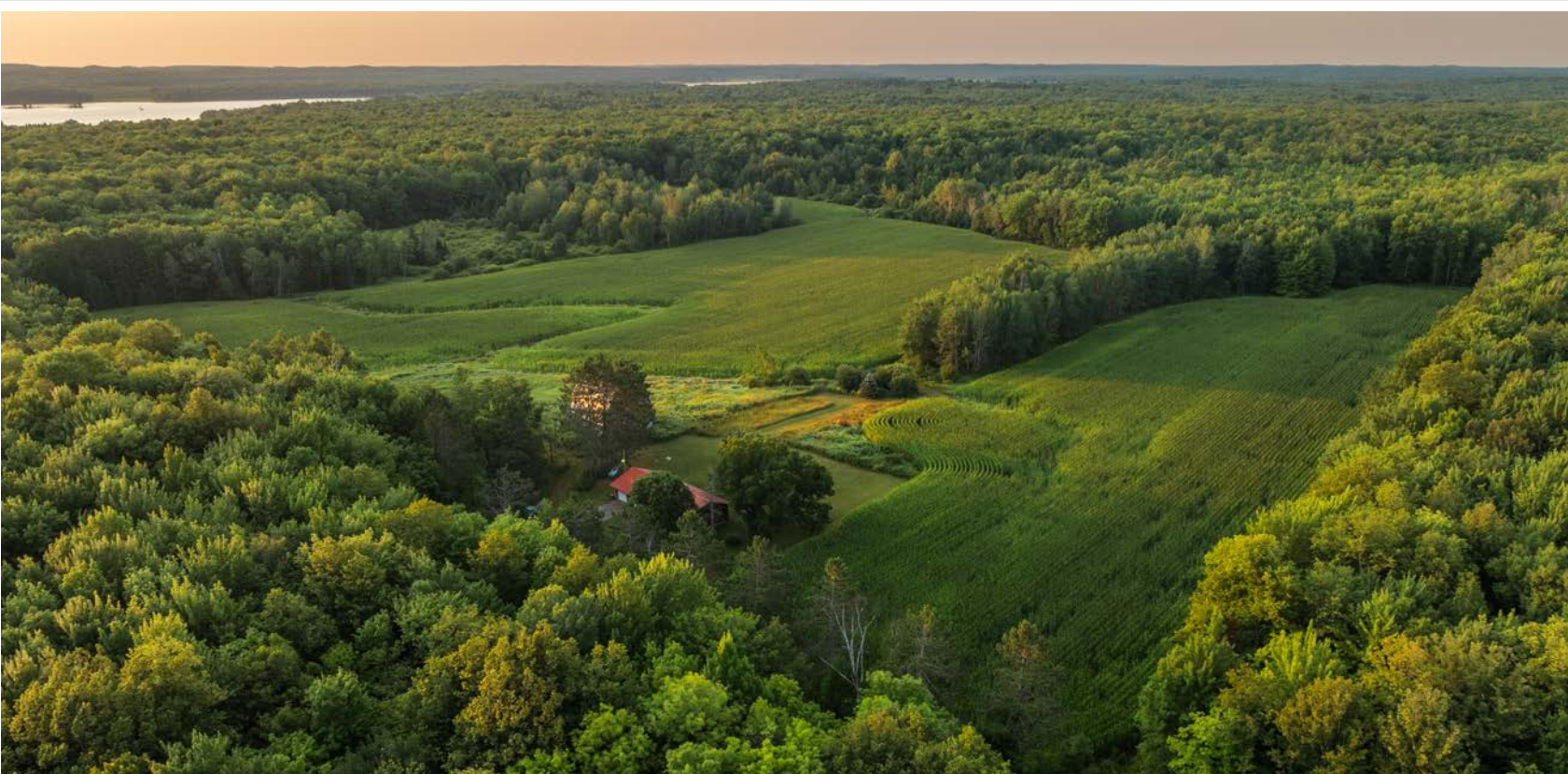


MIDWEST LAND GROUP PRESENTS

71.84 ACRES

TAYLOR COUNTY, WI

W13369 S TOWN LINE RD, GILMAN, WISCONSIN 54433



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED 71.84 +/- ACRE HOME & HUNTING RETREAT BORDERING NATIONAL FOREST

Tucked away at the end of a year-round maintained dead-end road, this 71.84 +/- acre property offers exceptional privacy with no neighboring homes in sight. The one-story home includes two bedrooms, one bathroom, an attached one-car garage, and a full unfinished basement. A working stone fireplace, built-in cabinetry, kitchen island, and handcrafted details give the home distinctive character. While livable as it stands, updated flooring, fresh paint, and a few renovations could make it an inviting full-time residence, Northwoods cabin, or hunting headquarters.

