

MIDWEST LAND GROUP PRESENTS

259.5 ACRES IN

PRICE COUNTY WISCONSIN



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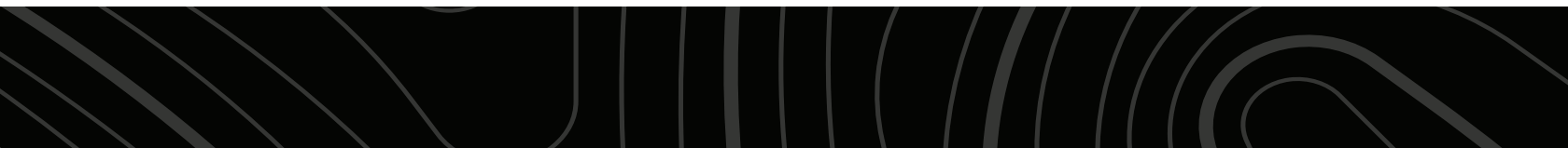
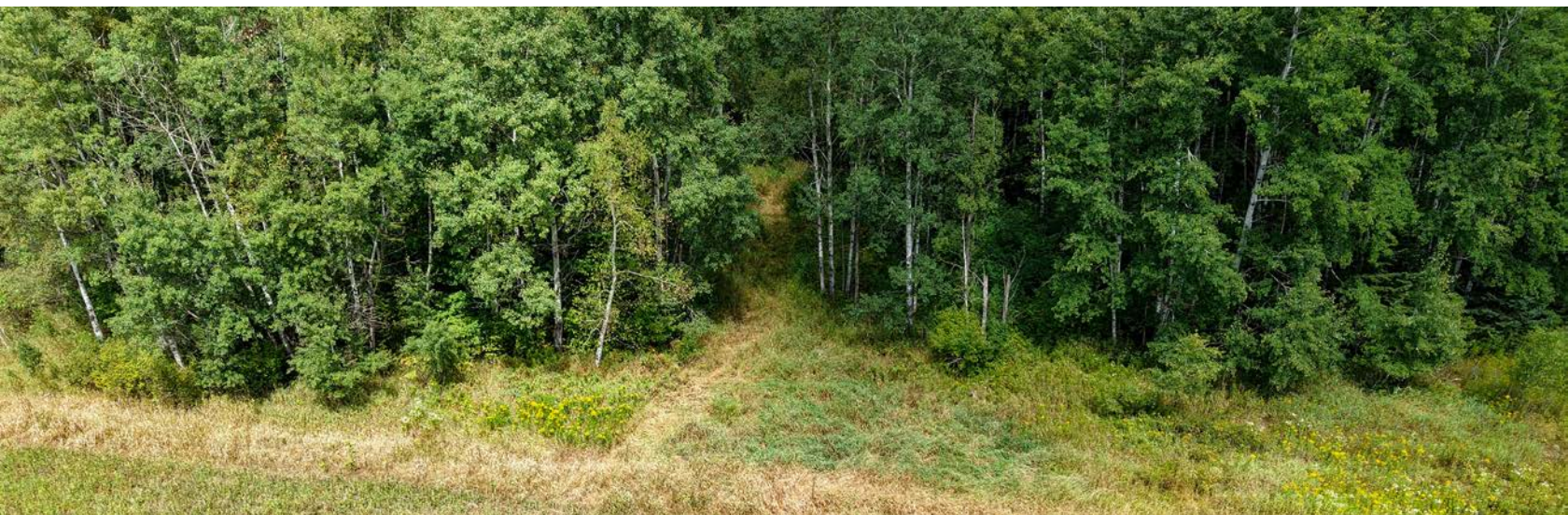
259.5 ACRES OF PRIME PRICE COUNTY HUNTING AND FARM LAND

This 259.5 acre property in Price County offers an exceptional mix of income-producing ground, diverse wildlife habitat, and recreational opportunities across eight parcels (6 of which are contiguous). The landscape includes open fields currently planted in soybeans, areas of prairie grasses, mature timber, mixed understory, and a wide variety of hardwoods and evergreens including maple, oak, aspen, and elm. The soybean acreage is currently generating approximately \$50 per acre in rental income, while open areas offer excellent potential for future food plots. With no conservation easements in place, buyers have flexibility to manage and improve the property to fit their goals.

