

**Lt3 County Road N**  
**Lt2 County Road N**  
**Arkansaw, WI 54721**

**\$460,000**  
**79.5± Acres**  
**Pepin County**



**Lt3 County Road N  
Arkansaw, WI / Pepin County**

**SUMMARY**

**Address**

Lt2 County Road N

**City, State Zip**

Arkansaw, WI 54721

**County**

Pepin County

**Type**

Hunting Land, Recreational Land, Timberland, Horse Property

**Latitude / Longitude**

44.530824 / -92.053952

**Taxes (Annually)**

\$953

**Acreage**

79.5

**Price**

\$460,000



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**PROPERTY DESCRIPTION**

KW Land Division is pleased to present this amazing opportunity to own a phenomenal slice of God's country! This 79.5 +/- acre tract is very diverse and is an excellent recreational tract for the avid outdoorsmen. Located in the quiet town of Ella. There is an abundance of wildlife in the area and the deer hunting is excellent. This tract is comprised of a generous mixture of high ground and low ground. The wooded acreage is located at a higher elevation giving you tremendous hunting opportunities and views of the mighty Chippewa River. Across from the road on the west end of the wooded section lies a Class II trout stream, tillable acreage, and plenty of bedding cover for trophy class Whitetails. Potential building sites, snowmobile trails, and so much more! Call today!

