

MIDWEST LAND GROUP PRESENTS

105.5 ACRES

PRICE COUNTY, WI

0000 CITY ROAD M, OGEMA, WISCONSIN 54459



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TIMBER, PRAIRIE, FOOD PLOT POTENTIAL, AND PREMIUM WILDLIFE HABITAT

This 105.5 acre Price County property offers a diverse mix of wooded hunting ground, prairie grasses, mature timber, and mixed understory. A variety of hardwoods and evergreens, including maple, oak, aspen, and elm, create excellent habitat diversity, while the numerous transitions between timber, prairie, and heavier cover provide the kind of edge habitat that deer and other wildlife naturally use.

The property shows strong signs of wildlife activity, with abundant deer trails, rubs, scrapes, and bedding cover throughout the area. Bear and turkey sign have also been observed, and the combination of natural browse,

berries, cover, nearby agriculture, and water creates a well-rounded habitat base. Open and prairie areas could also be well suited for establishing food plots and further improving the property for hunting. One is currently planted in soybeans.

With very little hunting pressure in recent years, this acreage has the feel of an overlooked northern Wisconsin hunting property with plenty of potential. Whether managed primarily for whitetails, turkey, or general recreation, the mix of mature timber, understory, prairie, and open ground gives a new owner a strong foundation for long-term habitat and hunting improvements.



PROPERTY FEATURES

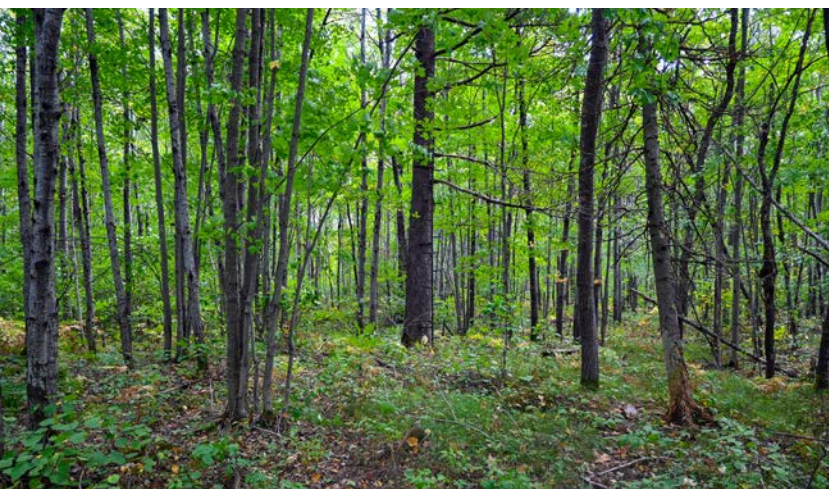
COUNTY: **PRICE** | STATE: **WISCONSIN** | ACRES: **105.5**

- Primarily wooded hunting and recreational ground
- Diverse mix of hardwoods, evergreens, prairie, and understory
- Maple, oak, aspen, elm, and other timber species
- Strong deer habitat with abundant trails and sign
- Good bedding and security cover
- Excellent edge habitat and natural transition areas
- Open prairie and crop areas with strong food plot potential
- Abundant natural browse and berries for wildlife
- Deer, turkey, and bear sign observed on the property
- Mix of mature timber and younger growth
- Nearby agriculture adds an additional food source for wildlife
- Water, food, cover, and bedding habitat all nearby
- Very little hunting pressure in recent years
- Strong potential for hunting, habitat improvement, and long-term recreational use
- No known conservation easements or enrollments



PRIMARILY WOODED

A variety of hardwoods and evergreens, including maple, oak, aspen, and elm, create excellent habitat diversity, while the numerous transitions between timber, prairie, and heavier cover provide the kind of edge habitat that deer and other wildlife naturally use.