For the hunter, this property has the feel of a long-forgotten honey hole that has seen very little hunting pressure in recent years. While walking the property, you will encounter a labyrinth of deer trails along with abundant deer sign. You will likely also notice bear

sign, turkey feathers, and gobbling turkeys. Abundant edge habitat, secluded bedding cover, mature timber, younger understory, native grasses, berries, and natural browse create an outstanding habitat mix. Agricultural fields and neighboring farmland provide additional food sources, while water and heavy cover help give wildlife everything they need within and around the property. An existing trail system on the property allows for easier travel throughout the acreage.

Whether the goal is hunting, habitat management, recreation, agricultural income, or simply owning a large and diverse piece of northern Wisconsin, this property offers a combination that is increasingly difficult to find. The variety of terrain and vegetation creates multiple habitat transitions and natural travel corridors, with plenty of room to establish stands, potential food plots, access routes, and a long-term land management plan.



PROPERTY FEATURES

COUNTY: **PRICE** | STATE: **WISCONSIN** | ACRES: **259.5**

- 259.5 total acres across 8 parcels
- Diverse mix of open fields, prairie grasses, hardwoods, and evergreens
- Current soybean ground producing approximately \$50/acre in rental income
- Strong deer habitat with abundant trails, rubs, scrapes, and bedding cover
- Very limited hunting pressure in recent years
- Excellent habitat for deer, bear, turkey, and other wildlife
- Abundant edge habitat and natural transition areas
- Mature timber mixed with mixed understory and younger growth
- Maple, oak, aspen, elm, and evergreen species throughout the property
- Food, water, cover, and agricultural adjacency all in one property
- Open fields well suited for future food plots
- Abundant natural browse, berries, and forage for wildlife
- Numerous natural travel corridors and pinch points
- Excellent mix of bedding, feeding, and security cover
- No known conservation easements
- Existing trails
- Strong potential for hunting, recreation, habitat management, and investment
- Agricultural income combined with recreational value
- Large acreage offers room for multiple stand locations and hunting setups
- Turkey sign observed, including feathers and gobbles
- Bear sign observed while touring the property



259.5 DIVERSE ACRES

The landscape includes open fields currently planted in soybeans, areas of prairie grasses, mature timber, mixed understory, and a wide variety of hardwoods and evergreens including maple, oak, aspen, and elm.



