

MIDWEST LAND GROUP PRESENTS



RECREATIONAL GETAWAY NEAR APPLETON



38.1 ACRES
OUTAGAMIE COUNTY
WISCONSIN



RECREATIONAL GETAWAY NEAR APPLETON

COUNTY: OUTAGAMIE | **STATE:** WISCONSIN | **ACRES:** 38.1

This 38.1 +/- acre recreational tract just outside Hortonville is everything a hunter could want, just minutes away from town. The property has access from both Island Road and Wisconsin Avenue, so getting in and out is easy, and you have multiple options for reaching your stands without disturbing the wildlife.

The Rat River runs through the northwest corner of the property, giving wildlife a year-round water source and adding natural travel corridors that keep game moving through the land. About 12.6 +/- acres of open field give you a blank canvas for your own food plots, so you can design and plant

the setup you've always wanted.

Whether you're looking for your own hunting getaway right near town or simply own a piece of Wisconsin's outdoors, this property offers a setting that will deliver memories season after season. Best of all, it's only minutes from Appleton, so you get a true piece of Outagamie County recreational land without the long drive.

Opportunities like this don't come along often. Call today to schedule your own private showing and see all that this property has to offer!

PROPERTY FEATURES

- 38.1 +/- acres in Outagamie County
- Located just outside Hortonville
- Access from Island Road
- Additional access from Wisconsin Avenue
- Rat River runs through the northwest corner of the property
- Year-round water source for wildlife
- 12.6 +/- acres of open field
- Ready-made blank canvas for your own food plots
- Ideal recreational and hunting tract
- Just minutes from Appleton



38.1 +/- ACRES

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12.6 +/- ACRES OF OPEN FIELD



