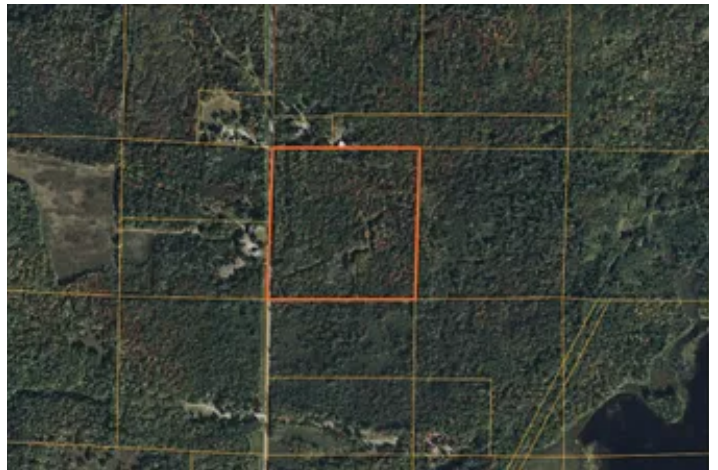
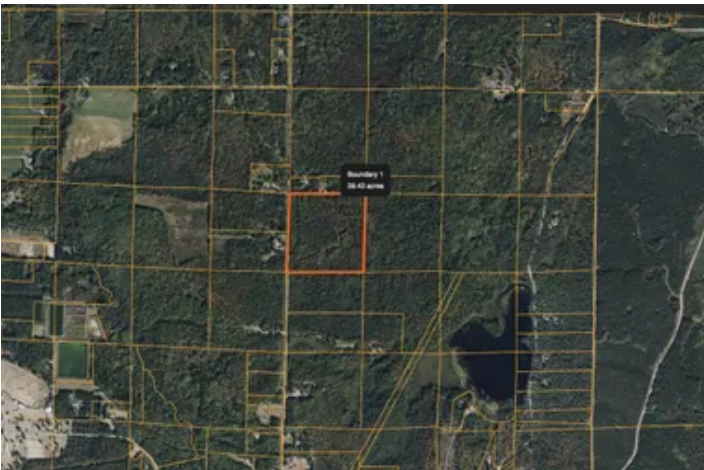


Bayfield County, WI 40 Acres Land For Sale
00 County Hwy A
Iron River, WI 54847

\$115,000
40± Acres
Bayfield County



Bayfield County, WI 40 Acres Land For Sale
Iron River, WI / Bayfield County

SUMMARY

Address

00 County Hwy A

City, State Zip

Iron River, WI 54847

County

Bayfield County

Type

Recreational Land, Hunting Land

Latitude / Longitude

46.582156 / -91.407247

Acreage

40

Price

\$115,000

Property Website

<https://landguys.com/property/bayfield-county-wi-40-acres-land-for-sale-bayfield-wisconsin/79741/>



Bayfield County, WI 40 Acres Land For Sale Iron River, WI / Bayfield County

PROPERTY DESCRIPTION

This 40-acre parcel near Iron River in Bayfield County is truly an impressive Northwoods property! The majority of it is heavily wooded with gently rolling high ground. There is a with a nice trail system already in place for easy access right from the start. There are several cleared areas for future food plots along the trail as well. As soon as you step foot on this one you will be amazed at the overwhelming deer sign. There is a great mix of northern hardwoods with red oak appearing to be the most prevalent. There are some pines in the mix along with a nice understory for excellent cover and browse. This standout parcel is located just 1 mile north of Iron River on a paved road with electric right across the road.

