Diverse Northwoods Hunting Tract
8991 E Bennett Line Road
Lake Nebagamon, WI 54849

$394,900
198.9± Acres
Douglas County







SUMMARY

Address
8991 E Bennett Line Road

City, State Zip
Lake Nebagamon, WI 54849

County
Douglas County

Type
Hunting Land

Latitude / Longitude
46.460027 / -91.820438

Taxes (Annually)
$2,352

Acreage
198.9

Price
$394,900

Property Website
mississippivalleyre.com







PROPERTY DESCRIPTION

Discover the beauty, privacy, and recreational potential of this exceptional **198.93-acre** wooded property in **Douglas County, Wisconsin**. Offering a remarkable combination of mature forest, abundant wildlife, river frontage, and recreational opportunities, this Northwoods property is an outdoor enthusiast's dream.

The property consists of **eight contiguous parcels** with access from the south via **E Town Line Rd** and from the north via **Ibsen Rd**, both conveniently located near **US Hwy 53**. Zoned **Agriculture and Productive Forest Lands**, the property offers an opportunity to enjoy the land today while maintaining its long-term recreational and timber value. The property was select-cut nearly 30 years ago and is now ready for additional selective logging at the buyer's discretion.

A network of **maintained trails** provides excellent access throughout the property for hunting, hiking, and ATV/UTV recreation. Multiple cleared areas offer potential locations for future structures, campsites, or food plots. **Electrical power has already been installed at the southern build/camp site**, adding to the property's versatility.

One of the property's most impressive features is approximately **3,000 linear feet of the Poplar River**, which meanders through the heart of the property. The river creates a beautiful natural setting and provides an exceptional recreational amenity for wildlife observation and simply enjoying the outdoors.

Wildlife is abundant on the property and surrounding public lands, including **whitetail deer, black bear, wild turkey, ruffed grouse, Canada geese, ducks, cranes, and more**. The combination of mature timber, river habitat, and diverse cover provides excellent wildlife habitat and abundant opportunities for the avid sportsman.

ATV/UTV enthusiasts will appreciate the property's convenient proximity to the **Wild Rivers State Trail** and the **Tri-County Corridor**, providing access to an extensive regional trail system.

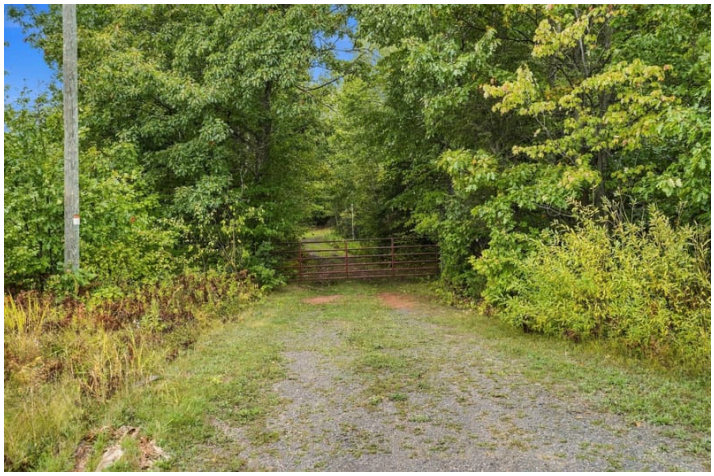
Whether you enjoy **hunting, fishing, hiking, camping, kayaking, canoeing, snowshoeing, trapping, exploring, or simply escaping into nature**, this property offers an incredible setting to enjoy the outdoors and create lasting memories.

Conveniently located approximately **21 miles** from **Superior**, **47 miles** from **Spooner**, and just a **2.5-hour** drive from the **Twin Cities**, this property offers a rare combination of seclusion, recreation, and accessibility.

