

MIDWEST LAND GROUP PRESENTS



GREEN COUNTY, WI

103.19 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

103.19 ACRE GREEN COUNTY FARM - 70 +/- TILLABLE ACRES + HUNTING & TIMBER

Set in the rolling countryside of Green County, Wisconsin, this 103.19 acre farm combines productive tillable acreage with a surprisingly strong recreational component, creating a well-rounded land investment with both income and enjoyment built in.

Approximately 70 +/- acres are tillable, carrying a 56.5 NCCPI rating and providing a solid agricultural component for an owner-operator or investment buyer. The current lease structure offers flexibility for 2027, allowing a new owner to continue with a tenant or position the farm for their own operation. The remaining 33 +/- acres are made up of timber, wildlife cover, and recreational ground, including a mix of walnut and oak. The layout provides excellent edge habitat, wooded travel corridors, and quality hunting opportunities for deer, turkey, pheasant, and quail.

Several recreational improvements are already in place, including established fall food plots, an elevated hunting blind, treestands, maintained trails, and a private gated entrance. The property has also been professionally surveyed with clearly established boundaries, adding confidence and clarity for a future owner. With 2025 property taxes totaling just \$342, this farm offers a compelling combination of productive acreage, recreational use, and manageable carrying costs.

Conveniently located approximately 1 hour from Madison, 2 hours and 15 minutes from Milwaukee, and 2 hours and 30 minutes from the Chicago suburbs, this is a well-rounded southern Wisconsin land investment with both income-producing and recreational appeal. Contact Jason Heller at (815) 858-4403 to schedule a private showing. Property is owned by a licensed real estate agent.



PROPERTY FEATURES

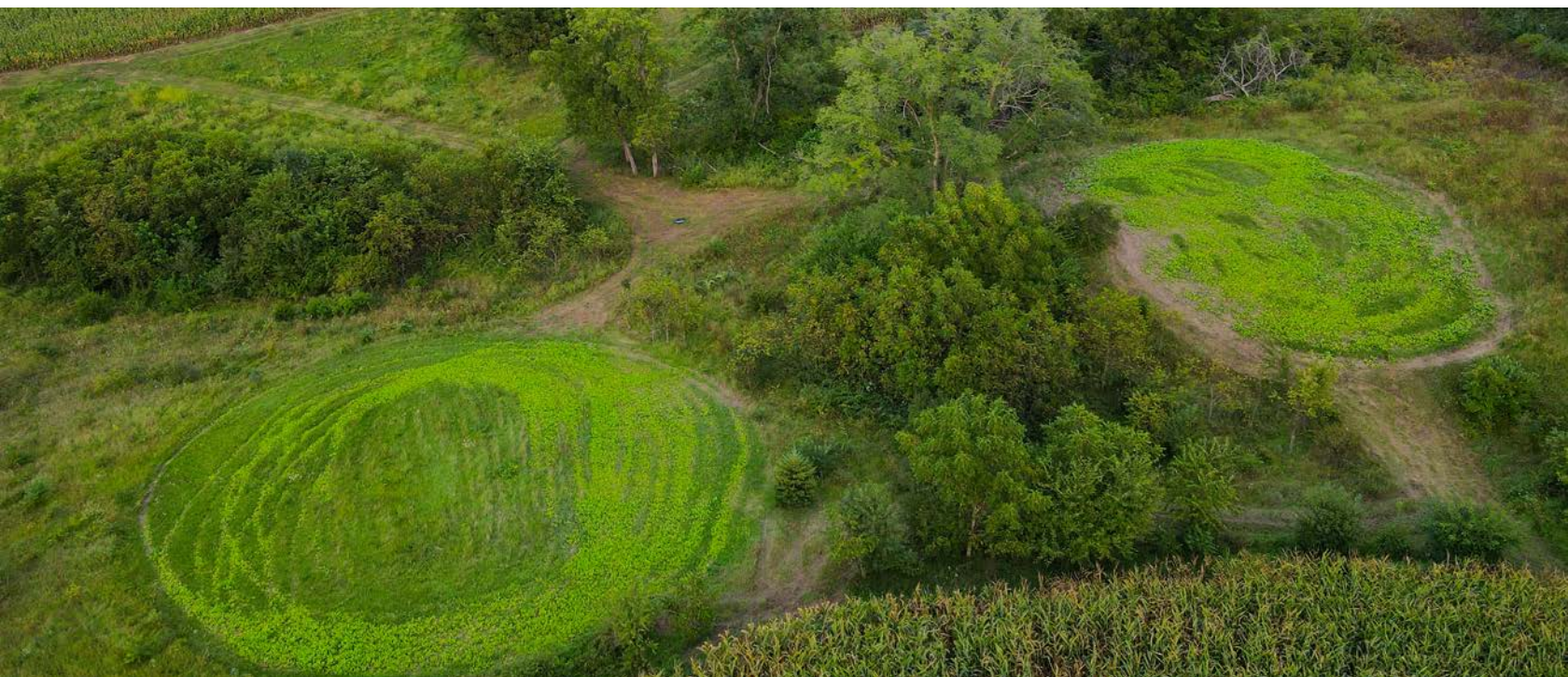
COUNTY: **GREEN** | STATE: **WISCONSIN** | ACRES: **103.19**

