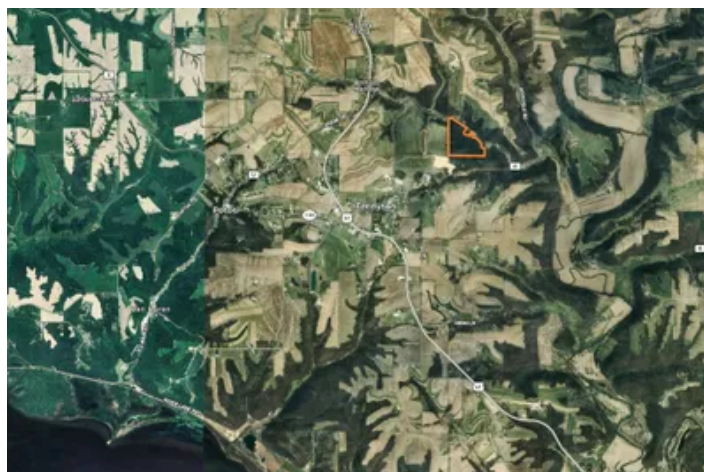


Grant County, Wisconsin 49 Acres of Land for Sale
Lt0 Hippy Hollow Rd
Potosi, WI 53820

\$365,000
49± Acres
Grant County



Grant County, Wisconsin 49 Acres of Land for Sale Potosi, WI / Grant County

SUMMARY

Address

Lt0 Hippy Hollow Rd

City, State Zip

Potosi, WI 53820

County

Grant County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

42.700402 / -90.669146

Acreage

49

Price

\$365,000

Property Website

<https://landguys.com/property/grant-county-wisconsin-49-acres-of-land-for-sale-grant-wisconsin/91614/>



Grant County, Wisconsin 49 Acres of Land for Sale Potosi, WI / Grant County

PROPERTY DESCRIPTION

Wooded Hunting Property Near Potosi, WI

Just minutes from the quaint river town of Potosi, this 49-acre wooded ridge in Grant County has long-term timber investment value and outstanding whitetail potential.

The property is entirely wooded with a mix of black walnut, scattered pine, maple and oak. Significant marketable walnut is currently standing, with future value in hundreds of younger planted walnuts.

Access is through a recorded easement that connects to the wide, well-established ridge road. The trail provides easy access for vehicles climbing from the creek bottom, along a steep ravine to the beautiful ridgetop. At the top sits a natural “crossroads” clearing, where several trails intersect making an ideal food plot location. The ravine funnels deer naturally and with the right wind direction or evening thermals, your wind would pull down the ditch. It's a strategic location for a stand or blind setup.

North of the “crossroads” is a runoff pond, another high-odds stand site. Internal trails span throughout the ridge, some are wide enough that they could be used for planting additional food plots.

The northwest side of the property features a bench trail, perfect for catching bucks cruising during the rut. This hot-spot is made evident by fresh rubs and scrapes, with several scarred trees from years past. The far southeast corner has dense cover along a hardwood ridge, with multiple ditches that naturally collect deer movement.

This combination of natural funnels, diverse timber, and food plot options make this a versatile hunting piece that's ready for your vision.

