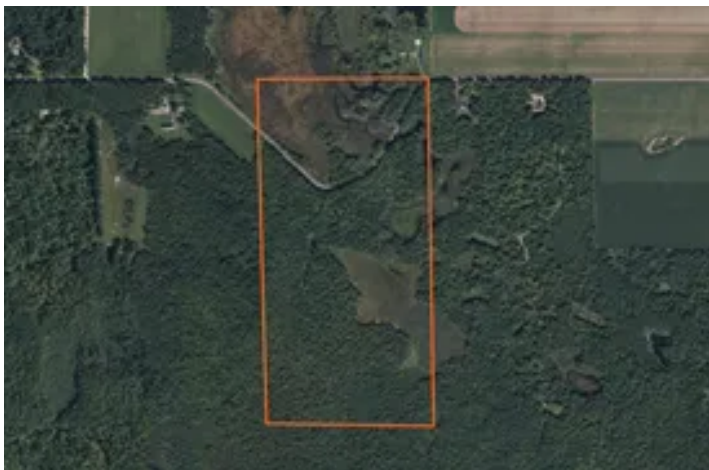


Price County, Wisconsin 80 Acres of Land for Sale
00 Crane Chase Rd
Phillips, WI 54555

\$169,900
80± Acres
Price County



Price County, Wisconsin 80 Acres of Land for Sale
Phillips, WI / Price County

SUMMARY

Address

00 Crane Chase Rd

City, State Zip

Phillips, WI 54555

County

Price County

Type

Recreational Land, Hunting Land

Latitude / Longitude

45.733763 / -90.484133

Acreage

80

Price

\$169,900

Property Website

<https://landguys.com/property/price-county-wisconsin-80-acres-of-land-for-sale-price-wisconsin/91297/>



Price County, Wisconsin 80 Acres of Land for Sale Phillips, WI / Price County

PROPERTY DESCRIPTION

Premium 80-acre tract located on a paved road near Phillips, WI

Outstanding 80-acre parcel located near Phillips, WI, offering an excellent mix of hunting and building potential. The land is rich in diversity, featuring hardwood stands with towering maple, oak, and aspen, along with thick balsam cover in the back portion that provides outstanding habitat for deer and other game. This back section has seen little to no hunting pressure over the years, giving wildlife a sanctuary. Natural ponds enhance the property with added waterfowl hunting opportunities and create natural funnels that make this tract highly huntable for whitetails. The nearby agricultural lands ensure good deer density in the area. With electric at the lot line and blacktop road frontage, this property is not only recreational but also a prime candidate for your future cabin or home. The scenic terrain, strong wildlife habitat, timber potential and a great location just minutes from Phillips make this an exceptional Northwoods opportunity!

