

AMERICAN LEGACY LAND CO

FOR SALE

HUNTING PROPERTY

Iron River, WI

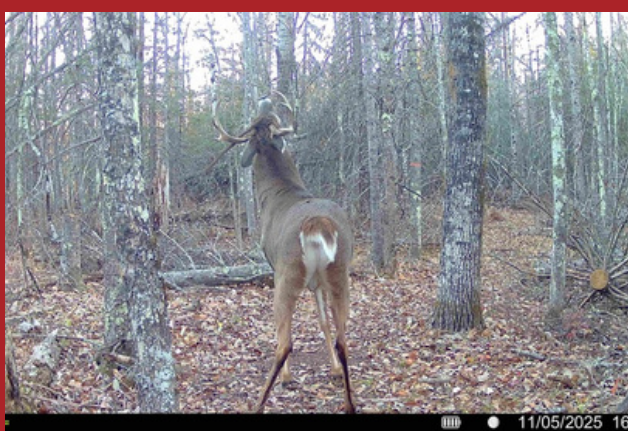
40 +/- Acres

OFFERED AT:

\$165,000

ABOUT THIS PROPERTY:

Proud to introduce the Iron River 40! Located just outside of Iron River, this 40 +/- acre tract has been professionally designed to be a turnkey hunting property. Located on a quiet, dead-end road, this property provides seclusion, privacy, and very limited hunting pressure, making this an excellent opportunity for serious hunters. Throughout the property, you will find a well-thought-out trail system that provides the ability to access all stands depending on the predominant wind that day, allowing for quiet and undetected access. In addition, there are 3 strategically placed food plots, with enclosed blinds placed on 2 of them. To supplement the food plots, you will find apple and burr oak trees throughout the property, providing food all year for wildlife.



More About this Property:

Travel corridors, mock scrapes, and watering hole are located throughout the property producing consistent daylight buck activity throughout the season. Surrounded by massive river frontage on the Iron River provides an excellent natural rut funnel. This property has a diverse mix of timber and topography, as well as optimal habitat improvements to include TSI and bedding pockets. This provides the ultimate sanctuary for whitetail, bear, grouse, turkey, and waterfowl. The Iron River provides excellent trout fishing and recreational water activities. There is plenty of area for the opportunity to build a home or cabin. Truly a “do it all” property that checks all of the boxes. Turnkey properties of this caliber do not come to market often in this area!

Legal Description: SW NW IN DOC 2025R-607984 (TOG W EASE) 21, legal to govern Bayfield County, WI

Location: TBD Hokkanen Rd. Iron River, WI 54847

Directions: Go east on Hwy 13 to straight on County Rd B to Hautala Rd. Take a left on Kaukamo Rd and then a right on Hokkanen Rd. The property and sign will be on the left side of the road.

