

**AMERICAN
LEGACY
LAND CO**

FOR SALE

**NORTHWOODS ACREAGE
HUNTING PROPERTY WITH
TWO CABINS**

Prentice, WI

393 +/- Acres

OFFERED AT:

\$1,595,000

ABOUT THIS PROPERTY:

Welcome to this exceptional 393 +/- acre property located just minutes outside of downtown Prentice, Wisconsin! The property is situated perfectly at the end of a dead end road providing ample privacy and seclusion. Two incredible 1600 +/- square foot off grid cabins are located on the property providing the ideal setup for extended stays and/or deer camp. The cabin on the north section includes many high end features such as a sauna, multiple spacious bedrooms, full bath, loft, an ozone/mud room perfect for hanging hunting clothing, and a pole building for additional dry storage for equipment to name a few. The newly constructed cabin on the south section has an incredible view overlooking a lake, ample privacy, multiple bedrooms, full bath, loft and an attached garage.





More About this Property:

The extensive trail system is extremely well kept and ideal for accessing all blinds and tree stands located throughout the property. Multiple acres of food plots have been meticulously designed and manicured throughout the years providing an excellent food source for deer and turkeys. Many fruit trees and earth ponds have been added and also provide additional food and water supplements to the food plots. The large natural ponds are loaded with ducks and geese as well. The acreage is enrolled in Managed Forest Law Closed for managed select cuts and reduced property taxes. Properties like this do not become available often. Whether you are looking for a northwoods retreat, hunting camp or to build that dream home, this property has something to offer everyone that could be passed down through generations!

Legal Description: 24-35-2E SW-SE MFL-C/05 (lengthy) Price County, WI

Addresses: W2621 Goetzke Rd Prentice, WI 54556 and N3241 Pikes Peak Prentice, WI 54556

Taxes: \$6,685.40 (2025)

Tax Parcel ID(s): 024106004000, 024106003000, 030107903000, 030108002000, 030108005000, 030107807000, 030107808000, 030107810000, 030107901000, 030107902000

Income potential: MFL closed, tillable acreage

FEATURES:

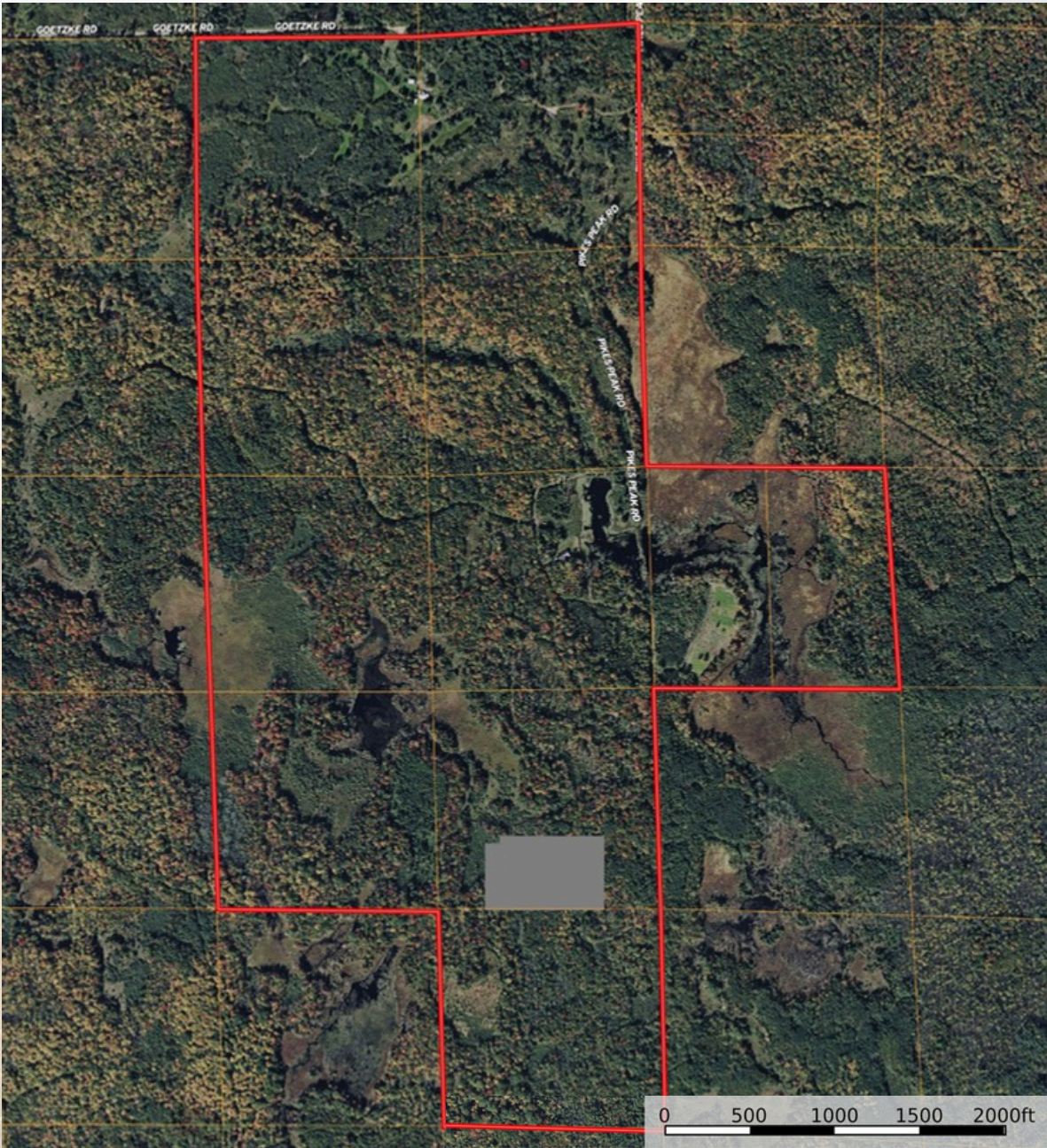
- 393 +/- acres
- Two private cabins
- Off grid setups
- Extensive trail system
- Mature timber
- Strategically placed blinds and stands
- Acres of established food plots
- Deer, bear, and waterfowl hunting



