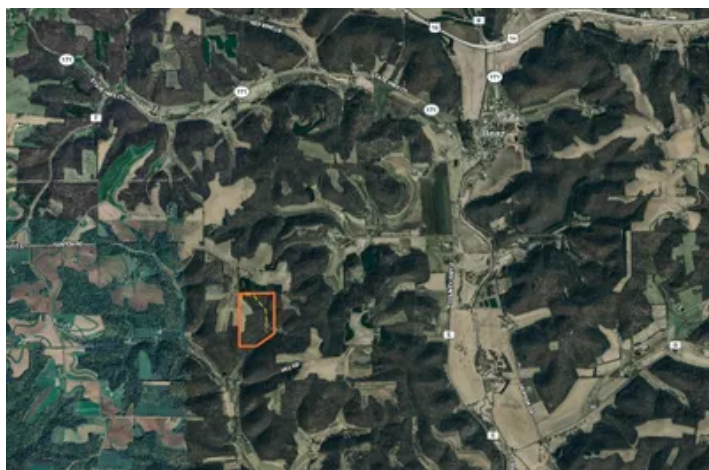
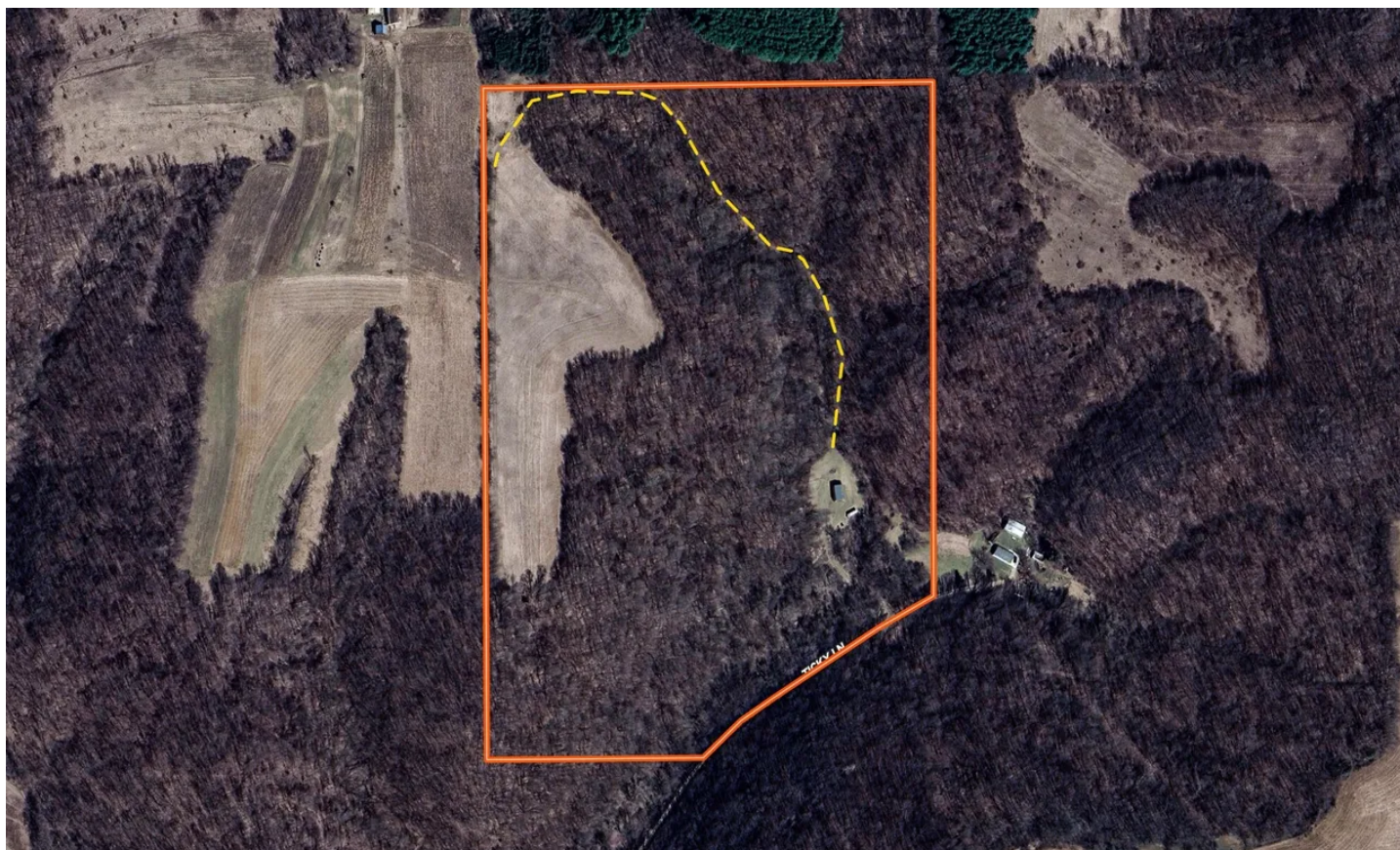


