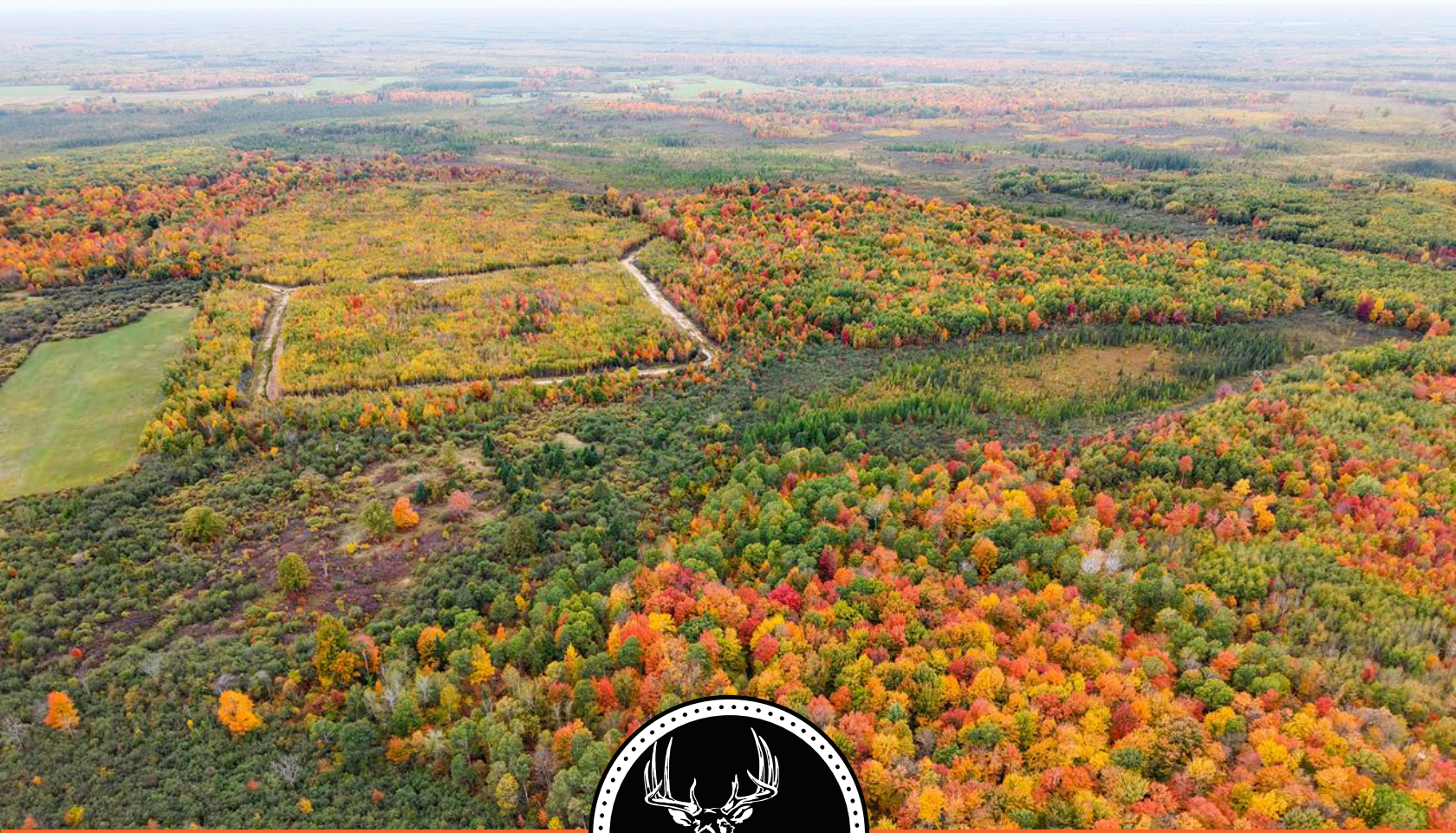


MIDWEST LAND GROUP PRESENTS

120 ACRES IN

PRICE COUNTY WISCONSIN



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED HUNTING BORDERING PRICE COUNTY FOREST

