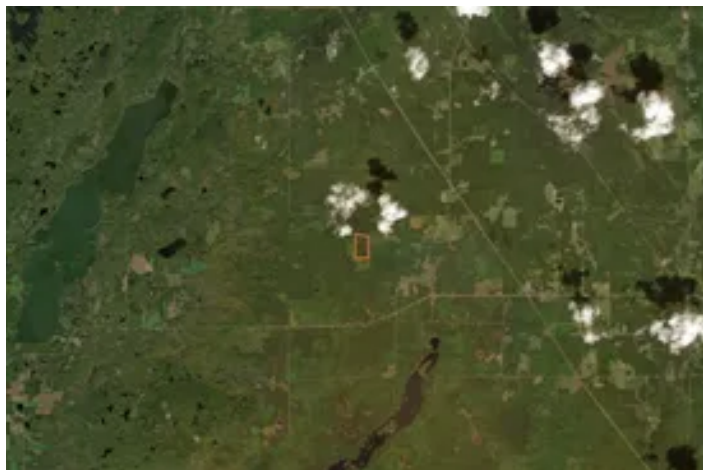


**Sawyer County Wisconsin 68 Acres of Land for Sale**  
Parcel 4, Y Rd  
Exeland, WI 54835

**\$166,700**  
68± Acres  
Sawyer County





## Sawyer County Wisconsin 68 Acres of Land for Sale Exeland, WI / Sawyer County

---

### **SUMMARY**

#### **Address**

Parcel 4, Y Rd

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

Exeland, WI 54835

#### **County**

Sawyer County

#### **Type**

Hunting Land, Recreational Land, Timberland

#### **Latitude / Longitude**

45.702663 / -91.391765

#### **Acreage**

68

#### **Price**

\$166,700

#### **Property Website**

<https://landguys.com/property/sawyer-county-wisconsin-68-acres-of-land-for-sale/sawyer/wisconsin/88199/>



## Sawyer County Wisconsin 68 Acres of Land for Sale Exeland, WI / Sawyer County

---

### **PROPERTY DESCRIPTION**

This 68-acre wooded property in Sawyer County, WI, offers a quiet setting with rolling terrain and diverse habitat. Perfect for deer hunting, the land features thick pockets of regeneration that provide excellent bedding and cover, along with mature oaks that produce a steady acorn crop to draw and hold wildlife. The combination of food, cover and Forty-One Creek for a water source makes this an attractive hunting property. Beyond your own acreage, the location is ideal for recreation—just minutes from the Tuscobia Trail for ATV, UTV, and snowmobile riding, as well as area lakes and rivers for fishing and paddling. Public hunting lands in the area expand your opportunities. Whether you're looking for a private hunting retreat or a Northwoods getaway, this Sawyer County property delivers seclusion and wildlife.

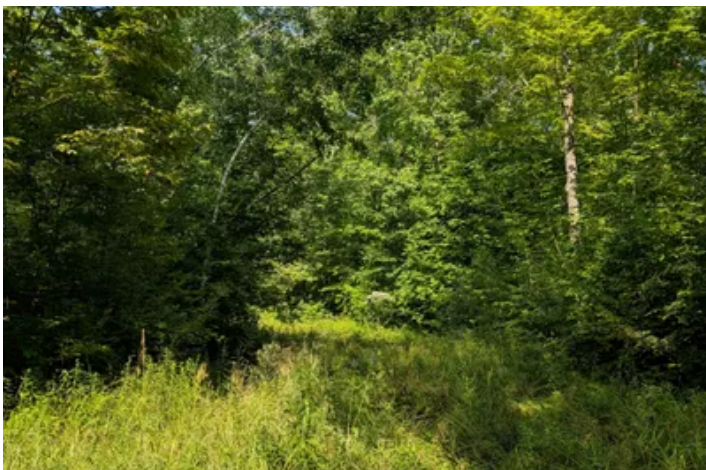
### **KEY FEATURES**

- Exceptional deer habitat
- Rolling terrain
- Located on a quiet town road
- Potential building sites
- Small creek intersects the property
- Areas with mature oaks
- Good grouse habitat
- Located in zone D bear unit