**GROW YOUR
LEGACY**

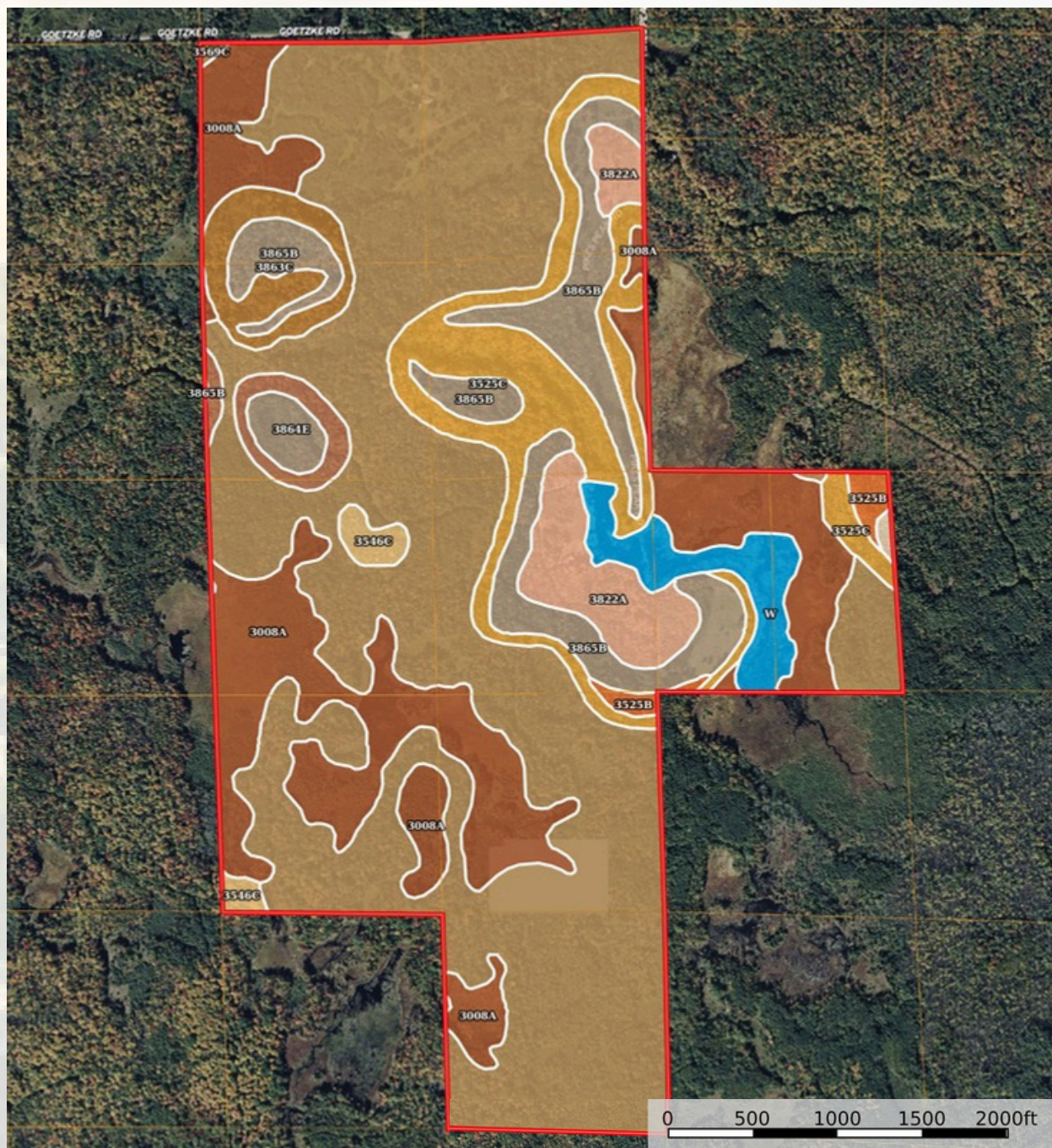


Aerial Map:





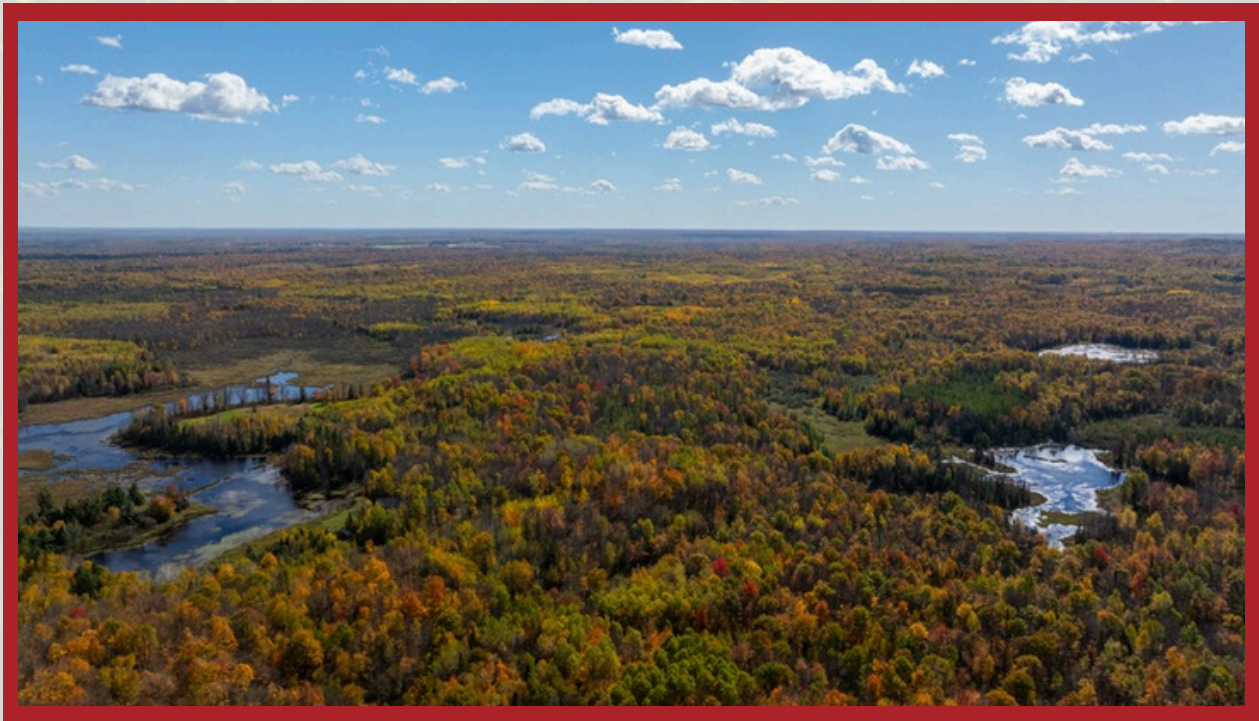
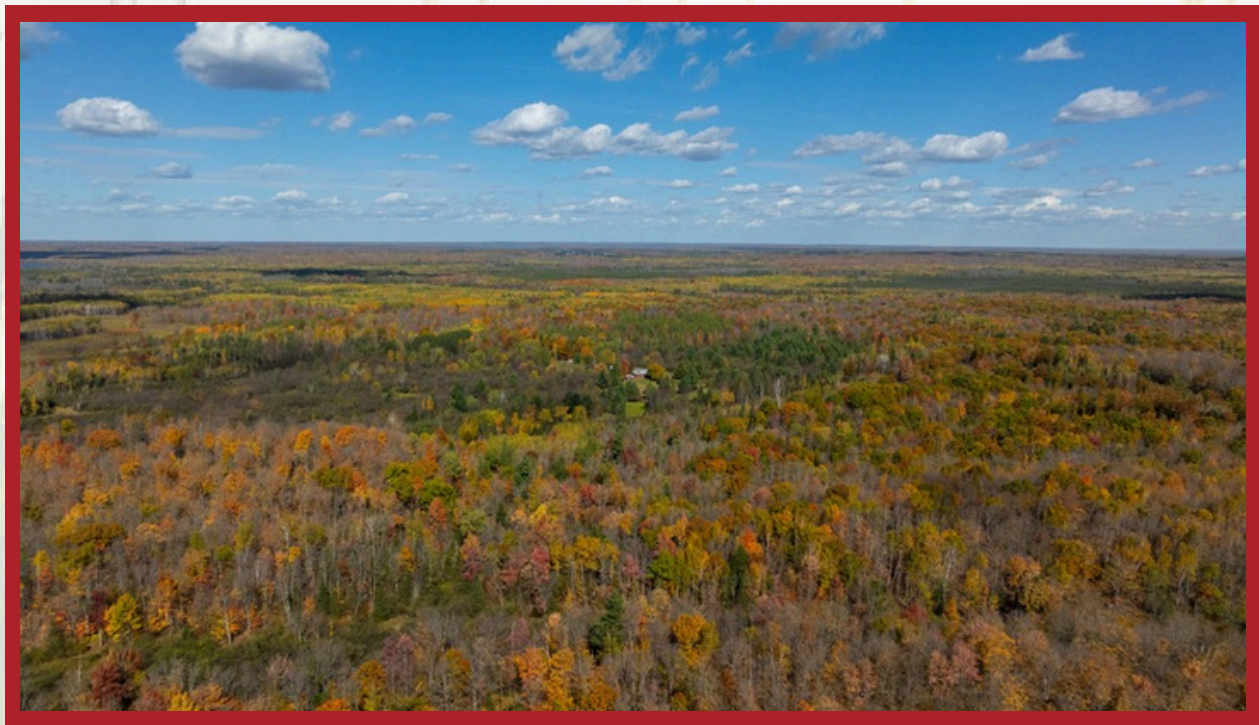
Soil Map:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3569C	Newood, very stony-Pesabic, very stony-Cathro complex, 0 to 15 percent slopes	198.1	50.45	0	45	6s
3008A	Lupton and Cathro soils, 0 to 1 percent slopes	72.95	18.58	0	53	6w
3865B	Crystal Lake-Freeon, very stony-Sconsin complex, 2 to 6 percent slopes	37.87	9.64	0	59	2e
3525C	Newood, very stony-Padwood-Padus complex, 6 to 15 percent slopes	34.28	8.73	0	47	6s
3822A	Comstock-Magnor, very stony-Ossmer complex, 0 to 3 percent slopes	16.28	4.15	0	62	2w
W	Water	11.28	2.87	0	-	-
3863C	Crystal Lake-Freeon, very stony-Antigo complex, 6 to 15 percent slopes	9.75	2.48	0	57	3e
3864E	Crystal Lake-Newot, very stony-Pence complex, 15 to 35 percent slopes	5.29	1.35	0	13	6e
3546C	Newood-Pence complex, 6 to 15 percent slopes, very stony	3.39	0.86	0	36	6s
3525B	Newood, very stony-Padwood-Tipler complex, 2 to 6 percent slopes	2.99	0.76	0	51	4s
3561A	Pesabic, very stony-Worwood-Worcester complex, 0 to 3 percent slopes	0.5	0.13	0	51	4s
TOTALS		392.6 8(*)	100%	-	47.27	5.34