The acreage features mostly usable high ground with tillable fields currently planted in corn, mature hardwoods, mixed woods, and thick bedding cover. Deer sign can be found throughout the property, including rubs, active field-edge scrapes, established travel routes, and bedding areas. Mature apple and

walnut trees attract wildlife near the backyard, while a small waterhole approximately 100 yards from the home could be opened up and maintained for even better wildlife viewing. An existing trail along the back of the property could also be easily reclaimed for ATV or UTV access.

Adding to its recreational value, the property borders the Chequamegon-Nicolet National Forest, providing access to an expansive Northwoods landscape. Deer and turkeys are abundant throughout the area, and the nearby Chequamegon Waters—also known as Miller Dam Flowage—is recognized for its largemouth bass fishing. Whether used as a private country home, hobby farm, hunting retreat, or weekend getaway, this property brings together seclusion, productive acreage, wildlife habitat, and year-round accessibility.



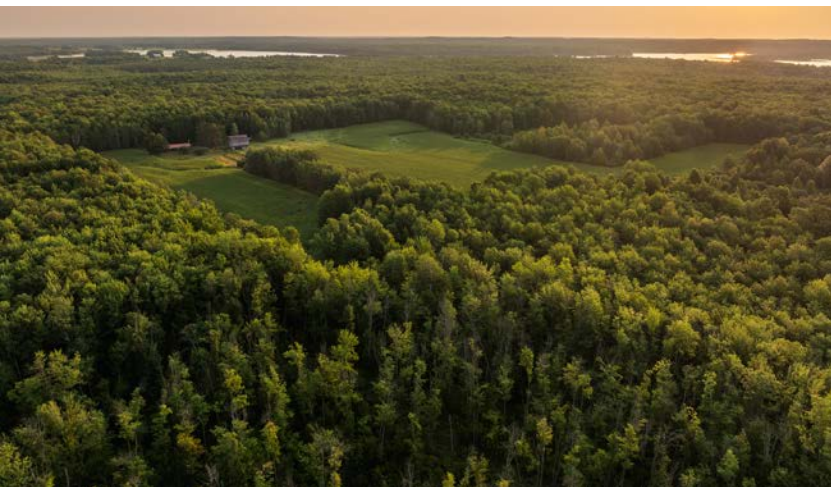
PROPERTY FEATURES

COUNTY: **TAYLOR** | STATE: **WISCONSIN** | ACRES: **71.84**

- 71.84 +/- contiguous acres
- 2 bedroom, 1 bathroom home
- 1 story layout with full unfinished basement
- Attached 1-car garage
- Working stone fireplace
- Built-in cabinetry and handcrafted interior details
- Kitchen island with additional workspace
- Metal roof
- Private well and septic system
- Located at the end of a year-round maintained dead-end road
- No neighboring homes visible from the property
- Mostly usable high ground
- Tillable acreage currently planted in corn
- Mature hardwoods with mixed woods and thick bedding cover
- Established deer travel routes throughout the property
- Active scrapes, rubs, and bedding areas
- Abundant deer and turkey activity
- Mature apple and walnut trees near the backyard
- Small wildlife waterhole approximately 100 yards from the home
- Existing rear trail with easy ATV/UTV potential
- Borders Chequamegon-Nicolet National Forest land
- Near Chequamegon Waters/Miller Dam flowage
- Excellent potential as a country home, hobby farm, hunting retreat, or cabin