RAT RIVER ACCESS

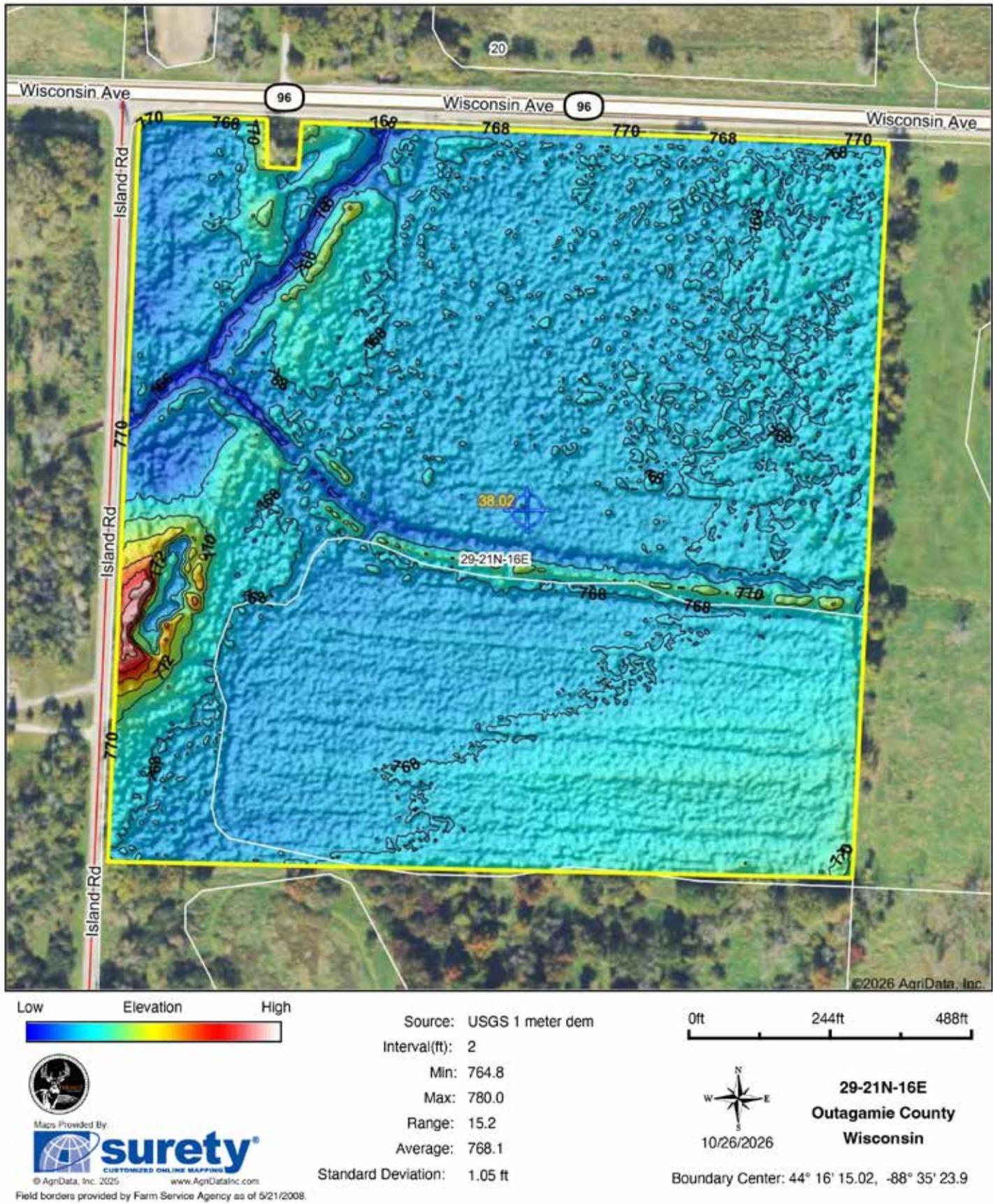
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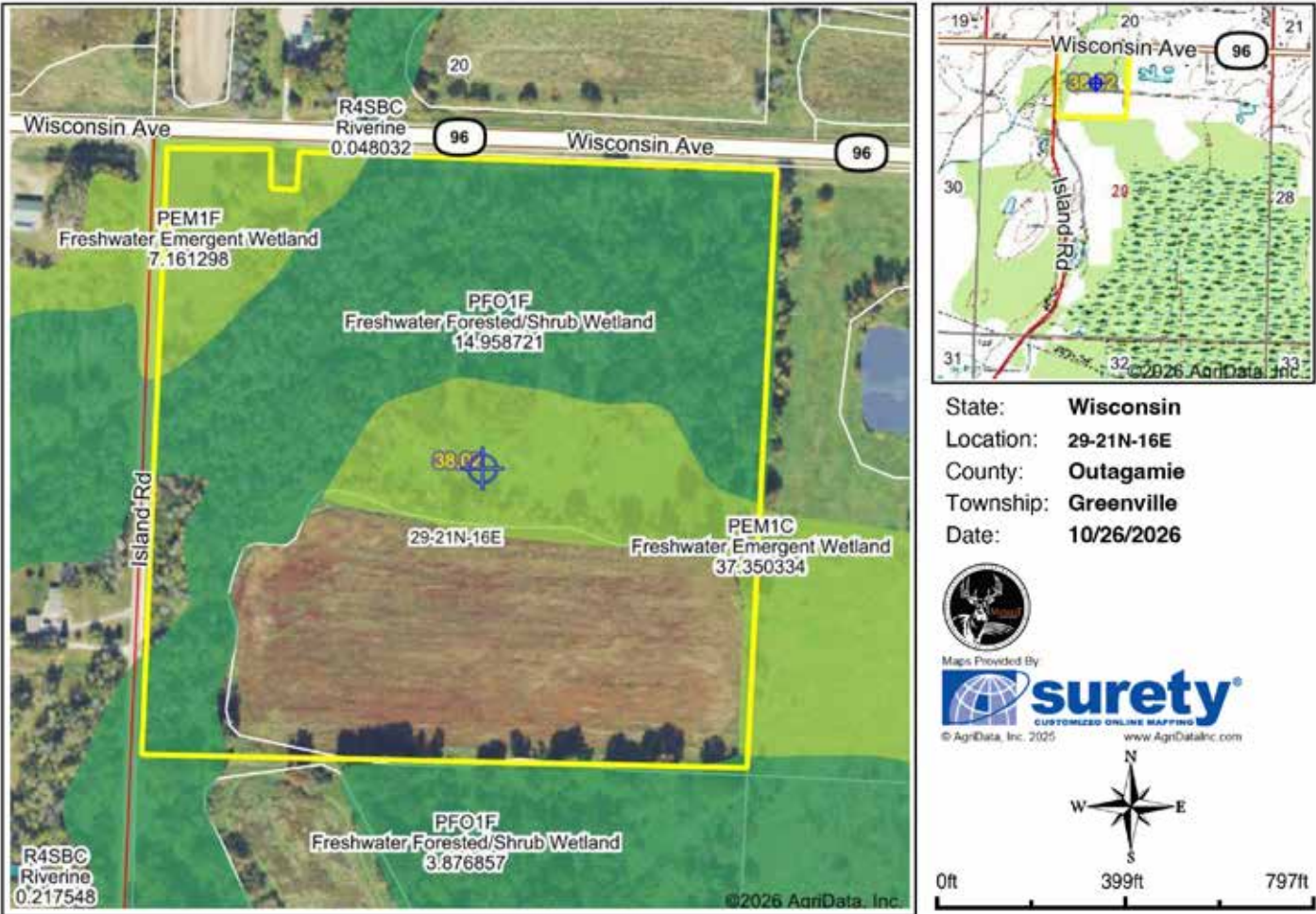
AERIAL MAP



