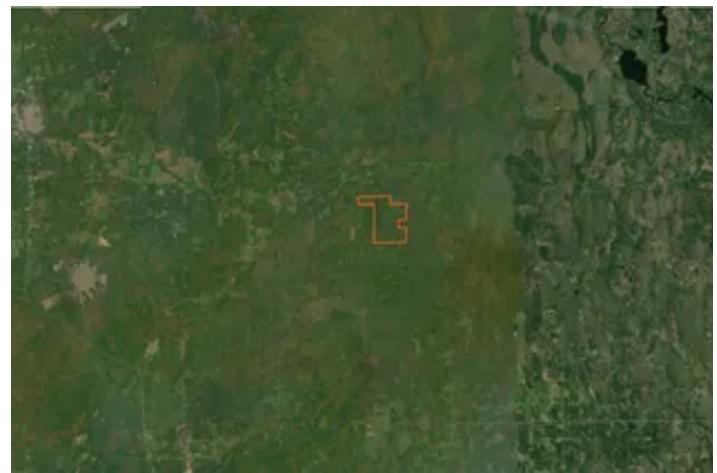


Price County, Wisconsin 917 Acres For Sale
W2509 Trappers Rd
Phillips, WI 54555

\$1,395,000
917± Acres
Price County



MORE INFO ONLINE:

www.landguys.com

Price County, Wisconsin 917 Acres For Sale

Phillips, WI / Price County

SUMMARY

Address

W2509 Trappers Rd

City, State Zip

Phillips, WI 54555

County

Price County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

45.646835 / -90.161288

Acreage

917

Price

\$1,395,000

Property Website

<https://landguys.com/property/price-county-wisconsin-917-acres-for-sale/price/wisconsin/74833/>



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Price County, Wisconsin 917 Acres For Sale

Phillips, WI / Price County

PROPERTY DESCRIPTION

An exceptional opportunity to own a massive, contiguous 917-acre woodland tract near Phillips, Wisconsin, in the heart of scenic Price County. This rare Northwoods property offers excellent access from two quiet dead-end township roads, Trappers Rd on the south and Mink Dr on the north, providing privacy and convenience. A well-maintained network of mowed woods roads allows easy travel throughout the property, making it ideal for hunting, recreation, and land management.

The property features a diverse mix of hardwood timber, multiple stages of natural regeneration, tag alder lowlands, and several beaver ponds and flowages that provide reliable water sources and outstanding wildlife habitat. The size and layout are well suited for establishing centrally located food plots, creating a true sanctuary capable of holding deer on the property throughout the season. Grouse hunting, whitetail hunting, trail walking, and quiet enjoyment are all exceptional on a tract of this scale.

One of the most valuable aspects of this property is the level of control and flexibility it offers the new owner. Approximately 590 acres are free of any government programs! These unencumbered acres allow freedom to manage timber, wildlife habitat, and recreational use without mandatory restrictions or public access requirements. The New Owner also has the option to re-enroll into MFL, either closing the acreage to public access for added privacy or leaving them open to take advantage of significant property tax savings. The remaining MFL acreage is in the open plan but there is the option to change it to a closed plan without penalty.

With its size, access, habitat diversity, and rare management flexibility, this 917-acre tract is well suited for a private Northwoods retreat, group hunting club, timber investment, or long-term legacy ownership.

KEY FEATURES

- Massive contiguous tract with easy access
- Potential timber investment property
- Great option for a large hunting group
- Exceptional grouse hunting with miles of trails to walk
- Excellent overall layout for access
- Some small beaver pond and flowages for waterfowl
- Located in a great area for recreation
- Extremely private setting on dead-end township roads
- Already enrolled in managed forest, taxes are under 1,500 per year
- Hunt, invest and enjoy this amazing property.