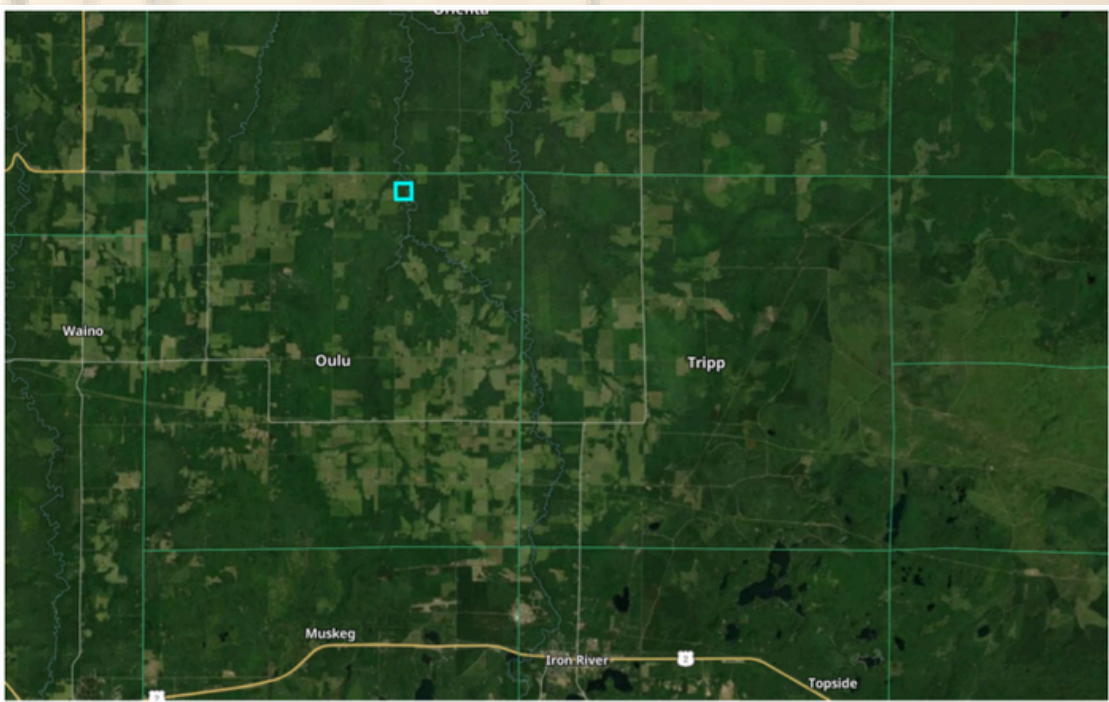
Taxes: \$880.36

Income Potential: Hunting lease, short-term rental

FEATURES:

- 40 +/- Acres
- Turnkey hunting and recreational property
- Massive frontage on the Iron River
- Two enclosed blinds over food plots
- Tons of wildlife present
- Professional set up and designed
- Trail system throughout

**BAYFIELD COUNTY,
WISCONSIN**



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AND SELL LAND**



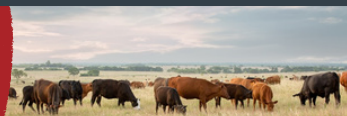
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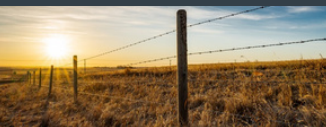


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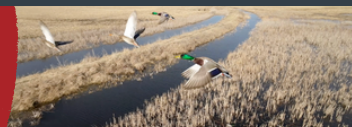
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
TRUSTED



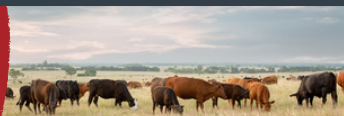
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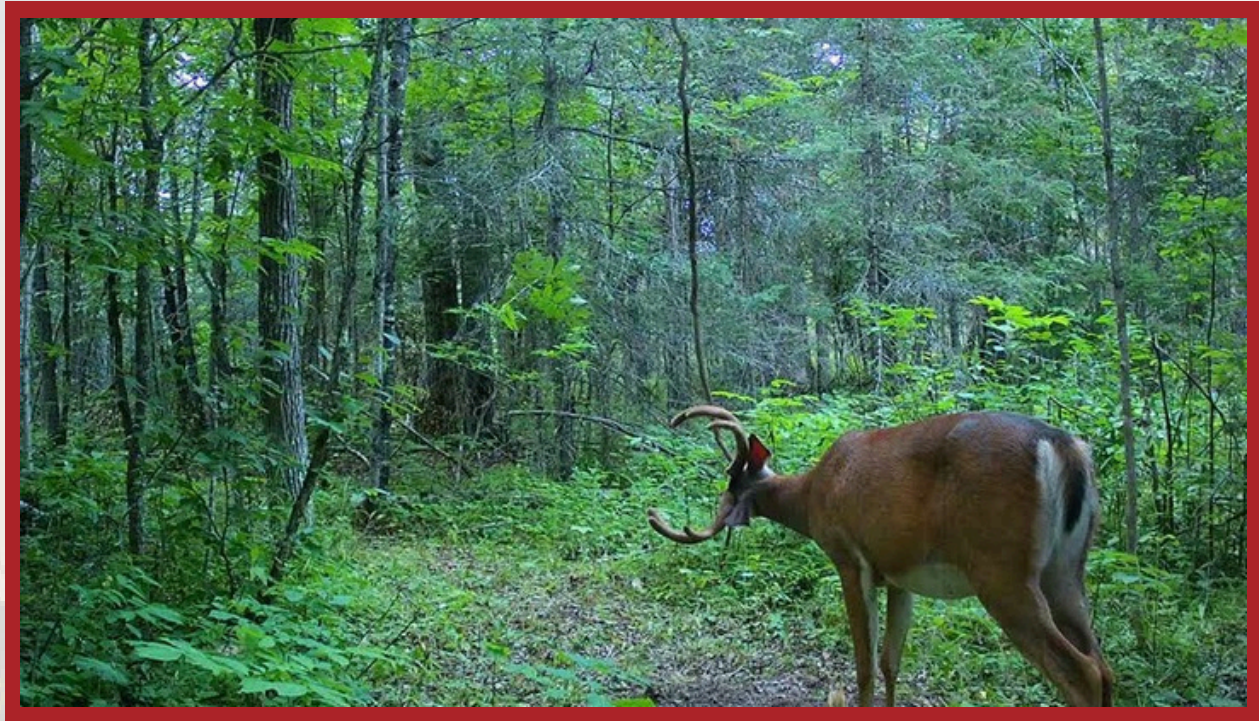


