

**A Rare Recreational Opportunity Along the Balsam
Branch River**
XXX 105th Avenue
Amery, WI 54001

\$375,000
50.57± Acres
Polk County

provided for illustration purposes only.



A Rare Recreational Opportunity Along the Balsam Branch River Amery, WI / Polk County

SUMMARY

Address

XXX 105th Avenue

City, State Zip

Amery, WI 54001

County

Polk County

Type

Recreational Land, Riverfront, Hunting Land

Latitude / Longitude

45.360188 / -92.456484

Acreage

50.57

Price

\$375,000

Property Website

<https://mississippivalleyre.com/property/a-rare-recreational-opportunity-along-the-balsam-branch-river-polk-wisconsin/115029/>



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PROPERTY DESCRIPTION

A Rare Recreational Opportunity Along the Balsam Branch River

Discover the beauty and recreational potential of this exceptional 50.6-acre wooded property in Polk County, Wisconsin. Offering a remarkable combination of mature hardwood forest, abundant wildlife, river frontage, and direct access to the 175-acre Balsam Branch State Wildlife Area, this property is an outdoor enthusiast's dream. The property consists of two contiguous parcels, with access from the south on 105th Avenue (County Road C). Zoned G6 Productive Forest Lands, the property offers the opportunity to enjoy the land today while maintaining its long-term recreational and timber value.

One of the property's most impressive features is the approximately 3,200 linear feet of the Balsam Branch River that meanders through the heart of the property. The river creates a beautiful natural setting and provides an exceptional recreational amenity. Canoe or kayak directly through the property and continue downstream toward nearby Wapogasset Lake, a renowned 1,189-acre lake offering excellent fishing for walleye, bass, musky, and panfish.

Wildlife is abundant throughout the property and surrounding public lands, including whitetail deer, black bear, wild turkey, ruffed grouse, Canada geese, ducks, sandhill cranes, and more. The combination of mature hardwoods, river habitat, neighboring public hunting land, and diverse cover creates outstanding habitat for wildlife and endless opportunities for the sportsman.

Whether you're looking to hunt, fish, hike, camp, kayak, canoe, snowshoe, trap, explore, or simply escape into nature, this property offers an incredible setting to enjoy the outdoors. The adjoining Balsam Branch State Wildlife Area provides additional recreational acreage right at your doorstep.

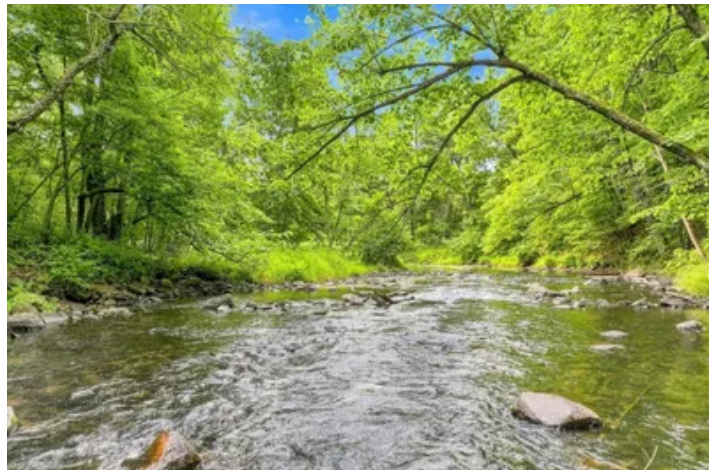
Located just 8 miles from the City of Amery and approximately one hour from the Twin Cities metropolitan area, this property offers the rare combination of seclusion and convenient access.

50.6 acres. Mature hardwoods. 3,200 feet of Balsam Branch River frontage.

