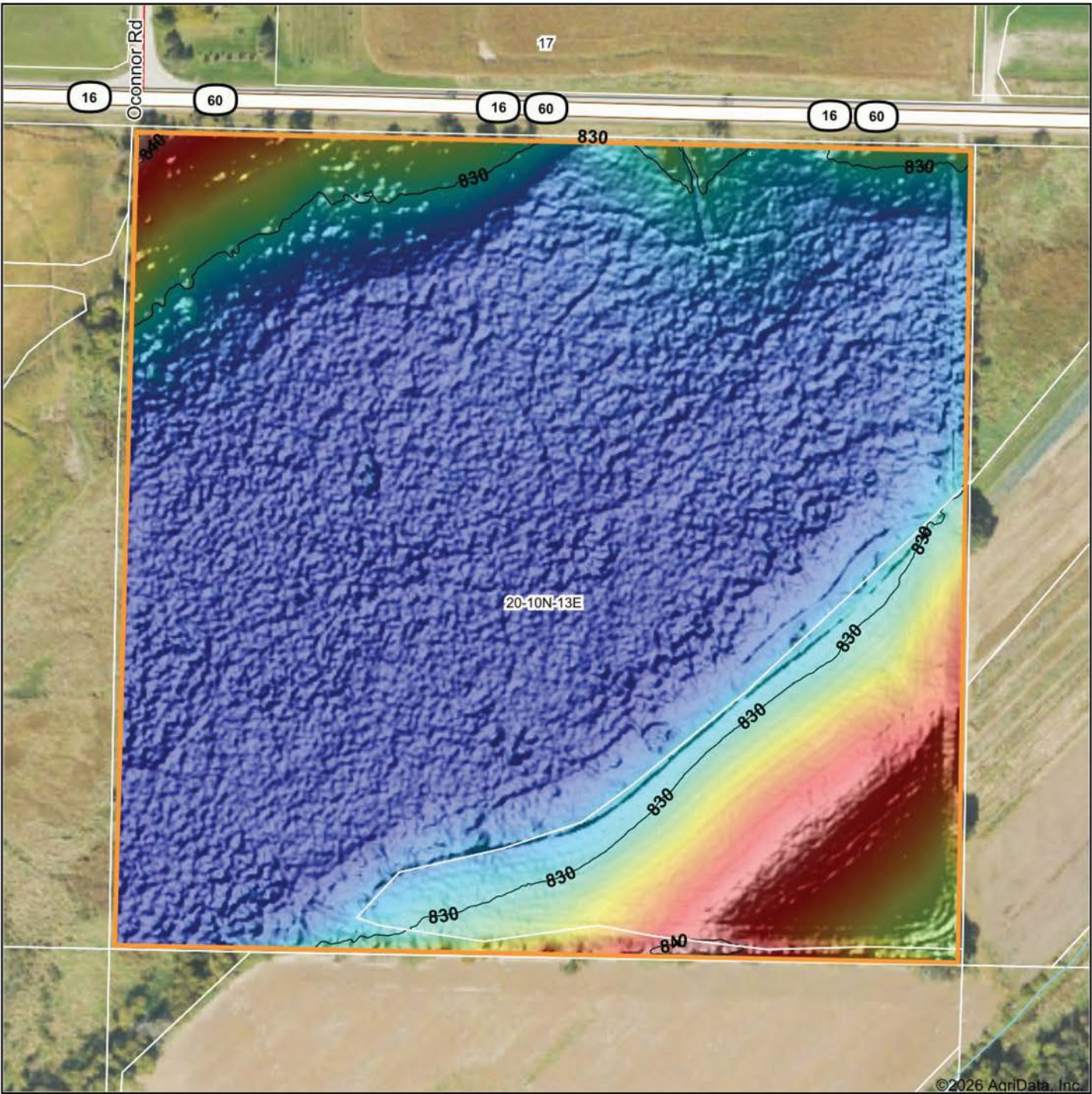
20-10N-13E
Dodge County
Wisconsin

0ft 250ft 499ft



8/25/2026

TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 1 meter dem
Interval(ft): 10
Min: 825.1
Max: 842.9
Range: 17.8
Average: 828.2
Standard Deviation: 3.9 ft

