

**Sawyer County Wisconsin 129 Acres of Land for Sale**  
Parcel 3, Y RD  
Exeland, WI 54835

**\$361,200**  
129± Acres  
Sawyer County



## Sawyer County Wisconsin 129 Acres of Land for Sale Exeland, WI / Sawyer County

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### **SUMMARY**

#### **Address**

Parcel 3, Y RD

#### **City, State Zip**

Exeland, WI 54835

#### **County**

Sawyer County

#### **Type**

Recreational Land, Hunting Land, Timberland

#### **Latitude / Longitude**

45.702101 / -91.397014

#### **Acreage**

129

#### **Price**

\$361,200

#### **Property Website**

<https://landguys.com/property/sawyer-county-wisconsin-129-acres-of-land-for-sale/sawyer/wisconsin/88185/>



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### **PROPERTY DESCRIPTION**

#### **Diverse 129 acre parcel with creek, beaver ponds, mature timber and regeneration.**

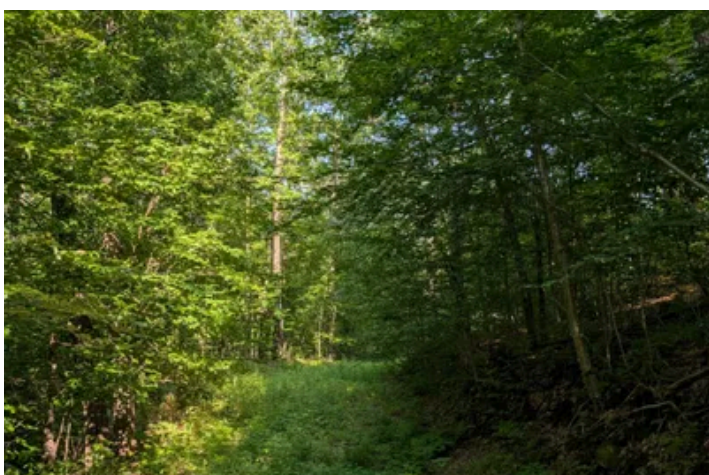
This 129-acre tract in beautiful Sawyer County near Exeland is a diverse and wildlife-rich property that offers something for everyone. Forty One Creek winds through the land, and a large series of beaver ponds on the back end enhance the property's habitat diversity. From stands of mature timber to areas of thriving regeneration, the mix of cover types provides exceptional conditions for deer, grouse, and bear hunting. The beaver ponds also open the door to excellent waterfowl hunting opportunities, making this a true multi-species property. With its combination of woods, water, and wildlife, this Sawyer County parcel offers the perfect setting for a secluded hunting retreat, recreational getaway, or simply a place to enjoy the natural beauty of northern Wisconsin.

### **KEY FEATURES**

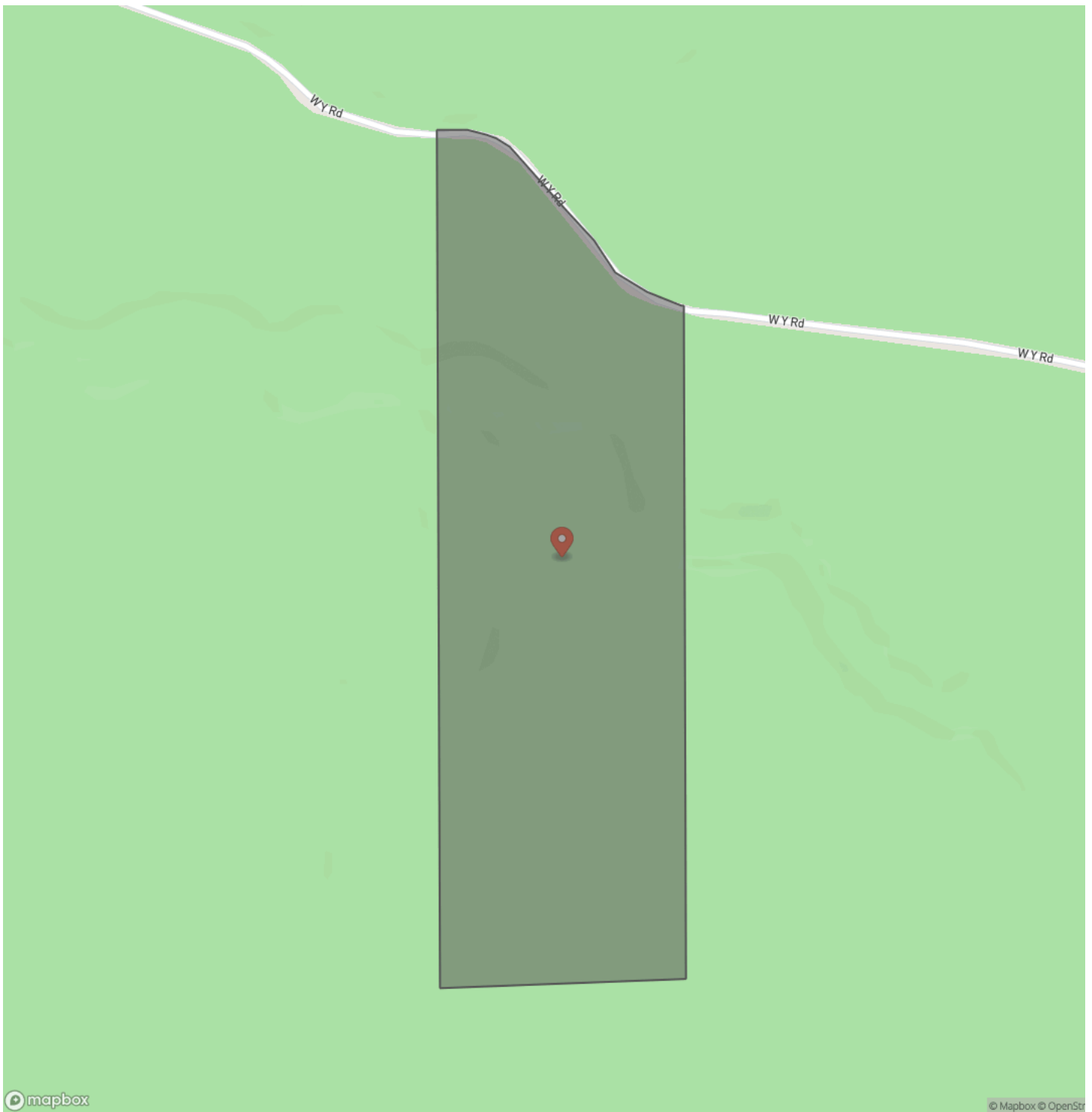
- Extremely diverse property
- Mature timber
- Forty One Creek run through
- Large series of beaver ponds
- Rolling terrain
- Trail system
- Near Tuscobia Trail
- Located on a quiet town road