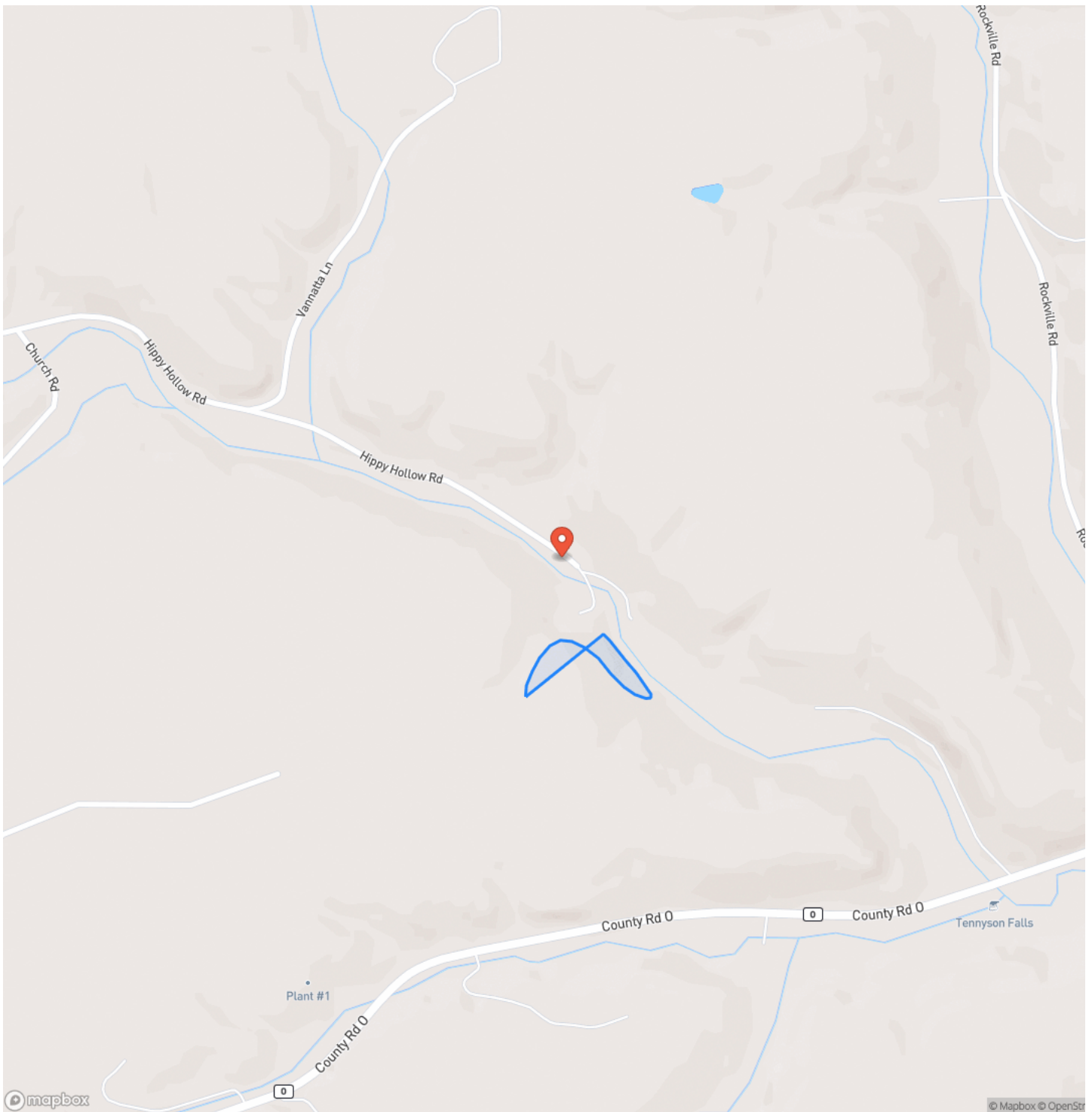
KEY FEATURES

- 49-acre wooded ridge near Potosi with timber value
- Mix of walnut, pine, maple, and oak trees
- Easement access to ridge road and trail system
- Ideal deer funnels, food plot, and stand locations
- Diverse habitat offering strong hunting and investment potential
- Located on a quiet dead end road
- Enrolled in MFL Closed

