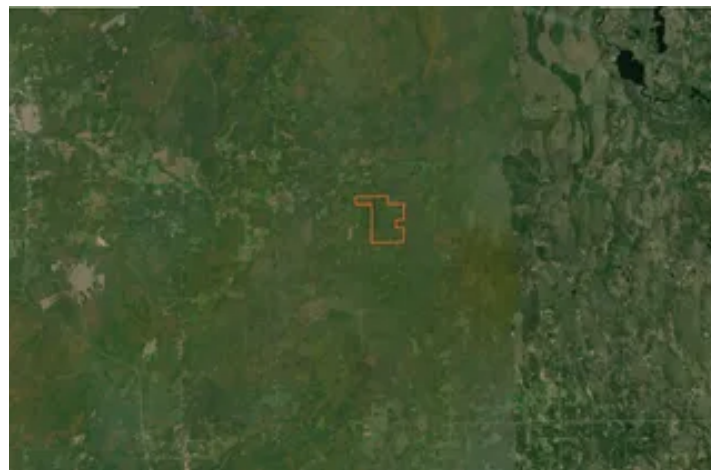


Price County, Wisconsin 917 Acres For Sale
W2509 Trappers Rd
Phillips, WI 54555

\$1,395,000
917± Acres
Price County



**Price County, Wisconsin 917 Acres For Sale
Phillips, WI / Price County**

SUMMARY

Address

W2509 Trappers Rd

City, State Zip

Phillips, WI 54555

County

Price County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

45.646835 / -90.161288

Acreage

917

Price

\$1,395,000

Property Website

<https://landguys.com/property/price-county-wisconsin-917-acres-for-sale-price-wisconsin/74833/>



Price County, Wisconsin 917 Acres For Sale Phillips, WI / Price County

PROPERTY DESCRIPTION

Great opportunity to secure a massive contiguous tract of woodlands near Phillips Wisconsin in beautiful Price County! This unbelievable property is 917 acres and features great access via two quiet dead-end township roads, Trappers Rd on the southern portion and Mink Dr on the north side. There is a vast network of mowed woods roads to get you through the property. You could spend days walking the trails flushing grouse, deer hunting and enjoying the solitude this large tract can provide. The overall property is a great mix of hardwood stands, various stages of regeneration, tag alder areas along with beaver ponds/flowages providing a water source. The layout of this property would be great for establishing food plots towards the center portion giving deer no reason to ever leave the property. So many options, group hunting club, timber investment, Northwoods retreat just to name a few. Approximately 515 acres will be expiring from the Managed Forest Law requirements on December 31, 2025. There are already 71 acres outside of MFL, bringing the total to about 590 acres that will be completely unencumbered by any governmental programs or management requirements. The Buyer would also have the option to re-enroll the expiring acres in MFL and close those acres to any public access, or leave them open for considerable savings on property taxes.