Richland County, Wisconsin 55 Acres of Land for Sale
Lt 0 Ticky Ln
Blue River, WI 53518

\$445,000
55± Acres
Richland County



Richland County, Wisconsin 55 Acres of Land for Sale Blue River, WI / Richland County

SUMMARY

Address

Lt 0 Ticky Ln

City, State Zip

Blue River, WI 53518

County

Richland County

Type

Hunting Land, Recreational Land

Latitude / Longitude

43.310194 / -90.559214

Acreage

55

Price

\$445,000

Property Website

<https://landguys.com/property/richland-county-wisconsin-55-acres-of-land-for-sale-richland-wisconsin/90683/>



Richland County, Wisconsin 55 Acres of Land for Sale

Blue River, WI / Richland County

PROPERTY DESCRIPTION

Small acreage, BIG hunting potential!

Located near the end of a quiet dead-end road, this 55-acre Richland County hunting property is ideal for buyers looking to enjoy the land immediately and improve it over time.

Set back from the road, a 30x45 pole shed with power gives you plenty of space for equipment. Nearby, there's a concrete pad with a 27-foot camper (included in the sale).

Just below the shed, the valley offers potential for a food plot or orchard. A few mature apple trees are already scattered throughout.

A well-maintained ridge road leads uphill through the valley. Several knobs on either side have a mix of mature oak and maple, with pockets of thicker cover.

Near the top, the natural drainage head forms a textbook funnel, which would make an awesome stand location for bow-range movement during the rut.

At the ridgetop lies an 8-acre field, formerly in CRP now open for your vision. Convert it to row crops, alfalfa, or sculpt it into a high-odds food plot using the L-shaped layout. An adjacent ravine runs straight back down to the shed, giving you undetected access in and out.

The Boaz area is known for producing good bucks. We sold a property one mile to the south in August that had great deer history. Ask and we'll share those photos! The current owner of this property doesn't hunt, but there are a couple Cuddeback cameras currently running.