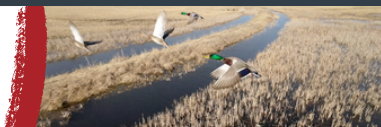
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





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TRUSTED**







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AND SELL LAND



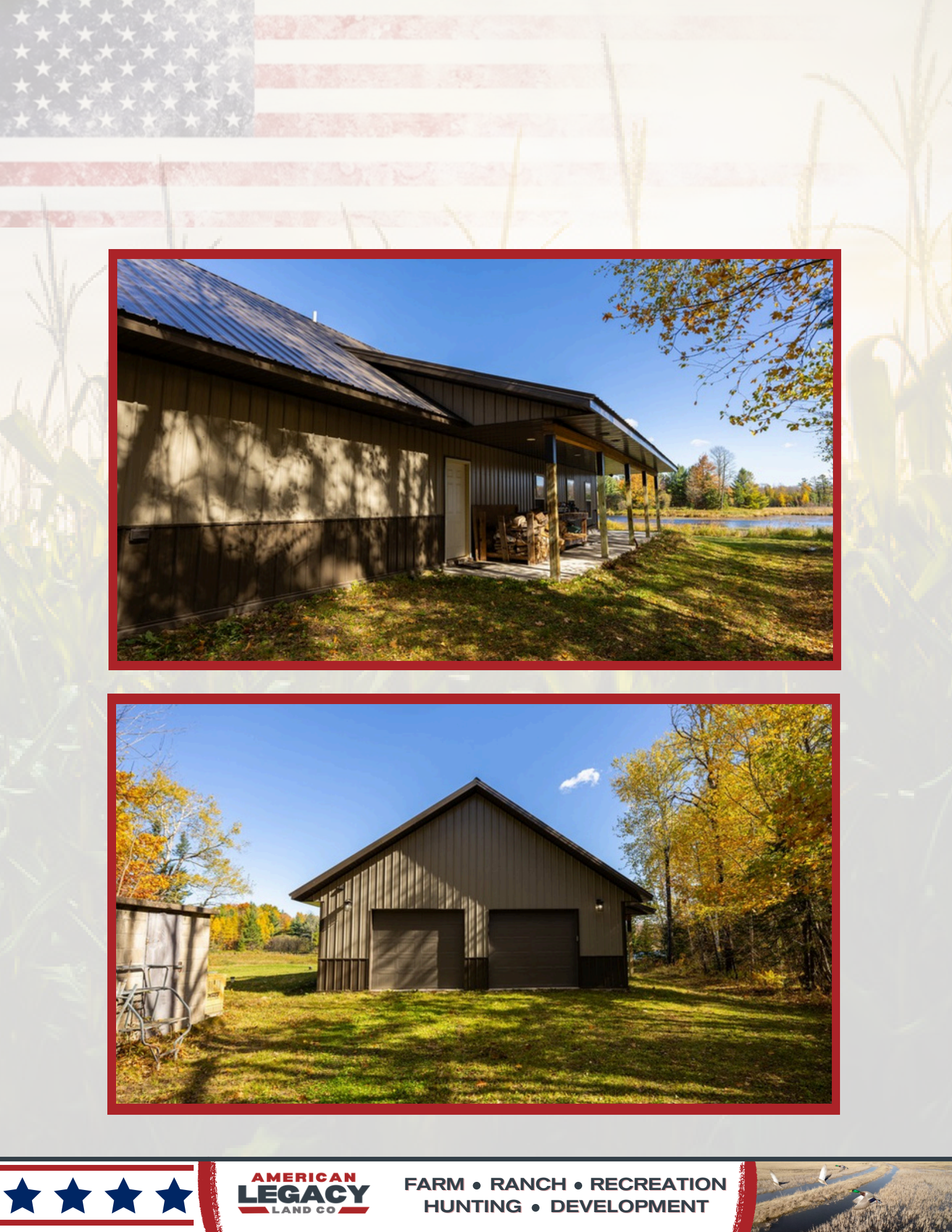
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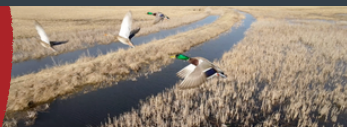
BUYING • SELLING
AUCTIONS





