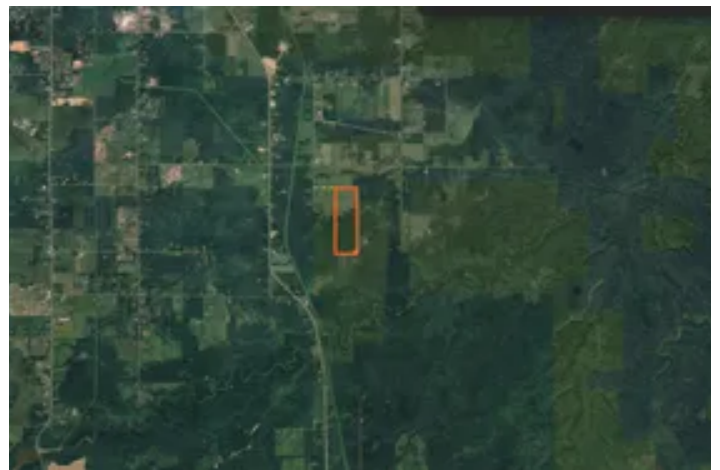


Ashland County, Wisconsin 120 Acres of Land For Sale
49746 Griffith Rd
Ashland, WI 54806

\$240,000
120± Acres
Ashland County



Ashland County, Wisconsin 120 Acres of Land For Sale
Ashland, WI / Ashland County

SUMMARY

Address

49746 Griffith Rd

City, State Zip

Ashland, WI 54806

County

Ashland County

Type

Recreational Land, Timberland

Latitude / Longitude

46.535916 / -90.83851

Acreage

120

Price

\$240,000

Property Website

<https://landguys.com/property/ashland-county-wisconsin-120-acres-of-land-for-sale-ashland-wisconsin/78328/>



Ashland County, Wisconsin 120 Acres of Land For Sale Ashland, WI / Ashland County

PROPERTY DESCRIPTION

This 120-acre property located near Ashland WI has so much to offer. The front portion of this parcel is open hayfield with a gravel pad already in place for you to park your camper and start enjoying right away. As you make your way to the woods you will find an orchard featuring apple, pear, cherry and plum trees. In this area the field, woods, orchard and Beartrap Creek converge creating an outstanding area for deer and turkey hunting! There is a DNR permitted span bridge for crossing the creek into the heavily wooded lands lying south. This area has a trail leading you through a mix of aspen, maple, balsam, tag alder and bur oak with a thick understory for great cover. Multiple grouse were flushed while walking this portion. This tract offers tremendous seclusion and easy access with an impressive drive-way a quarter mile long. Exceptional location for hunting, ATV/UTV, snowmobiling and just minutes from Ashland.

