

Sawyer County Wisconsin 121 Acres of Land for Sale
Parcel 5, Y RD
Exeland, WI 54538

\$338,800
121± Acres
Sawyer County



Sawyer County Wisconsin 121 Acres of Land for Sale Exeland, WI / Sawyer County

SUMMARY

Address

Parcel 5, Y RD

City, State Zip

Exeland, WI 54538

County

Sawyer County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

45.697854 / -91.386496

Acreage

121

Price

\$338,800

Property Website

<https://landguys.com/property/sawyer-county-wisconsin-121-acres-of-land-for-sale/sawyer/wisconsin/88228/>



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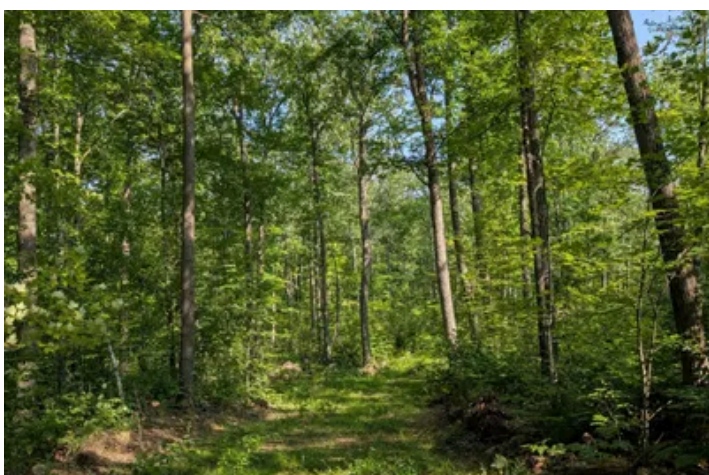
PROPERTY DESCRIPTION

This remote 121-acre parcel in Sawyer County offers the perfect balance of recreation and investment. Accessed via easement, the property provides seclusion while still being manageable to reach. With substantial timber value, including portions of mature hardwoods, it not only serves as a solid long-term investment but also enhances the property's wildlife habitat. The land is primarily highland with rolling topography perfect for hunting, and trail development. Whether you're seeking a private Northwoods retreat for outdoor recreation or the peace of mind that comes with owning quality timberland, this property delivers opportunity and value in a quiet setting.

