

MIDWEST LAND GROUP PRESENTS



114 ACRES
MARATHON COUNTY, WI

233482 Corinth Road, Athens, Wisconsin

MIDWEST LAND GROUP IS HONORED TO PRESENT

PICTURESQUE MARATHON COUNTY FARM

Nestled in the beautiful rolling farm country of western Marathon County is a rarely available large tract that has it all! Totaling 114 +/- acres, this farm has 65 +/- acres of tillable ground, mature timber, and thick bedding cover. The ideal mix of habitat that creates outstanding hunting. A renovated farmhouse and multiple outbuildings round out this turnkey property, only 25 minutes from Wausau, that Midwest Land Group is proud to offer.

The tillable acreage, currently in soybeans, has been in a corn-soybean rotation. This gently sloping land has high-quality soils, well-placed roads to access the entire parcel, and both south and east access. The timber is the typical northern hardwoods blend with many mature maple trees. This area of Marathon County is loaded with quality whitetail deer, bear, and turkey.

The renovated farmhouse offers 3 bedrooms, 2 baths, a new kitchen, main floor laundry, original hardwood floors, and substantial upgrades. Outbuildings consist of a large 90' by 50' shed with an insulated/heated work area and a substantial dry storage section. There is an additional machine shed, a dairy barn with new metal roof, and silos.

This farm offers endless possibilities for the lucky investor: this property could serve as a live, hunt, and work primary residence, be utilized for agritourism, or be designed as a beautiful family hunting retreat. In addition, a maple syrup operation could be created; the property has additional development potential with multiple building sites, and other opportunities for this property may exist. Approximately 25 minutes from Wausau, Wisconsin, for an easy commute.



PROPERTY FEATURES

COUNTY: **MARATHON** | STATE: **WISCONSIN** | ACRES: **114**

- 114 +/- total acres of prime Marathon County ground
- 65 +/- tillable acres with income potential
- Potential for an outstanding hunting retreat
- 1,620 sq. ft. 3-bed and 2-bath renovated farmhouse
- Hardwood floors, new kitchen, all appliances included
- New septic
- 6" drilled well
- Multiple outbuildings
- Development potential
- 25 minutes from Wausau, Wisconsin
- 10 minutes from Athens, Wisconsin



65 +/- TILLABLE ACRES



RENOVATED FARMHOUSE



NEW KITCHEN WITH APPLIANCES



MULTIPLE OUTBUILDINGS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 44° 59' 5.92, -90° 8' 39.61