EXISTING TRAILS



EXCELLENT HUNTING POTENTIAL

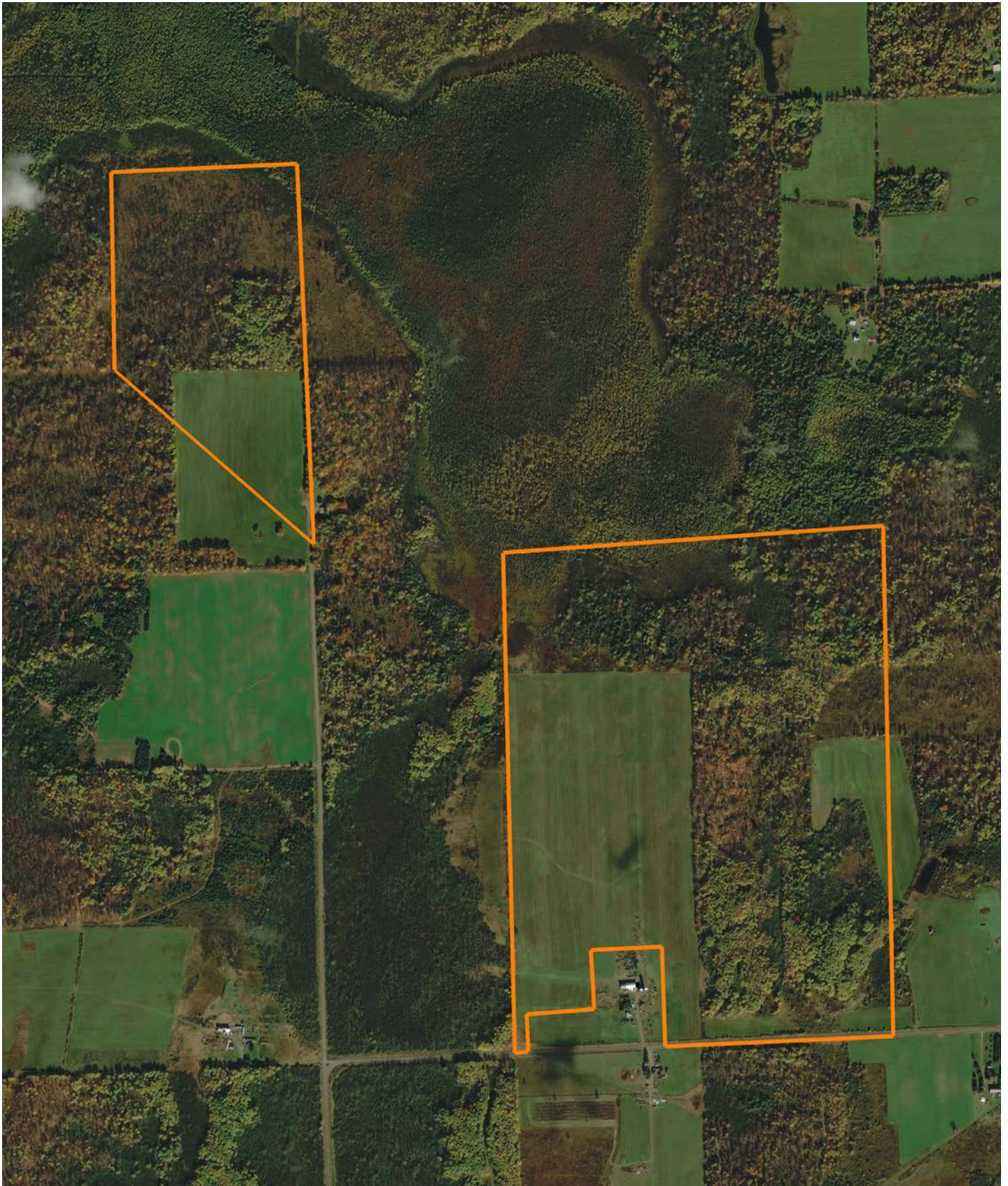


INCOME-PRODUCING TILLABLE

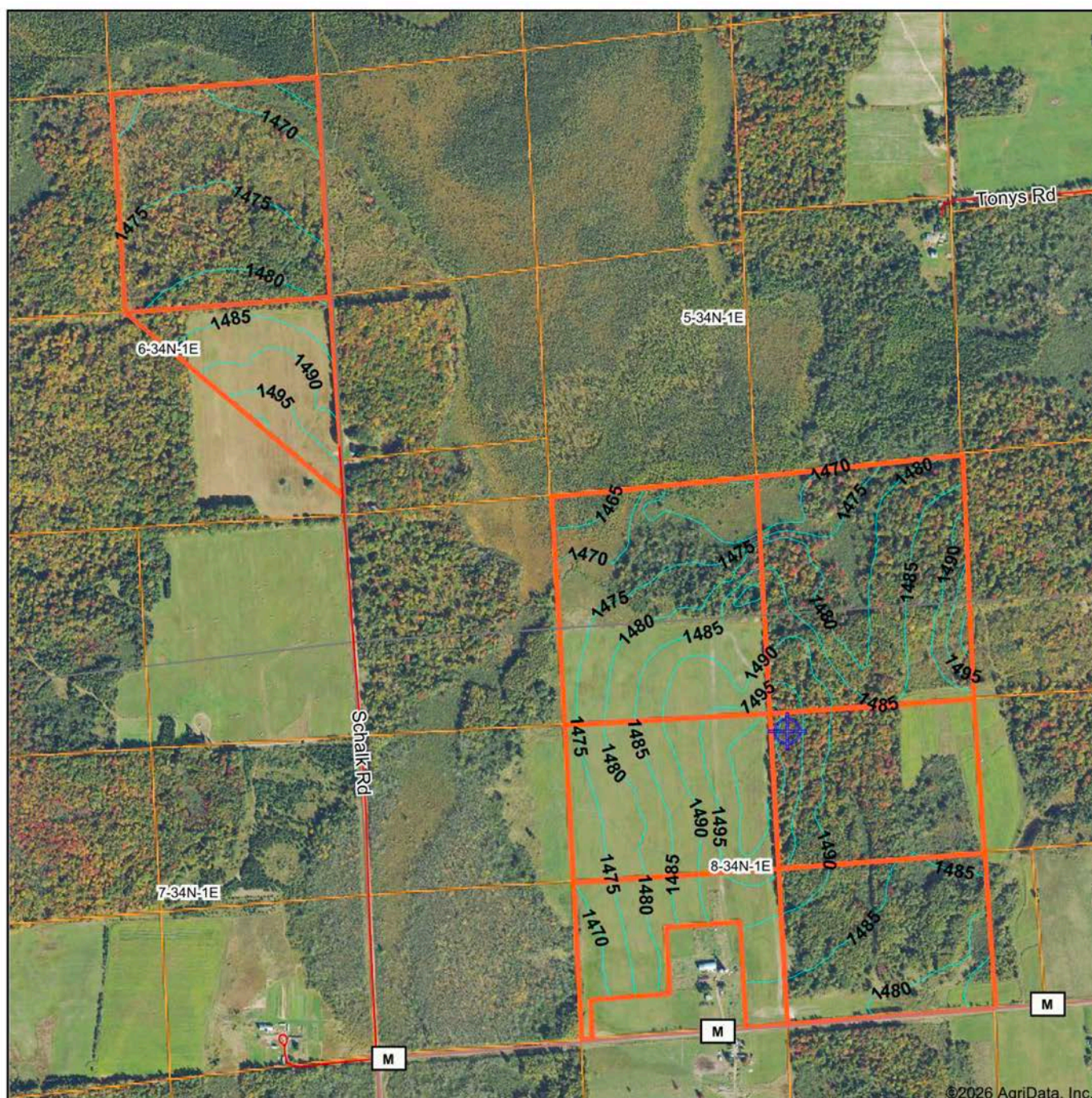
The soybean acreage is currently generating approximately \$50 per acre in rental income, while open areas offer excellent potential for future food plots.