Address: 00 County Hwy A, Iron River WI 54847

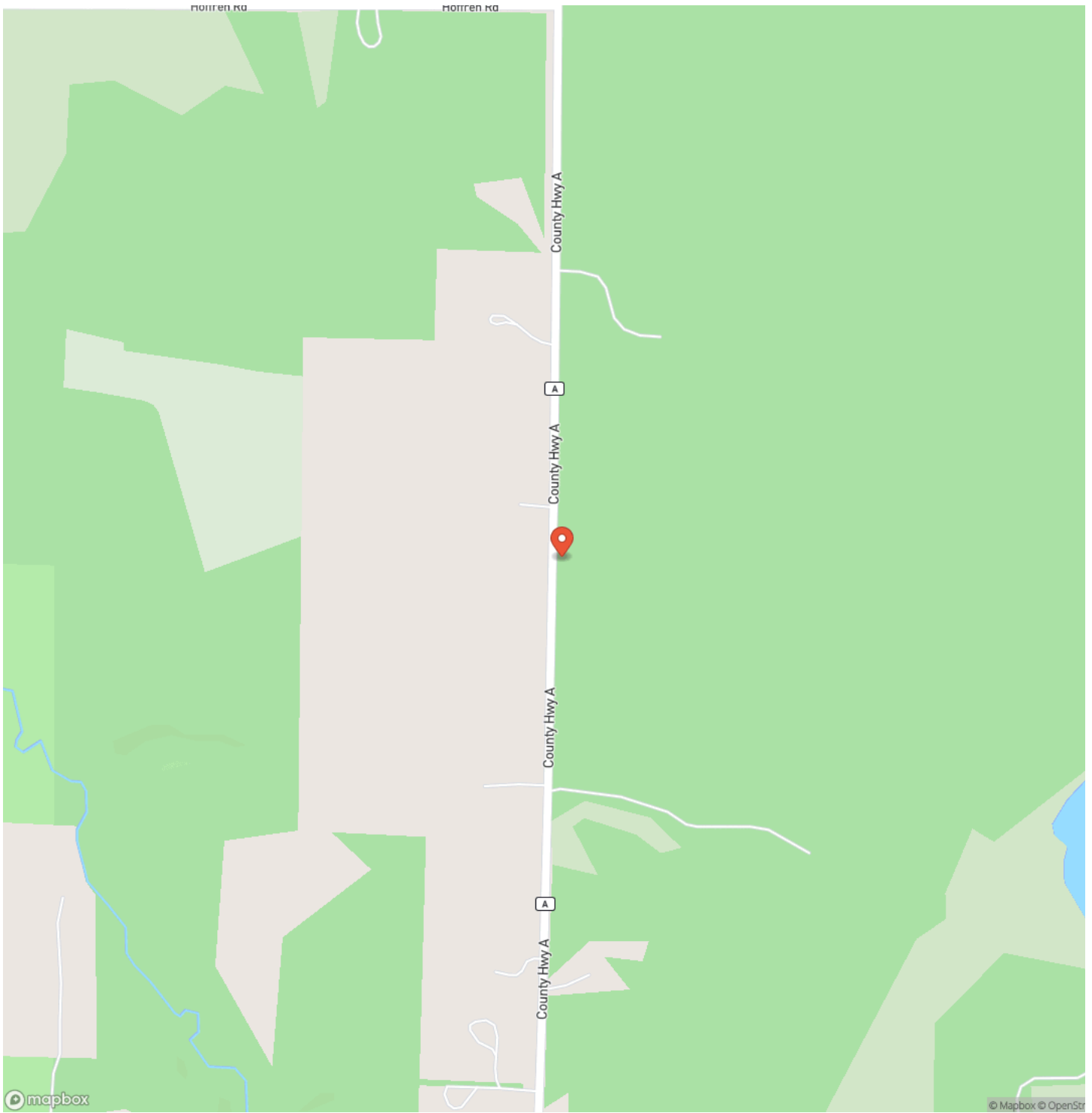
KEY FEATURES:

- Heavily wooded, rolling terrain
- Great location only 1 mile from Iron River
- Located on a paved road
- Great trail system in place
- Exceptional deer sign
- Loaded with red oaks
- Clear areas for future food plots
- Electric is across the road

