

Sawyer County, Wisconsin 285 Acres For Sale
13993 W Y Rd
Birchwood, WI 54817

\$798,900
285± Acres
Sawyer County



**Sawyer County, Wisconsin 285 Acres For Sale
Birchwood, WI / Sawyer County**

SUMMARY

Address

13993 W Y Rd

City, State Zip

Birchwood, WI 54817

County

Sawyer County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

45.701164 / -91.38914

Acreage

285

Price

\$798,900

Property Website

<https://landguys.com/property/sawyer-county-wisconsin-285-acres-for-sale-sawyer-wisconsin/75064/>



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PROPERTY DESCRIPTION

285-acre wooded property located in Sawyer County near Exeland. Nestled in primarily highlands, this land has been expertly managed for timber, ensuring a sustainable investment for the future. The diverse landscape features rolling hardwood ridges dominated by acorn producing oaks. An expansive area of beaver ponds in the southwest side enhance habitat and create some amazing travel corridors just begging to be hunted this season! This property also provides great cover with areas of regeneration perfect for browse, bedding and grouse habitat. Great location on a quiet township road near the Tuscobia Trail, area lakes and rivers for enjoyment all year long. Don't miss the chance to own a slice of paradise that combines recreation, wildlife conservation, and timber management!

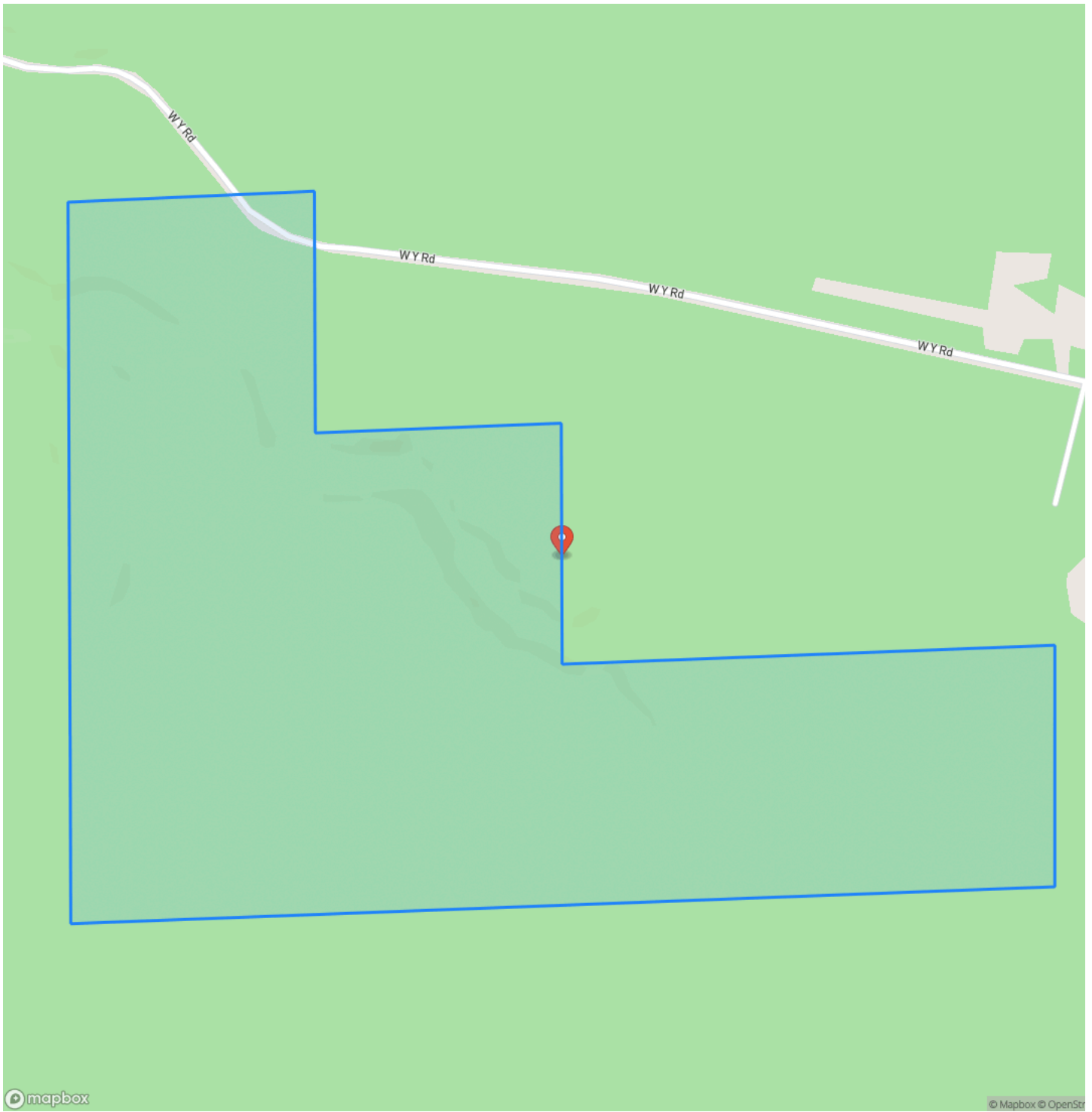
KEY FEATURES

- Great timber investment property
- Predominately rolling high ground
- Excellent location near Tuscobia Trail
- Good frontage on a quiet township road
- Seasonal stream
- Extensive beaver pond system adds habitat
- Deer sign is amazing
- Nice woods road for easy access

