

For Sale By Owner

Recreational Paradise

Own a piece of recreational paradise near Cornucopia, Wisconsin!

This 40 +/- acre MFL property is easily accessible from Scenic State Hwy 13 or North Stone Road and abuts to tens of thousands of acres of public land. Property is mixed vegetation to provide maximum wildlife habitat - including ten year old hardwood regeneration, thousands of planted white spruce, meadow, and mature trees surrounding the property. Minimal mapped wetlands. MFL keeps your property taxes low, while easy access makes adding a hunting cabin easy to install in time for hunting. Additional non MFL land available. Priced to sell at \$79,900.



Builder's Paradise



Rare opportunity to own your dream lot in big woods near Cornucopia. This 14-acre Ag lot is packed with rare old growth white pine and no mapped wetlands. Located 3-miles west of Cornucopia on 1/4 mile of frontage on Scenic Byway Hwy 13. Additional MFL property available. Closing will be professionally handled by Gowey Abstract and Title Company in Ashland. Priced to sell at \$59,900.

**For more information call Steve at 218-269-6776
or email steveprobst73@gmail.com**