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,460.9

Max: 1,502.5

Range: 41.6

Average: 1,479.9

Standard Deviation: 7.64 ft

0ft 988ft 1976ft

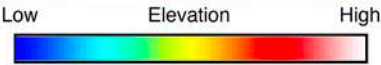
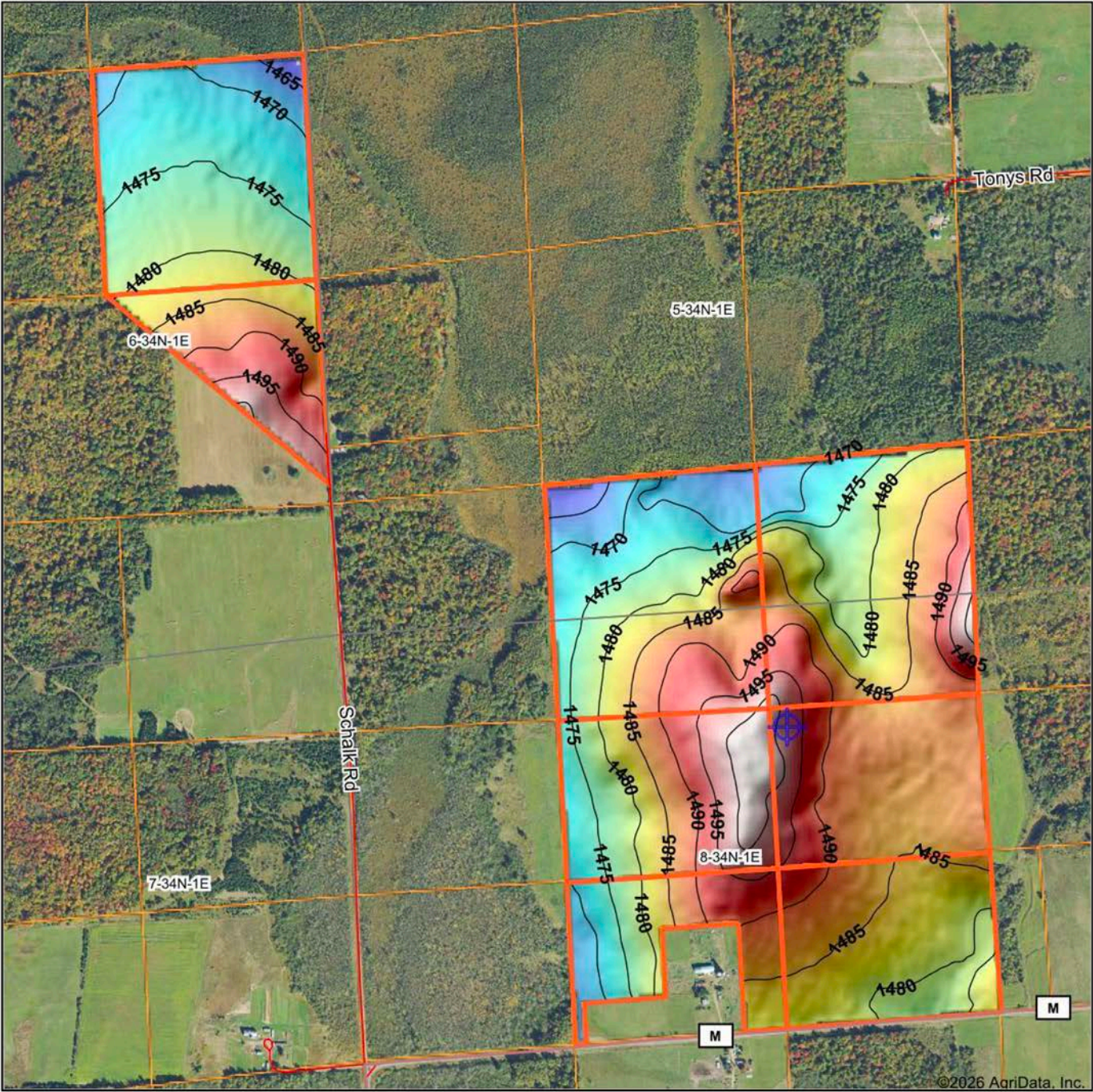


8/28/2026

5-34N-1E
Price County
Wisconsin

Boundary Center: 45° 27' 7.88, -90° 23' 15.92

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 5
Min: 1,460.9
Max: 1,502.5
Range: 41.6
Average: 1,479.9
Standard Deviation: 7.64 ft