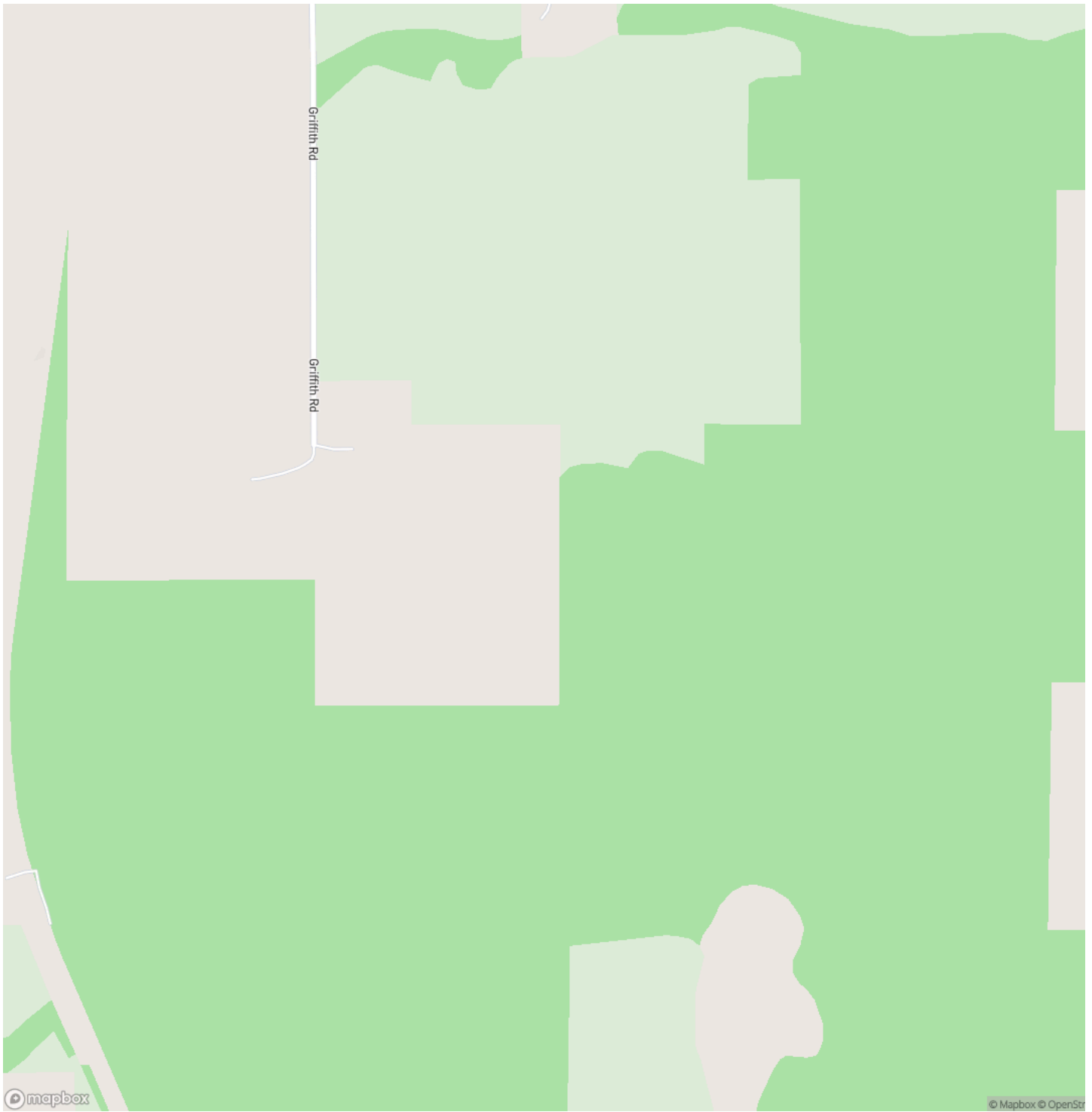
KEY FEATURES

- Easy access and private setting
- Great mix of field and wooded
- Beartrap Creek runs through
- Established orchard
- Long drive-way and gravel pad in place
- Short drive to Ashland
- Deer, turkey, bear and grouse
- 550-yard shooting range

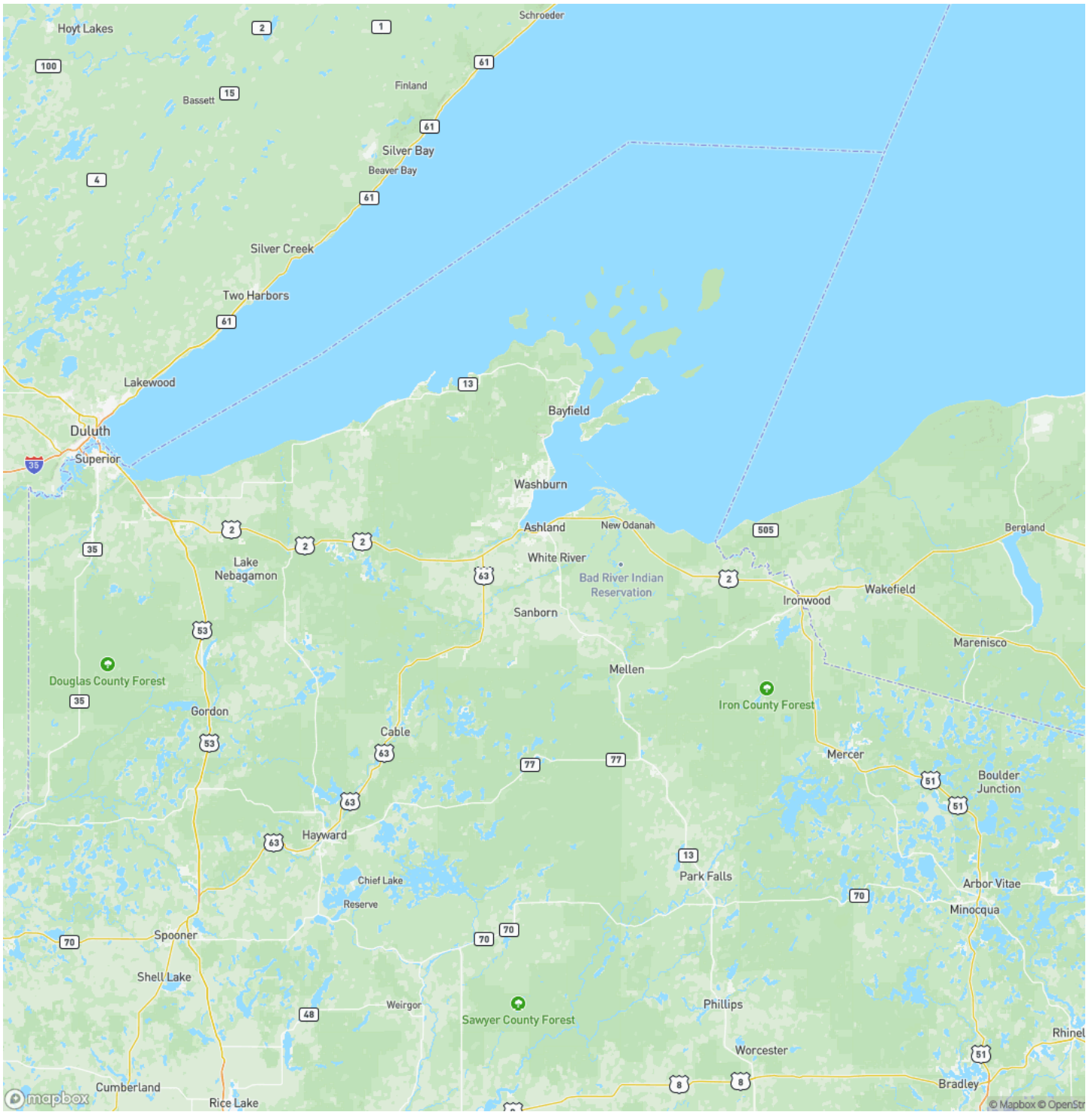
Ashland County, Wisconsin 120 Acres of Land For Sale
Ashland, WI / Ashland County



Locator Map



Locator Map



Satellite Map



**Ashland County, Wisconsin 120 Acres of Land For Sale
Ashland, WI / Ashland 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

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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