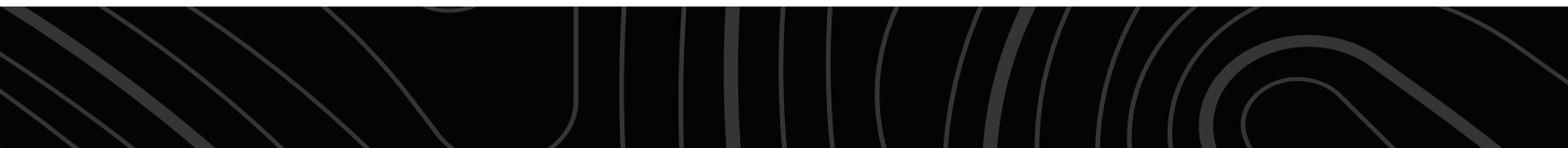
Located in southern Price County near Ogema, this 120 +/- acre recreational property offers the combination serious hunters look for: seclusion, diverse habitat, established access, an internal trail system, and a direct border with Price County Forest land. Access is provided by a written easement from County Road 1 along an existing approximately 1/2 mile trail that can be traveled on foot, ATV, or side-by-side, creating a private approach into the property. Once on the land, an established trail system provides excellent access throughout much of the acreage. There is a trail around the central 40 +/- acre parcel, with additional trails extending into the northwest and eastern 40 +/- acre tracts. Several openings offer ready-made locations for food plots, while three permanent elevated hunting blinds are included with the sale. Whether you are checking cameras, maintaining food plots, retrieving game, or simply enjoying the property, much of the groundwork has already been done.

The habitat is extremely diverse. Mature timber transitions into brush, prairie, and thick bedding cover, creating the variety of food, security, and edge habitat

that makes a recreational property hunt larger than its acreage. Abundant deer sign can be found throughout the property, and the land has a strong history of whitetail. Ruffed grouse are abundant, and the property also supports black bear, wild turkey, bobcat, and other wildlife. The tract has experienced relatively low hunting pressure in recent years.

One of the property's strongest features is its direct border with Price County Forest land along the north side. That adjoining public land dramatically expands the recreational opportunity beyond the deeded 120 acres and provides additional ground to hunt and explore, subject to applicable regulations.

This is the type of property that can serve as a dedicated hunting tract, recreational getaway, or long-term land investment. With 120 +/- private acres, excellent wildlife habitat, established trails, food plot potential, included hunting blinds, motorized easement access, and county forest immediately to the north, much of what hunters spend years creating is already in place.



PROPERTY FEATURES

COUNTY: **PRICE** | STATE: **WISCONSIN** | ACRES: **120**

- 120 +/- acres of recreational and hunting land
- Direct border with Price County forest land along the north boundary
- Written easement providing access from County Road I
- Approximately 1/2 mile existing easement trail - usable by foot, ATV, or side-by-side
- Established internal trail system providing access throughout the property
- Trail circles the central 40 +/- acre tract with extensions into the northwest and eastern 40s
- Three permanent elevated hunting blinds included with the sale
- Multiple areas ideal for future food plots
- Excellent ruffed grouse habitat and bird numbers
- Excellent habitat for whitetail deer and strong deer history
- Opportunities for black bear, wild turkey, and bobcat
- Diverse mix of mature timber, prairie/open areas, brush, and thickets
- Thick bedding and security cover
- Numerous habitat edges and transition areas
- Relatively low hunting pressure in recent years
- Access for habitat work, stand maintenance, and game retrieval
- Large surrounding block of forested habitat
- Excellent opportunity for hunting, recreation and long-term land ownership



