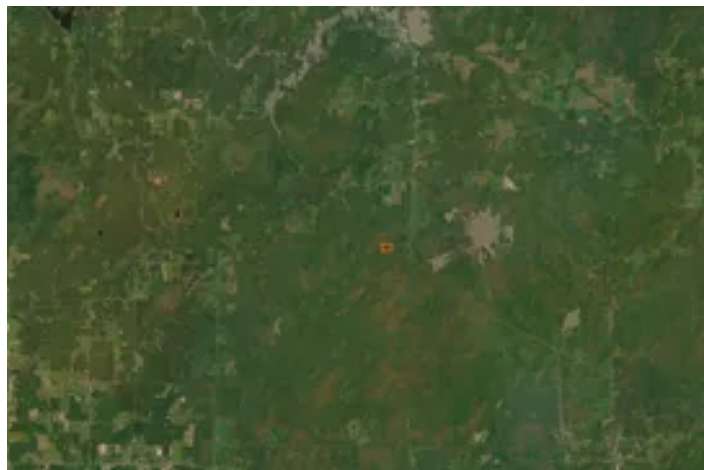


Price County, Wisconsin 25 Acres of Land for Sale
N6694 Aspen Rd
Phillips, WI 54555

\$62,900
25± Acres
Price County



Price County, Wisconsin 25 Acres of Land for Sale
Phillips, WI / Price County

SUMMARY

Address

N6694 Aspen Rd

City, State Zip

Phillips, WI 54555

County

Price County

Type

Hunting Land, Recreational Land

Latitude / Longitude

45.614074 / -90.405089

Acreage

25

Price

\$62,900

Property Website

<https://landguys.com/property/price-county-wisconsin-25-acres-of-land-for-sale-price-wisconsin/91569/>



Price County, Wisconsin 25 Acres of Land for Sale

Phillips, WI / Price County

PROPERTY DESCRIPTION

Prime 25-acre tract near Phillips with diverse habitat, great access, endless potential.

Outstanding 25-acre parcel located just outside of Phillips in Price County. This property offers the perfect blend of aspen and maple timber with a tag alder marsh along the back portion, creating exceptional wildlife habitat for deer and grouse. The mix of cover types forms hard edges and natural travel routes that deer naturally use, making stand placement a breeze. This is a great location close to the Phillips Chain of Lakes, Cranberry lakes and large tracts of public hunting land. Access is easy year-round via a gravel township road, and electric is located right across the road giving you the option to build a cabin or future home site. Don't delay and you can be enjoying the rest of the 2025 hunting season on this property!

