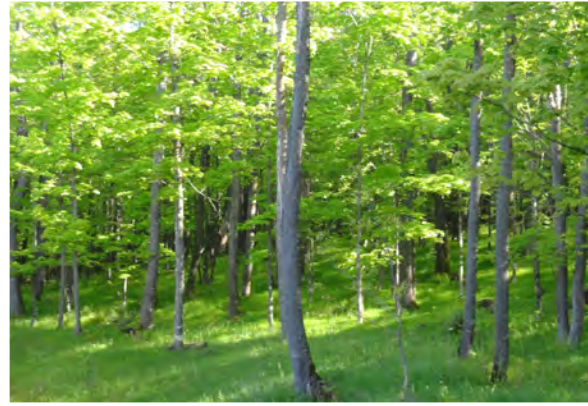


The Surrounding Area

Located just 9 miles west of Park Falls in northwest Price County. The area is a sportsmen's dream, known for excellent hunting and fishing.

Asking Price:

\$875,000.00



Sportsmen's Paradise: 557.25 Acres With Hunting Lodge



About Steigerwaldt Land Sales

Steigerwaldt Land Sales is a full service real estate brokerage firm specializing in recreational forestland and timberland investment properties of all sizes. When you sell or buy land with Steigerwaldt Land Sales, you receive hands-on service from expert professionals who specialize in land management and forest consulting. We provide the most complete representation to buyers and sellers alike, because we're involved in the industry every day through property management, appraisals, acquisitions, and sales. Our brokers are natural resource experts and are supported by a full staff of foresters, appraisers, surveyors, mapping specialists, and an attorney.



Listed by:
Todd Frederickson
715.453.3274
info@steigerwaldt.com
Steigerwaldt Land Sales, LLC

Features:

- **Attractive hunting land**
- **Timber income available**
- **History of big bucks being harvested**
- **Lots of space inside and out to accommodate a large group**
- **Highly maintained woods roads and food plots throughout**
- **Located on the Tuscobia State Trail**
- **Turn-key recreational paradise**



Listed by:
Todd Frederickson
715.453.3274
info@steigerwaldt.com
Steigerwaldt Land Sales, LLC

Located in northwest Price County, Wisconsin

This property offers excellent recreational and timber investment opportunities. It consists of a beautiful five bedroom home/hunting lodge and large garage located on 557.25 acres of outstanding forestland. The home has cedar siding and a wrap-around deck with composite decking. The main floor includes three bedrooms, a full bath, and an open concept kitchen, dining room, and living room areas. The basement is fully finished with two additional bedrooms, a bathroom, family room, laundry room, and utility room. The wood framed steel garage is 46'x60' in size with power and 10-foot doors.

Timber Characteristics

The forest cover is dominated by northern hardwoods and aspen with timber harvest income available. A well-maintained woods road system, deer stands, and food plots are located throughout the property. 320 acres are enrolled in Managed Forest Law (MFL) program.