- 103.19 surveyed acres
- 70 +/- tillable acres
- 56.5 NCCPI rating
- 2027 tenancy flexibility for an owner-operator or investment buyer
- 33 +/- acres of timber, wildlife cover, and recreational ground
- Mixed hardwood timber including walnut and oak
- Excellent hunting opportunities including deer, turkey, pheasant, and quail
- Established fall food plots in place
- Elevated hunting blind & stands in place
- Maintained trails and access system
- Private, gated entrance
- Survey completed with clearly established boundaries
- Strong combination of agricultural income, recreation, and long-term land ownership
- 2025 taxes totaled \$342
- 1 hour to Madison, WI
- 2 hours, 15 minutes to Milwaukee, WI
- 2 hours, 30 minutes to Chicago suburbs



*Property lines are approximate and do not represent a survey

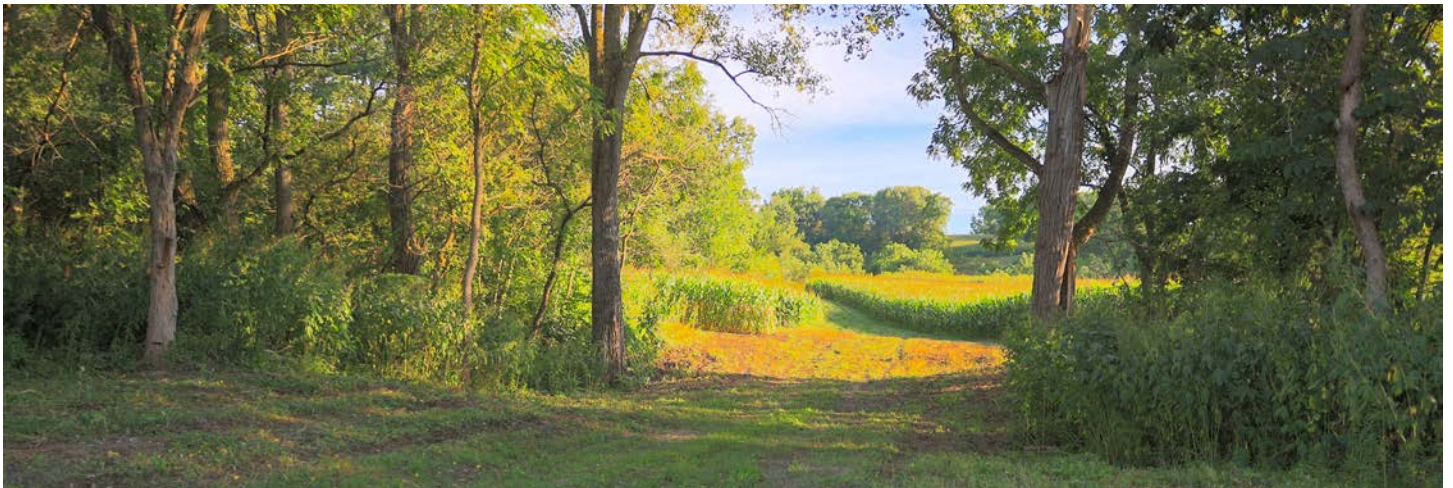
RECREATIONAL IMPROVEMENTS



PRIVATE, GATED ENTRANCE

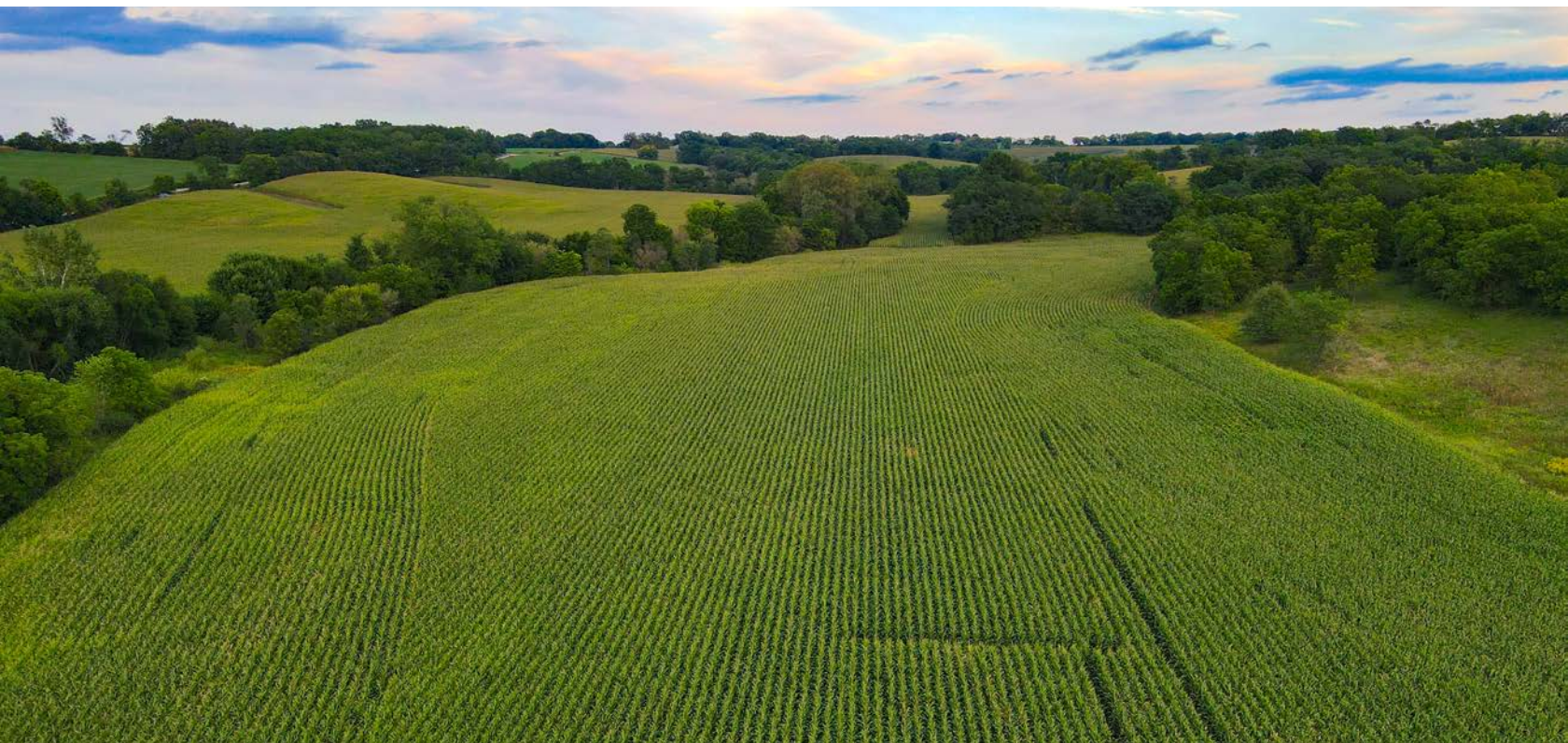


MAINTAINED TRAIL SYSTEM



70 +/- ACRES OF TILLABLE

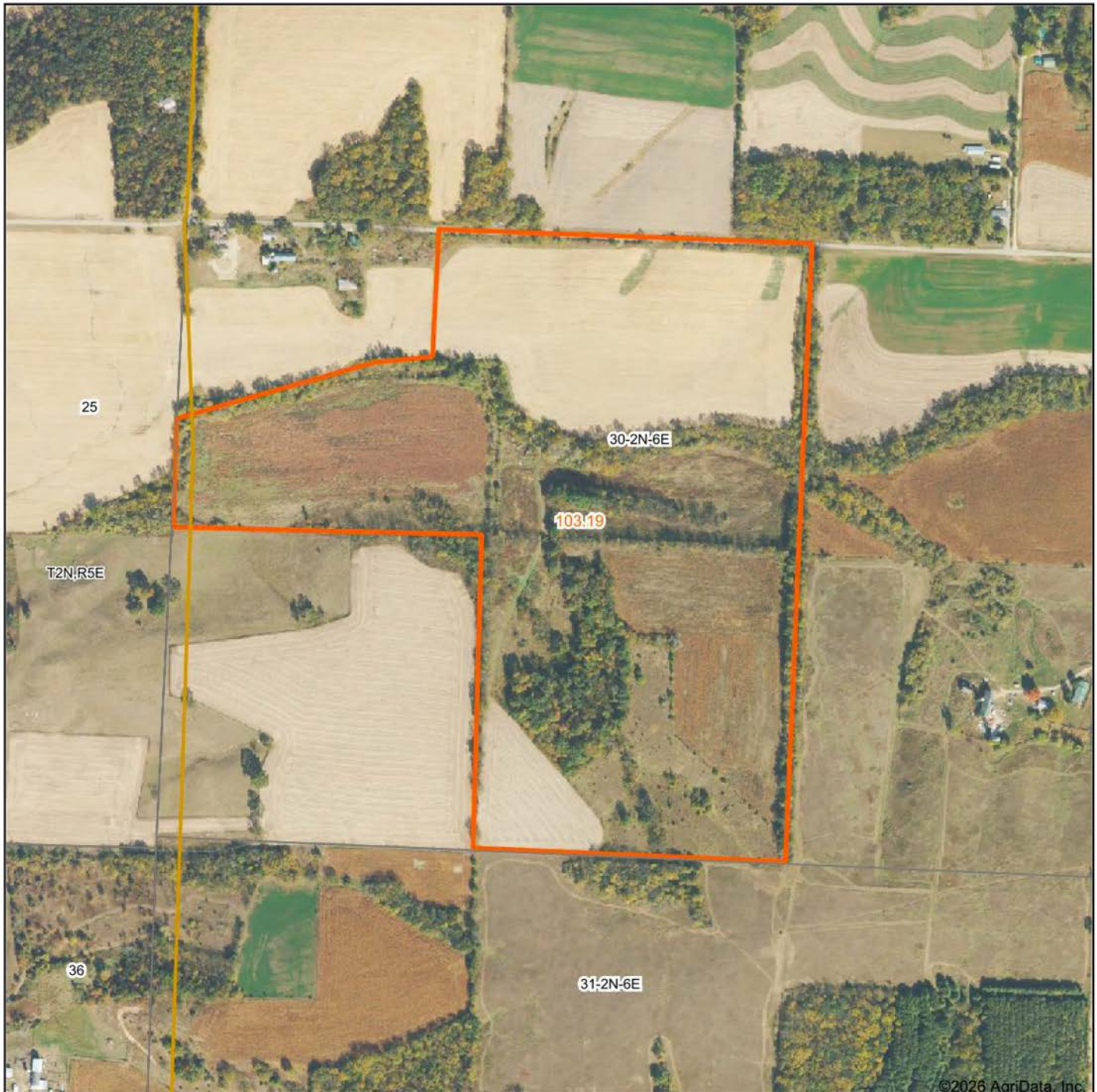
Approximately 70 +/- acres are tillable, carrying a 56.5 NCCPI rating and providing a solid agricultural component for an owner-operator or investment buyer.



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 42° 36' 51.8, -89° 49' 58.41