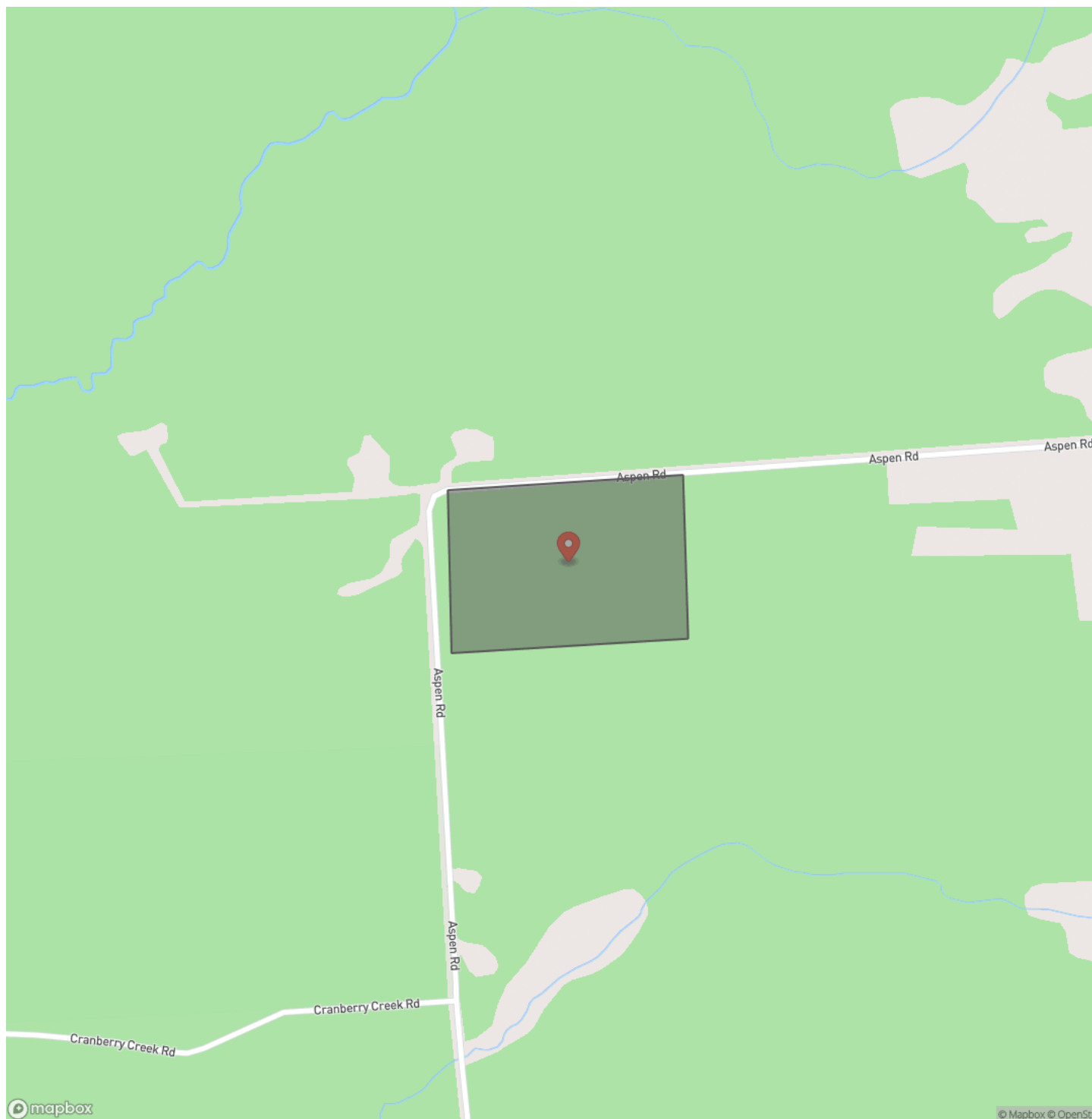
KEY FEATURES

- 25 acres located just minutes from Phillips, WI
- Tag alder marsh on the back portion creates ideal wildlife cover
- Excellent deer travel routes with natural hard edges
- Close to numerous lakes and public hunting lands for year-round recreation
- Easy year-round access on a gravel township road
- Electric located right across the road for future building options
- Outstanding hunting and recreational property in a desirable area
- Mature aspen, maple and basswood

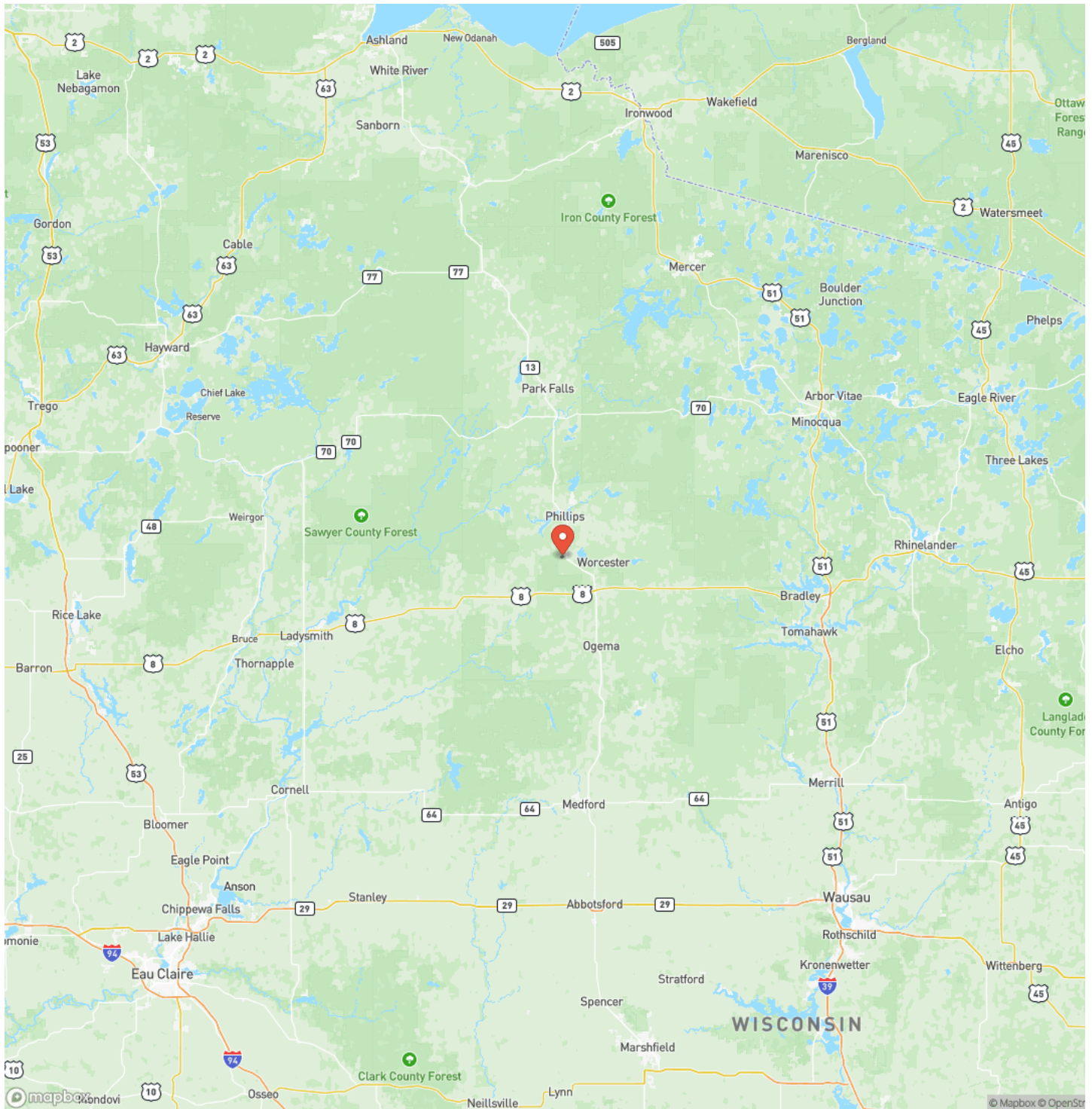
Price County, Wisconsin 25 Acres of Land for Sale
Phillips, WI / Price County



Locator Map



Locator Map



Satellite Map



Price County, Wisconsin 25 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

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.

LandGuys
4331 Conestoga Dr
Springfield, IL 62711
(217) 899-1240
www.landguys.com