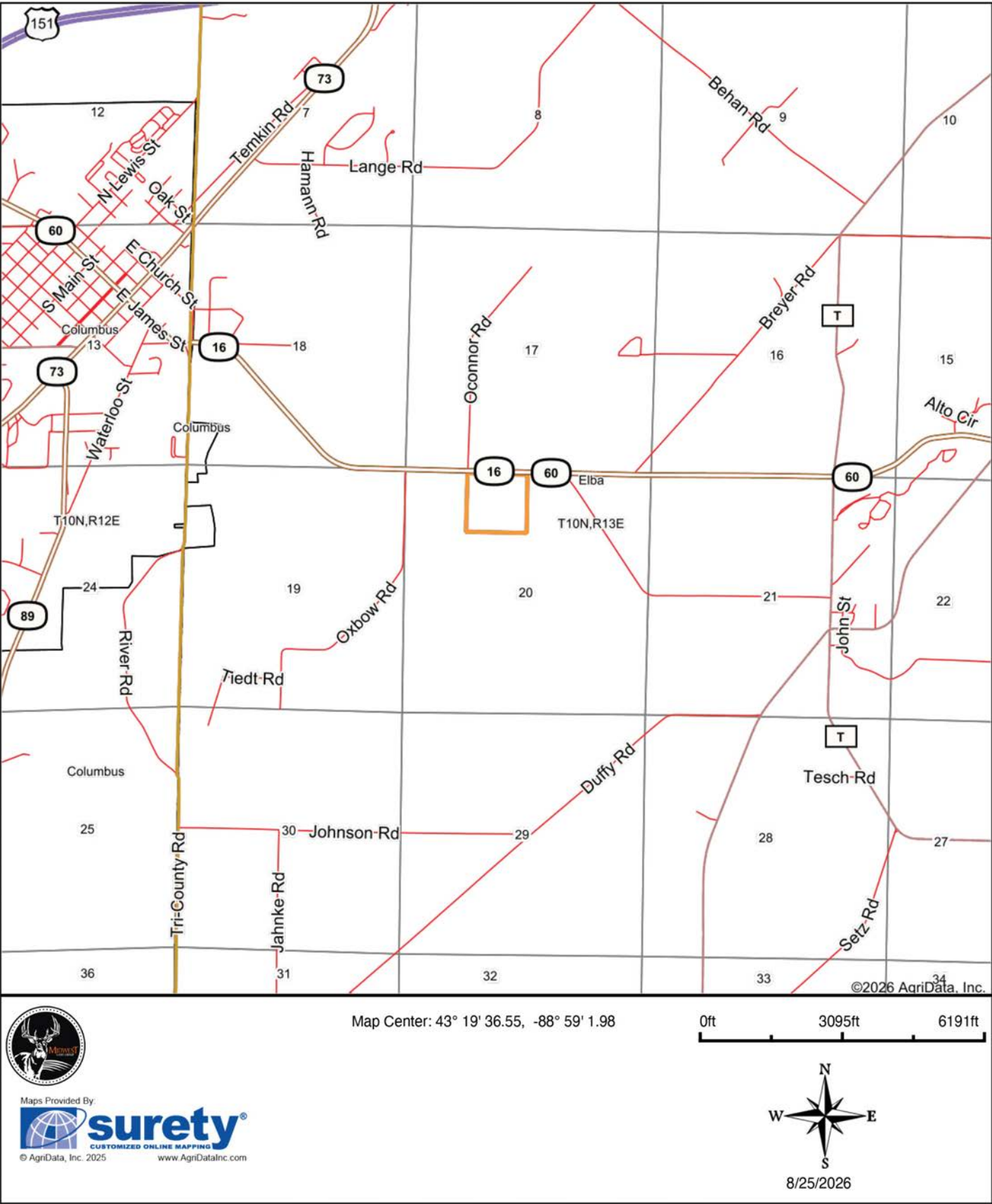


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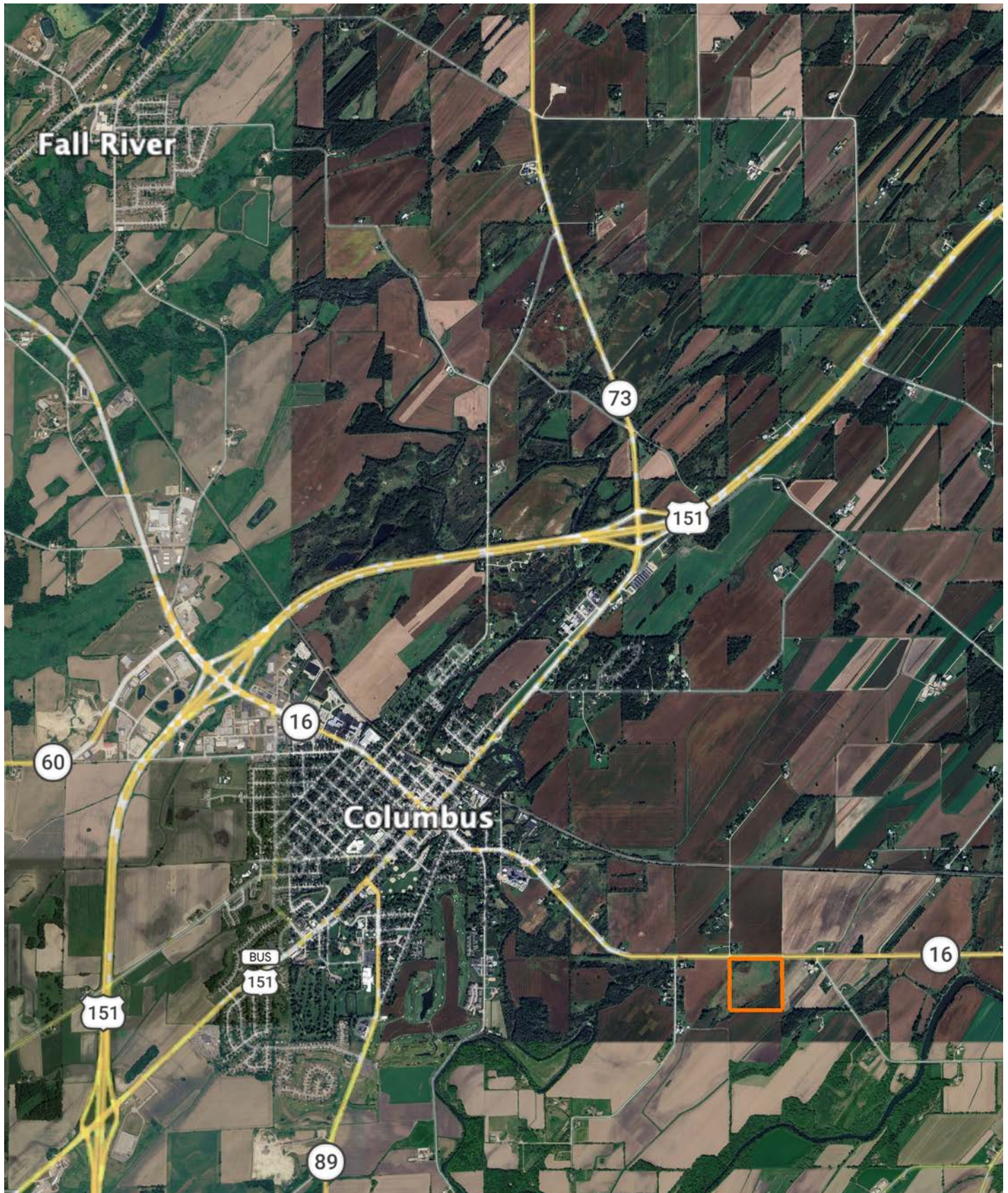
20-10N-13E
Dodge County
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Boundary Center: 43° 19' 35.54, -88° 59' 1.71

OVERVIEW STREET MAP



OVERVIEW MAP



AGENT CONTACT

A Burlington native, Shawn Cannon still proudly calls Burlington home, where he and his wife, Amanda, are raising their family—Eleonore, Aspyn, and Lane. His lifelong connection to the area and the people in it gives him a natural ability to relate to landowners and understand what matters most when it comes time to buy or sell.

For the past 17 years, Shawn has built and operated his own farrier business, working closely with farmers, landowners, and rural families throughout the region. That experience wasn't just about the work, it was about building trust, showing up consistently, and developing long-term relationships. Those same principles now guide how he serves his clients in land sales. In addition, his background as a professional stuntman has instilled a high level of discipline, focus, and the ability to perform under pressure.

Shawn's passion for the outdoors is rooted in years of hands-on hunting experience. He understands how deer use the landscape, recognizing bedding areas, travel corridors, pinch points, and how access, wind direction, and habitat all come together to impact a property's huntability. He's confident walking a property and quickly identifying both its strengths and opportunities for improvement from a recreational standpoint.

What sets Shawn apart is simple—he already understands the people he represents. His career has been built alongside landowners, not apart from them. Combined with his relentless work ethic and commitment to doing things the right way, Shawn is dedicated to helping his clients achieve the best possible outcome for their land.



SHAWN CANNON

LAND AGENT

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