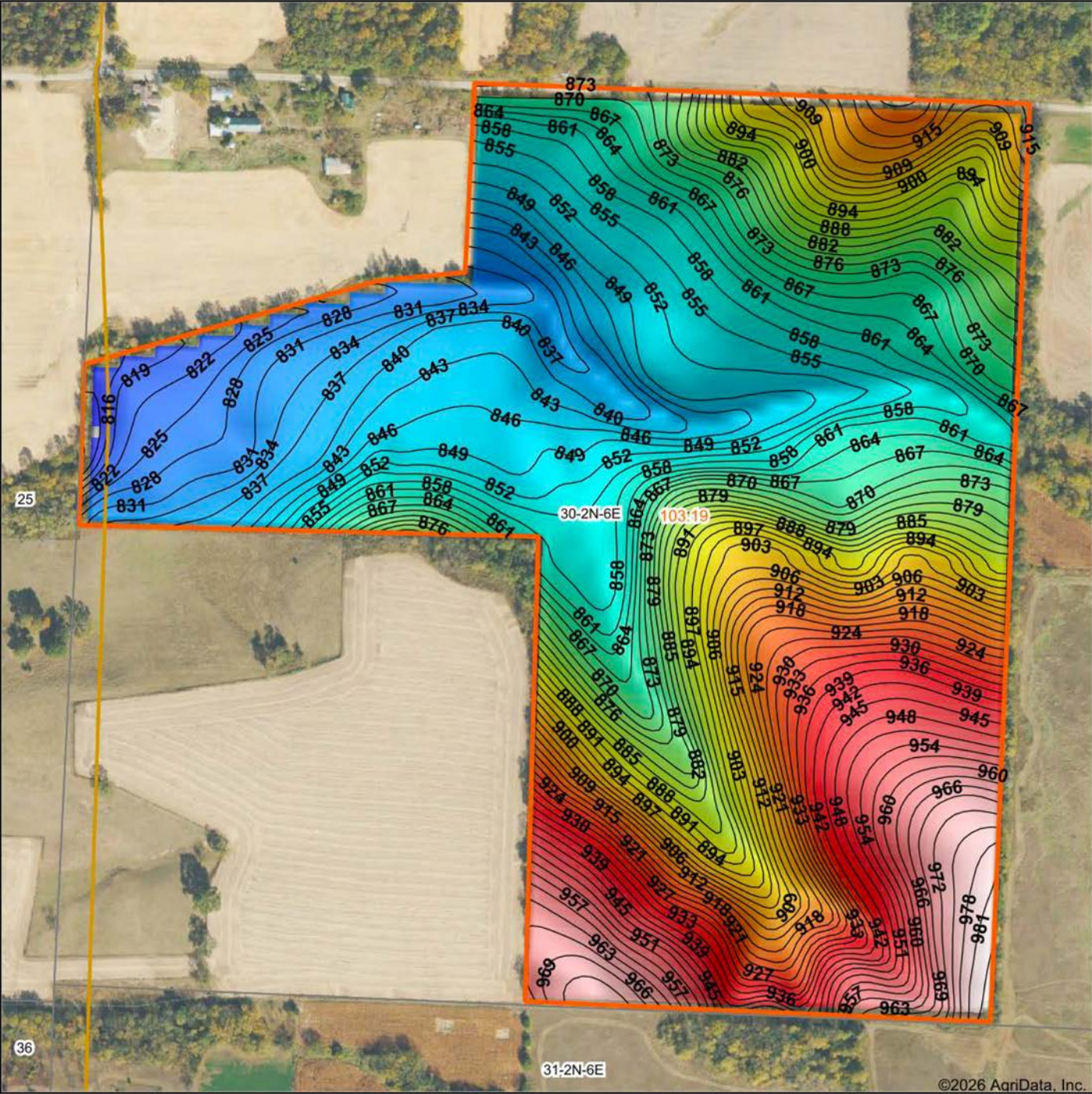
0ft 660ft 1320ft

30-2N-6E
Green County
Wisconsin



9/4/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem
Interval(ft): 3
Min: 810.5
Max: 985.4
Range: 174.9
Average: 885.8
Standard Deviation: 42.32 ft