0ft 958ft 1915ft

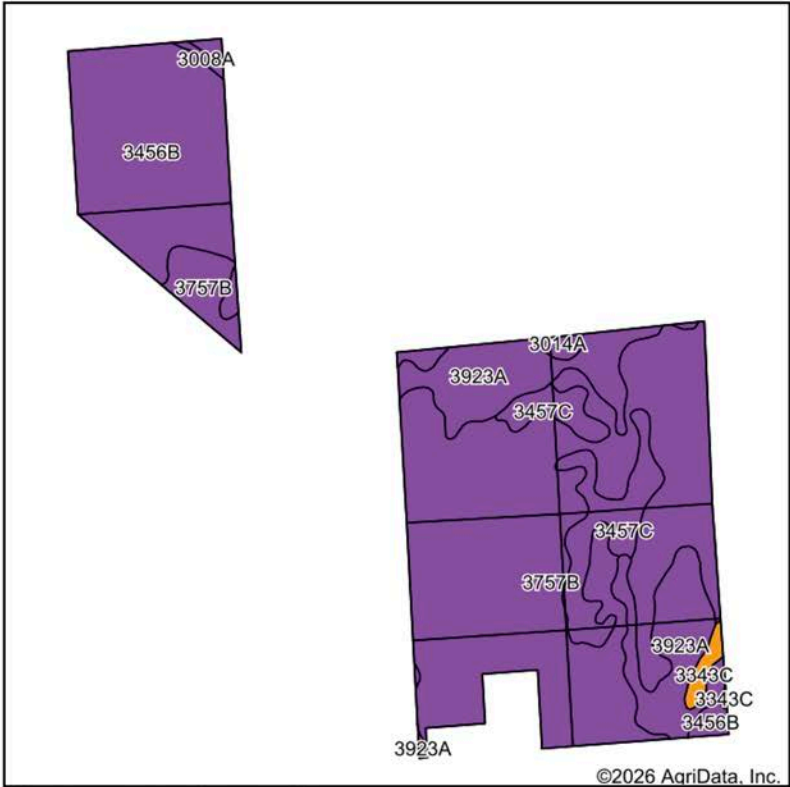


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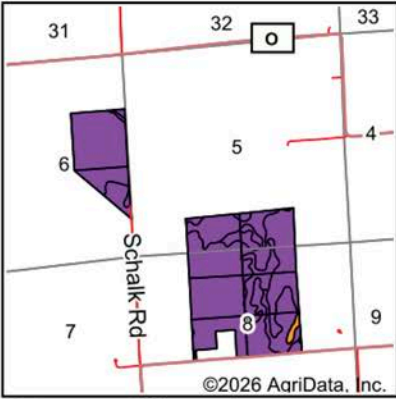
5-34N-1E
Price County
Wisconsin

Boundary Center: 45° 27' 7.88, -90° 23' 15.92

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
County: **Price**
Location: **5-34N-1E**
Township: **Ogema**
Acres: **258.78**
Date: **8/28/2026**



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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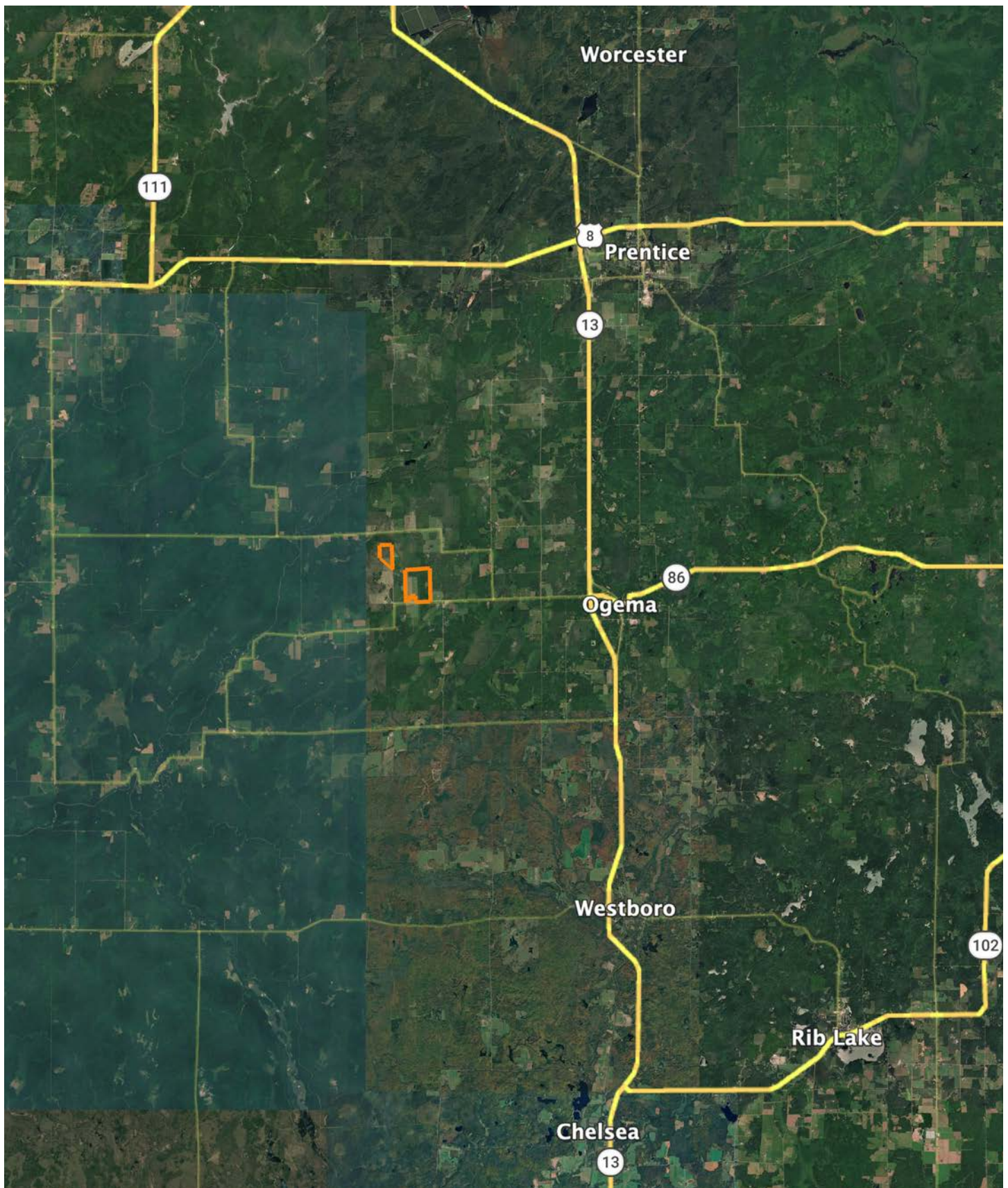