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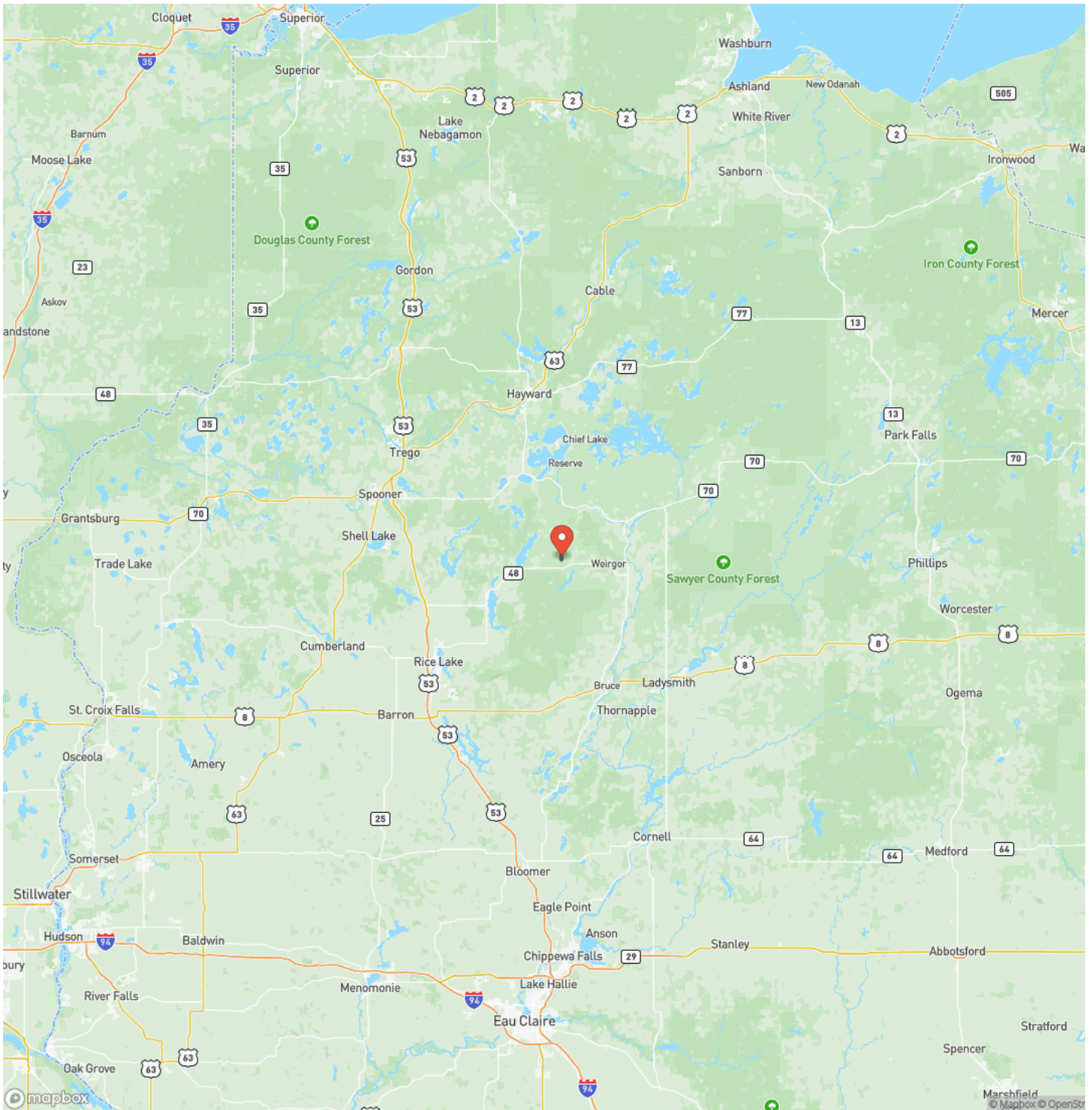
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## Locator Map



## Locator Map



## Satellite Map



## Sawyer County Wisconsin 129 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

Phillips, WI 54555

## NOTES

[illegible]

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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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**LandGuys**  
4331 Conestoga Dr  
Springfield, IL 62711  
(217) 899-1240  
[www.landguys.com](http://www.landguys.com)

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