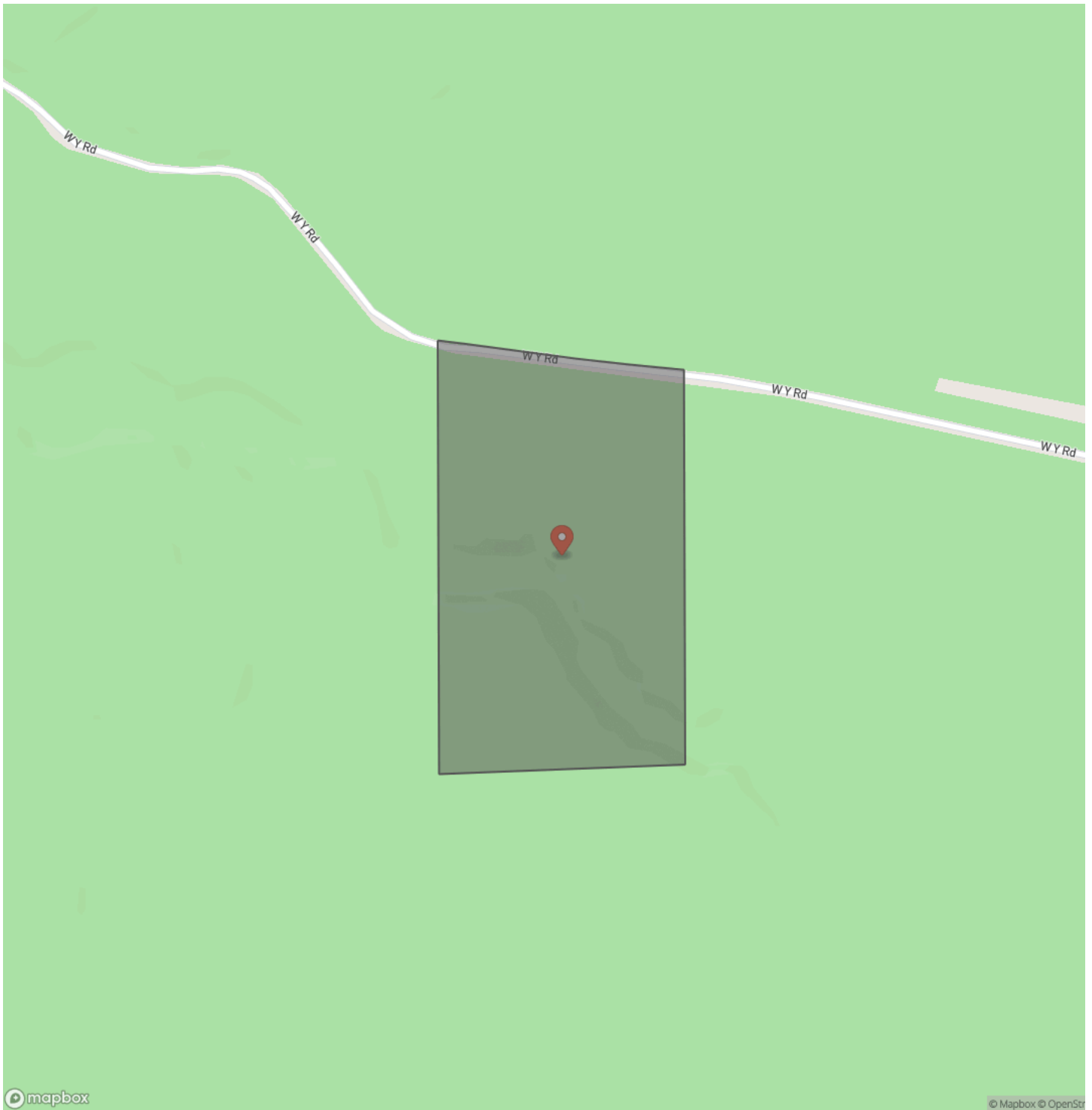
**Sawyer County Wisconsin 68 Acres of Land for Sale**  
**Exeland, WI / Sawyer County**