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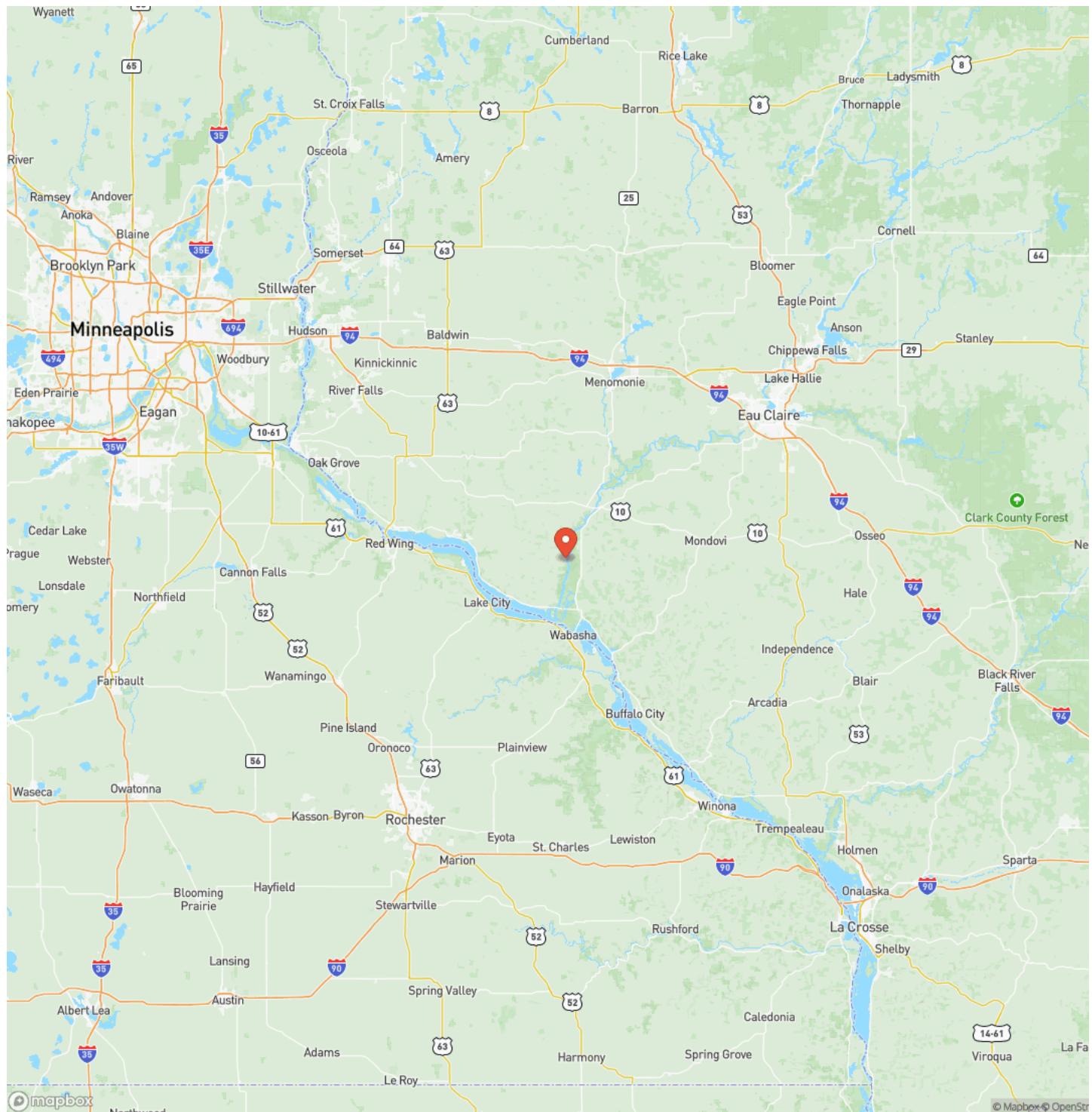
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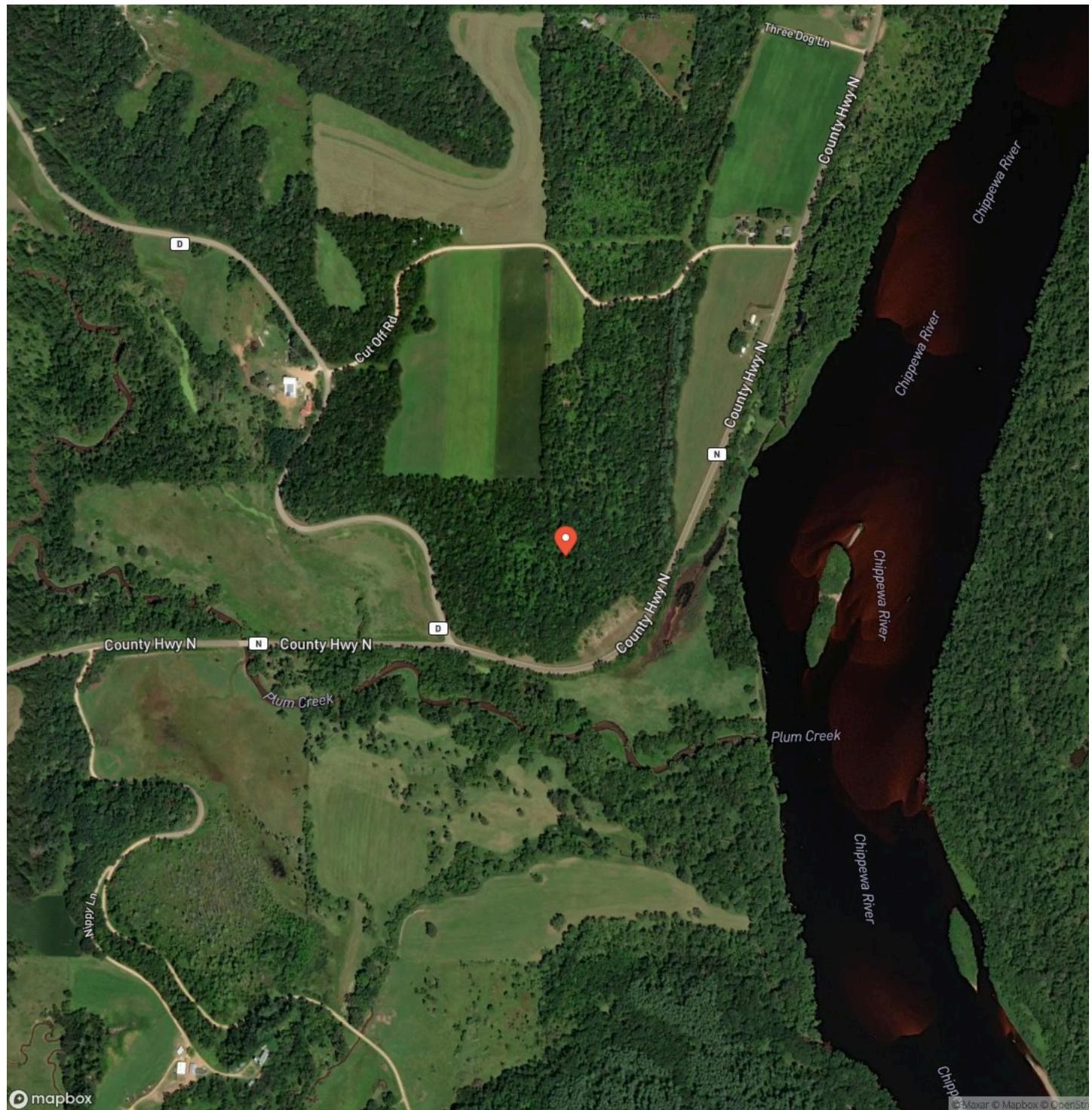
## Locator Map



# Locator Map



## Satellite Map



**Lt3 County Road N**  
**Arkansaw, WI / Pepin County**

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**LISTING REPRESENTATIVE**  
**For more information contact:**



**Representative**

Jay Menger

**Mobile**

(414) 336-8873

**Office**

(414) 336-8873

**Email**

jaymenger@kw.com

**Address**

N96W17695 Riversbend Cir. W. #103. Germantown, WI 53022

**City / State / Zip**

Germantown, WI 53022

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**NOTES**

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## NOTES

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Keller Williams Prestige**  
**N 96 W 17695 Riversbend Cir W**  
**Germantown, WI 53022**

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