71.84 +/- CONTIGUOUS ACRES



2 BEDROOM, 1 BATHROOM HOME



ACTIVE SCRAPES, RUBS, & BEDDING AREAS



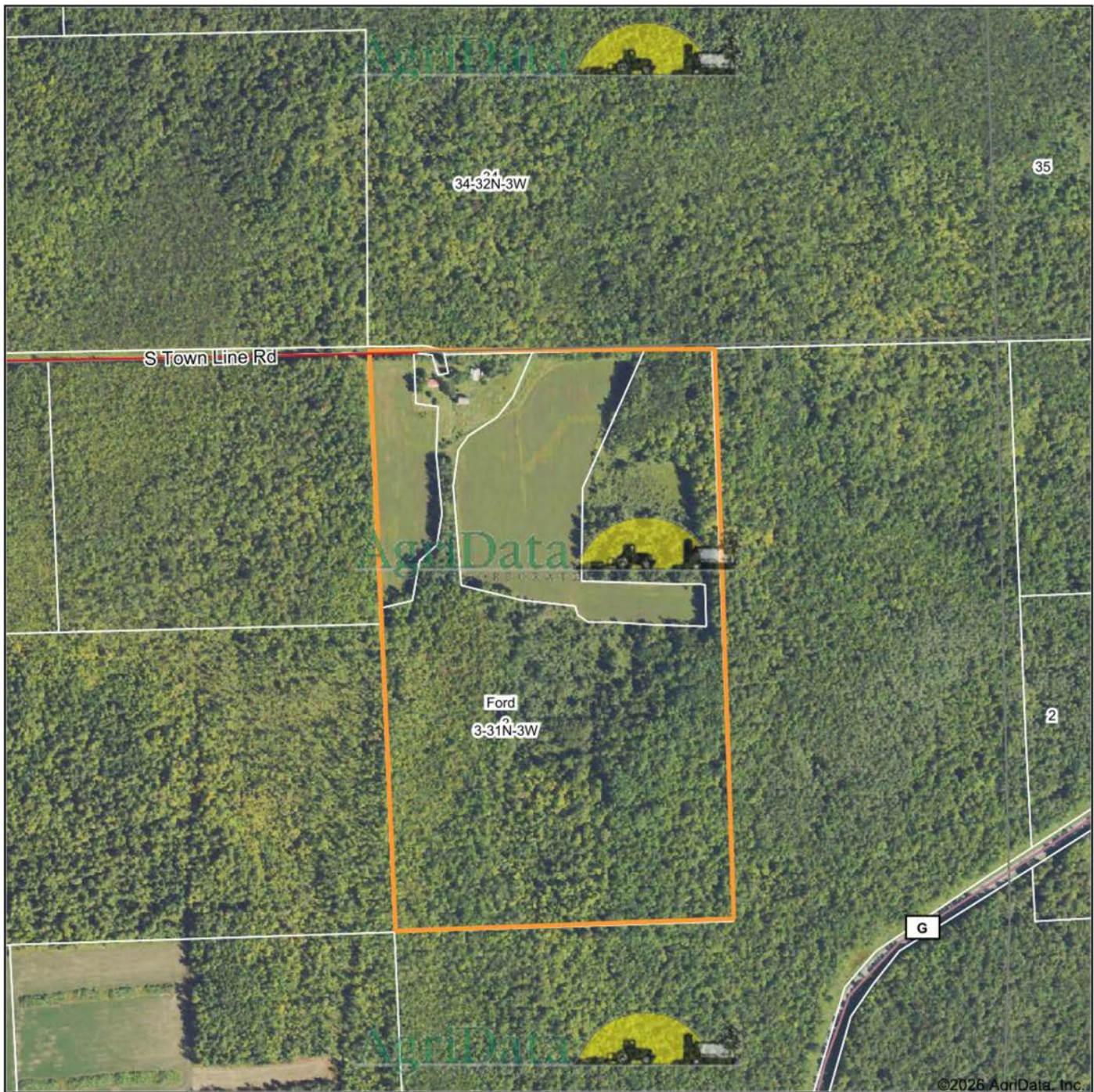
OUTBUILDINGS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 45° 12' 8.23, -90° 43' 39.5

0ft 640ft 1280ft

3-31N-3W
Taylor County
Wisconsin



8/2/2026

Maps Provided By:

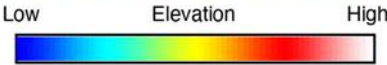
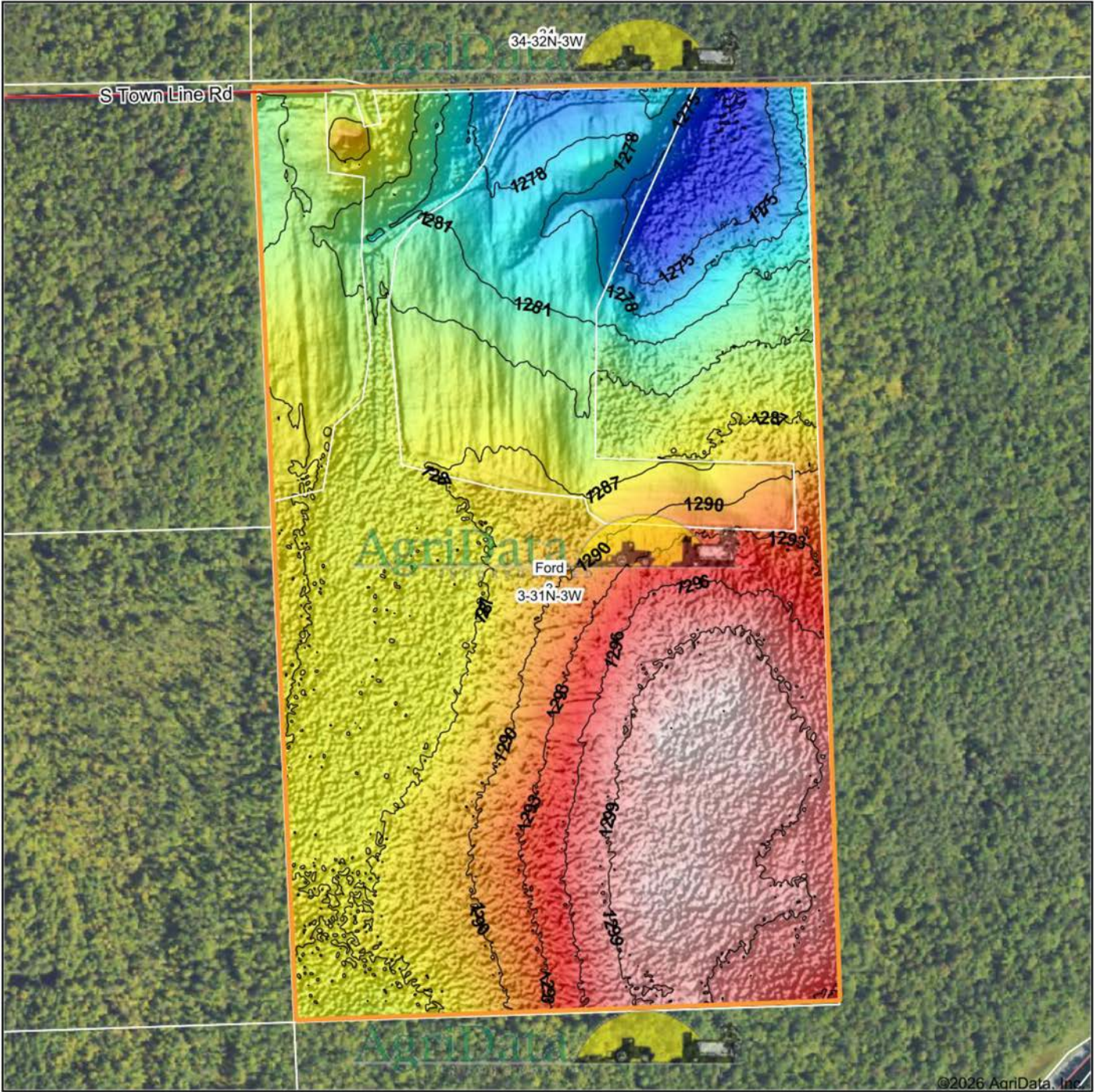


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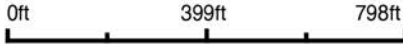
www.AgriDataInc.com

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

HILLSHADE MAP



Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,271.7
Max: 1,302.1
Range: 30.4
Average: 1,288.0
Standard Deviation: 7.22 ft



