

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

**\$338,800**  
121± Acres  
Sawyer County



**MORE INFO ONLINE:**

[www.landguys.com](http://www.landguys.com)

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

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### **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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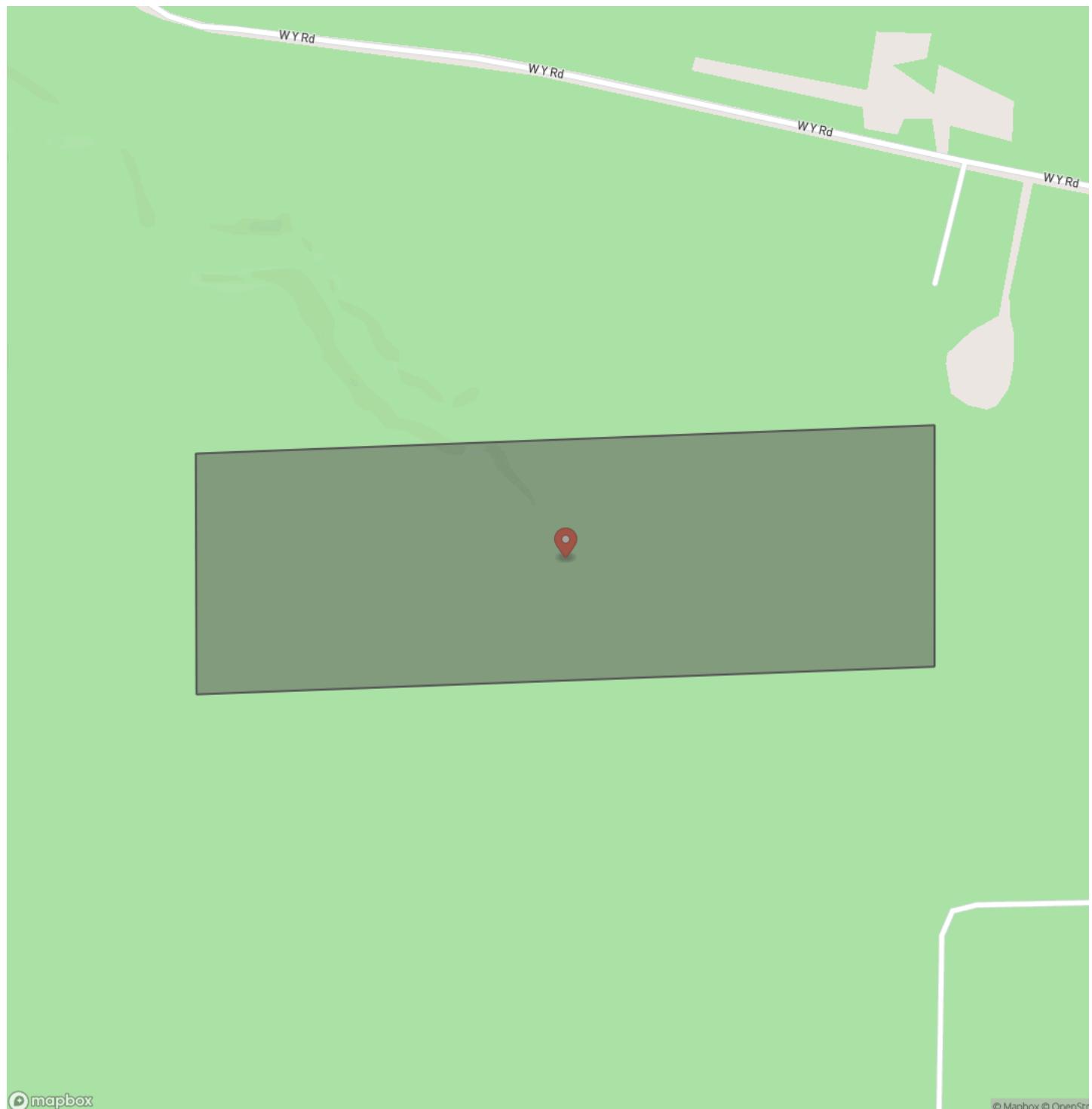
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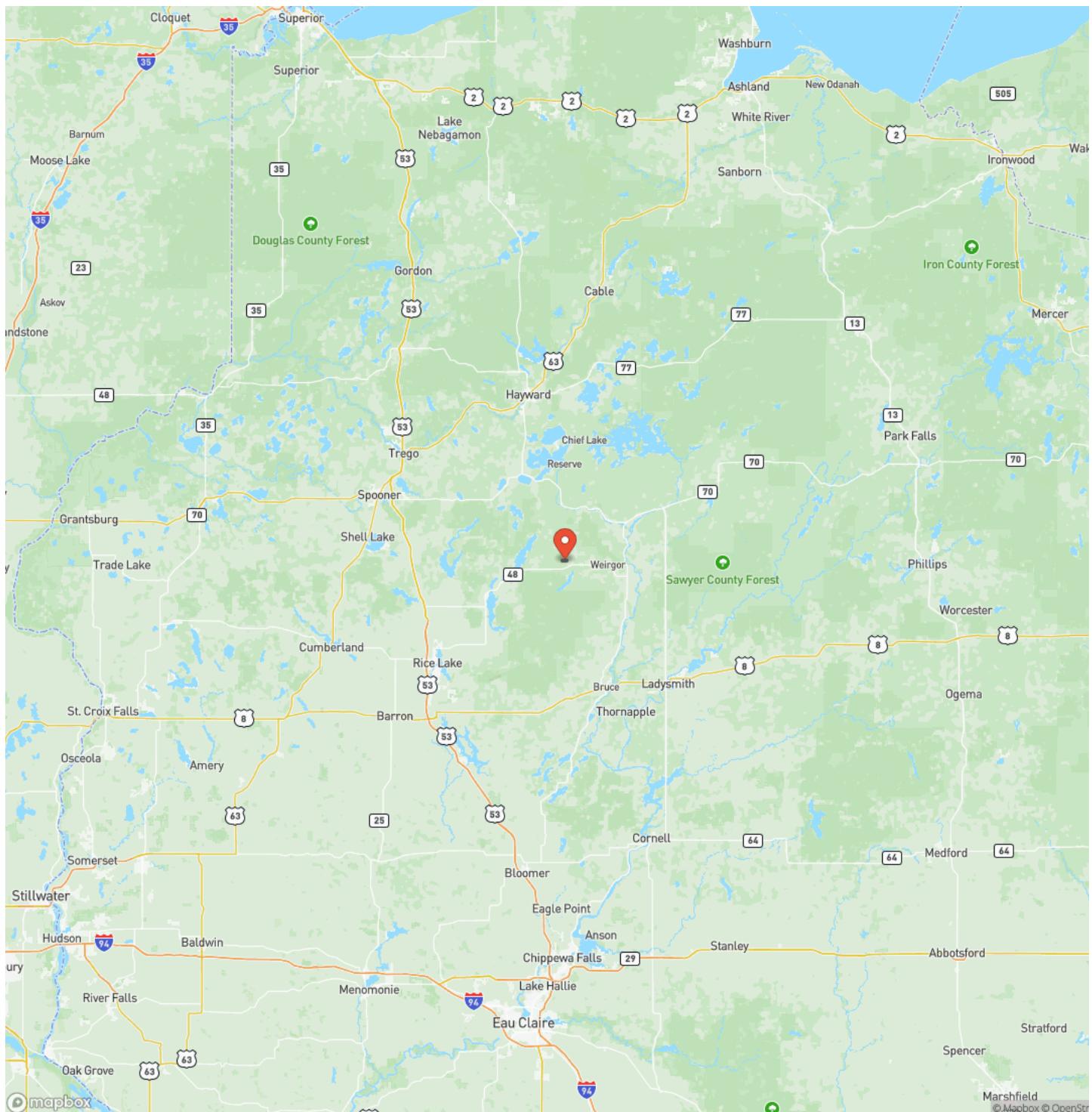
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## Locator Map



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## Satellite Map



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

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Jason Bredemann

## Mobile

(715) 613-0484

## Email

jason@landguys.com

## Address

**City / State / Zip**

## NOTES

## NOTES

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## **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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