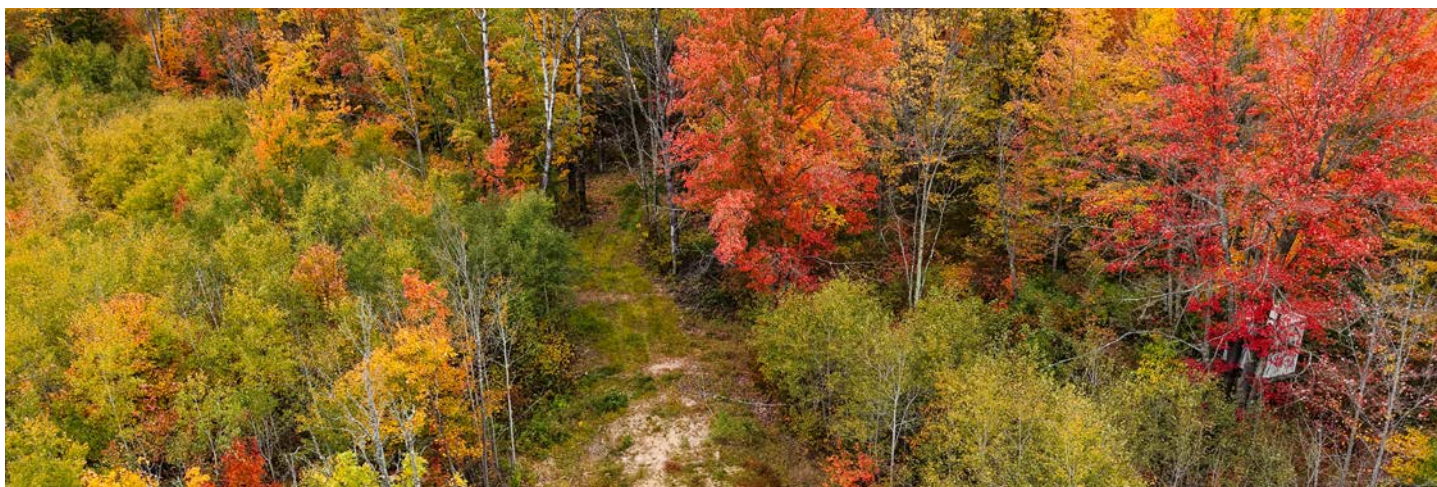
RECREATIONAL AND HUNTING LAND



~1/2 MILE EXISTING EASEMENT TRAIL



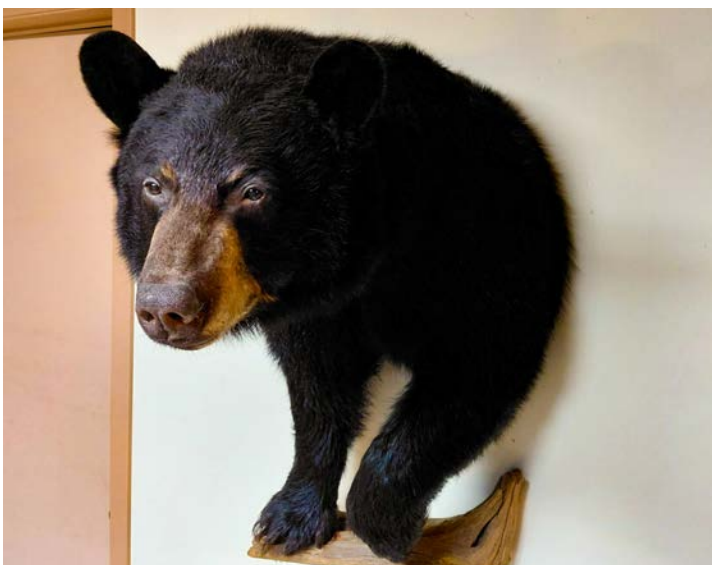
ESTABLISHED INTERNAL TRAIL SYSTEM



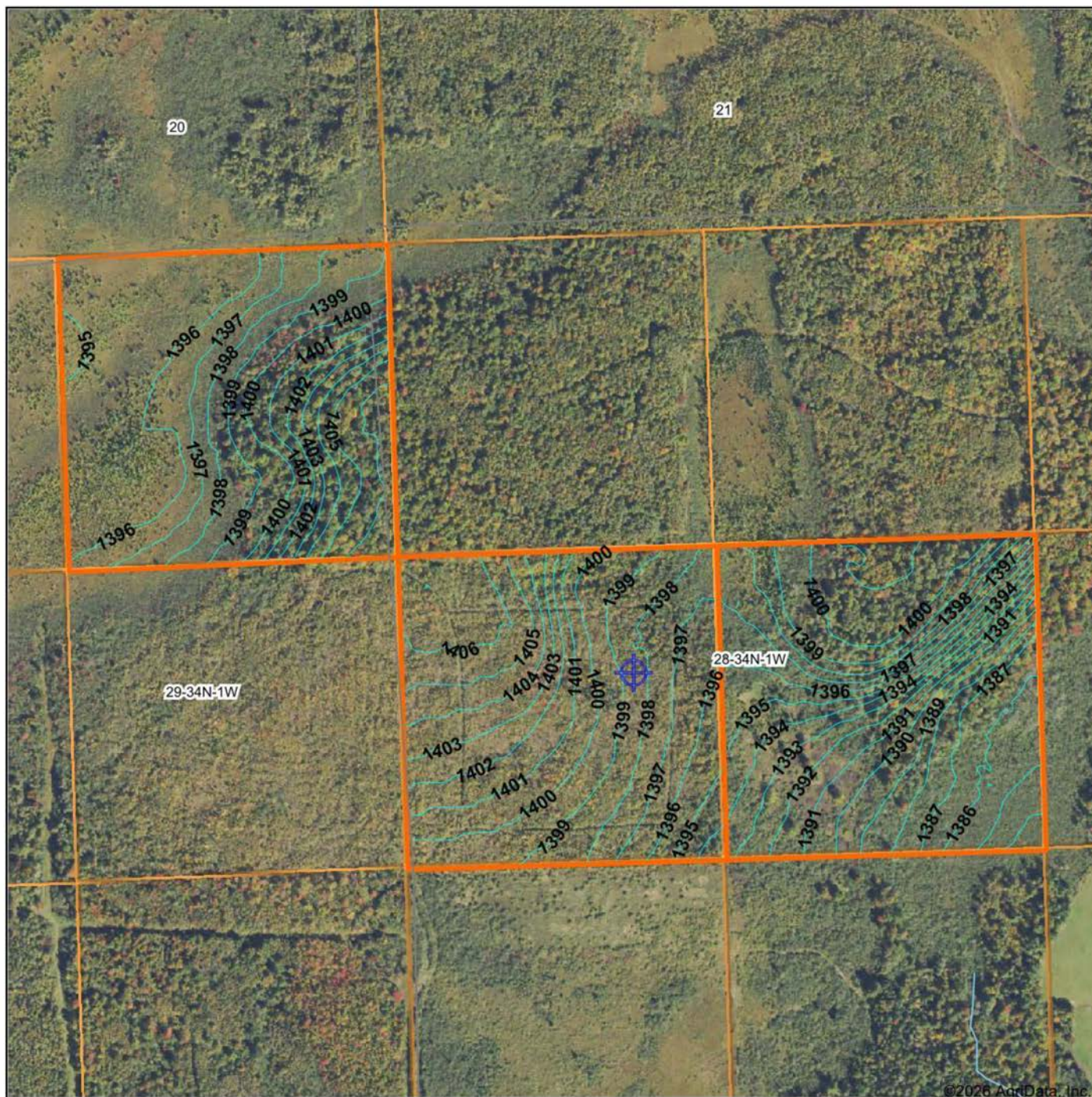
3 PERMANENT ELEVATED HUNTING BLINDS



HUNTING OPPORTUNITIES



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 1.0

Min: 1,378.6

Max: 1,407.4

Range: 28.8

Average: 1,397.6

Standard Deviation: 6.04 ft

0ft 632ft 1264ft

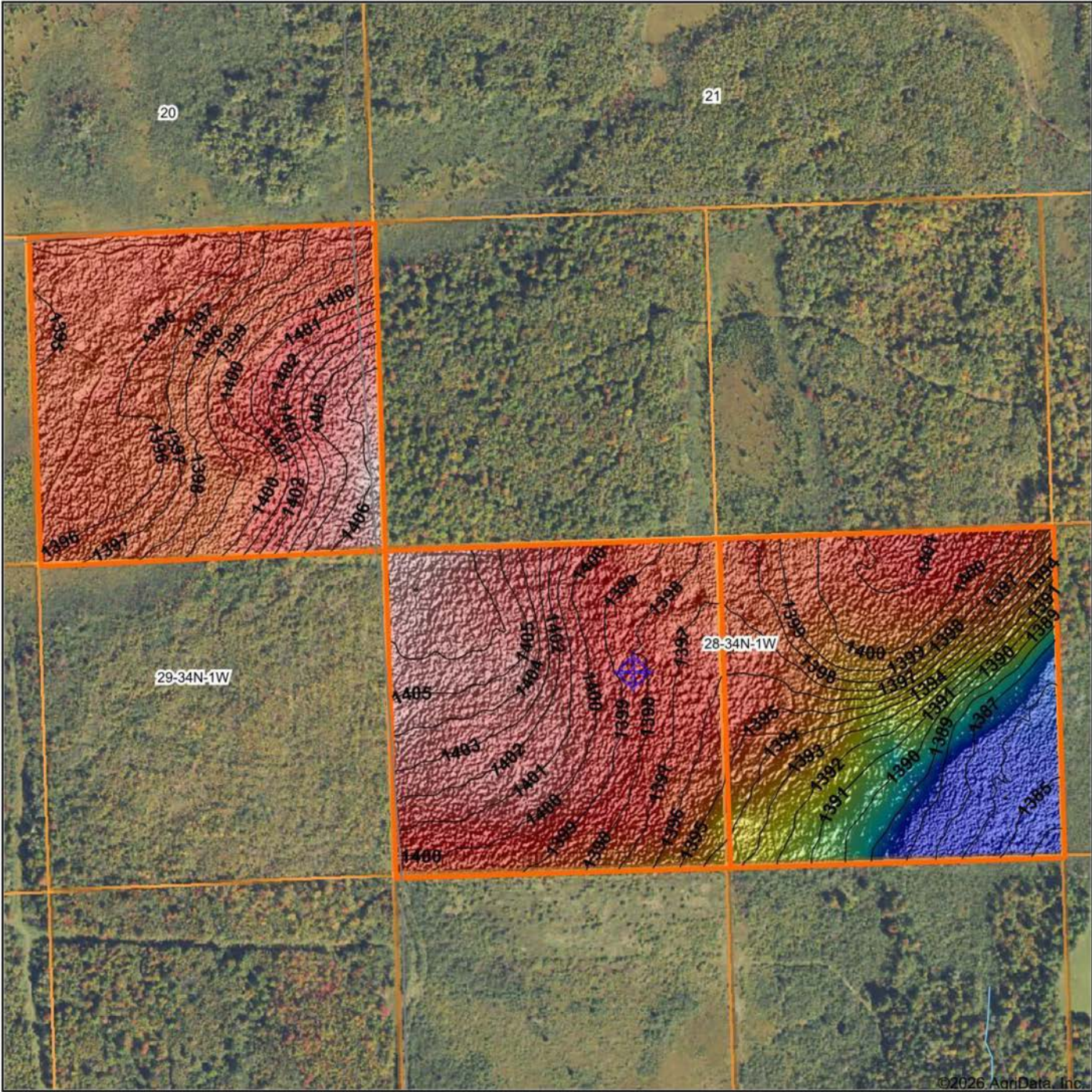


9/30/2026

28-34N-1W
Price County
Wisconsin