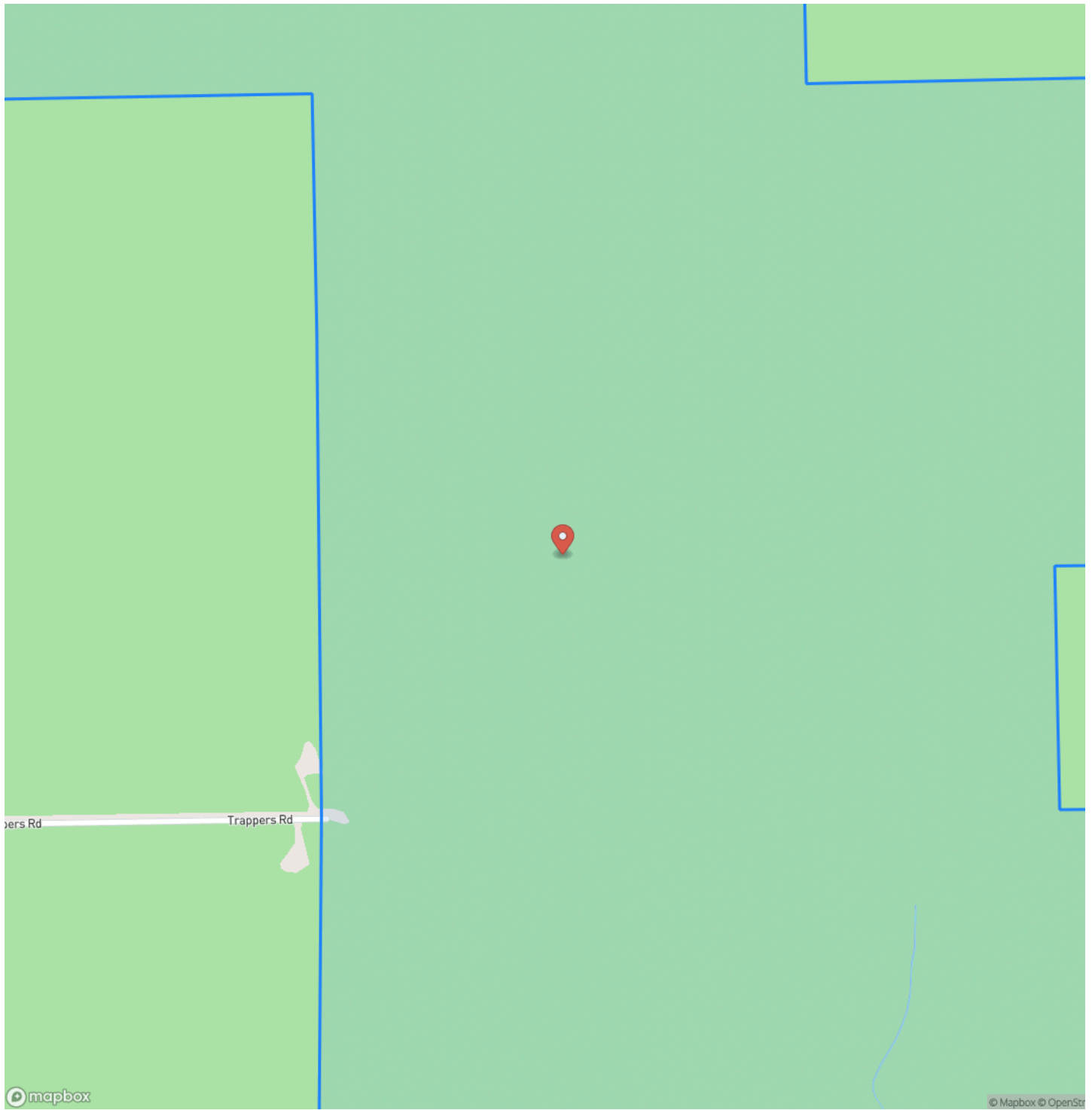
KEY FEATURES

- Massive contiguous tract with easy access
- Potential timber investment property
- Great option for a large hunting group
- Exceptional grouse hunting with miles of trails to walk
- Excellent overall layout for access
- Some small beaver pond and flowages for waterfowl
- Located in a great area for recreation
- Extremely private setting on dead-end township roads
- Already enrolled in managed forest, taxes are under 1,500 per year
- Hunt, invest and enjoy this amazing property.

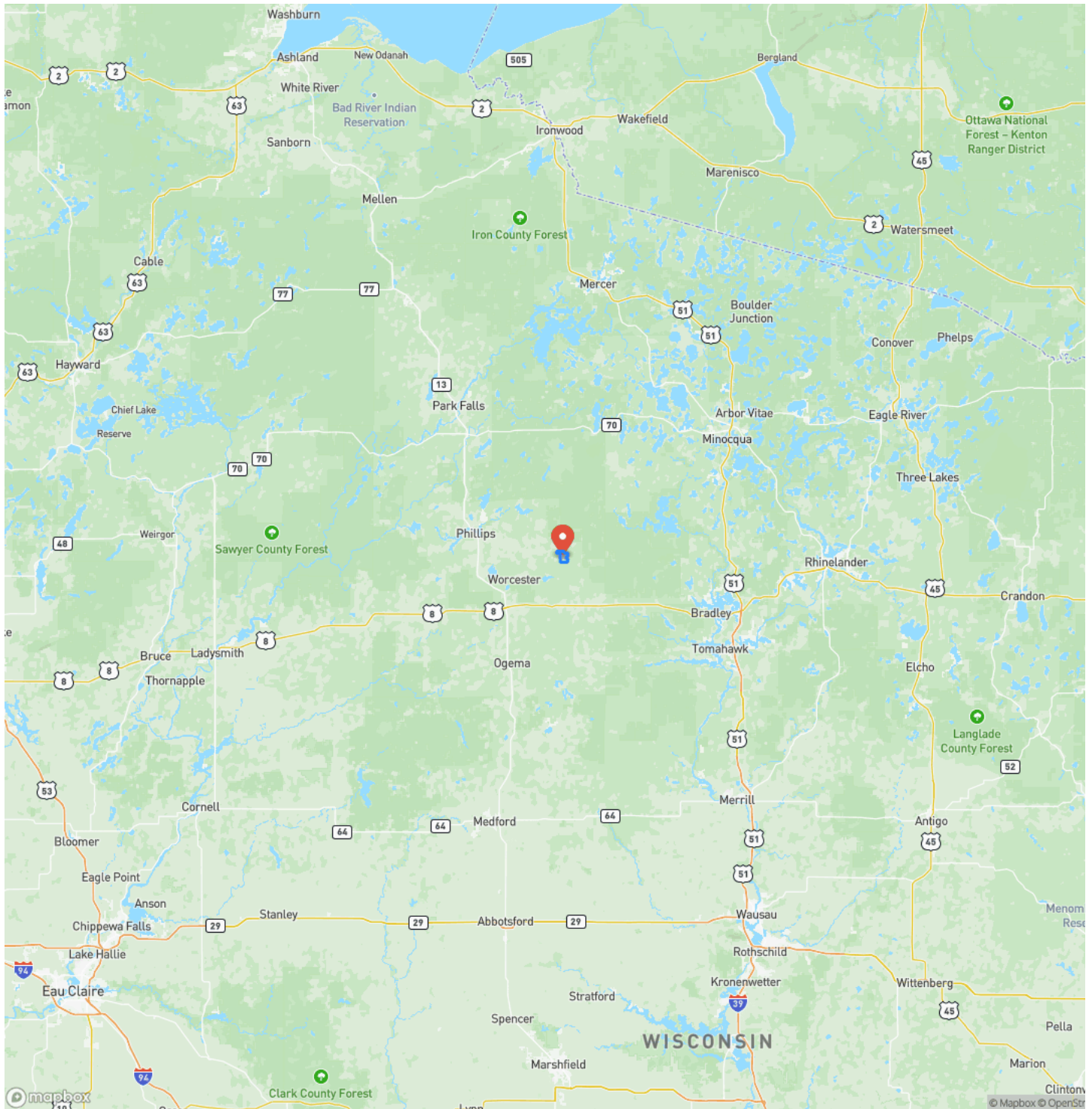
Price County, Wisconsin 917 Acres For Sale
Phillips, WI / Price County



