

**AMERICAN
LEGACY
LAND CO**

FOR SALE

**HUNTING AND
RECREATIONAL
PROPERTY**

Sawyer County, WI

40 +/- Acres

OFFERED AT:

\$195,000

ABOUT THIS PROPERTY:

Turn-key hunting tract located just south of the recreational heaven of Hayward, Wisconsin. This exceptional 40 +/- acre property is set up and ready to hunt, featuring an established trail system, multiple food plot locations, three tower stands, and a creek that provides an excellent water source for wildlife. The property has a proven history of mature whitetail deer and bear, along with outstanding turkey and small game hunting.





More About this Property:

With easy year-round access from a blacktop road, this rare offering is bordered by approximately 120 acres of Managed Forest Law (MFL) land and connects directly to more than 4,500 acres of state-owned land, providing virtually unlimited opportunities to hunt and explore.

Located just 1.5 miles from the Tuscobia State Trail, you'll enjoy convenient access to hundreds of miles of ATV and snowmobile trails. Whether you're looking for a private hunting retreat, recreational getaway, or long-term land investment, this property offers the privacy of a large hunting tract with an opportunity to build a cabin or home. Surrounded by protected public land and abundant wildlife habitat, this is a rare opportunity to own a premier hunting property in a great area!

Legal Description: SWNE MFL 40 AC CLOSED, legal to govern Sawyer County, WI

Directions: From Birchwood, follow WIS-48 for 10 miles. Turn left onto CTH-C for approximately 3 miles. Turn right onto Eckel Ln. and follow for approximately .7 miles. The property will be on north side of road, sign on property.

Taxes: \$379.60

Income Potential: Hunting lease, short term rental

FEATURES:

- 40 +/- acres
- Creek running through property
- 3 enclosed blinds over food plots
- Tons of wildlife present
- Butts up to 1000s of acres of public land
- Trail system throughout



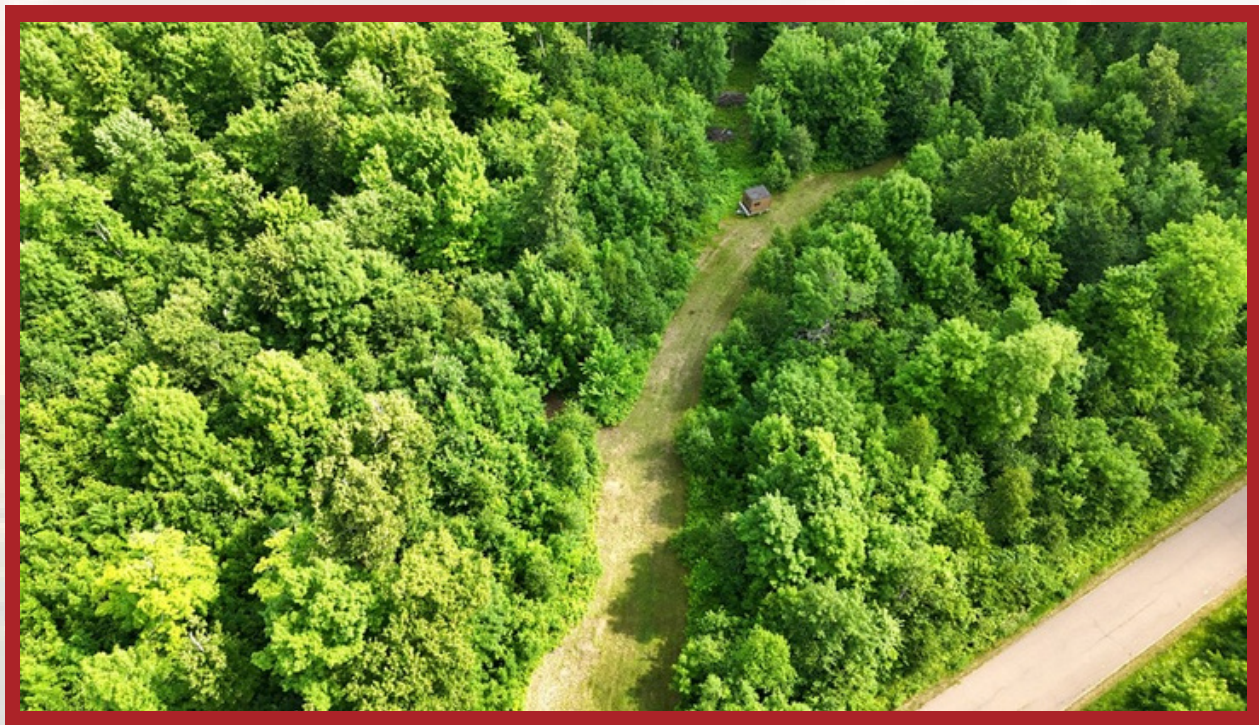
**GROW YOUR
LEGACY**



Aerial Maps:



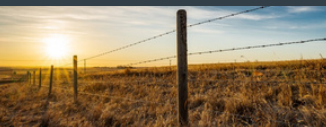


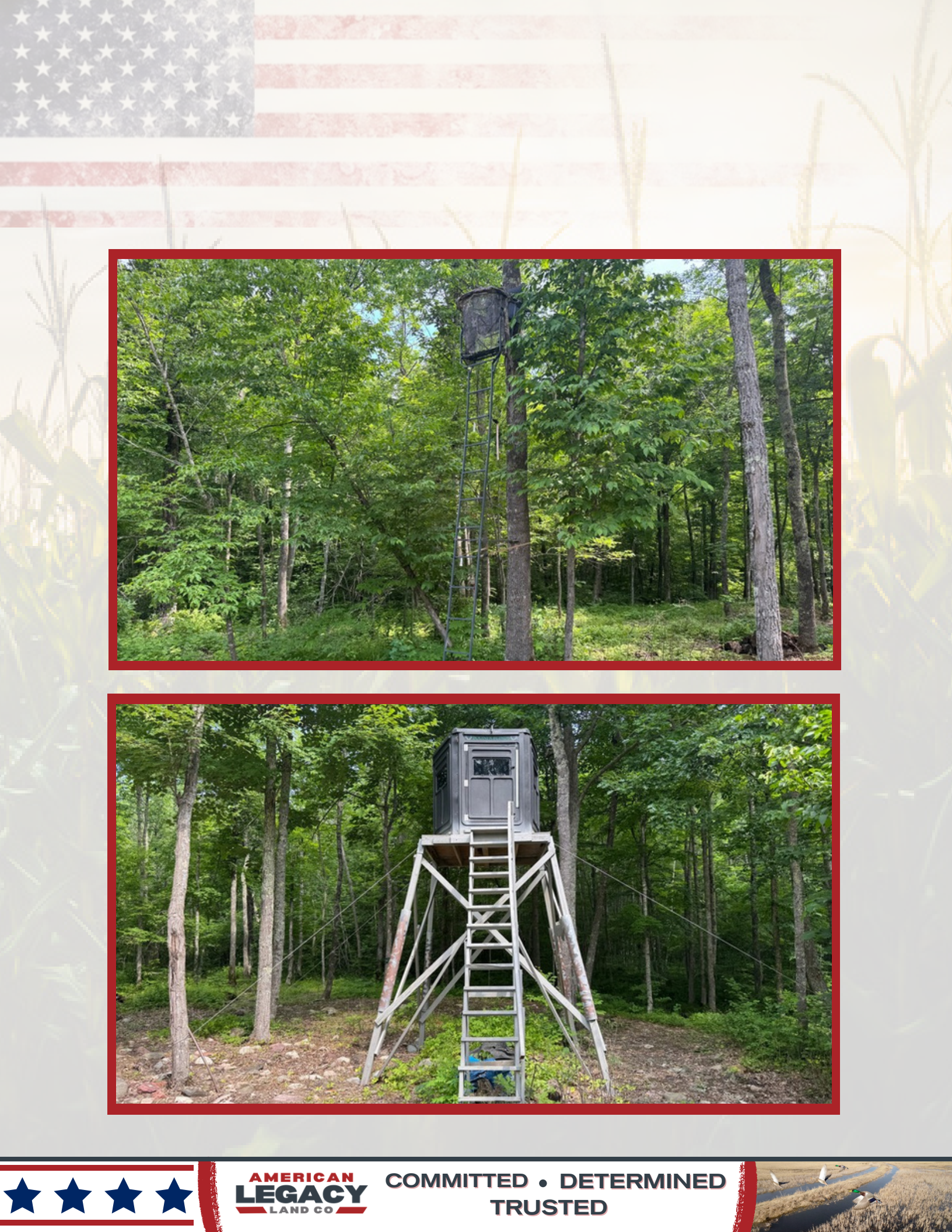


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**

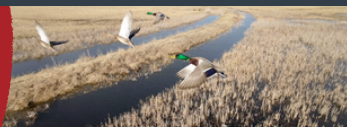






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LAND CO

COMMITTED • DETERMINED
TRUSTED



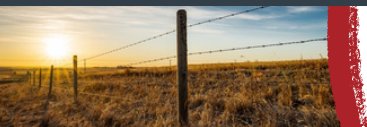




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LAND CO.

HELPING **YOU** BUY
AND SELL LAND

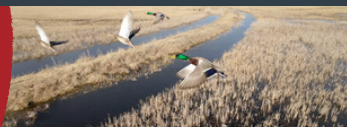






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About the Agent:

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



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