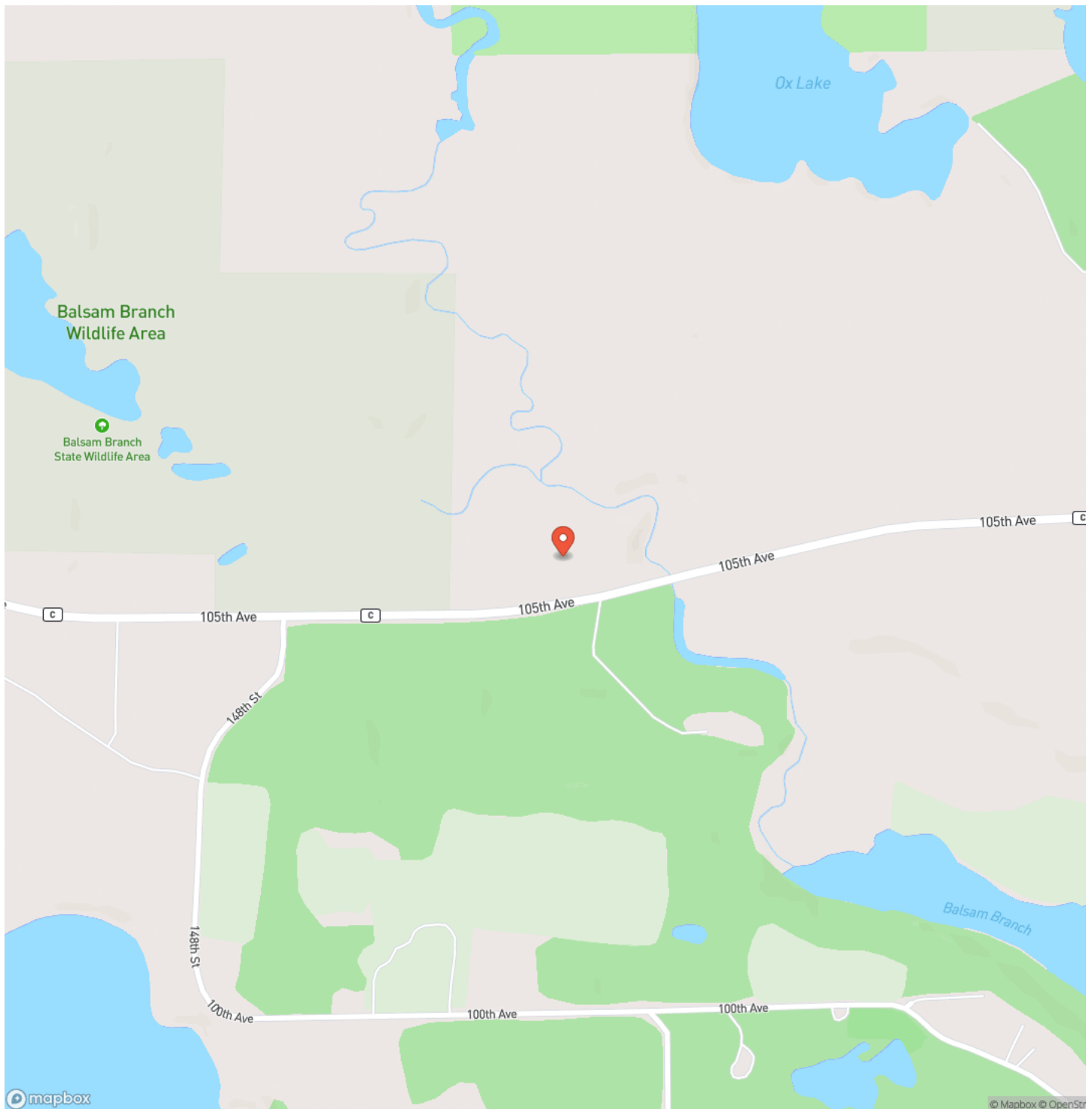
Adjacent to 175 acres of public hunting land. Close to Wapogasset Lake. Endless recreational possibilities.

This is the kind of property that needs to be experienced in person to truly appreciate everything it has to offer. Come explore the possibilities and find your favorite place!