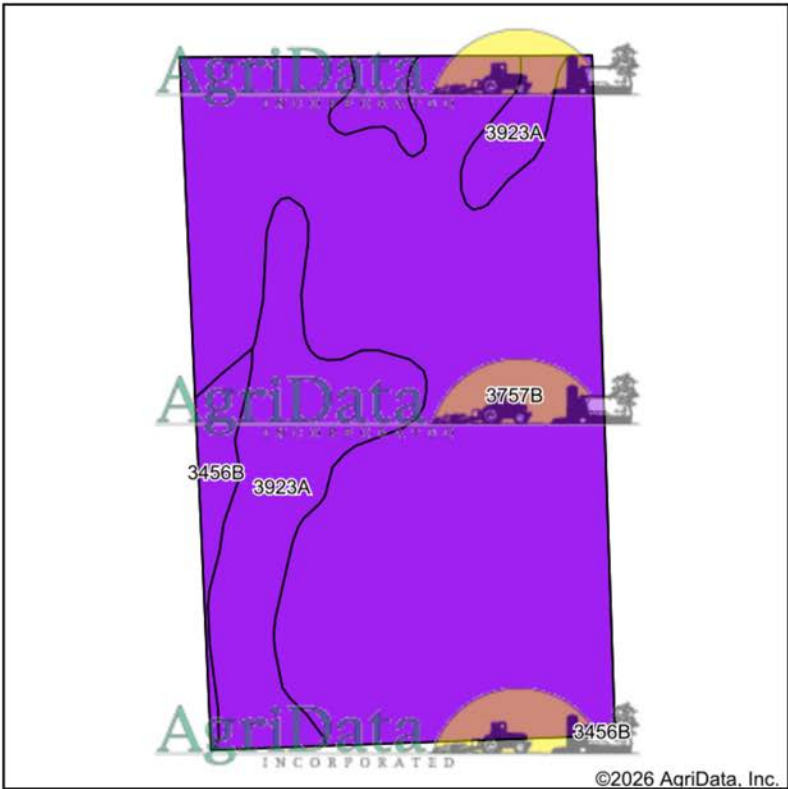
3-31N-3W
Taylor County
Wisconsin

Boundary Center: 45° 12' 8.23, -90° 43' 39.5

Maps Provided By:

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

SOILS MAP



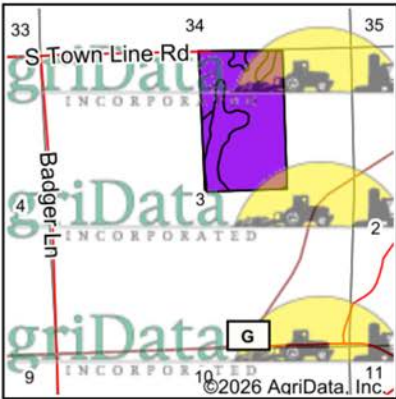
Soils data provided by USDA and NRCS.

Area Symbol: WI119, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
3757B	Magnor-Freeon complex, 0 to 6 percent slopes, very stony	58.44	76.1%		3.6ft. (Dense material)	Somewhat poorly drained	Vls	49
3923A	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	16.03	20.9%		2.7ft. (Dense material)	Very poorly drained	VIw	46
3456B	Magnor, very stony and Magnor silt loams, 0 to 4 percent slopes	2.30	3.0%		3.6ft. (Dense material)	Somewhat poorly drained	Vls	50
Weighted Average							6.00	*n 48.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