MORE INFO ONLINE:

Price County, Wisconsin 917 Acres For Sale

Phillips, WI / Price County

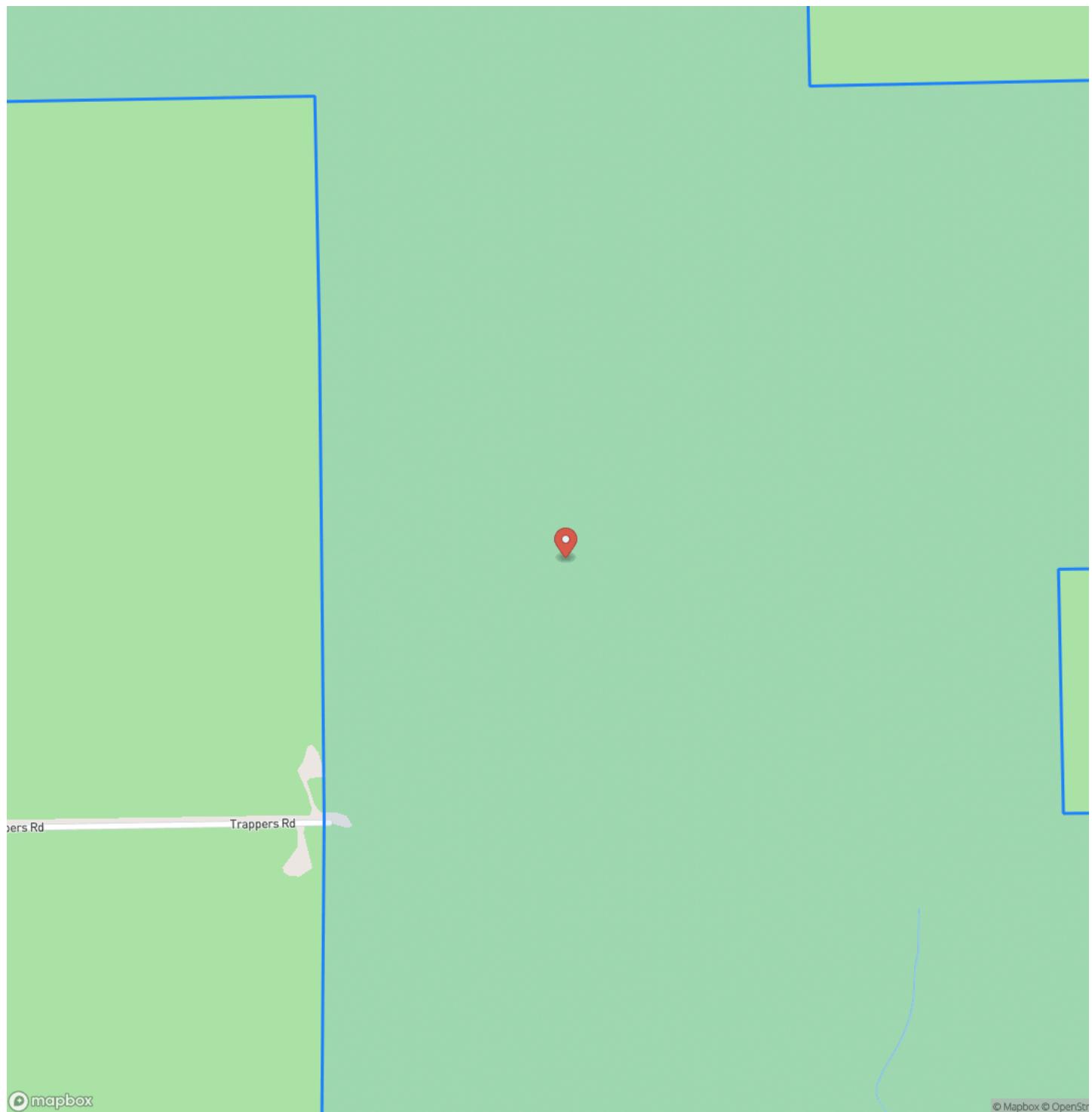


MORE INFO ONLINE:

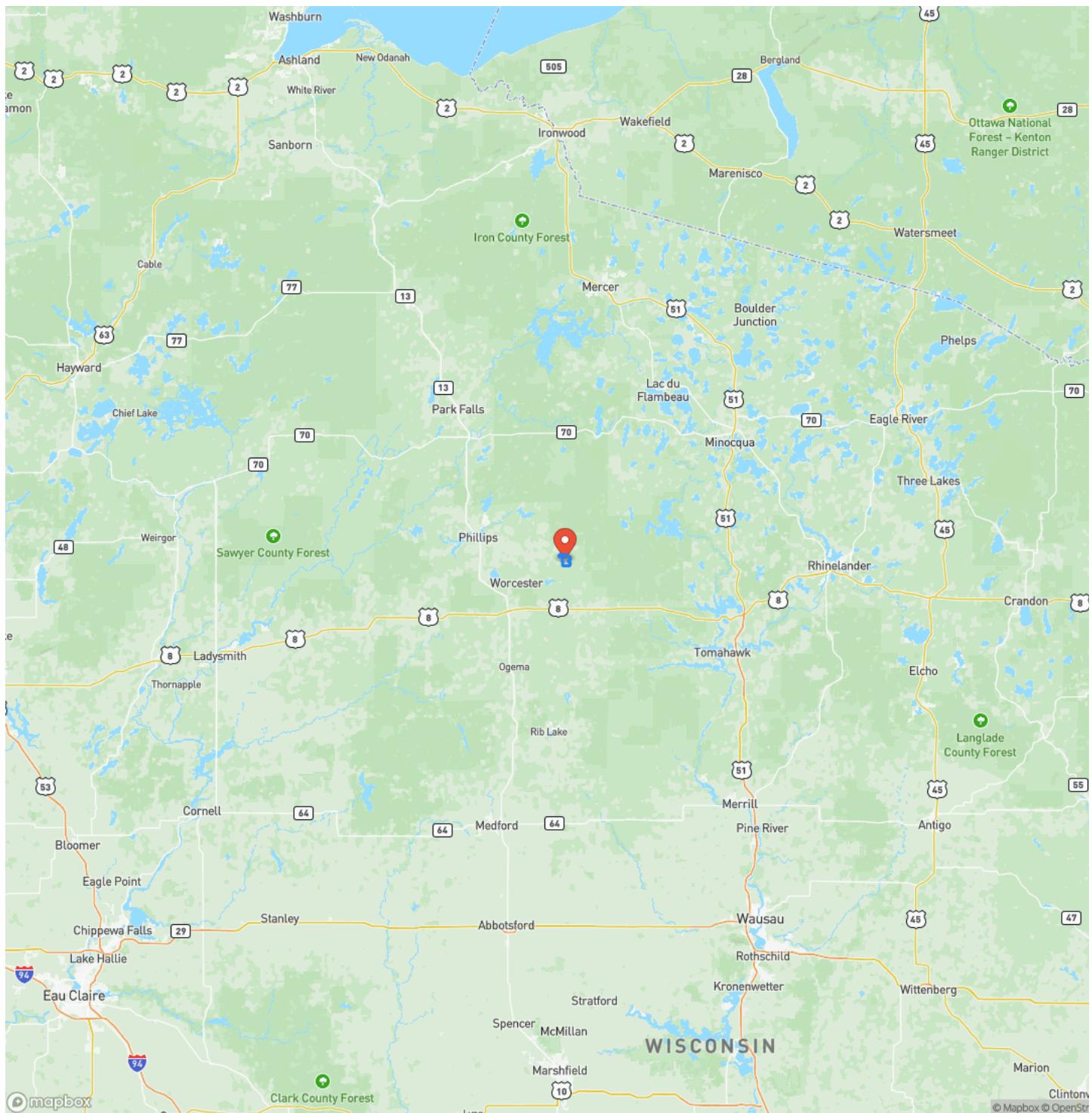
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Price County, Wisconsin 917 Acres For Sale
Phillips, WI / Price County