TOPOGRAPHY MAP



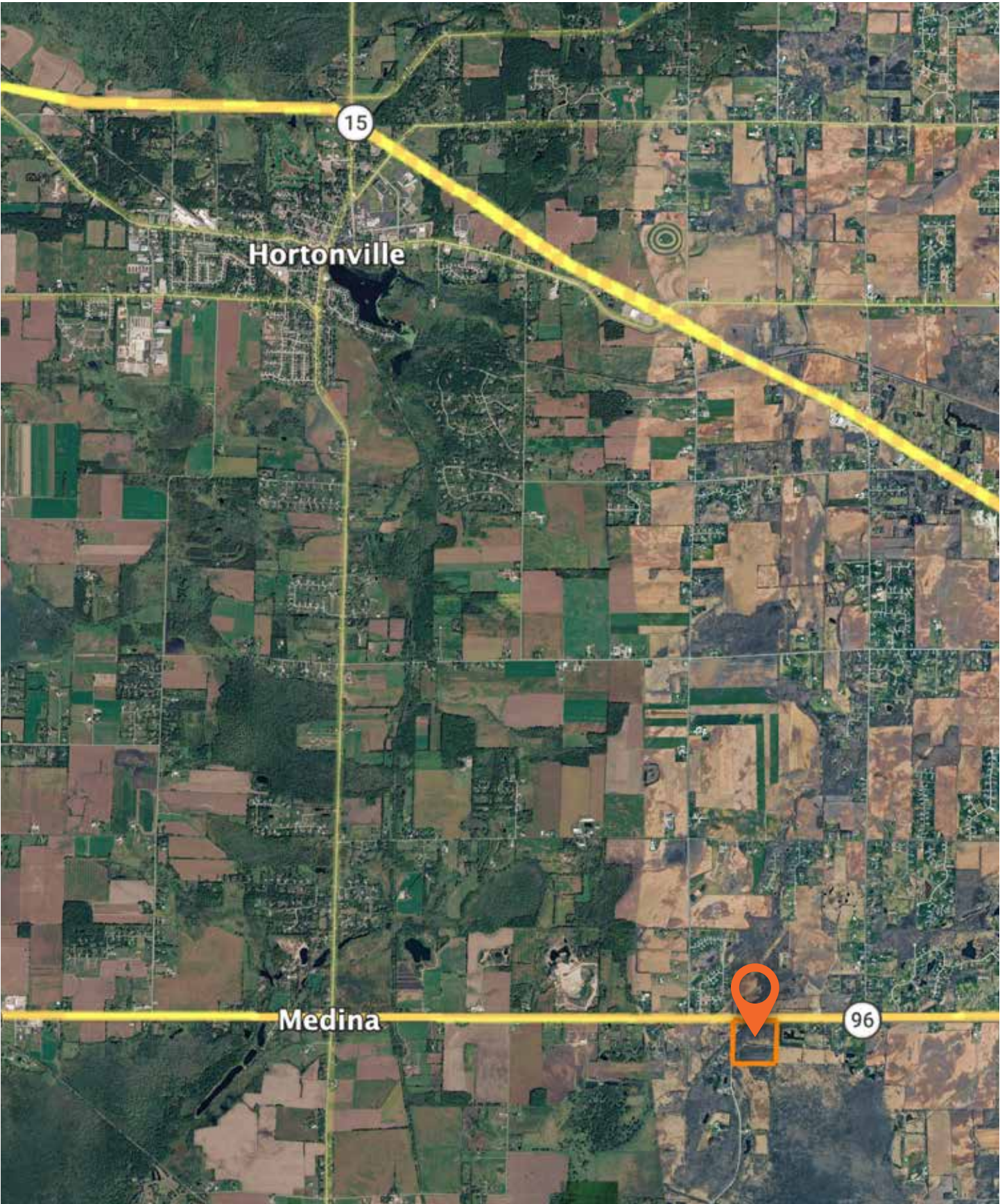
WETLANDS MAP



Classification Code	Type	Acres
PFO1F	Freshwater Forested/Shrub Wetland	14.72
PEM1C	Freshwater Emergent Wetland	5.66
PEM1F	Freshwater Emergent Wetland	2.65
PFO1/EM1C	Freshwater Forested/Shrub Wetland	1.31
PFO1/SS1F	Freshwater Forested/Shrub Wetland	0.98
Total Acres		25.32

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Jordan is a dedicated, hard-working land agent passionate about helping clients navigate the land market in Southern Wisconsin. Growing up in Waukesha County, Jordan has a deep appreciation for the area's unique charm and potential. Ever since he could put on his own boots, Jordan has been hunting and helping manage his family farms in Grant and Crawford counties to produce year after year. Traveling across the different landscapes across the state has allowed him to appreciate all of the landscapes and markets the state has to offer.

Graduating from Marquette University with his Master's in Management and playing 5 years of Division I lacrosse has instilled the importance of teamwork into his approach to the real estate business. After spending 2 years at the Midwest Land Group office helping over 100 agents across 13 states build their businesses, he is ready to get back to supporting the state that holds such a large place in his heart. Being a part of hundreds of transactions through the home office gave Jordan a deep accountability in the fact that all parties involved in a transaction must fully own their roles for the best outcome possible and is never afraid to go above and beyond for his clients to ensure they achieve their goals.

In his spare time, Jordan enjoys spending time with his wife Elaina. They enjoy diving deeper into their faith life through their local church and organizations such as Young Life and FCA. When he isn't spending time with his family, you'll likely find Jordan working out with his friends or spending some time out on the open water fishing. If you're in the market for recreational, farmland, or investment properties in Wisconsin, be sure to give Jordan a call!



JORDAN SCHMID

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