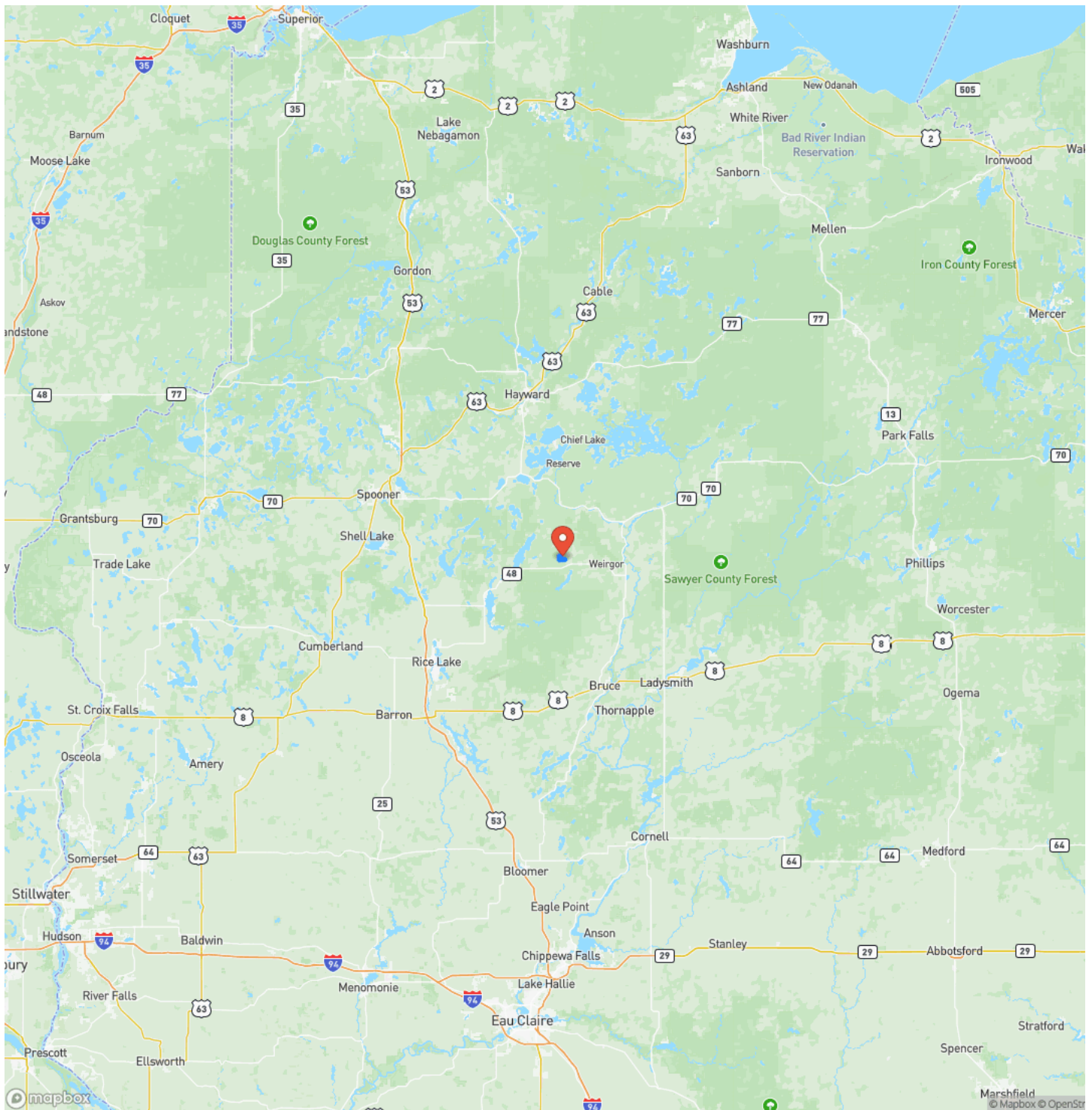
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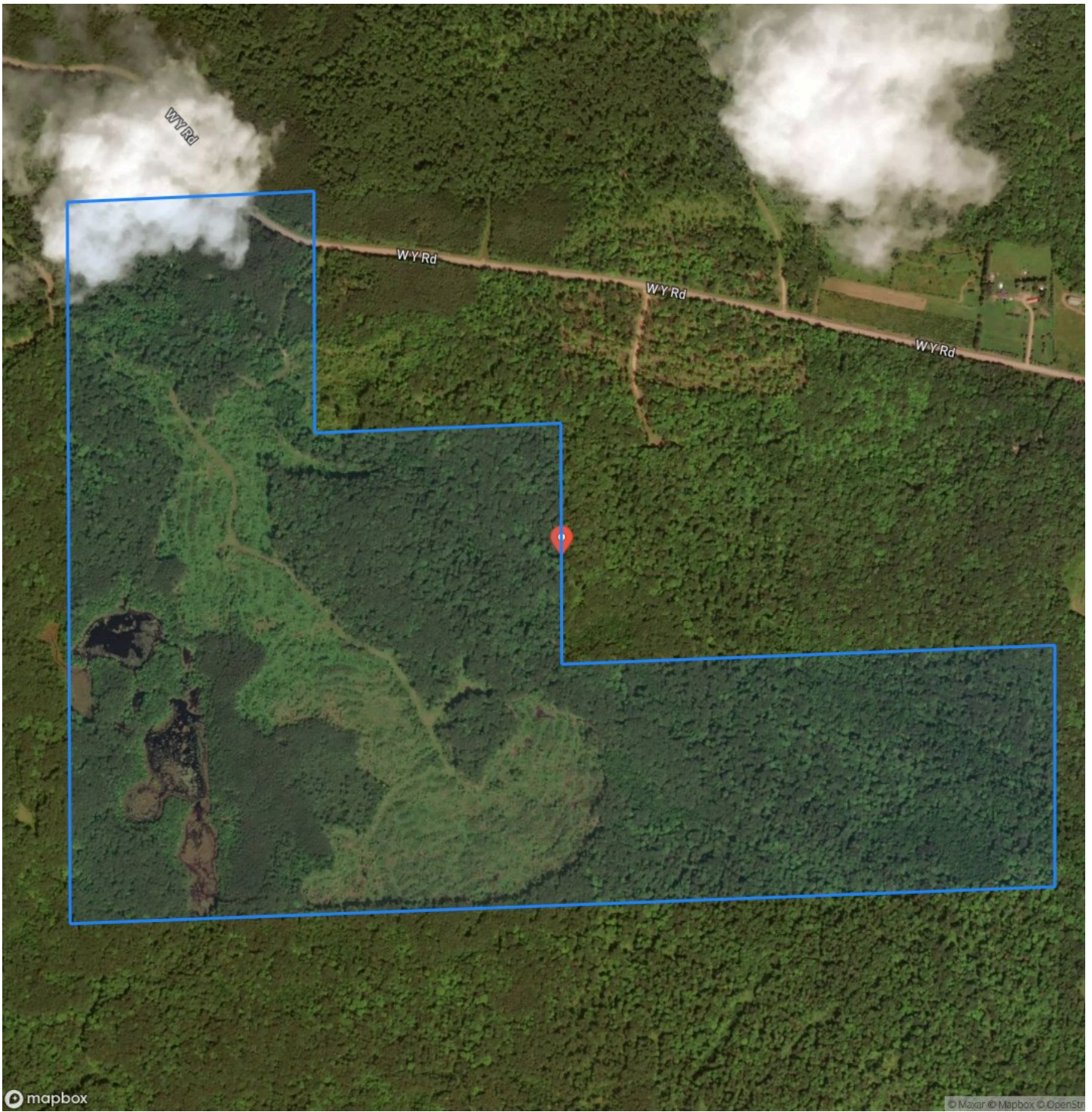
Locator Map



Locator Map



Satellite Map



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