LAND AUCTION

44.01 AC± | 4 TRACTS | JACKSON CO, WI

TRD MRK RANCH & FARM AUCTIONS

ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/17/26 **BIDDING ENDS AT:** 3 PM CT

AUCTION HELD AT: ONLINE ONLY

This auction offers four separate tracts totaling 44.01± acres in Jackson County, Wisconsin, located near the Jackson County Forest and bordering the East Fork of the Black River. Each tract has its own characteristics, offering multiple options.

Tract 1 offers plenty of nice hard and softwood cover. There is plenty of space to build your home or cabin (permit required) and enjoy all of the hunting around you. Jackson County also has a large amount of public land for those seeking additional opportunities to hunt and hike.

Across Tracts 2, 3, and 4, the shared border with Jackson County land and the East Fork of the Black River offer a beautiful location to walk through in the evening. You can easily walk down to the river and enjoy an evening of fishing with family and friends as you watch the sun set.

The tracts are situated along quiet roads, which may offer seclusion for buyers interested in hunting or building use. The property's location provides proximity to two additional recreational features in the area. Lake Dexter is located approximately 13 miles east of the property, and the Sandhill Wildlife Area is located approximately 15 miles east, offering additional public land for hunting and other recreational activities, subject to the rules governing that wildlife area. Additionally, the Jackson County Forest offers thousands of acres of hiking, hunting, and other outdoor fun for the whole group.

Whether you are looking for a tract to build your dream home, a site for your hobby farm, or just a quality piece of hunting land, this auction has something for everyone. The adjacent public ground on Tracts 2, 3, and 4 offers great views of the East Fork of the Black River, making these highly sought-after pieces of ground. Don't miss your chance to own one... or more... of these unique tracts in Jackson County!

As with any auction property, prospective bidders should independently verify acreage, boundary lines, access points, structural condition of the farmhouse and barn on Tract 2, zoning classifications, and any building or septic requirements with Jackson County before the auction date. These properties are offered as-is, and interested buyers are encouraged to inspect each tract in person prior to bidding to evaluate the terrain, structures, and river frontage firsthand.

Tract 1 Description:
Tract 1 consists of 9.063± acres and is located on County Highway Z. This tract is wooded and secluded; an undisturbed parcel with a mix of pine and some hardwood timber. There are several potential building sites on the property, giving you flexibility. There is plenty of cover on the property, offering peace and quiet. A mix of wooded, brushy, and some lowland acreage makes a fantastic habitat makeup for the local deer population, keeping them close by for hunting season. The Jackson County Forest is also nearby, offering thousands of acres of additional hunting and exploring.

Tract 2 Description:
Tract 2 consists of 13.40± acres and includes an old farmhouse on the property, which the current owner has used as a hunting lodge. A spacious barn is also located on the tract. The barn is in great condition for its age. There is plenty of storage space in the loft and down below. An updated septic system supports the house, offering years of service, a large investment already taken care of. This tract backs up to Jackson County land and the East Fork of the Black River, placing it directly adjacent to public land along the river corridor. You can easily walk from the house down to the river in a matter of minutes and toss in a line for some fishing at sunset. There is plenty of space for multiple hunters and room for several food plots. The mix of open and wooded ground gives you plenty of bedding area for the local deer herd, and the river offers a great water source. This tract could be made into a hobby farm, your dream home location, or the perfect basecamp for your hunting group.

Tract 3 Description:
Tract 3 consists of 10.27± acres and includes a mix of wooded and open ground. This tract also backs up to Jackson County land and the East Fork of the Black River. Food plots are already established on this tract, making this a slick setup for your future hunting interests. There is plenty of room to build your dream home or hunting cabin on the property. The mix of wooded and grassy land offers plenty of deer bedding area, and the river offers a great water source.

Tract 4 Description:
Tract 4 consists of 11.37± acres and includes a food plot along with a mix of wooded and open land. Like Tracts 2 and 3, this tract backs up to Jackson County land and the East Fork of the Black River. This tract is another great option for someone wanting to build their dream home or cabin. Like Tracts 2 and 3, this one is high and dry as well, offering multiple options for building your home.