Locator Map



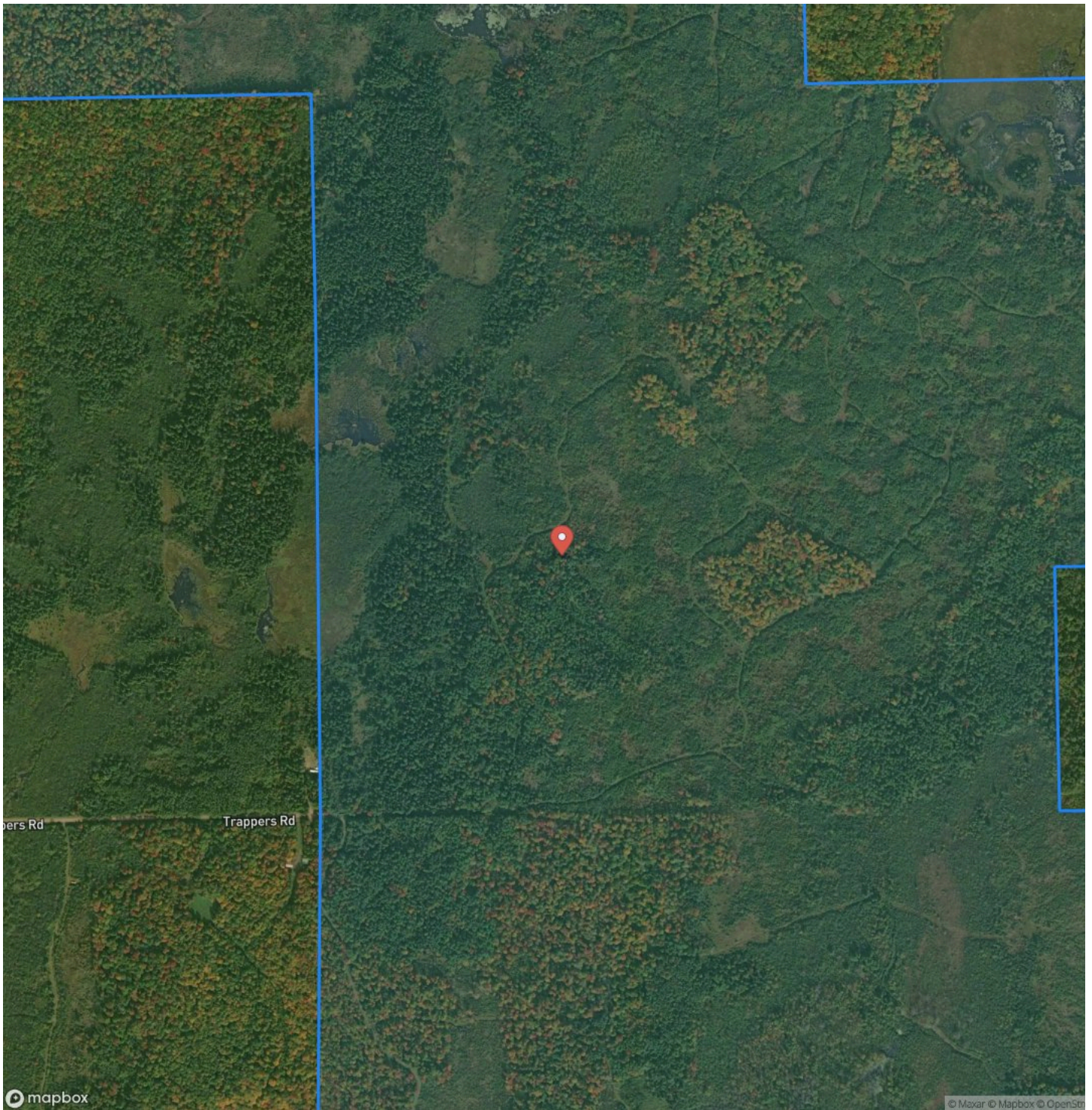
Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



NOTES

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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