Boundary Center: 45° 24' 7.69, -90° 30' 34.97

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 1

Min: 1,378.6

Max: 1,407.4

Range: 28.8

Average: 1,397.6

Standard Deviation: 6.04 ft

0ft 602ft 1204ft

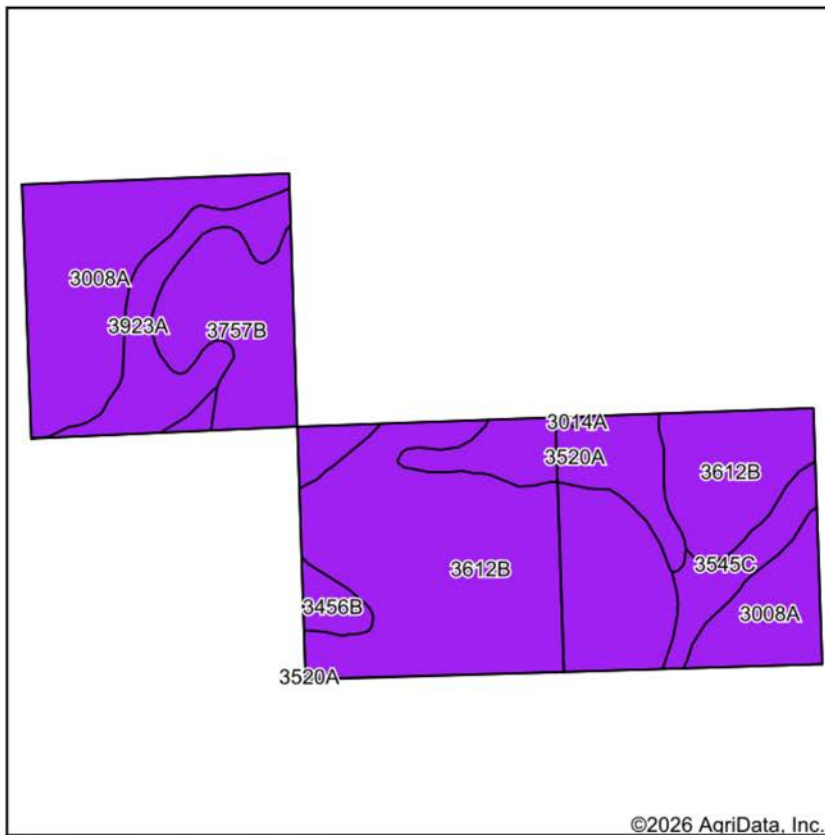


9/30/2026

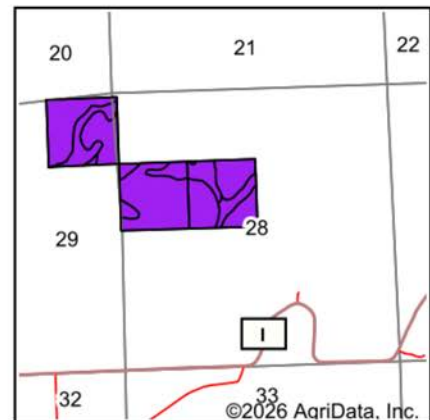
28-34N-1W
Price County
Wisconsin

Boundary Center: 45° 24' 7.69, -90° 30' 34.97

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Price**
 Location: **28-34N-1W**
 Township: **Ogema**
 Acres: **114.79**
 Date: **9/30/2026**



Maps Provided By:



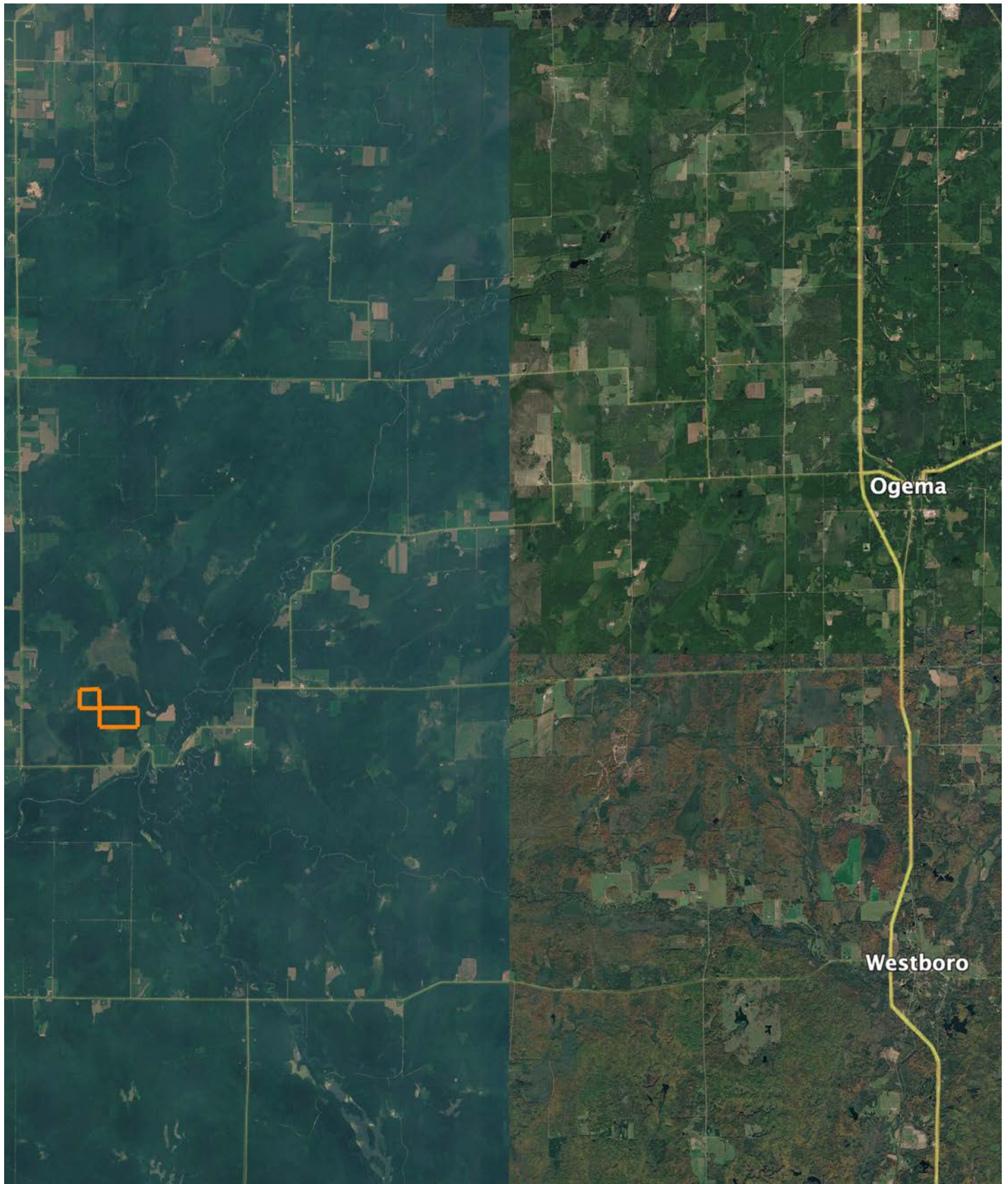
Area Symbol: WI099, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
3612B	Magnor, very stony-Ossmer complex, 0 to 4 percent slopes	50.69	44.1%		Vls	49	46	48	30
3008A	Lupton and Cathro soils, 0 to 1 percent slopes	24.54	21.4%		Vlw	51	24	51	33
3757B	Magnor-Freeon complex, 0 to 6 percent slopes, very stony	13.46	11.7%		Vls	49	48	48	27
3520A	Annriver silt loam, 0 to 2 percent slopes	9.59	8.4%		Vlw	49	49	48	25
3923A	Capitola-Cebana complex, 0 to 2 percent slopes, very stony	8.95	7.8%		Vlw	44	41	44	18
3545C	Freeon, very stony-Antigo complex, 6 to 15 percent slopes	4.89	4.3%		Vls	48	47	46	29
3456B	Magnor, very stony and Magnor silt loams, 0 to 4 percent slopes	2.55	2.2%		Vls	50	47	49	29
3014A	Loxley and Beseman soils, 0 to 1 percent slopes	0.12	0.1%		Vllw	40	17	40	27
Weighted Average					6.00	*n 49	*n 41.4	*n 48.3	*n 28.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Whether he's improving wildlife habitat on his own property, evaluating land, or exploring properties across the region, Mark Battles is passionate about helping people buy and sell land across Minnesota and Wisconsin.