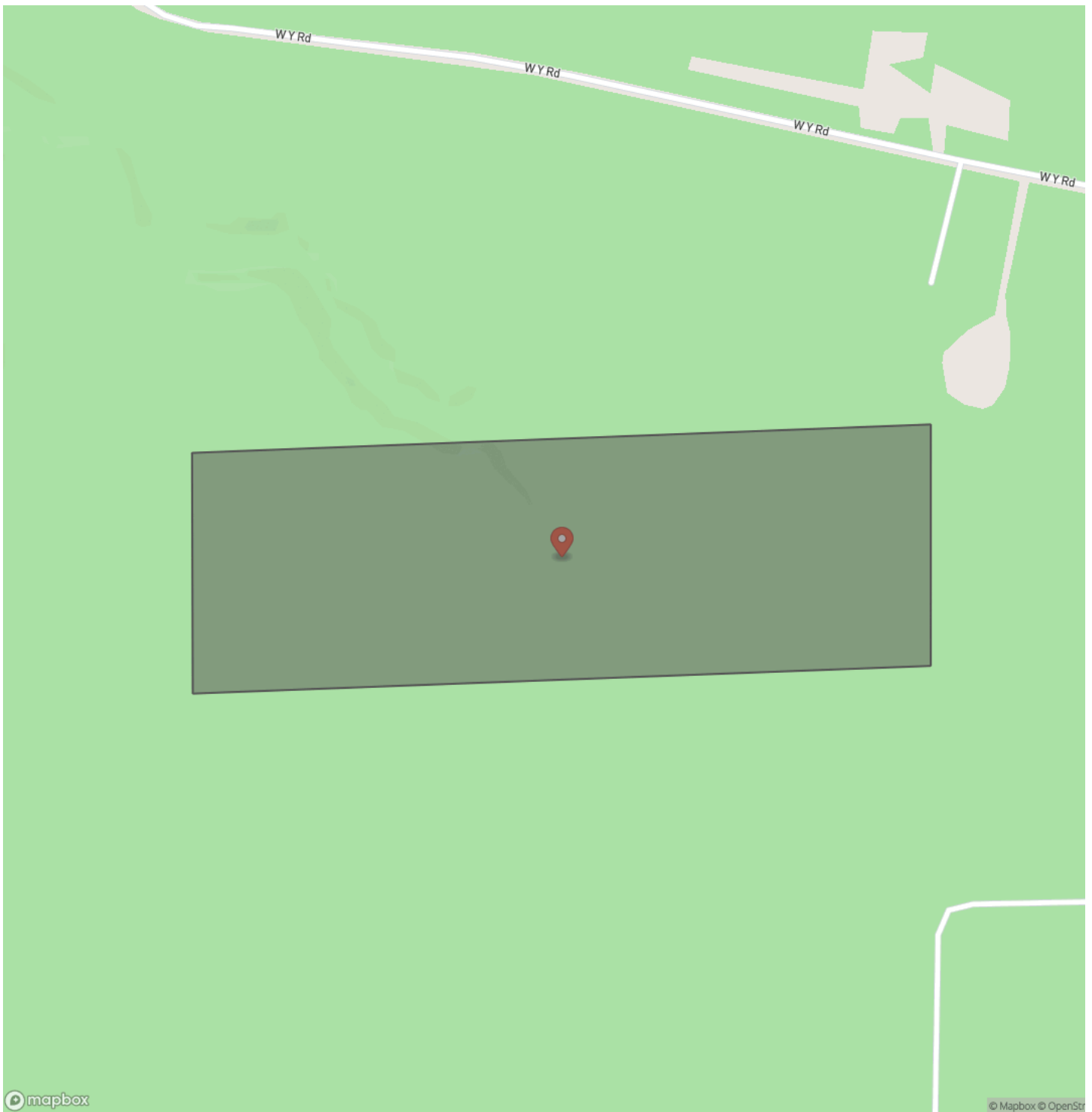
KEY FEATURES

Heavily wooded with mature hardwoods
Mainly high ground
Exceptional deer sign
Private setting with easement access
Timber investment potential
Great area for recreation
Adjoining property is open to public hunting
Ideal location for a basecamp

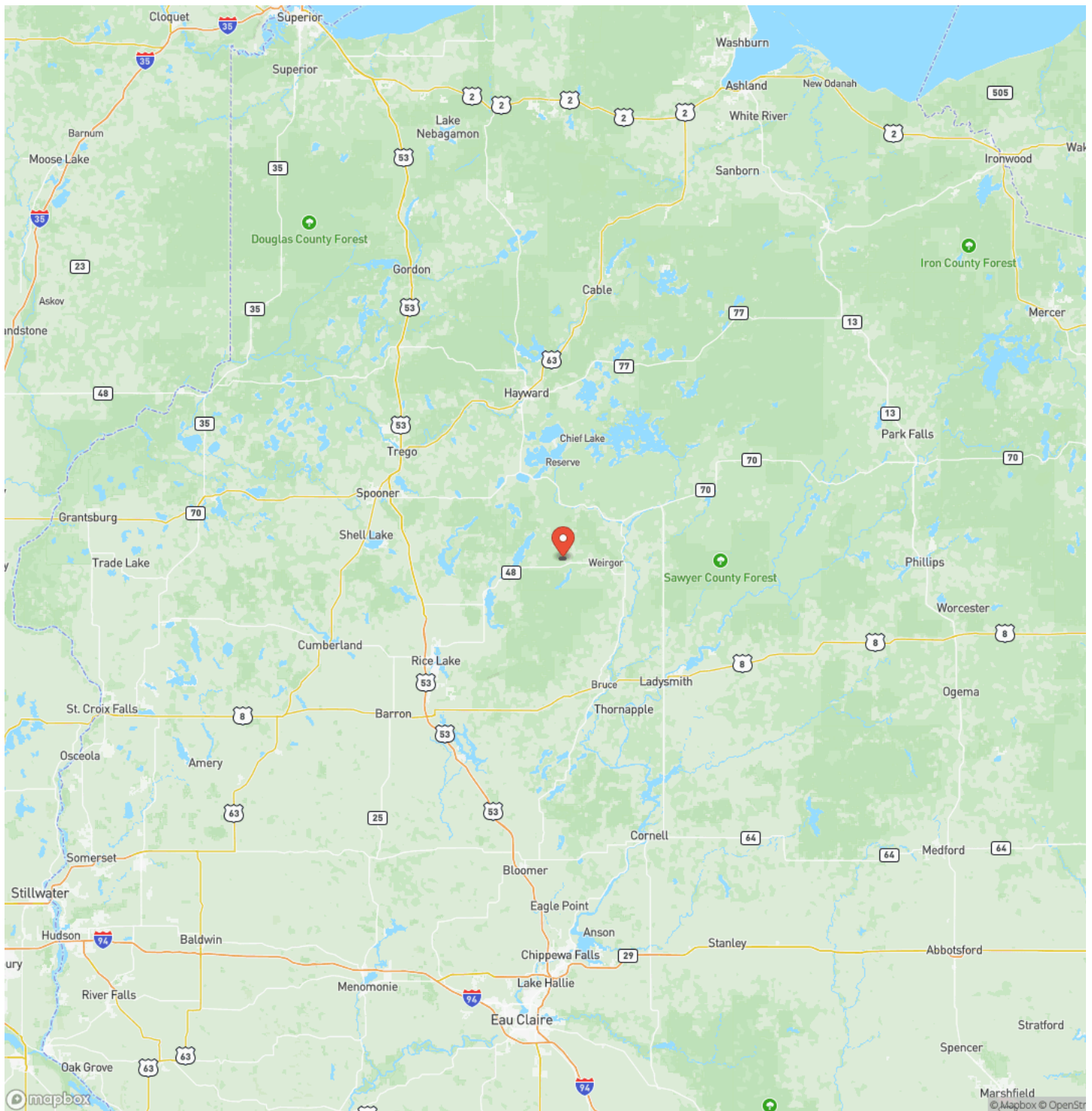
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jason Bredemann

Mobile

(715) 613-0484

Email

jason@landguys.com

Address

City / State / Zip

Phillips, WI 54555

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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