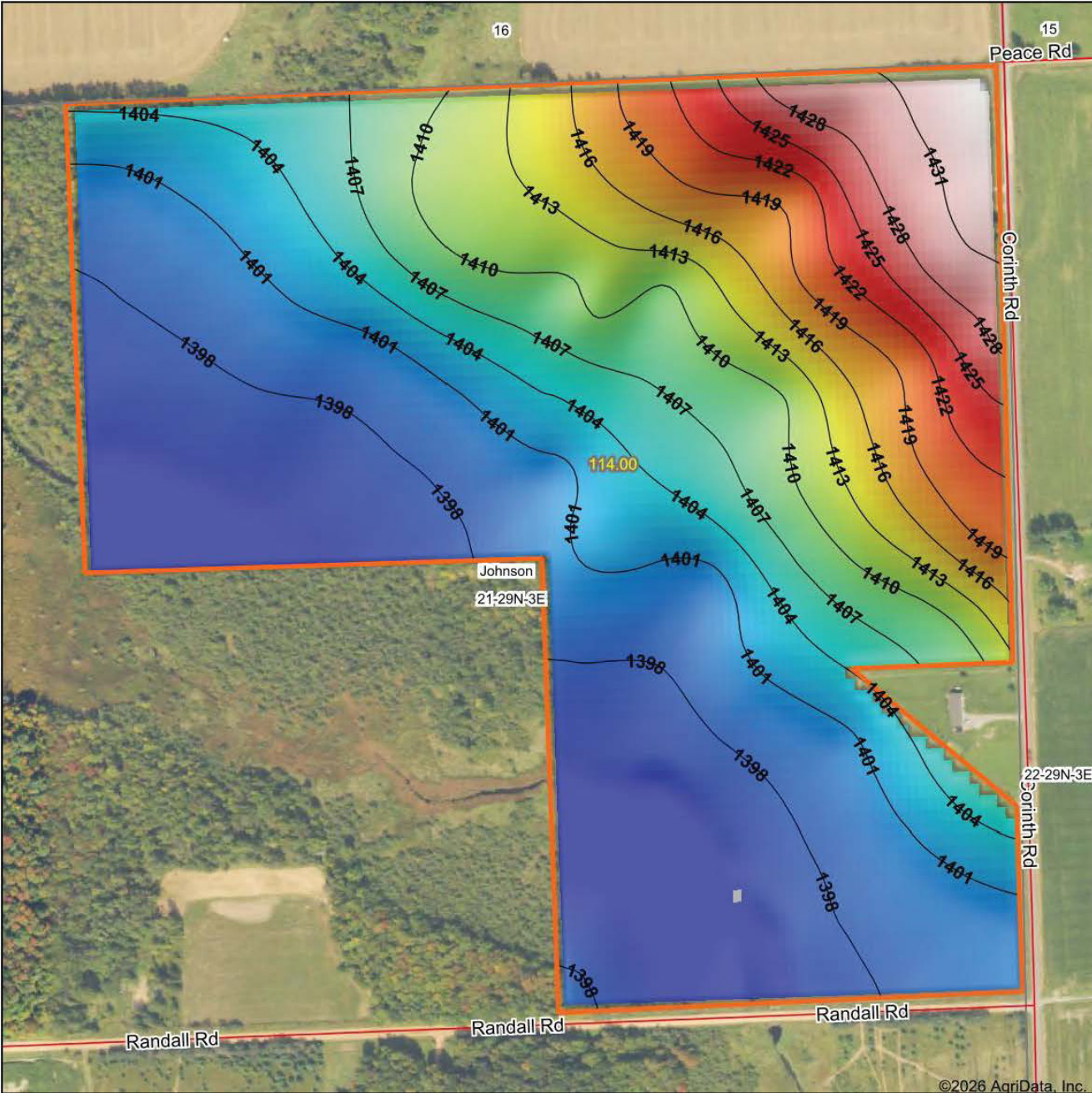
21-29N-3E
Marathon County
Wisconsin

0ft 636ft 1271ft



9/3/2026

HILLSHADE MAP



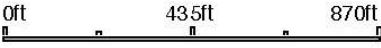
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surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 3