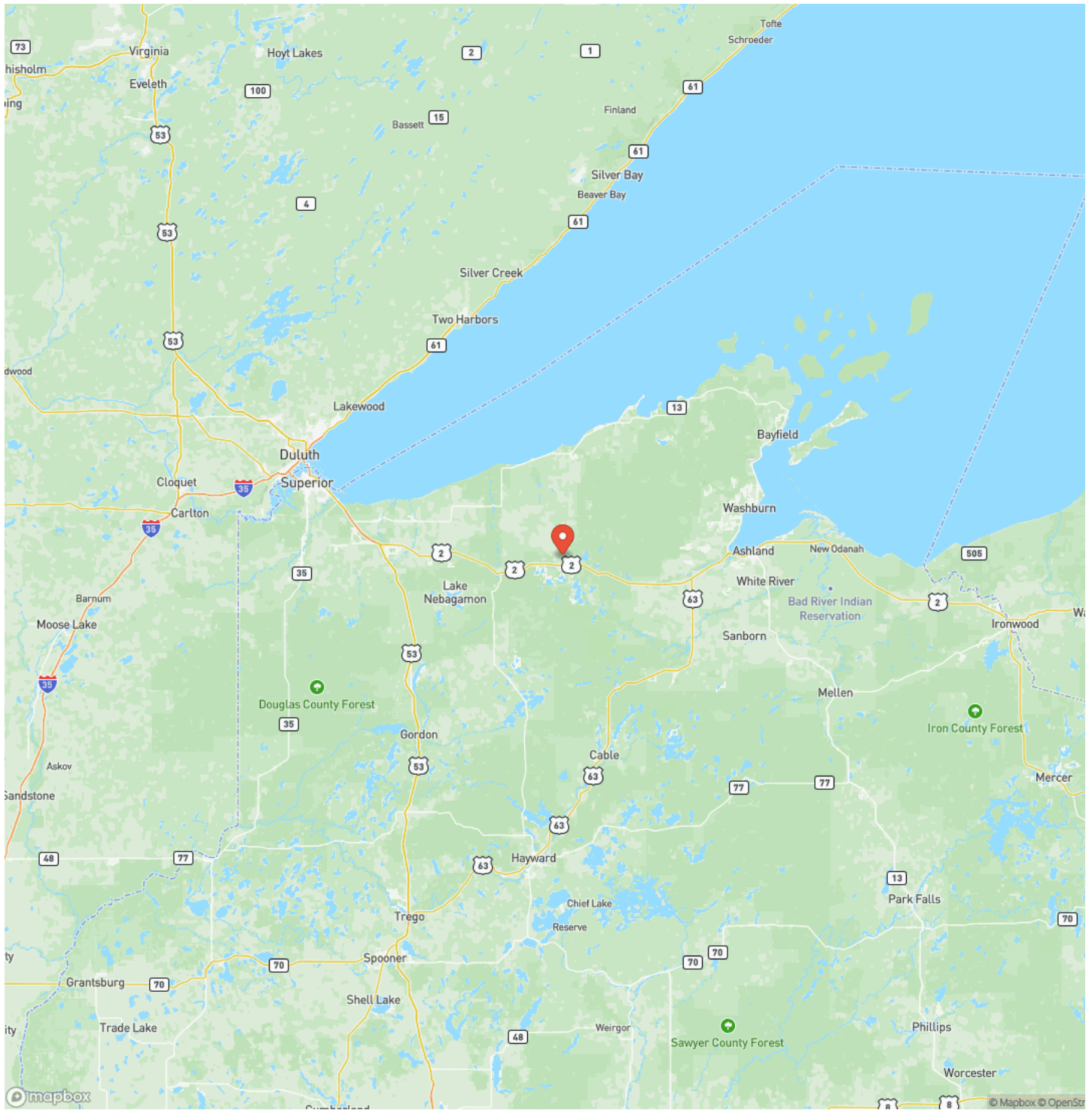
Bayfield County, WI 40 Acres Land For Sale
Iron River, WI / Bayfield County