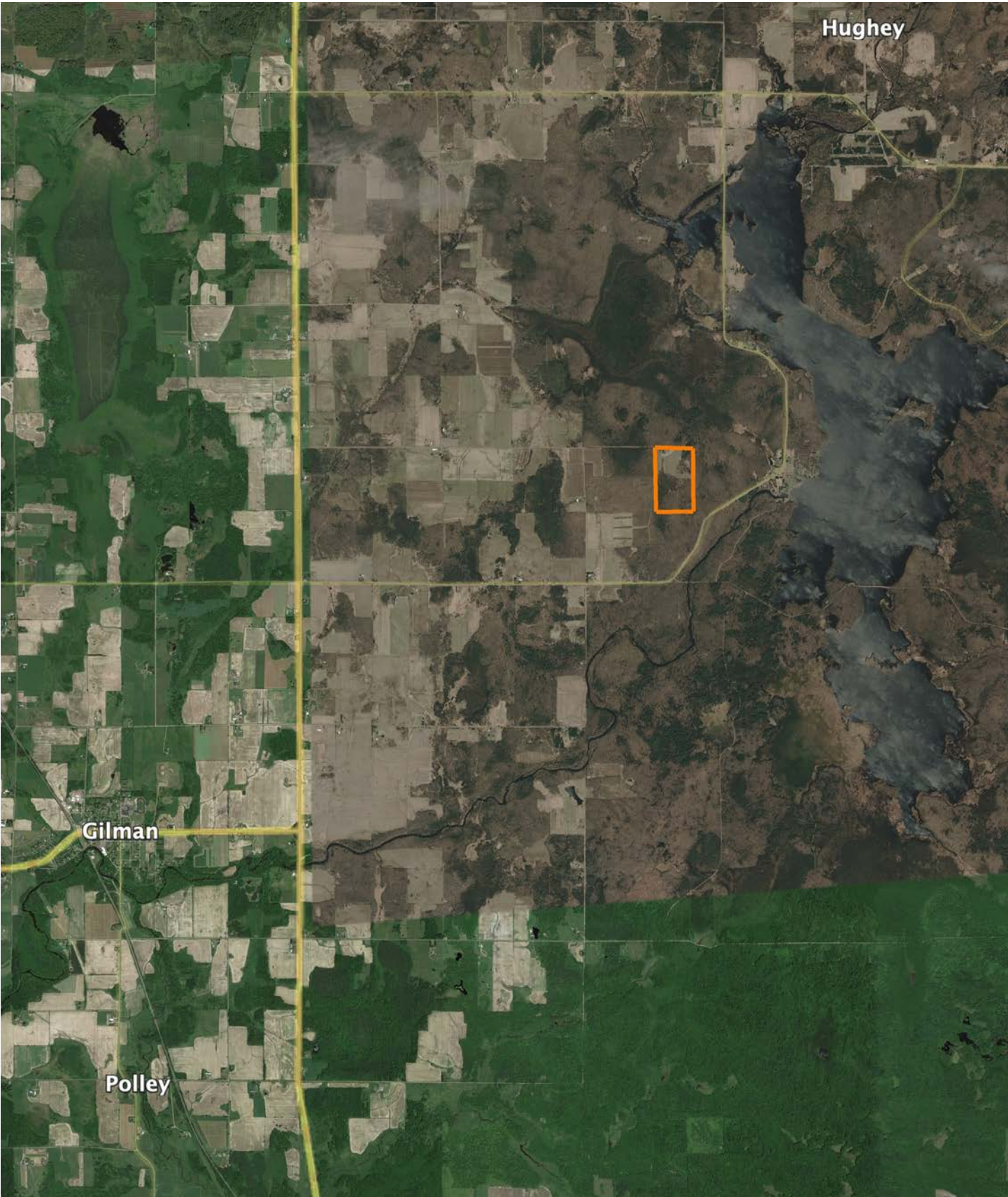
State: **Wisconsin**
County: **Taylor**
Location: **3-31N-3W**
Township: **Ford**
Acres: **76.77**
Date: **8/2/2026**

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

OVERVIEW MAP



AGENT CONTACT

Born and raised in Wisconsin and now living in Rice Lake with his wife, Selena, and their three children, Grayson, Walker, and Gianna, Carter Anderson has built his life around the land, outdoors, and the values that define rural communities. Growing up on a hobby farm in rural Wisconsin, Carter developed an early appreciation for land ownership and spent countless hours outdoors, creating a lifelong connection to the woods, wildlife, and the opportunities that land provides.

Carter studied Business Management through Northwood Technical College and the University of Wisconsin Colleges before building a successful career as an account manager in beverage distribution. That experience sharpened his communication, negotiation, and relationship-building skills while reinforcing the importance of understanding each client's goals and delivering exceptional service.

As a Wisconsin landowner and lifelong outdoorsman, Carter brings firsthand experience buying, improving, and managing recreational property. He has spent years creating destination-caliber hunting properties through habitat improvement projects, establishing strategic food sources, enhancing bedding cover, analyzing deer movement patterns, and developing access strategies designed to minimize pressure and maximize hunting opportunities. His experience managing land for mature whitetails gives him a practical understanding of what drives both recreational value and market appeal.

What sets Carter apart is that he lives the same lifestyle as many of his clients. He understands that land ownership represents more than acreage, it's about creating opportunities, building family memories, and leaving a legacy. Whether you're considering selling a family property, purchasing your first hunting tract, or investing in recreational land, Carter is committed to earning your trust and helping you achieve your goals with confidence.



CARTER ANDERSON

LAND AGENT

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MidwestLandGroup.com

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