

Sawyer County, Wisconsin 121 Acres For Sale
Y Road
Exeland, WI 54835

\$399,300
121± Acres
Sawyer County



**Sawyer County, Wisconsin 121 Acres For Sale
Exeland, WI / Sawyer County**

SUMMARY

Address

Y Road

City, State Zip

Exeland, WI 54835

County

Sawyer County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

45.706706 / -91.39441

Acreage

121

Price

\$399,300

Property Website

<https://landguys.com/property/sawyer-county-wisconsin-121-acres-for-sale-sawyer-wisconsin/75063/>



Sawyer County, Wisconsin 121 Acres For Sale Exeland, WI / Sawyer County

PROPERTY DESCRIPTION

Discover 121 acres of pristine woodlands near Exeland, WI, ideally located near the scenic Tuscobia Trail. This stunning property is heavily wooded with mature oak and maple along with areas with medium sized aspen. Acorns litter the areas dominated by oaks and abundant deer trails intersect the parcel. Additionally, this land represents a solid timber investment, offering both ecological and financial benefits. Ample road frontage along with predominately highlands offer incredible cabin or off-grid home sites. This is a great area to enjoy nearby lakes, rivers and the Famous Tuscobia Trail.

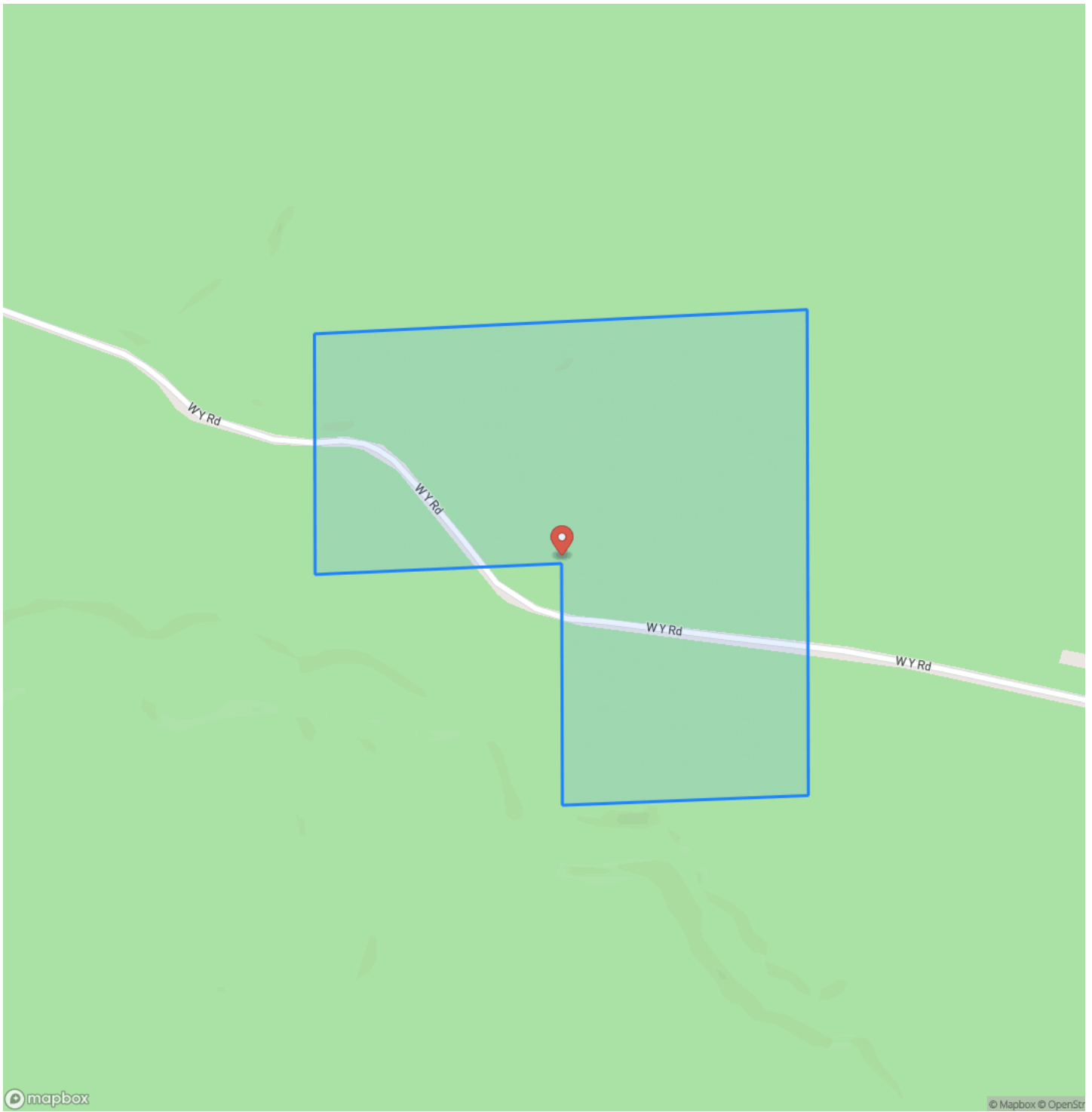
KEY FEATURES

- Predominately rolling high ground
- Heavily wooded with mature hardwoods
- Easy access on a quiet road
- 1.5 hours from Eau Claire
- 2.75 hours from Minneapolis
- Enjoy hunting and timber revenue
- Quality property in a great area
- Tuscobia Trail, lakes and rivers nearby