PRAIRIE GRASSES



STRONG HUNTING POTENTIAL

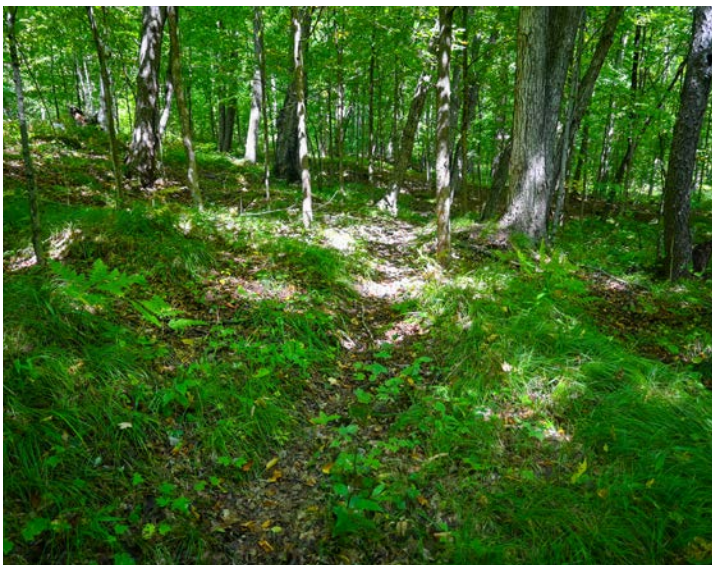


FOOD PLOT POTENTIAL

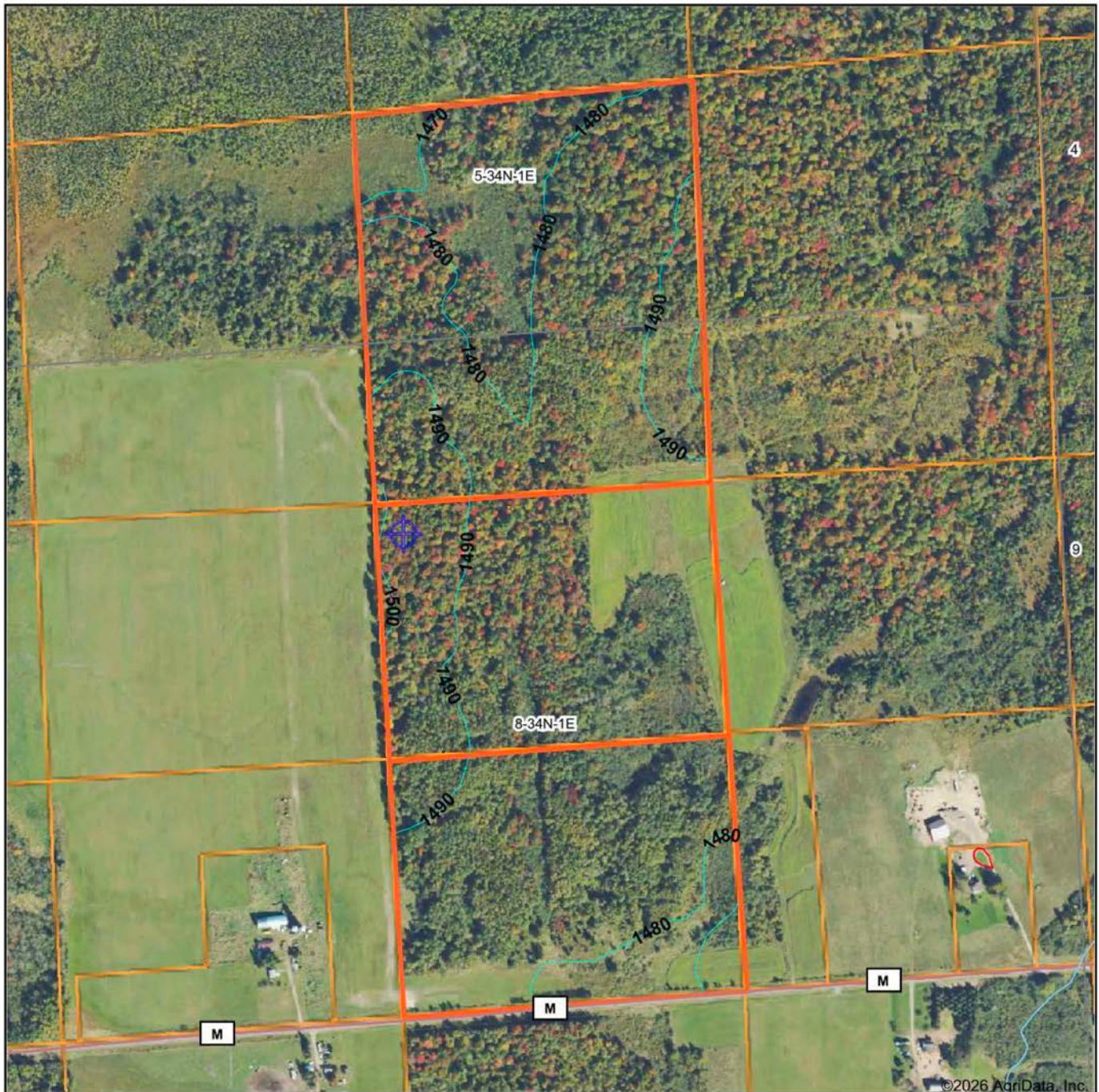
Open and prairie areas could also be well suited for establishing food plots and further improving the property for hunting. One is currently planted in soybeans.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,470.1