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





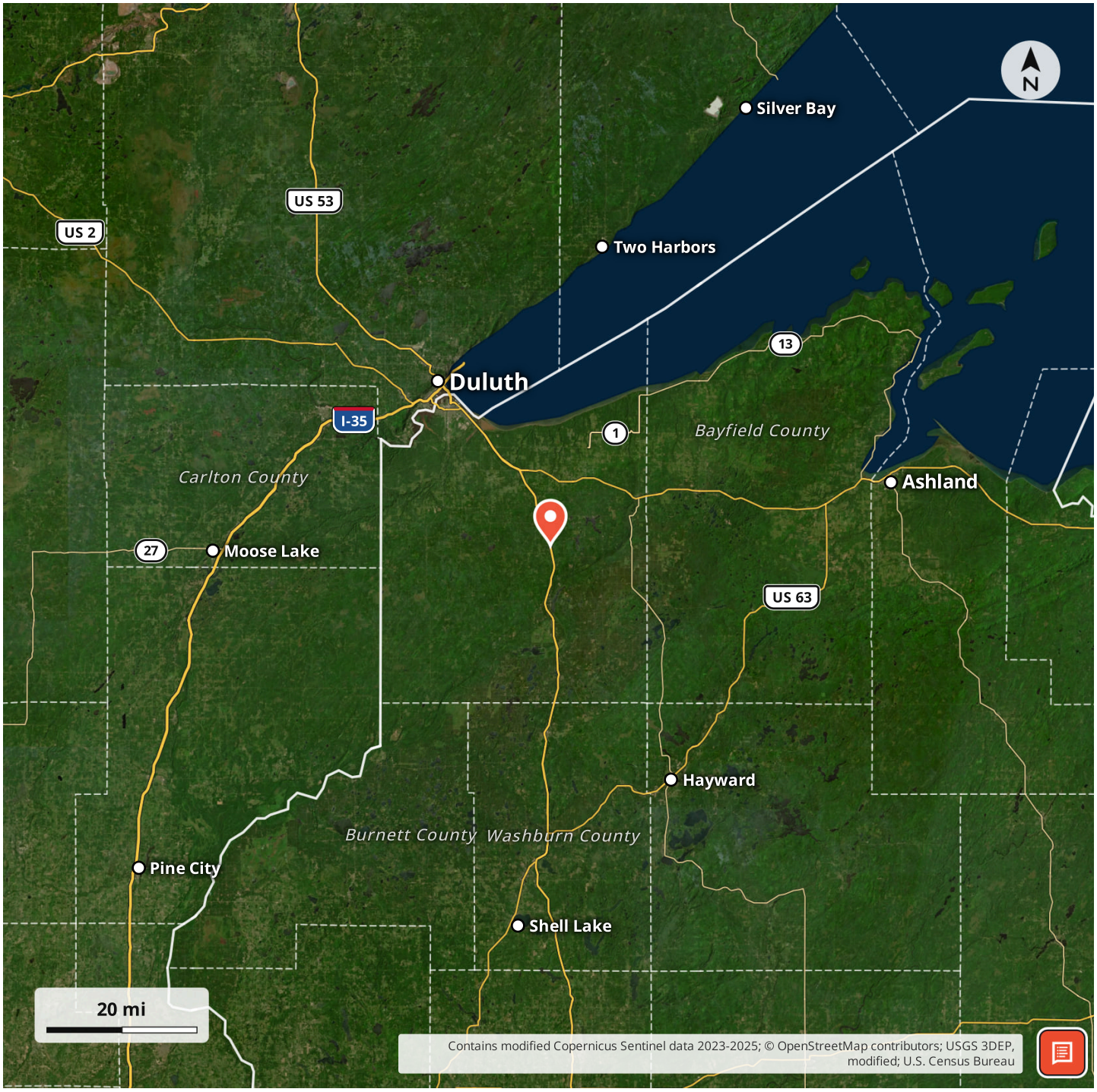




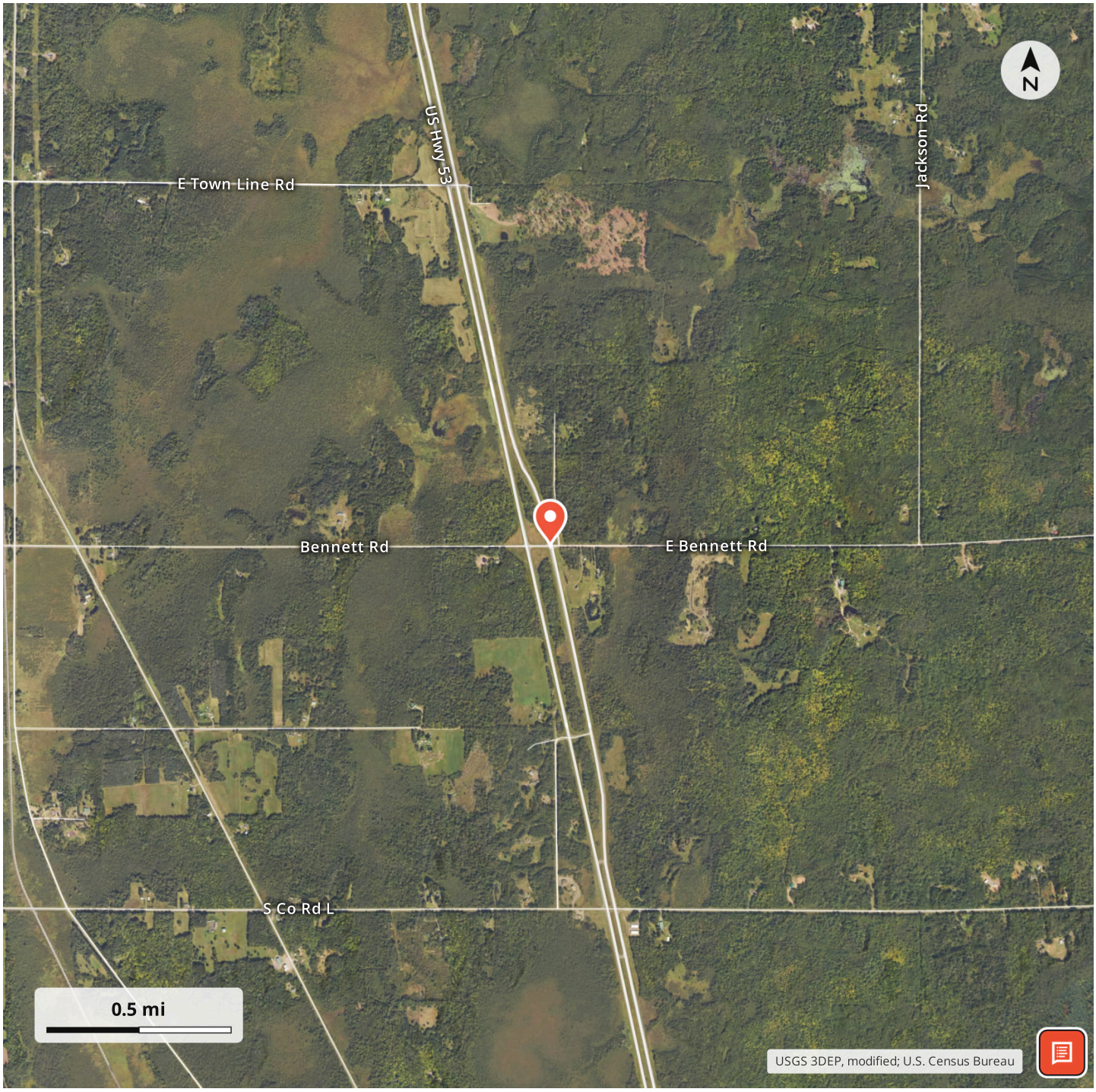




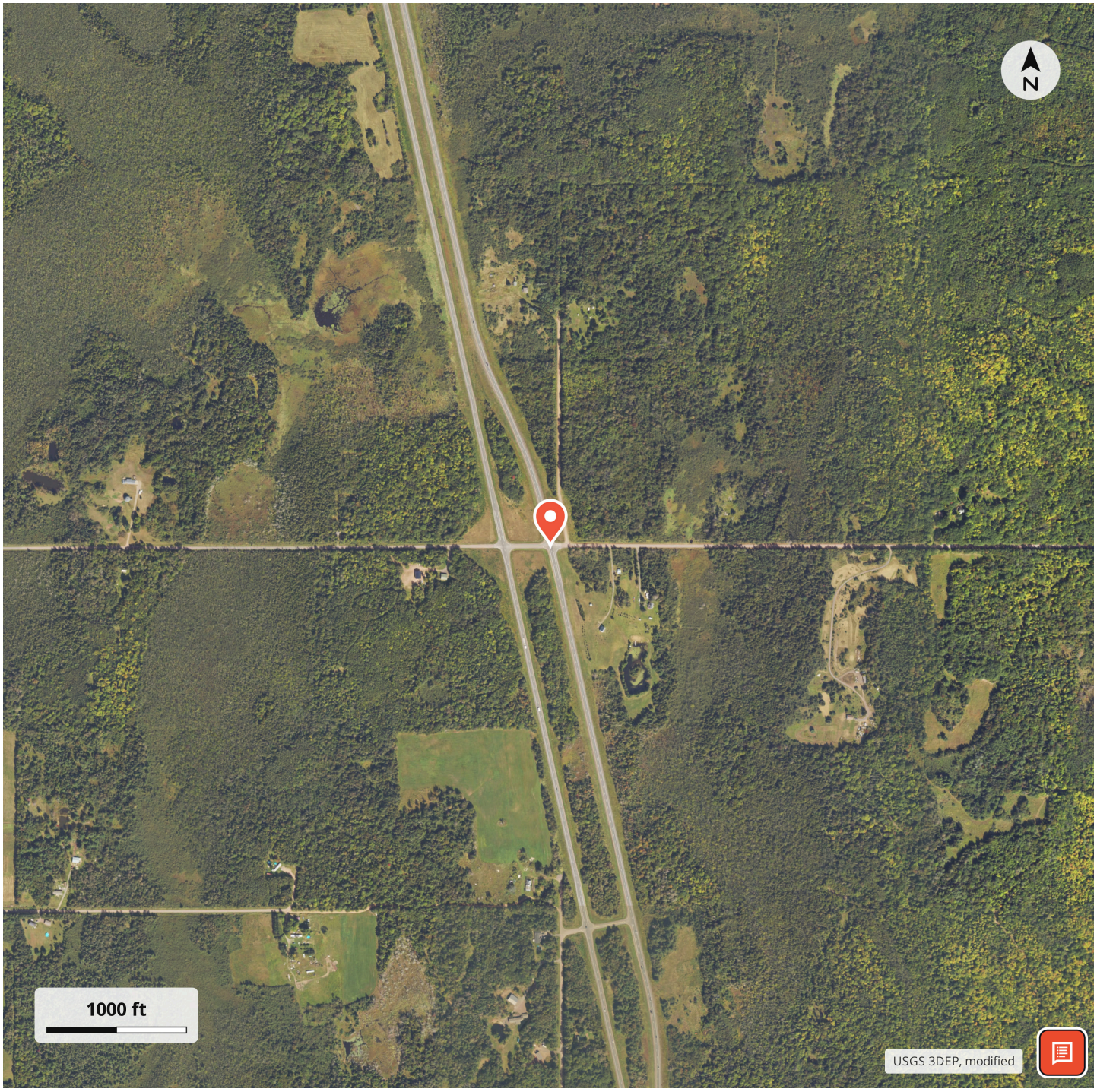
Regional Map



Locator Map


N
US Hwy 53
Jackson Rd
E Town Line Rd
Bennett Rd
E Bennett Rd
S Co Rd L
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Brad Larson

Mobile
(715) 760-2100

Office
(715) 760-2100

Email
blarson@mossyoakproperties.com

City / State / Zip
Hudson, WI 54016

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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
W1099 280th Avenue
Plum City, WI 54761
(651) 324-1147
https://mississippivalleyre.com