Grant County, Wisconsin 49 Acres of Land for Sale
Potosi, WI / Grant County

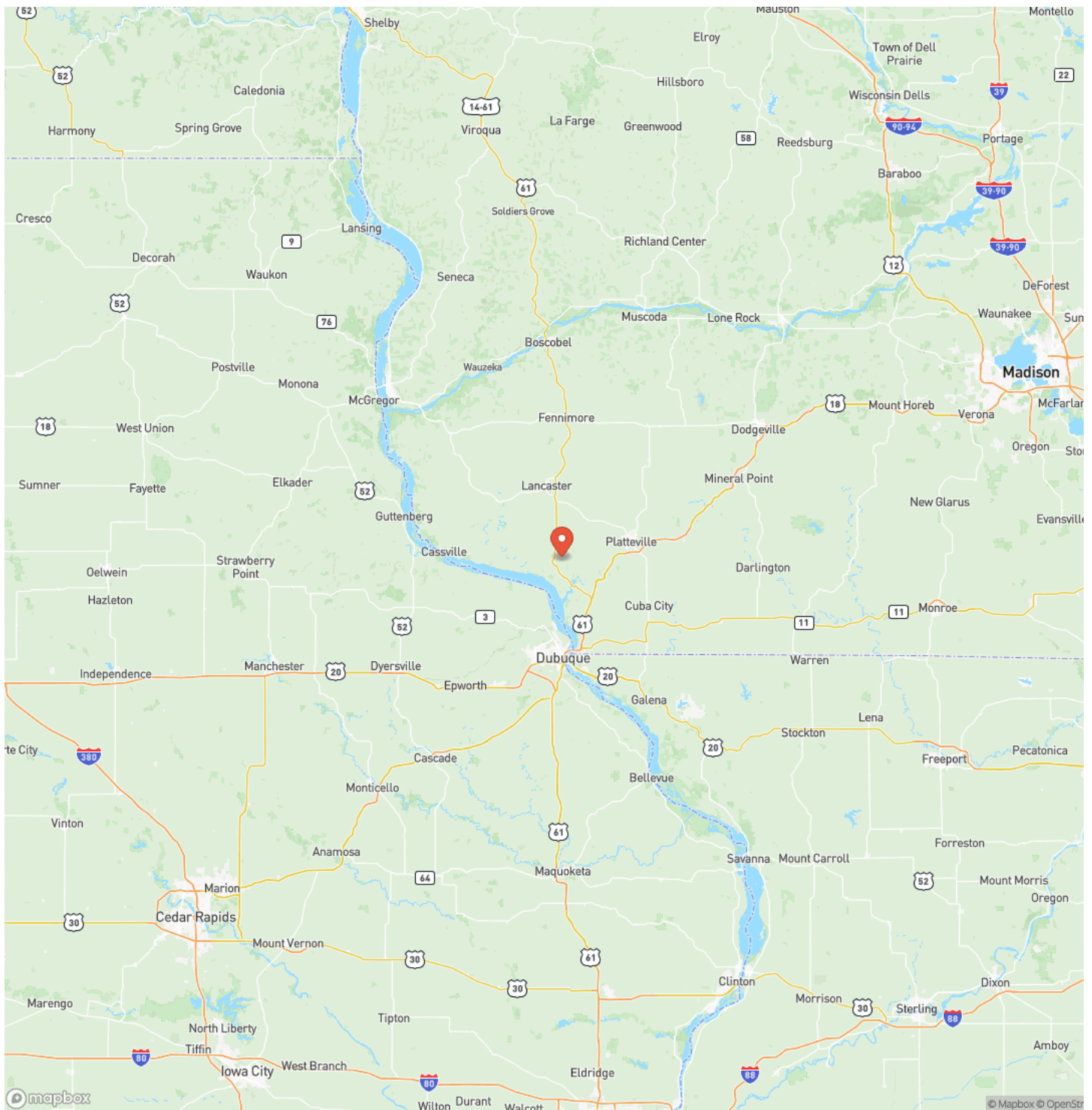


Locator Map



Grant County, Wisconsin 49 Acres of Land for Sale

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Grant County, Wisconsin 49 Acres of Land for Sale Potosi, WI / Grant County

LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Wessel

Mobile

(262) 263-6846

Email

luke@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.

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