Max: 1,502.1

Range: 32.0

Average: 1,480.9

Standard Deviation: 6.1 ft

0ft 599ft 1197ft

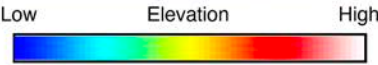
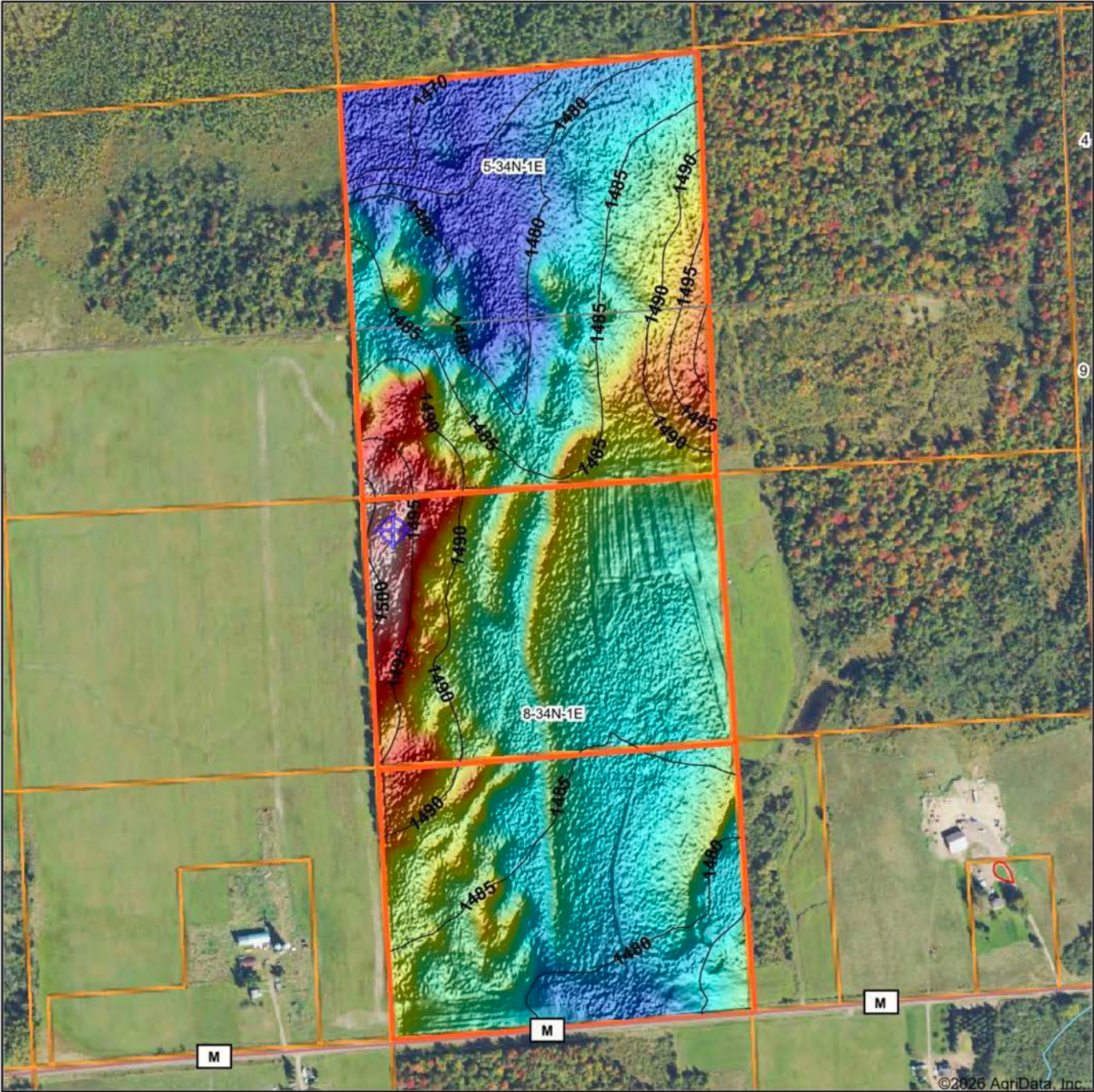