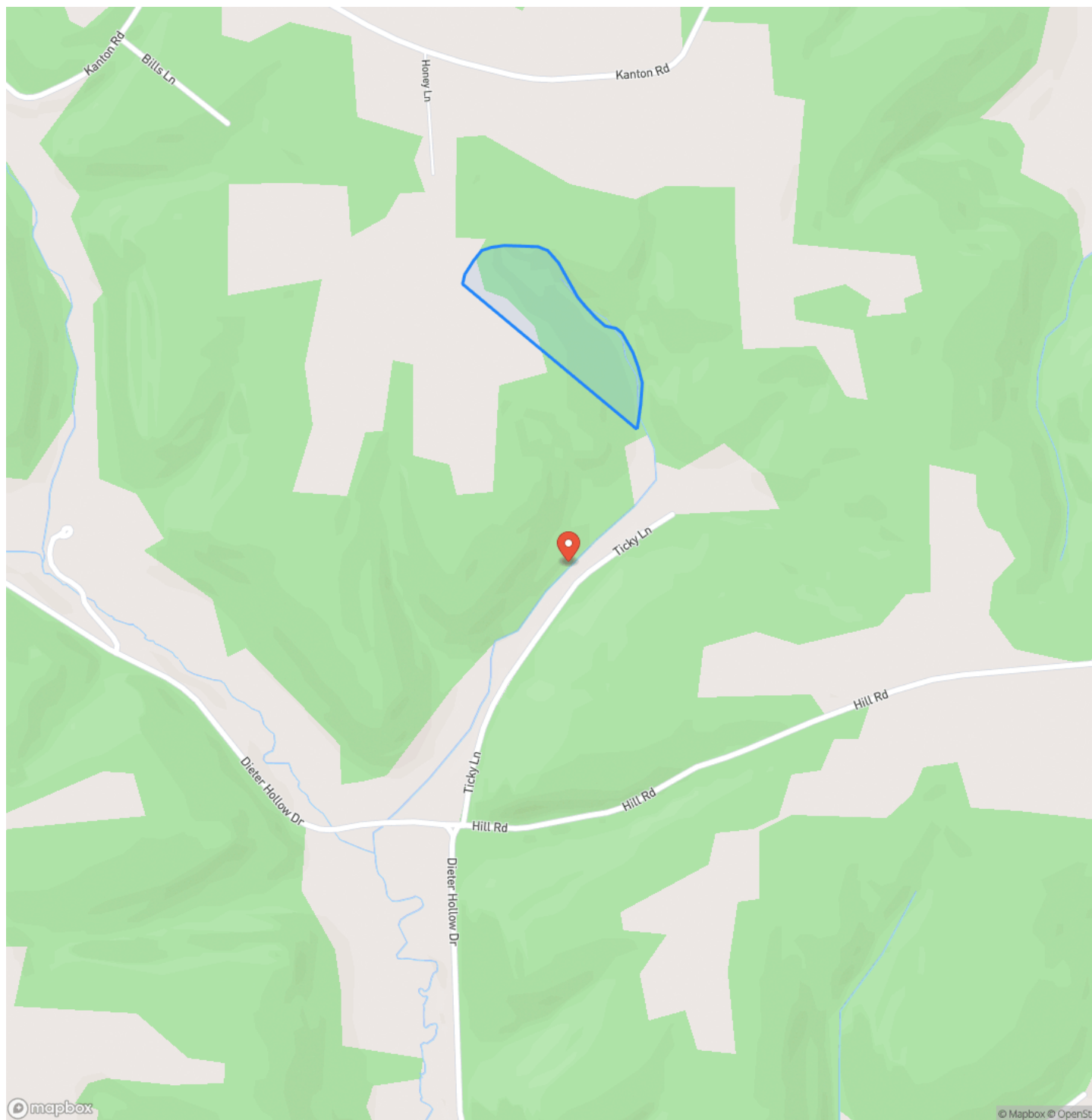
KEY FEATURES

- 15 minutes west of Richland Center
- No government programs
- Well near the shed
- 2019 Forest River 27REI travel trailer included
- 2023 Cub Cadet XT1 lawn tractor included
- Sun-Mar composting toilet in a separate 8' x 15' Lifetime shed

