

**AMERICAN
LEGACY**
LAND CO

FOR SALE

SECLUDED ACREAGE

Stone Lake, WI

40 +/- Acres

OFFERED AT:

\$399,000

ABOUT THIS PROPERTY:

Welcome to your northwoods haven consisting of 40 +/- acres on the shores of Little Sand Lake! The acreage is set back perfectly well off the road with mature timber creating the perfect combination for privacy and tranquility. The property includes approximately .25 miles of owned frontage on Little Sand Lake! All the amenities of Stone Lake, WI are a short walk away to the west! An established trail system takes you throughout the property providing easy access to an established food plot as well as the lake. Quality deer management has been practiced on the property and has a proven history of producing mature age class bucks and bears.





More About this Property:

Enjoy excellent smallmouth, panfish, musky fishing, and boating opportunities on Little Sand Lake while being within mere minutes of the larger Sand, Stone, Whitefish and Lac Courte Oreilles bodies of water to name a few. This acreage is a blank canvas ready for you to make your mark. This property sets up perfectly for that dream home or cabin all while enjoying world class fishing and hunting opportunities!

Location: 0000 Sand Lake Road Stone Lake, WI 54876

FEATURES:

- 40 +/- acres
- Mature timber
- Established trail system
- Little Sand Lake frontage
- Build site for a home or cabin
- Deer, bear, and turkey hunting
- Established food plot
- Fishing and boating opportunities



**GROW YOUR
LEGACY**



**SAWYER COUNTY,
WISCONSIN**

Aerial Map:



**HELPING YOU BUY
AND SELL LAND**



Soil Map:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3045A	Lupton, Cathro, and Tawas soils, 0 to 1 percent slopes	30.11	75.75	0	42	7w
3138C	Rosholt sandy loam, 6 to 15 percent slopes	6.36	16.0	0	44	3e
3380D	Cress-Rosholt complex, 12 to 25 percent slopes	3.19	8.03	0	38	6e
W	Water	0.09	0.23	0	-	-
TOTALS		39.75(*)	100%	-	41.9	6.28

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



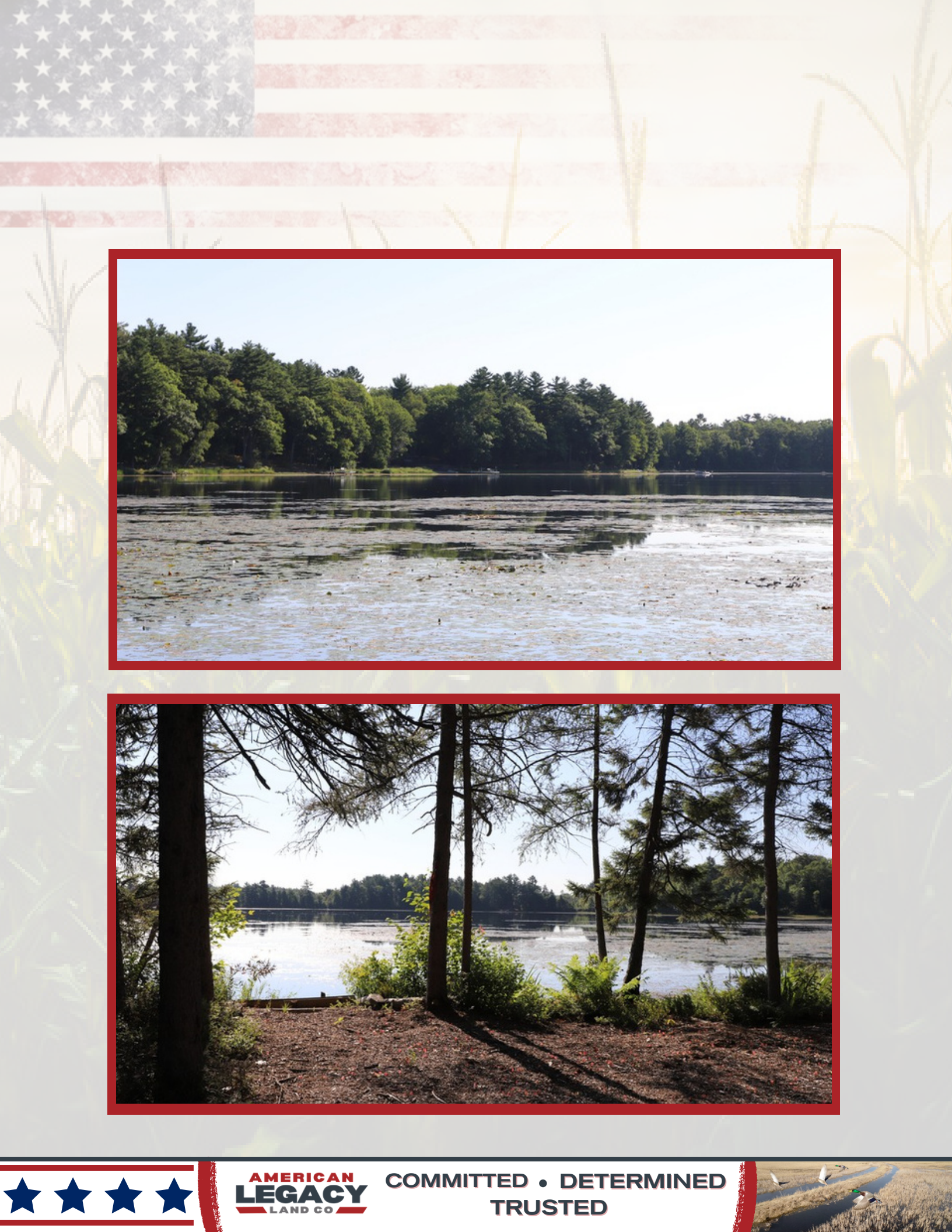
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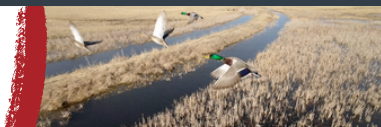
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT



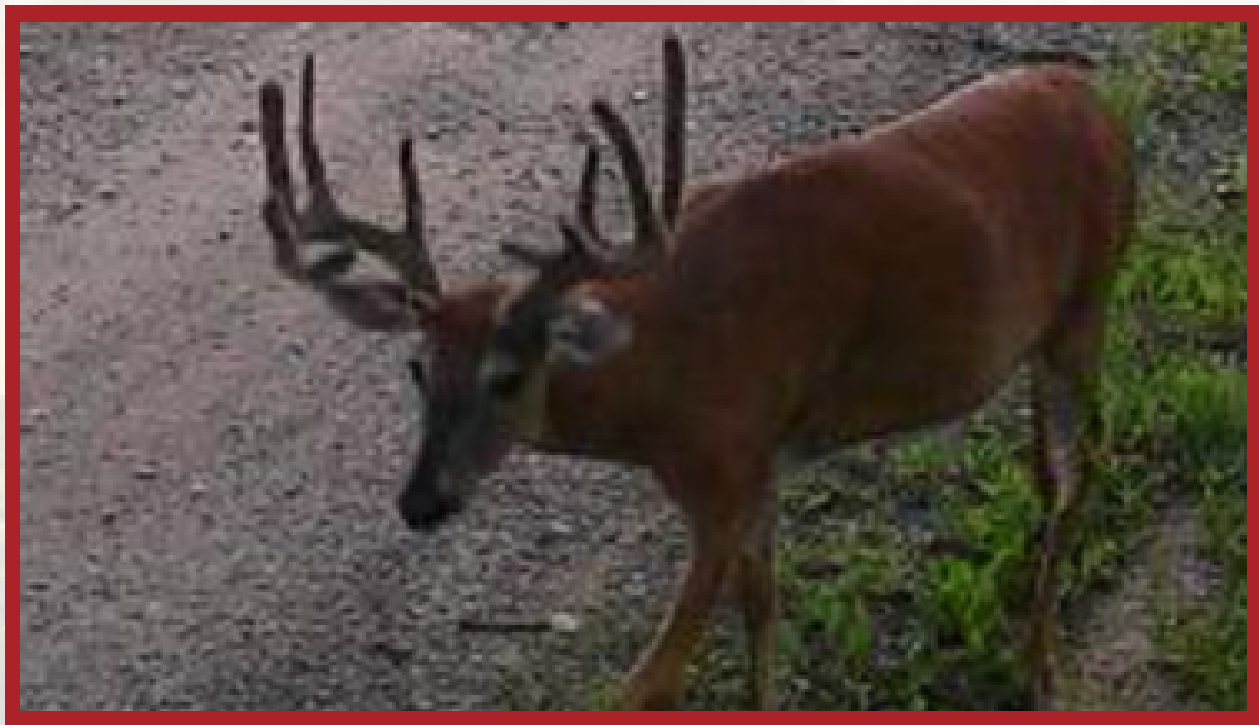


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**COMMITTED • DETERMINED
TRUSTED**







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HELPING **YOU** BUY
AND SELL LAND



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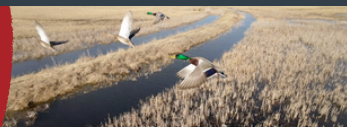
BUYING • SELLING
AUCTIONS





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LEGACY
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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





About the Agent:

Andrew Selseth is not just an experienced land agent, he lives and breathes land and the outdoor lifestyle daily. Raised in Minnesota, Andrew grew up a dedicated bowhunter and steward of land at a young age learning firsthand what makes land so special. That passion eventually led Andrew to own land of his own, leave the corporate world and turn his experience into a rewarding career of connecting buyers and sellers to achieve their own goals in land ownership.

Andrew resides in Eau Claire, WI with his wife, Sara, and two children, Nora and Henry. Andrew offers buyers and sellers a unique perspective on land with his background in the corporate sector specializing in data analytics. Andrew offers a strategic and realistic approach combining years of analytics experience with extensive land and strategic hunting knowledge. From premier hunting tracts and recreational retreats to productive farmland and investment properties, Andrew is dedicated to helping clients find the right piece of land to fit their vision.



When he's not working with clients, Andrew enjoys spending time with his wife and kids, running, fishing, working on his personal land in preparation for hunting season, and chasing animals throughout the Midwest and western states with his bow. If you're considering buying or selling, Andrew would welcome the opportunity to represent you with integrity, professionalism, and a deep respect for the land and its legacy. Give him a call today!

ANDREW SELSETH , LAND AGENT



715-828-3815



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