---



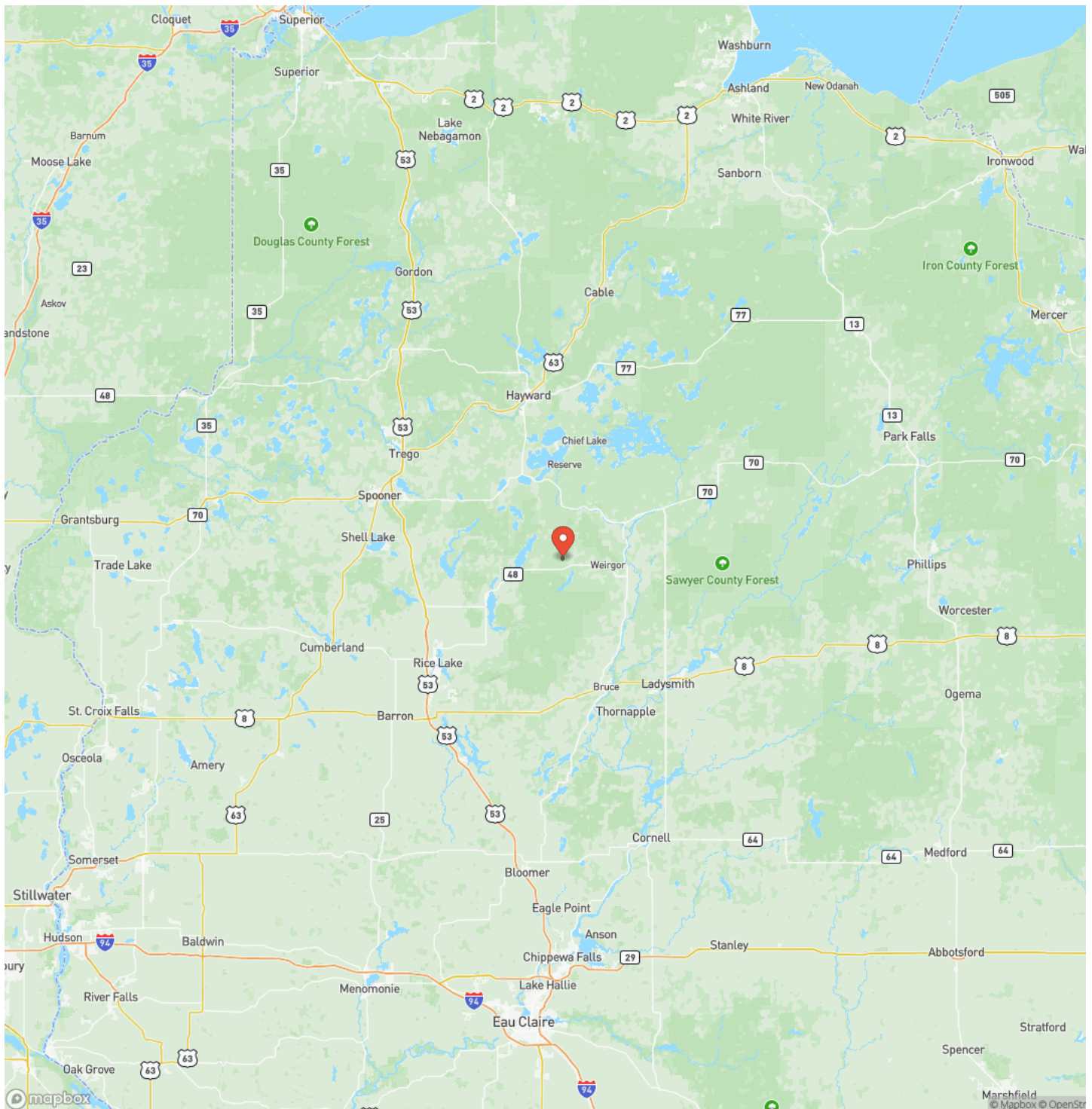


## Locator Map





## Locator Map





## Satellite Map





## Sawyer County Wisconsin 68 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]



## 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.

## **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](http://www.landguys.com)

---