BUYERS PREMIUM: 5%
TAXES: Prorated to date of close
TENANCY: No tenants
RENTS: No rents
MINERALS: Seller will transfer any seller-owned minerals
CLOSING COSTS: Seller to provide title search and title insurance. Balance split 50/50
CLOSING DATE: On or before 30 days from seller acceptance
DOWN PAYMENT: 10%
POSSESSION DATE: At closing
SURVEY: Seller will pay for survey
SALE ORDER: By the acre- online bidding only
SALE METHOD: Sells Subject to seller acceptance

CRP Acres/Payment:	No CRP
Taxes:	Varies
Possession:	At closing
Survey Needed?:	Seller will pay for any required surveys.
Brief Legal:	Tract 1:9.063± acres located pt NW ¼ NE ¼ NE ¼ S25 T22N R1E Jackson Co WIPID 012-0385.0005 Tract 2:13.4± acres Pt of SE ¼ SW ¼ S26 T22N R1E Jackson Co WI Pt of PID 012-0457.0000 Tract 3:10.27± acres Pt of SE ¼ SW ¼ S26 T22N R1E Jackson Co WI Pt of PID 012-0457.0000 Tract 4: 11.37± acres Pt of SE ¼ SW ¼ S26 T22N R1E Jackson Co WI Pt of PID 012-0457.0000
Lat/Lon:	44.36520, -90.32065
Zip Code:	54466

Seller is a licensed real estate agent

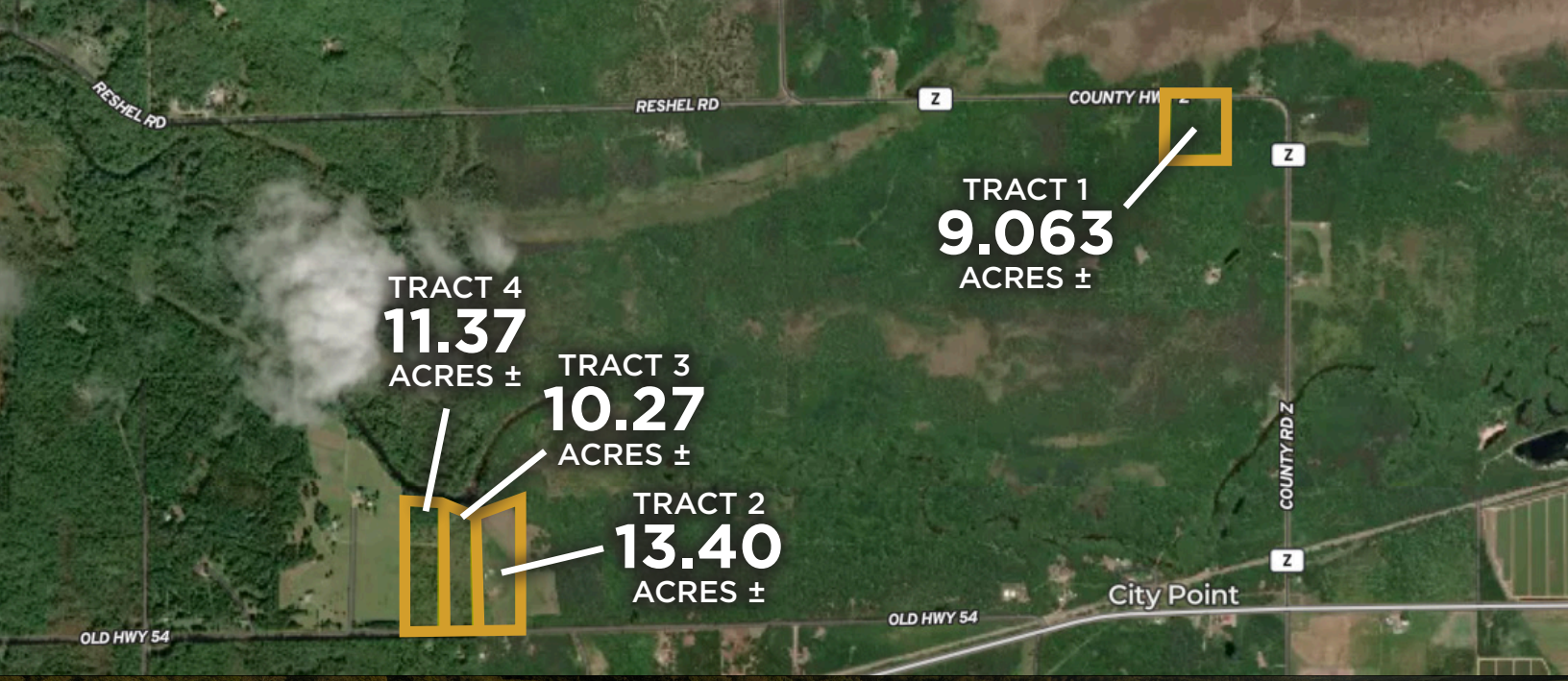
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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