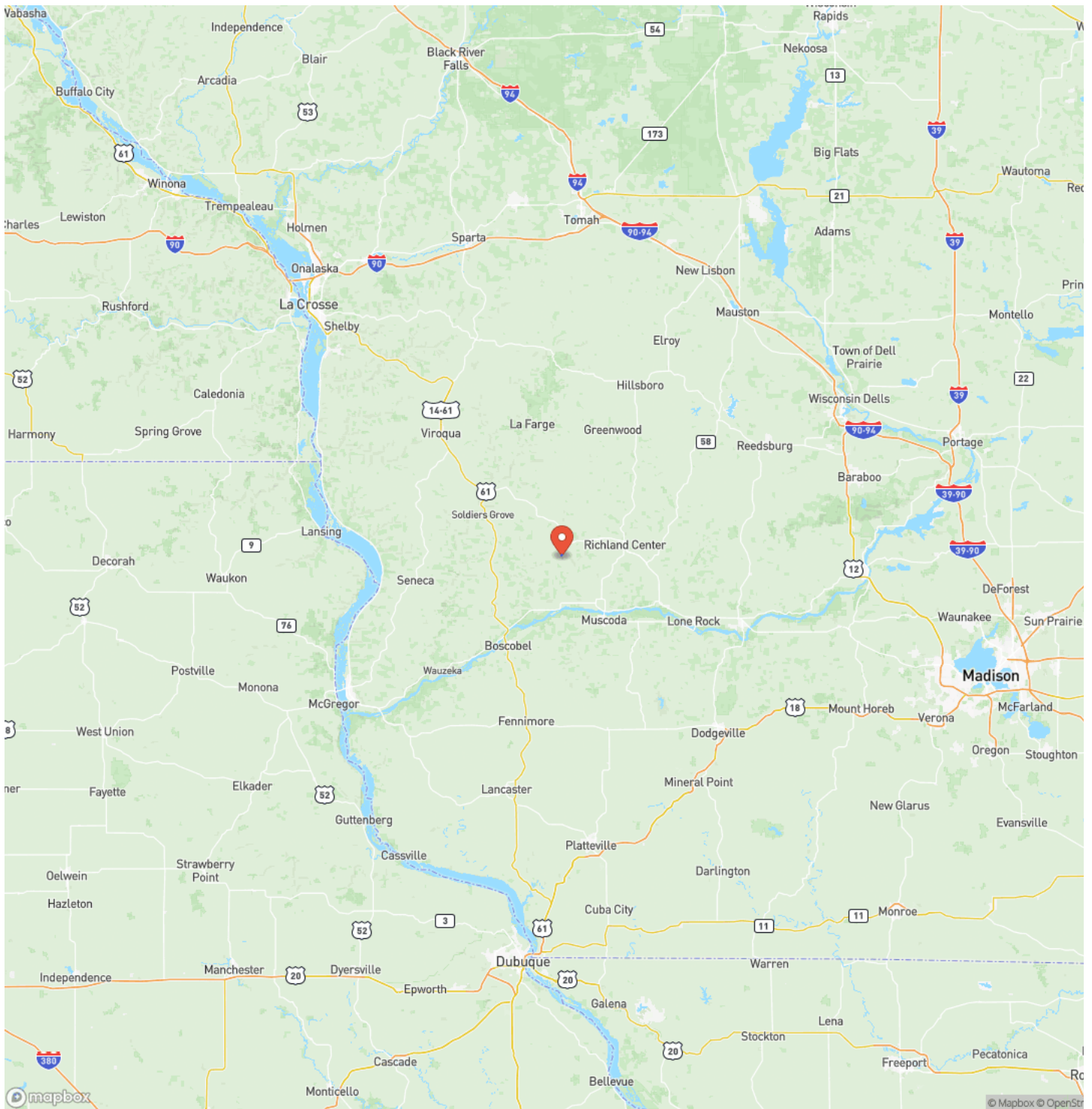
Richland County, Wisconsin 55 Acres of Land for Sale
Blue River, WI / Richland County



Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

www.landguys.com

Richland County, Wisconsin 55 Acres of Land for Sale Blue River, WI / Richland County

LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Wessel

Mobile

(262) 263-6846

Email

luke@landguys.com

Address

City / State / Zip

NOTES

This image shows a blank sheet 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.

This image shows a blank sheet 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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