8/28/2026

8-34N-1E
Price County
Wisconsin

Boundary Center: 45° 26' 55.68, -90° 22' 47.86

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 5
Min: 1,470.1
Max: 1,502.1
Range: 32.0
Average: 1,480.9
Standard Deviation: 6.1 ft

0ft 568ft 1137ft



8/28/2026

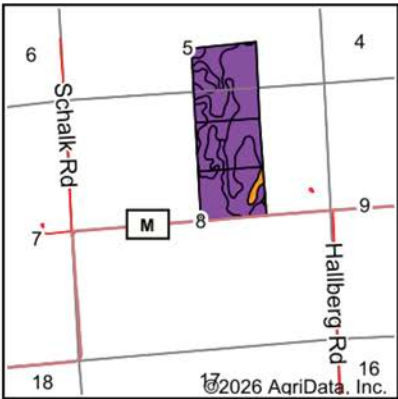
8-34N-1E
Price County
Wisconsin

Boundary Center: 45° 26' 55.68, -90° 22' 47.86

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
County: **Price**
Location: **8-34N-1E**
Township: **Ogema**
Acres: **104.9**
Date: **8/28/2026**



Maps Provided By:



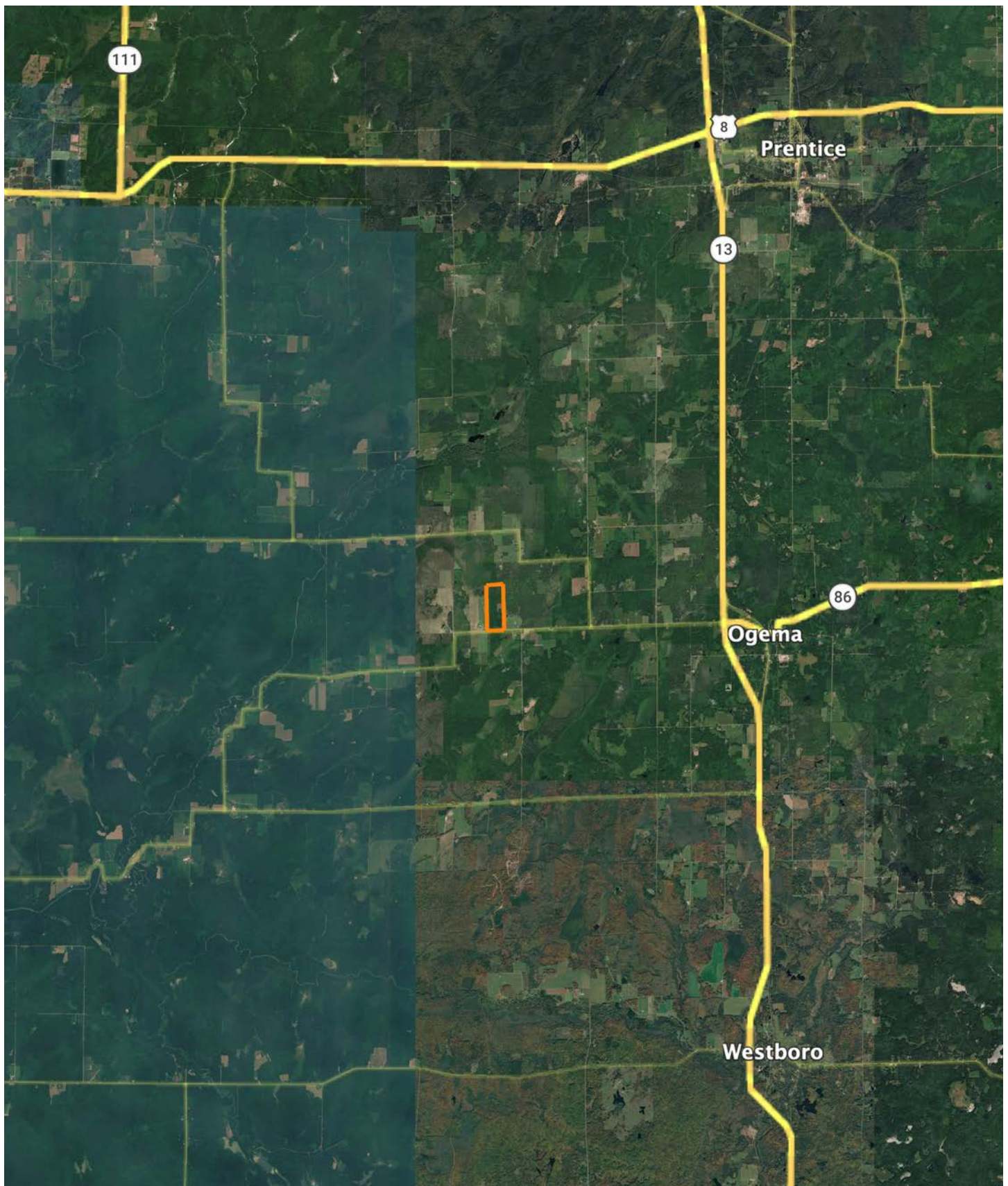
Area Symbol: WI099, Soil Area Version: 23

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	58.15	55.4%		Vls	49	48	48	27
3923A	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	24.68	23.5%		VIw	44	41	44	18
3457C	Freeon, very stony and Freeon silt loams, 6 to 15 percent slopes	17.03	16.2%		Vls	50	50	48	28
3343C	Antigo silt loam, 6 to 15 percent slopes	2.29	2.2%		IIIe	51	49	51	35
3456B	Magnor, very stony and Magnor silt loams, 0 to 4 percent slopes	1.63	1.6%		Vls	50	47	49	29
3014A	Loxley and Beseman soils, 0 to 1 percent slopes	1.12	1.1%		VIIw	40	17	40	27
Weighted Average					5.95	*n 47.9	*n 46.4	*n 47.1	*n 25.3

*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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