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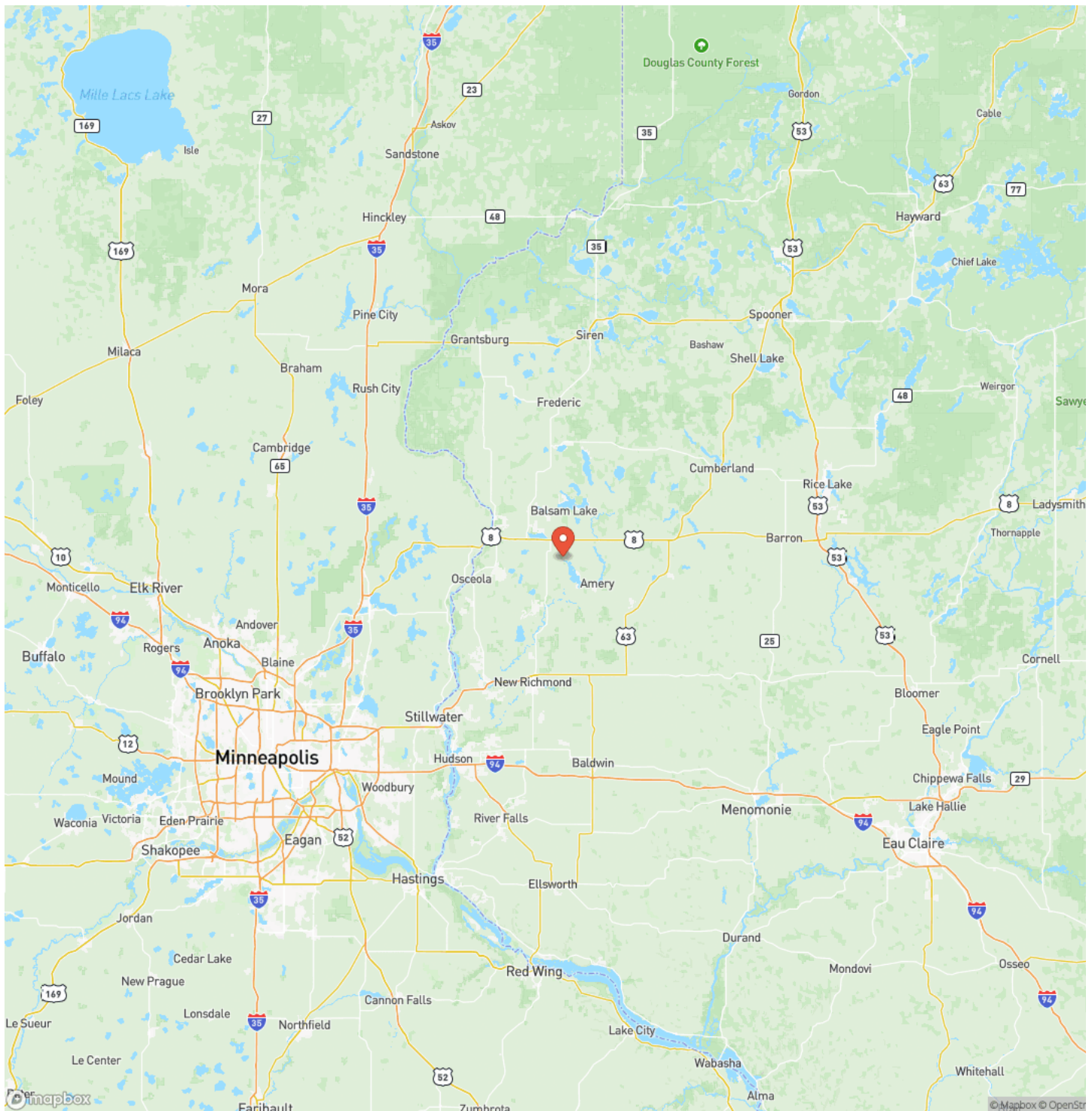


Locator Map



**A Rare Recreational Opportunity Along the Balsam Branch River
Amery, WI / Polk County**

Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

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NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties - Mississippi Valley Real Estate

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