Min: 1,395.0
Max: 1,433.3
Range: 38.3
Average: 1,406.1

Standard Deviation: 9.97 ft

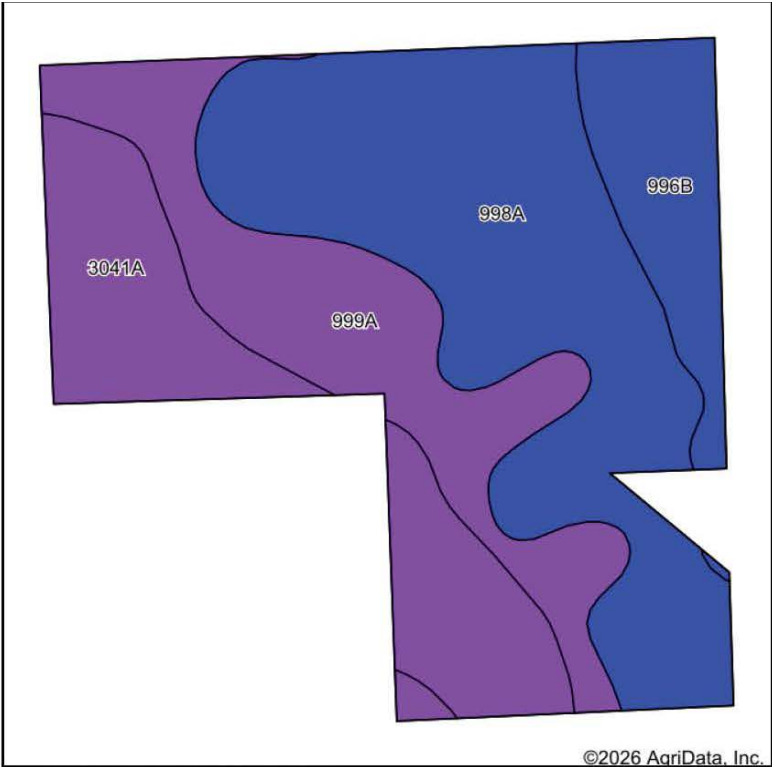


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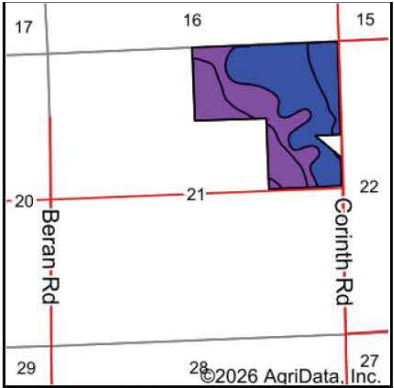
21-29N-3E
Marathon County
Wisconsin

Boundary Center: 44° 59' 5.92, -90° 8' 39.61

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
County: **Marathon**
Location: **21-29N-3E**
Township: **Johnson**
Acres: **114**
Date: **9/3/2026**



Maps provided by:



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Area Symbol: W1073, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Reed canarygrass AUM	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Soybeans
998A	Withee silt loam, 0 to 3 percent slopes	50.16	43.9%		Ilw		66	66	55
999A	Marshfield silt loam, 0 to 2 percent slopes	27.08	23.8%		Vlw		58	55	43
3041A	Cathro muck, 0 to 1 percent slopes	24.46	21.5%		Vlw	4	58	30	41
996B	Loyal silt loam, 1 to 6 percent slopes	12.30	10.8%		Ile		63	63	51
Weighted Average					3.81	0.9	*n 62.1	*n 55.3	*n 48.7

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

Soils data provided by USDA and NRCS.

An aerial photograph of a rural landscape in Illinois. The terrain is a mosaic of green agricultural fields and brown, tilled soil. A network of white lines represents roads and property boundaries. A prominent yellow line runs horizontally across the bottom of the image, with a small white circle containing the number '29' located on it. In the upper center, the word 'Corinth' is printed in white. To the left of the center, the word 'Milan' is printed in white. A specific area in the center-right of the map is outlined with a thick orange border. This outlined area is irregular, following a path or a specific parcel. It starts as a rectangle, then has a small section removed from its right side, and ends with a small triangular protrusion on its right edge. The area within the orange outline appears to be a mix of green fields and some bare earth.

AGENT CONTACT

Agent Matt Spets has a unique understanding of how the hunting and investment potentials of a parcel of land intertwine. A seasoned land investor and acknowledged whitetail hunting expert, Matt has successfully hunted in various states, gaining deep insights into whitetail deer behavior and how it relates to a given property. With his extensive network throughout Wisconsin, he can connect effortlessly with buyers and sellers, leveraging his expertise to help them achieve their real estate goals.

Born and raised in Ironwood, Michigan, Matt brings over 13 years of experience in educational leadership to his role. During his tenure, he spearheaded numerous financial, construction, and real estate projects, bolstering his school districts' financial standing and fostering relationships with local business leaders. In addition to being a youth baseball coach and serving on the Everest Youth Baseball board, Matt owns and operates Northwoods Baseball Select and is a member of the Everest Wrestling Club board.

Matt is also the founder of the Black River Trout Tournament conservation effort and serves as an advisor to the D.C. Everest Educational Foundation. His personal interests include hunting whitetails, fly fishing, skiing, and residential construction. Notably, in 2019, Matt and a partner ranked 7th overall in the Quest Hunt contest in Wisconsin, where he also won the Big Buck award using archery alone.

Matt resides in Wausau, WI, with his wife Sabrina, their daughter Danika, and sons Sawyer and Grady. His blend of hunting expertise, investment know-how, and broad connections make him a trusted and approachable ally for any real estate needs in Wisconsin.



MATT SPETS,

LAND AGENT

715.393.8387

MSpets@MidwestLandGroup.com



MidwestLandGroup.com

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