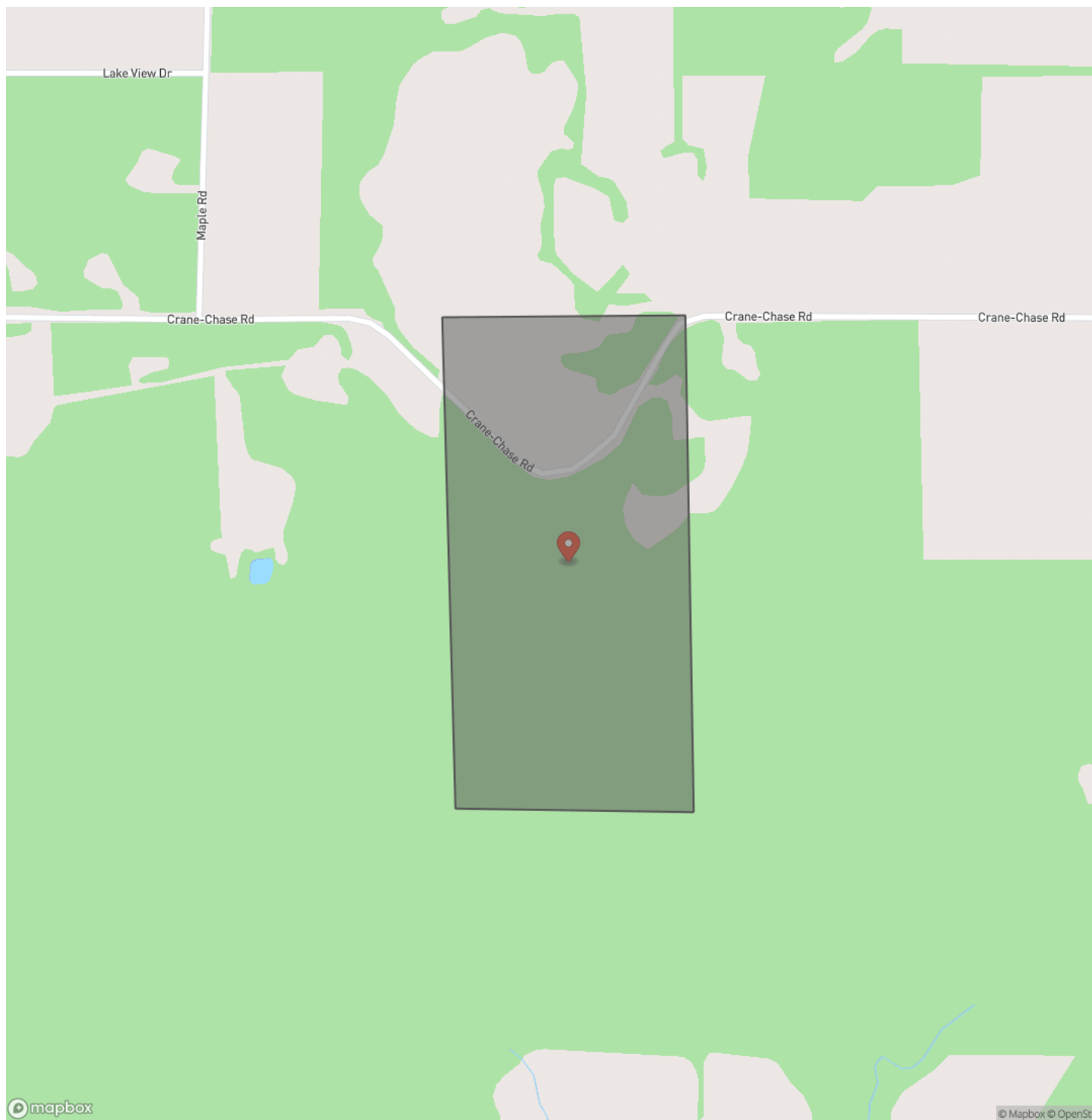
KEY FEATURES

- 80 acres of diverse habitat in a premier area
- Towering maple, oak, and aspen
- Back portion has seen little to no hunting pressure for years
- Natural ponds provide waterfowl opportunities
- Natural funnels and edges create highly huntable conditions
- Excellent deer, bear, and grouse hunting potential
- Electric at the lot line for future cabin or home build
- Blacktop road frontage with year-round access
- Direct access to snowmobile trail

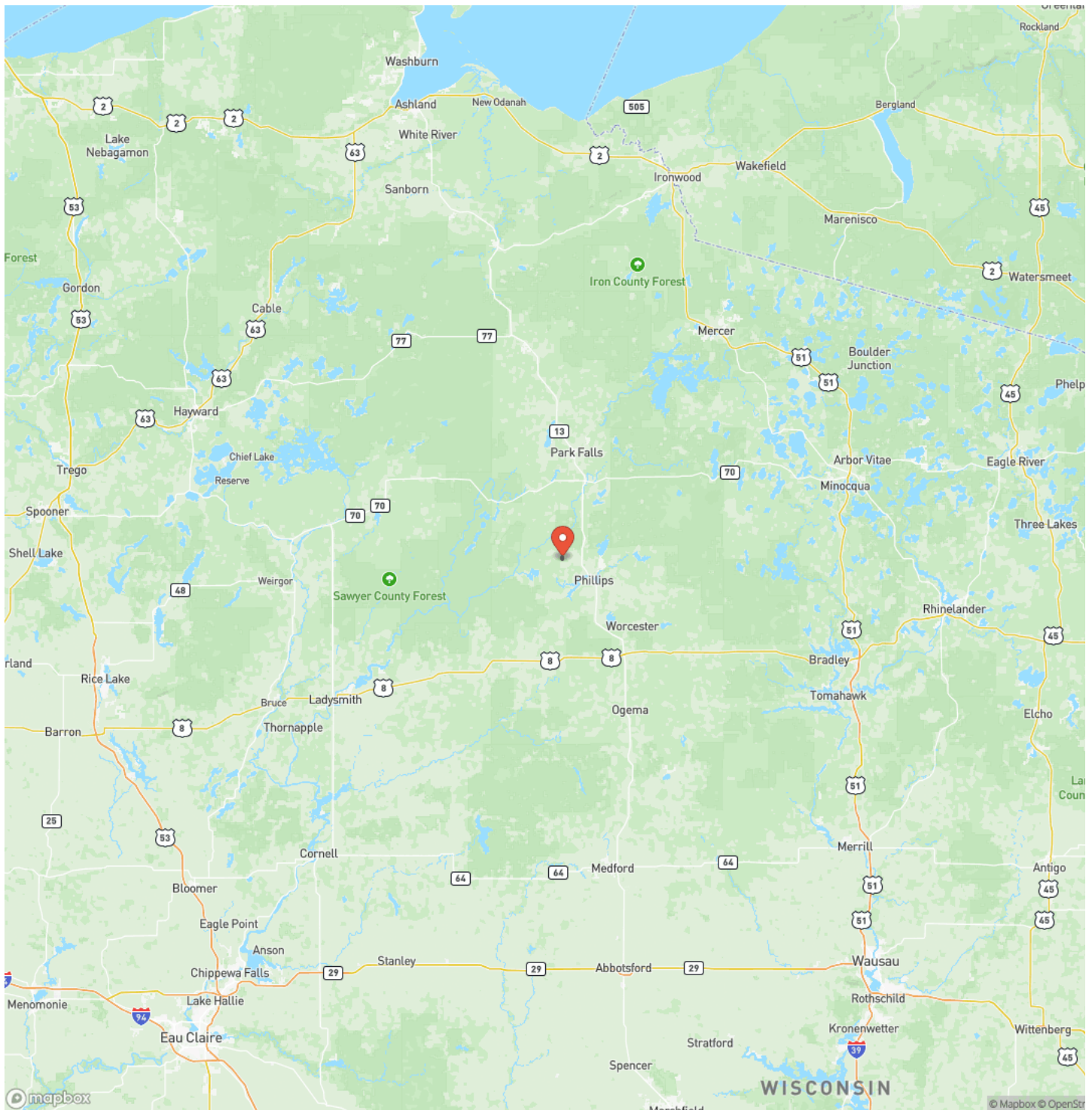
Price County, Wisconsin 80 Acres of Land for Sale
Phillips, WI / Price County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Price County, Wisconsin 80 Acres of Land for Sale Phillips, WI / Price County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jason Bredemann

Mobile

(715) 613-0484

Email

jason@landguys.com

Address

City / State / Zip

NOTES

This image shows a blank 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.

[illegible]

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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