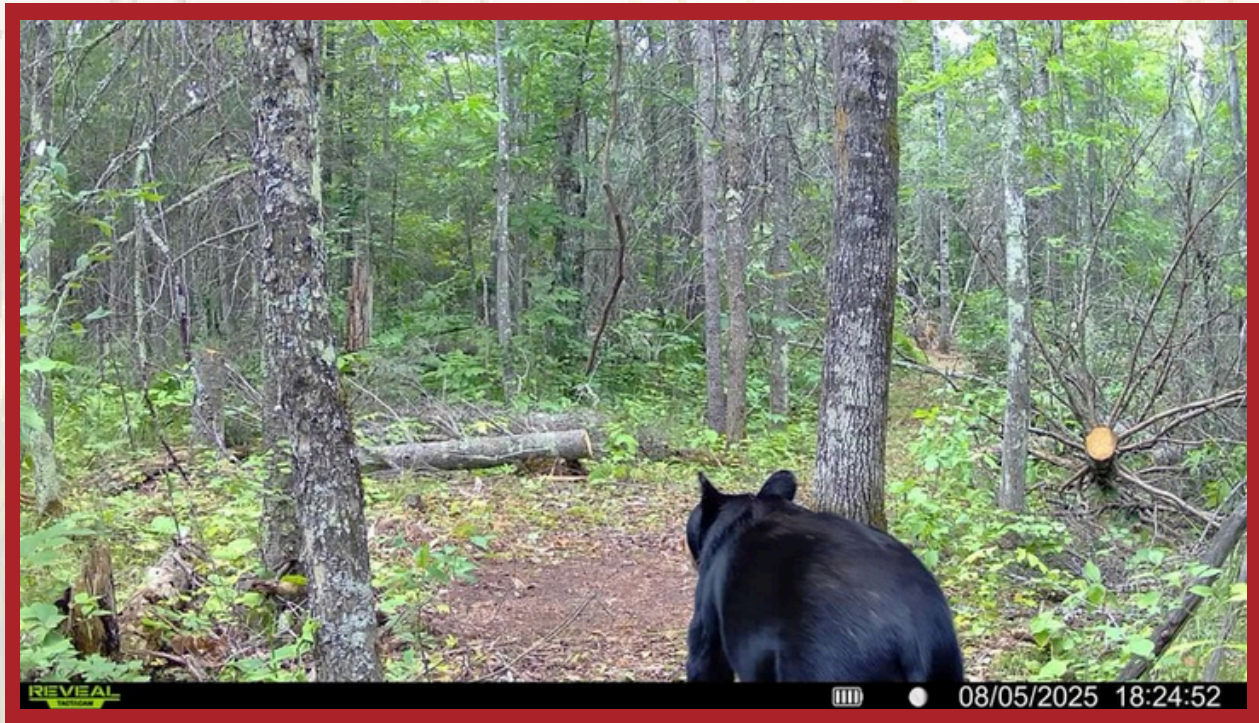
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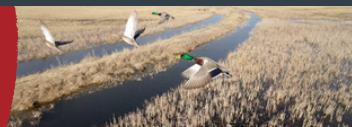
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About the Agent:

Jordan is originally from Western Wisconsin where he grew up hunting and learning a love for the land and outdoors. From an early age, Jordan has had a passion for wildlife and creating better habitat. What started out as a hobby, has now turned into his dream career.

Jordan enjoys sharing his knowledge and experience with other outdoorsmen. Having spent many years working within the hunting industry - his knowledge and passion for land and land management only grew. He continues to travel the Midwest hunting and learning about regions and their land practices. His expertise is proven through his sweat equity for himself and his clients, with their success in the woods. Having the ability to break down a property to set it up for success is Jordan's strong suit, as well as finding the ideal property for the outdoorsmen.

An active member in the National Deer Association, Backcountry Hunters and Anglers, National Wild Turkey Federation, and Ducks Unlimited, Jordan enjoys giving back to wildlife and conservation while getting youth involved in the outdoors.



Whether you are looking for hunting land, developable land, farm, a cabin, or country living, in MN, Jordan is your expert on the buy/sell side as well as land consulting. You'll find him in the woods or on the lake year round.

Jordan currently lives in the Brainerd Lakes Area of MN with his wife, Greta, and two kids Dawson and Presley, and their black lab, Tilly.

JORDAN YIRA , BROKER/LAND AGENT



715-544-7971



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