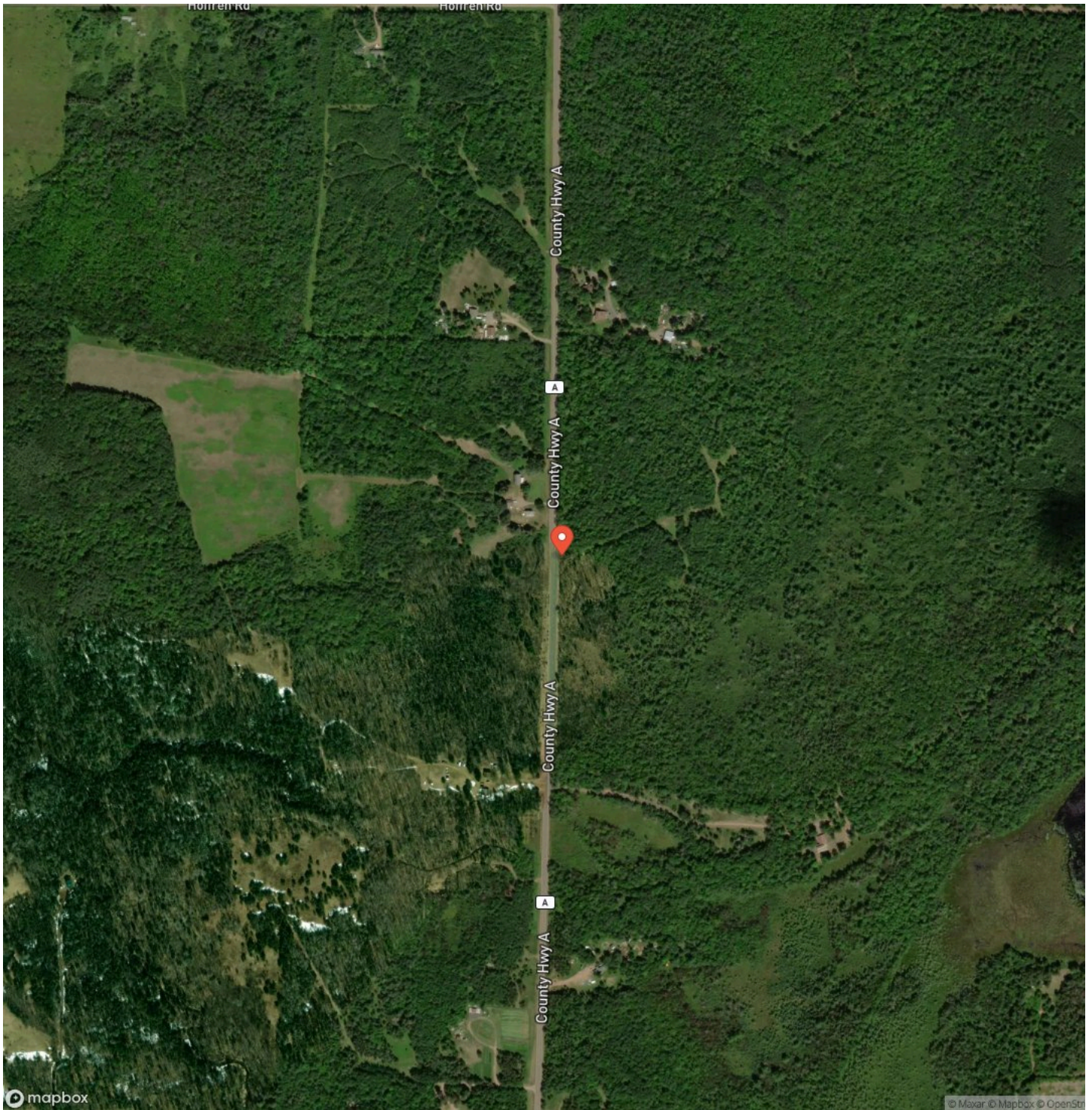
Locator Map



Locator Map



Satellite Map



Bayfield County, WI 40 Acres Land For Sale
Iron River, WI / Bayfield County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jason Bredemann

Mobile

(715) 613-0484

Email

jason@landguys.com

Address

City / State / Zip

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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