Raised in the Saint Paul area, Mark now splits his time between Saint Paul and Clearwater, Minnesota. He brings a unique blend of professional expertise, firsthand landownership, and a lifelong appreciation for the outdoors to every client. Before entering land brokerage, he spent years as a veterinarian and medical director, where he developed exceptional problem-solving skills, attention to detail, and a client-first approach that continues to serve his clients today.

Building on that foundation, Mark transitioned into commercial real estate, where he represented clients in the sale and acquisition of outdoor resorts, hunting lodges, fishing outfitters, hotels, and recreational land, sharpening his skills in valuation, negotiations, due diligence, marketing, and complex contracts. He was recognized as a Crexi Platinum Broker in both 2025 and 2026.

Mark's connection to land extends far beyond his career. He owns and manages a 54-acre recreational property in Central Minnesota, giving him firsthand knowledge of the challenges and opportunities that come with rural landownership. Whether maintaining trail systems, improving deer habitat, managing timber, or caring for the property over the long term, he understands the decisions, investments, and stewardship that come with owning rural land because he lives them every day. He believes land is more than a financial investment; it's a place where families create traditions, conserve wildlife habitat, and build a legacy for future generations.

When he's not working with clients, Mark enjoys fishing, woodworking, building projects, foraging, and spending time outdoors with his wife, Taylor, and daughter, Bea. Whether clients are searching for a hunting property, recreational retreat, timber investment, or farm, Mark is committed to providing honest advice, knowledgeable representation, and the guidance needed to help clients make confident decisions and enjoy their land for years to come.



MARK BATTLES, LAND AGENT

612.552.3342

MBattles@MidwestLandGroup.com



MidwestLandGroup.com

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