Area Symbol: WI099, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3757B	Magnor-Freeon complex, 0 to 6 percent slopes, very stony	140.06	54.1%		Vls	49	48	48	27
3456B	Magnor, very stony and Magnor silt loams, 0 to 4 percent slopes	52.80	20.4%		Vls	50	47	49	29
3923A	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	39.09	15.1%		VIw	44	41	44	18
3457C	Freeon, very stony and Freeon silt loams, 6 to 15 percent slopes	20.45	7.9%		Vls	50	50	48	28
3014A	Loxley and Beseman soils, 0 to 1 percent slopes	3.34	1.3%		VIIw	40	17	40	27
3343C	Antigo silt loam, 6 to 15 percent slopes	2.29	0.9%		IIle	51	49	51	35
3008A	Lupton and Cathro soils, 0 to 1 percent slopes	0.75	0.3%		VIw	51	24	51	33
Weighted Average					5.99	*n 48.4	*n 46.4	*n 47.5	*n 26.2

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Whether he's improving wildlife habitat on his own property, evaluating land, or exploring properties across the region, Mark Battles is passionate about helping people buy and sell land across Minnesota and Wisconsin.

Raised in the Saint Paul area, Mark now splits his time between Saint Paul and Clearwater, Minnesota. He brings a unique blend of professional expertise, firsthand landownership, and a lifelong appreciation for the outdoors to every client. Before entering land brokerage, he spent years as a veterinarian and medical director, where he developed exceptional problem-solving skills, attention to detail, and a client-first approach that continues to serve his clients today.

Building on that foundation, Mark transitioned into commercial real estate, where he represented clients in the sale and acquisition of outdoor resorts, hunting lodges, fishing outfitters, hotels, and recreational land, sharpening his skills in valuation, negotiations, due diligence, marketing, and complex contracts. He was recognized as a Crexi Platinum Broker in both 2025 and 2026.

Mark's connection to land extends far beyond his career. He owns and manages a 54-acre recreational property in Central Minnesota, giving him firsthand knowledge of the challenges and opportunities that come with rural landownership. Whether maintaining trail systems, improving deer habitat, managing timber, or caring for the property over the long term, he understands the decisions, investments, and stewardship that come with owning rural land because he lives them every day. He believes land is more than a financial investment; it's a place where families create traditions, conserve wildlife habitat, and build a legacy for future generations.

When he's not working with clients, Mark enjoys fishing, woodworking, building projects, foraging, and spending time outdoors with his wife, Taylor, and daughter, Bea. Whether clients are searching for a hunting property, recreational retreat, timber investment, or farm, Mark is committed to providing honest advice, knowledgeable representation, and the guidance needed to help clients make confident decisions and enjoy their land for years to come.



MARK BATTLES, LAND AGENT

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