

MIDWEST LAND GROUP PRESENTS

6 ACRES IN

DODGE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD, DEVELOP, INVEST NEAR BEAVER DAM, WISCONSIN

An exciting opportunity awaits on Beier Hill Road in the town of Beaver Dam! This unique offering includes five vacant parcels being sold together as one package-four residential lots plus an additional undeveloped parcel. Whether you're a builder, developer, investor, or looking for space to create something of your own, this property offers plenty of potential.

Located in an established rural subdivision, the property offers access to electricity, natural gas, telephone,

and fiber optic, providing a great head start for future development. Enjoy a country setting while still being conveniently located near Beaver Dam and its everyday amenities.

Offered as a complete package, this is a great opportunity to secure multiple parcels in one purchase. Bring your plans and take a look at what Beier Hill Road has to offer!



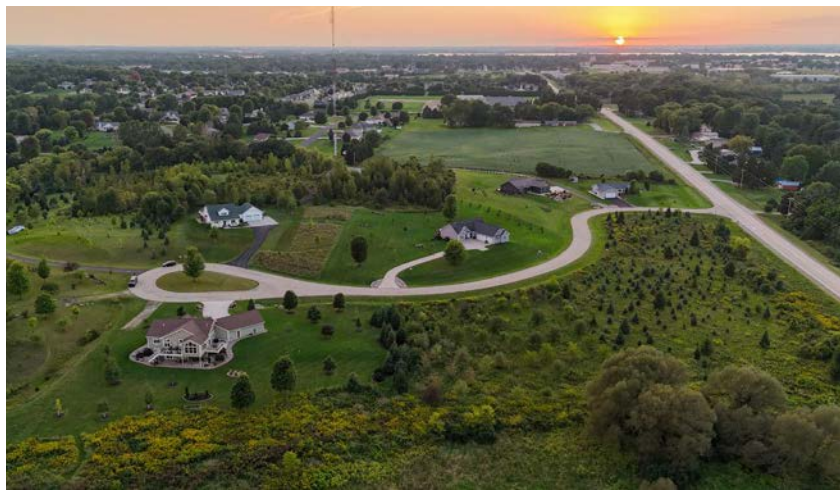
PROPERTY FEATURES

COUNTY: **DODGE** | STATE: **WISCONSIN** | ACRES: **6**

- 4 residential building lots
- 5 parcels sold as one package
- Excellent development potential
- Builder & investor opportunity
- Electricity available
- Natural gas available
- High-speed fiber optic available
- Desirable country setting
- Abundant wildlife & natural surroundings
- Build, develop, invest



4 RESIDENTIAL BUILDING LOTS



5 PARCELS SOLD AS ONE PACKAGE



EXCELLENT DEVELOPMENT POTENTIAL



BUILDER & INVESTOR OPPORTUNITY



ABUNDANT WILDLIFE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 43° 27' 54.78, -88° 47' 48.93

0ft 274ft 548ft



Maps Provided By:



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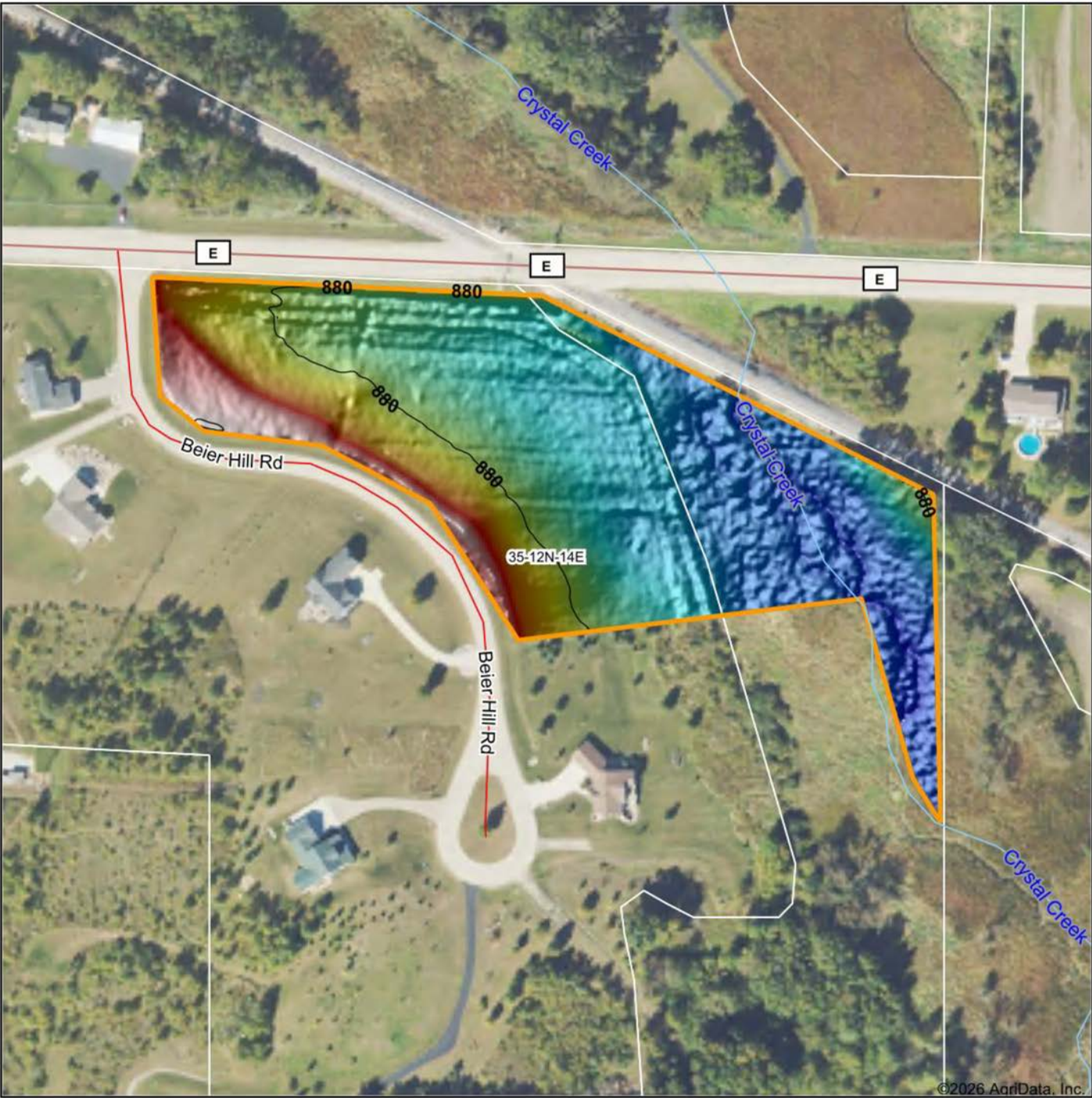
35-12N-14E
Dodge County
Wisconsin



9/2/2026

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

HILLSHADE MAP



Maps Provided By:

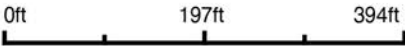


CUSTOMIZED ONLINE MAPPING

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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: 872.0
Max: 890.2
Range: 18.2
Average: 878.0
Standard Deviation: 4.13 ft



9/2/2026

35-12N-14E
Dodge County
Wisconsin

Boundary Center: 43° 27' 54.78, -88° 47' 48.93

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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