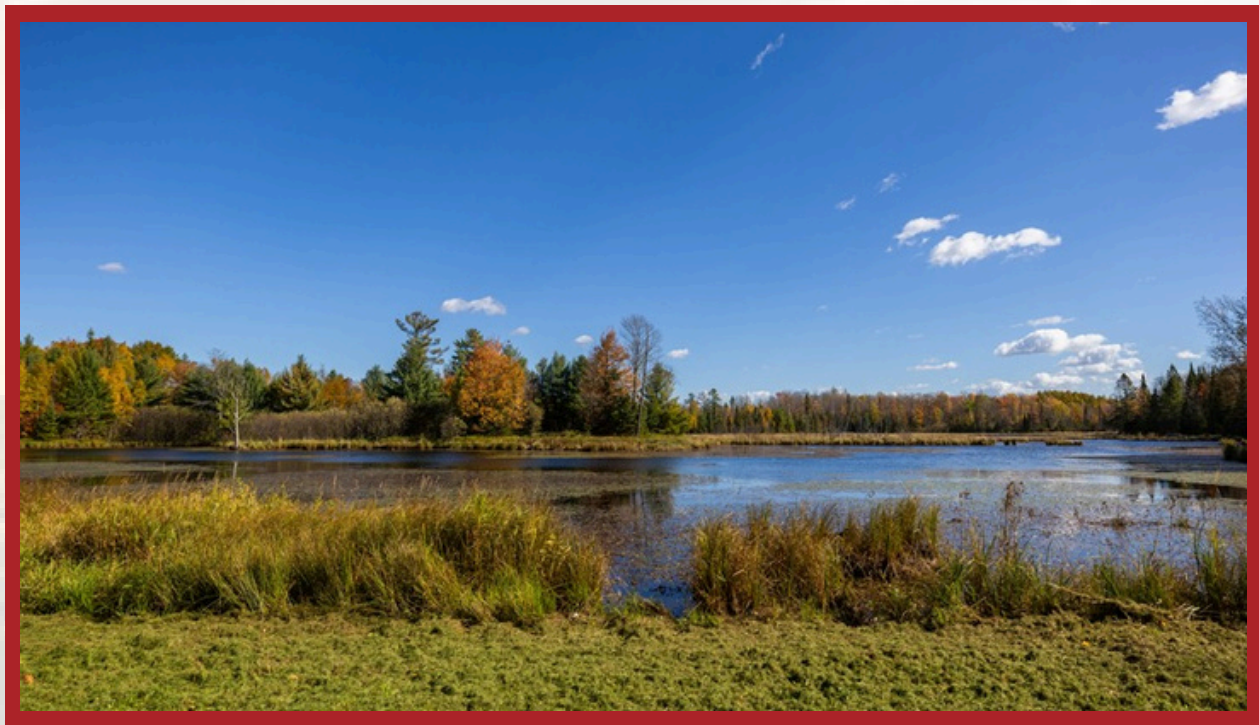
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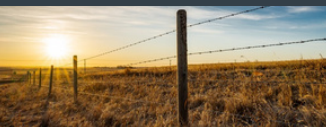




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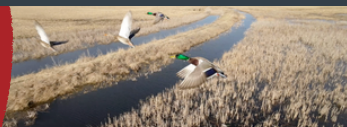






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HUNTING • DEVELOPMENT





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



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