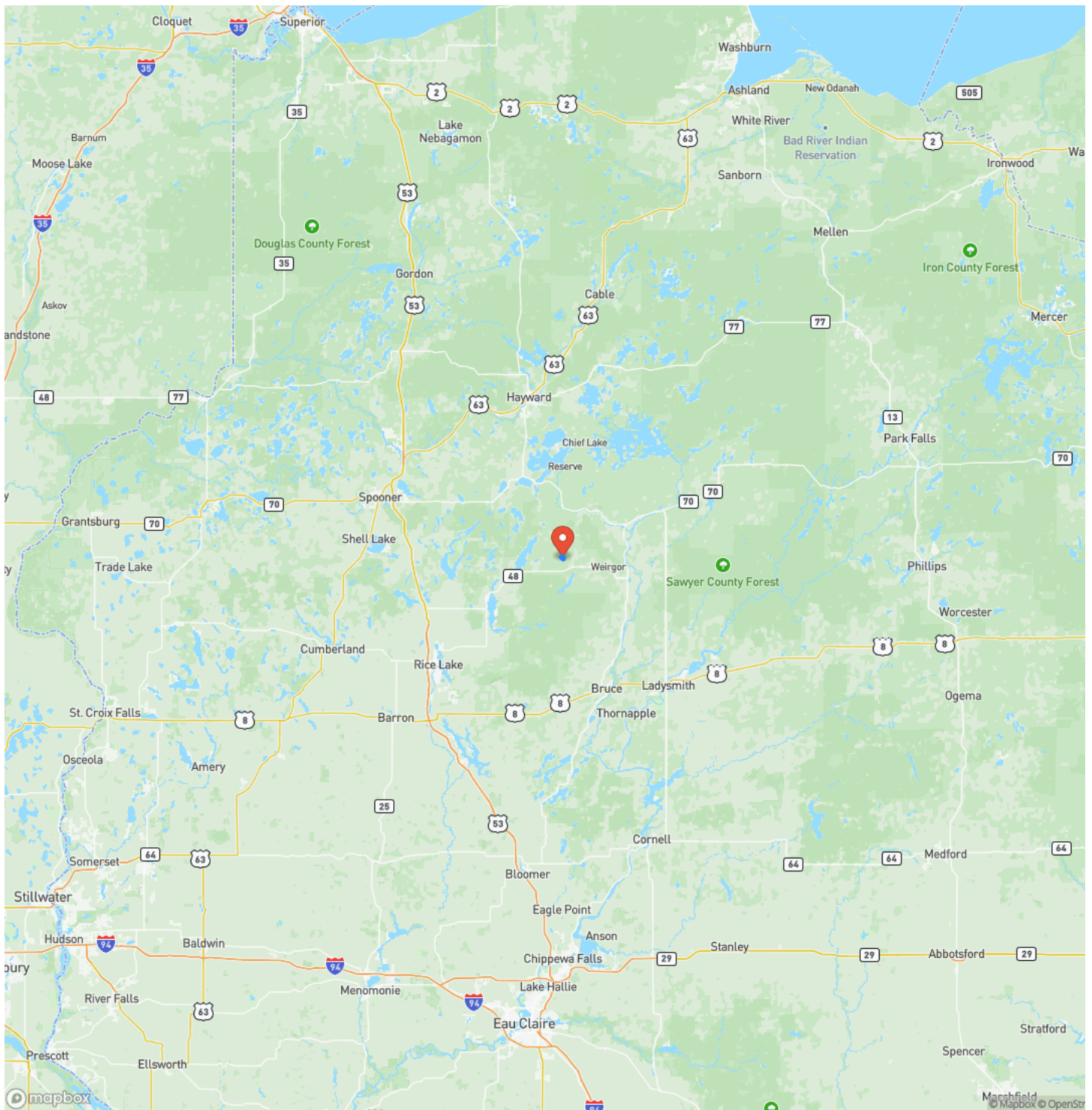
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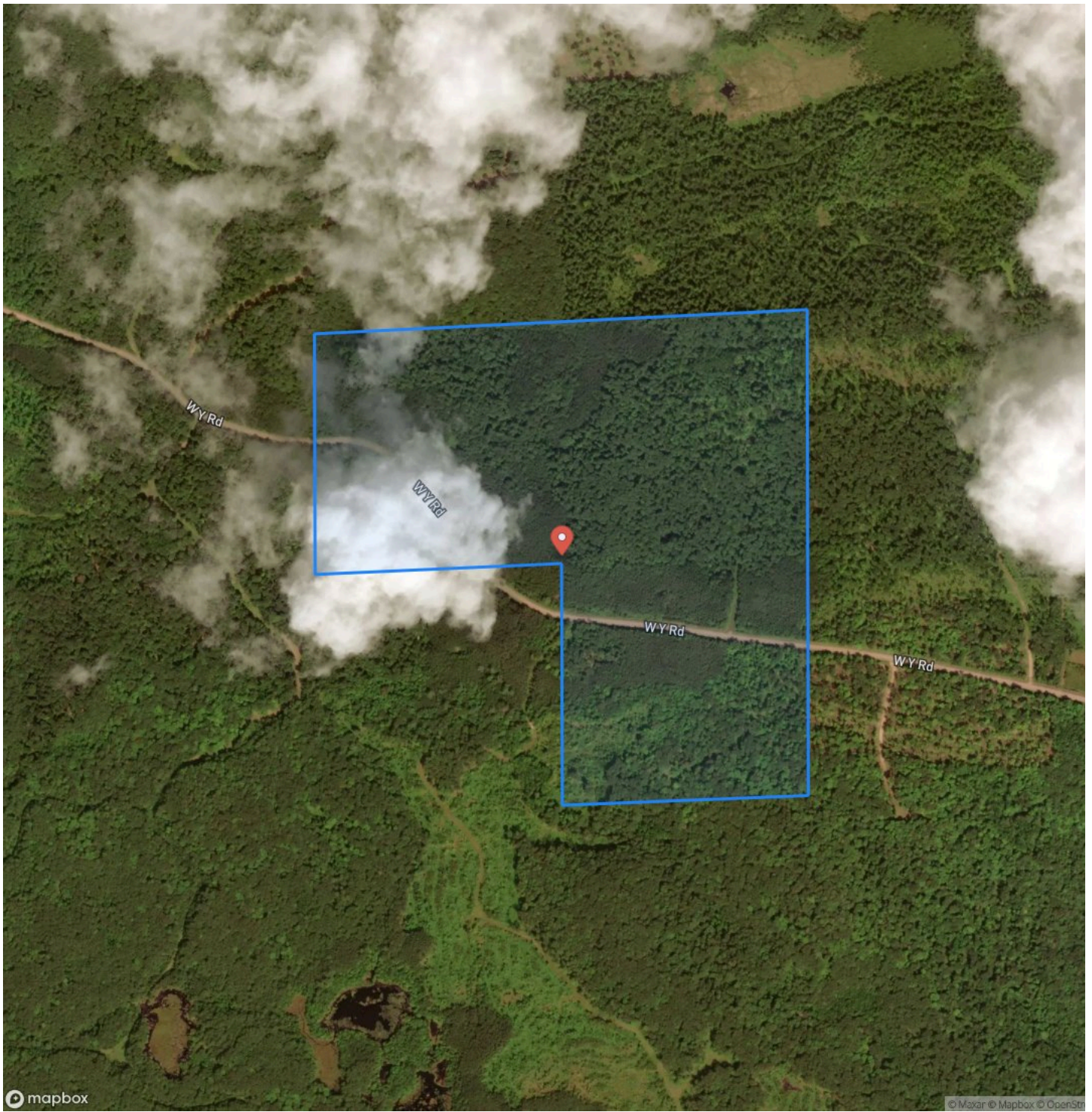
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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