Locator Map



Locator Map

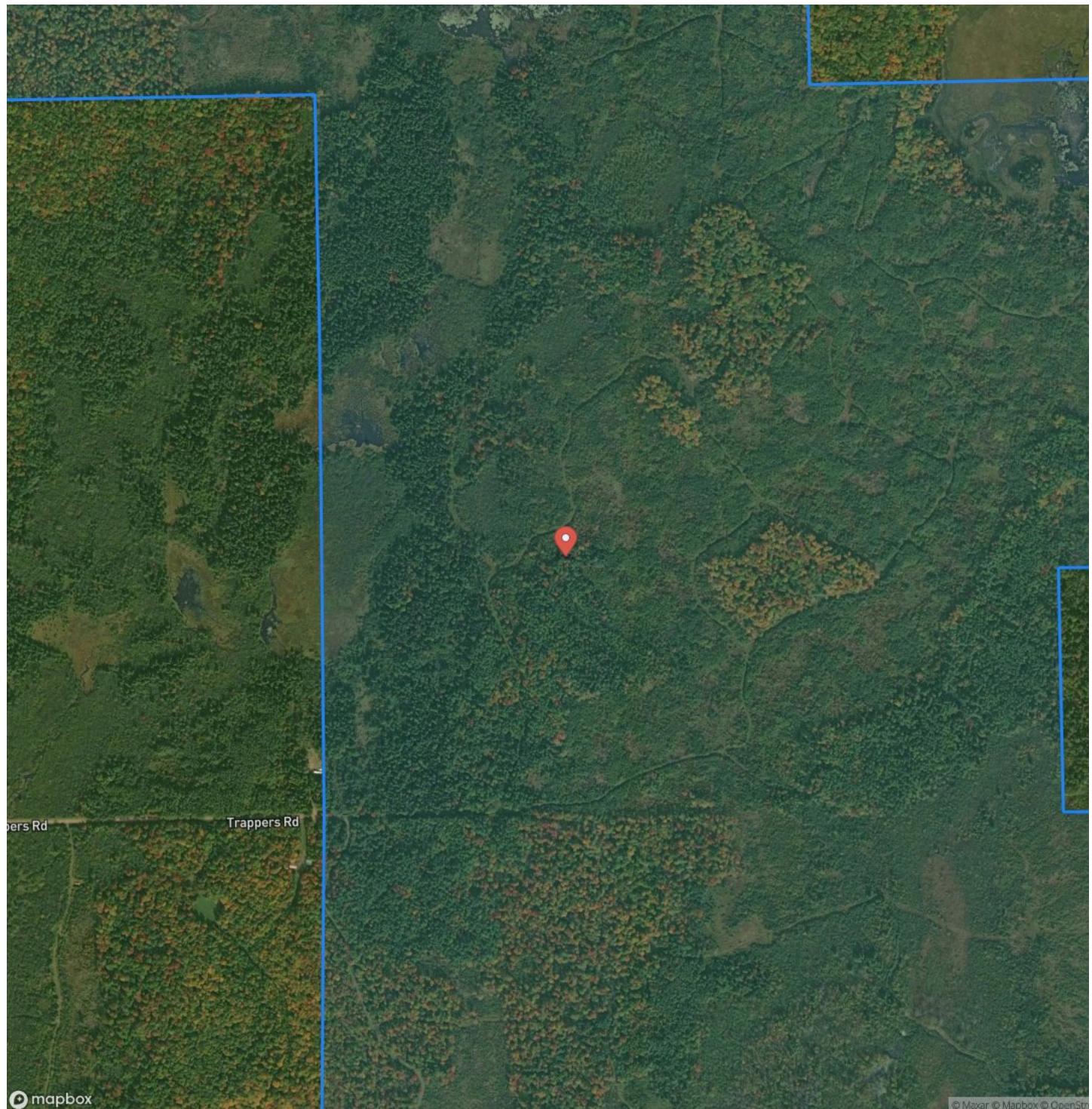


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Price County, Wisconsin 917 Acres For Sale
Phillips, WI / Price County

Satellite Map



MORE INFO ONLINE:

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Price County, Wisconsin 917 Acres For Sale

Phillips, WI / Price County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jason Bredemann

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Address

City / State / Zip

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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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