0ft 445ft 890ft

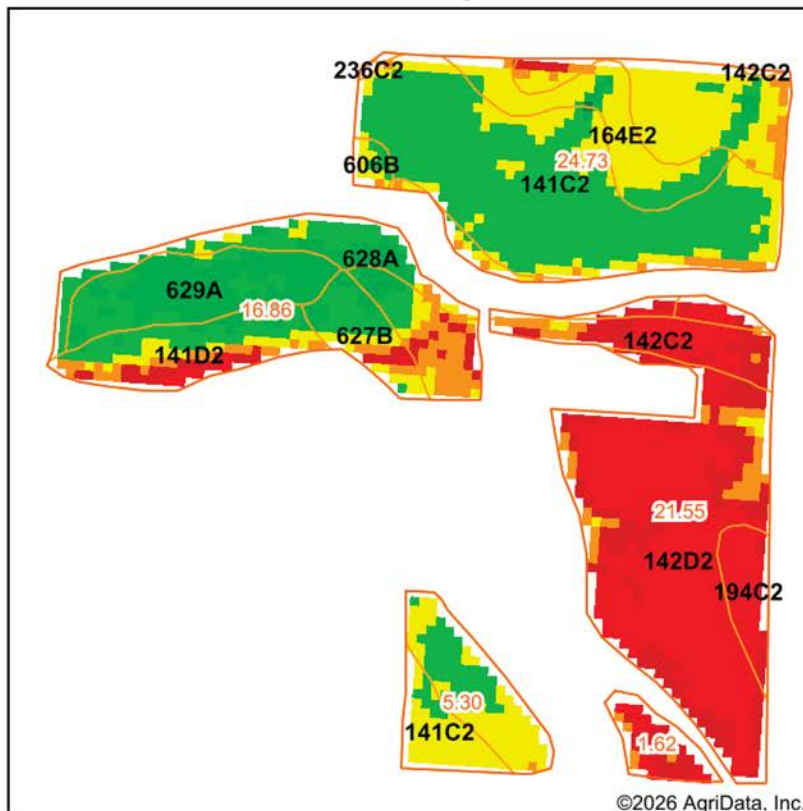


9/4/2026

30-2N-6E
Green County
Wisconsin

Boundary Center: 42° 36' 51.8, -89° 49' 58.41

CROP GROWTH WITH SOILS MAP



Low RELATIVE BIOMASS High	Value
86 - 120	
81 - 85	
76 - 80	
71 - 75	
66 - 70	
61 - 65	
51 - 60	
41 - 50	
21 - 40	
1 - 20	
0 - 0	

State: **Wisconsin**
 County: **Green**
 Location: **30-2N-6E**
 Township: **Jordan**
 Acres: **70.06**
 Date: **9/4/2026**

Crop:

Grassland/Pasture - 55%
 Corn - 43%

*USDA CropScape



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

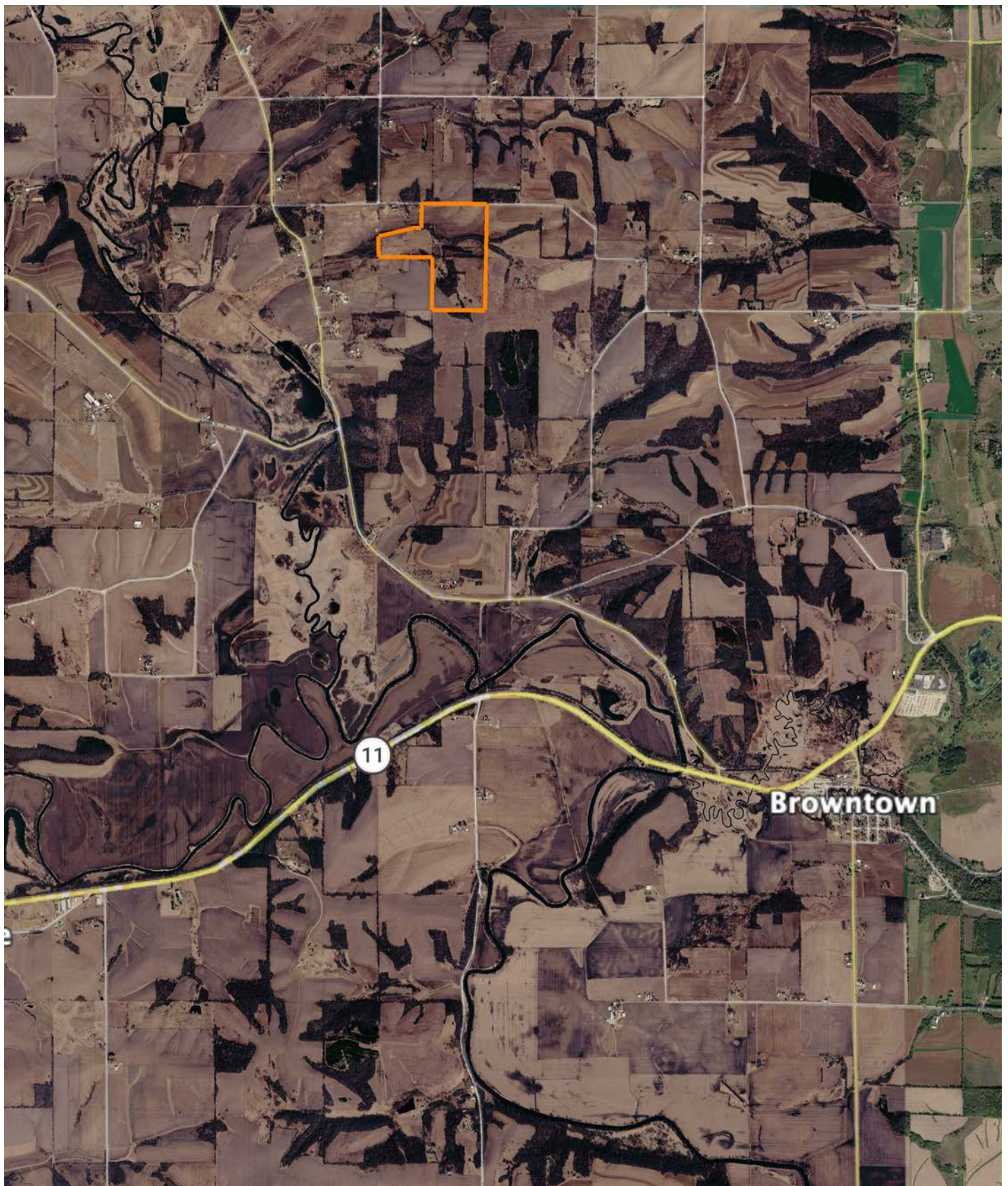
Area Symbol: WI045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2025
142D2	Mifflin loam, shallow solum variant, 12 to 20 percent slopes, moderately eroded	25.95	37.0%	Well drained	VIe	46	63.8
141C2	Mifflin loam, 6 to 12 percent slopes, moderately eroded	17.31	24.7%	Well drained	IIIe	67	75.9
142C2	Mifflin loam, shallow solum variant, 6 to 12 percent slopes, moderately eroded	5.38	7.7%	Well drained	IVe	50	65.7
629A	Ettrick silt loam, 0 to 2 percent slopes, frequently flooded	4.67	6.7%	Poorly drained	VIw	52	81.6
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	4.62	6.6%	Somewhat poorly drained	IIw	89	77.6
141D2	Mifflin loam, 12 to 20 percent slopes, moderately eroded	4.09	5.8%	Well drained	IVe	62	71.9
164E2	Sogn silt loam, 12 to 30 percent slopes, moderately eroded	3.69	5.3%	Somewhat excessively drained	VIIIs	31	74.4
627B	Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes	2.10	3.0%	Moderately well drained	IIw	84	75.1
194C2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	1.69	2.4%	Well drained	IIIe	57	57.4
606B	Huntsville silt loam, 2 to 6 percent slopes, rarely flooded	0.50	0.7%	Moderately well drained	Ile	80	75.4
236C2	Elewa sandy loam, 6 to 12 percent slopes, moderately eroded	0.06	0.1%	Well drained	IIIe	48	0
Weighted Average					4.55	*n 56.5	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



BROKER CONTACT

Jason Heller is a land broker specializing in farmland, recreational, and investment properties across Illinois and Wisconsin. Raised on a working farm in rural Jo Daviess County, Illinois, Jason developed an early appreciation for land ownership, stewardship, and the long-term value of well-managed ground.

With a lifelong background in hunting and habitat management, Jason brings a practical, real-world understanding of how land functions—not just on paper, but on the ground. From timber stand improvement and habitat enhancement to evaluating access, topography, and wildlife potential, he understands what truly drives value in recreational and rural properties. That hands-on experience allows him to quickly identify strengths, weaknesses, and opportunities that many buyers and sellers overlook.

Jason earned a degree in Agricultural Business from the University of Wisconsin–Platteville and began his professional career in agricultural banking. This foundation gives him strong insight into land financing, including conventional ag loans, government programs, and FSA financing—an advantage for both buyers navigating complex purchases and sellers evaluating buyer qualifications.

Today, Jason works with buyers seeking hunting properties, farmland expansions, rural homes, and long-term land investments, while also helping sellers strategically position their properties to attract the right buyers and maximize market value. His approach is straightforward, data-driven, and grounded in market realities—no fluff, no guesswork.

Outside of real estate, Jason enjoys spending time with his family and time outdoors when his schedule allows. If you're considering buying or selling land in Illinois or Wisconsin, Jason would welcome the opportunity to help you evaluate your options and move forward with confidence.



JASON HELLER, LAND BROKER

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