

Kickapoo River Secret Place
16170 West Point Rd
Gays Mills, WI 54631

\$170,000
16.4± Acres
Crawford County



Kickapoo River Secret Place
Gays Mills, WI / Crawford County

SUMMARY

Address

16170 West Point Rd null

City, State Zip

Gays Mills, WI 54631

County

Crawford County

Type

Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Timberland, Lot

Latitude / Longitude

43.3351 / -90.8492

Acreage

16.4

Price

\$170,000

Property Website

<https://arrowheadlandcompany.com/property/kickapoo-river-secret-place/crawford/wisconsin/106730/>



Kickapoo River Secret Place Gays Mills, WI / Crawford County

PROPERTY DESCRIPTION

Tucked away in the hills and river bottom of Crawford County, Wisconsin, this beautiful 16.4 +/- acre property offers a mix between recreational and building opportunities! With nearly 1/3 of a mile of Kickapoo River frontage, the setting is truly something special! Whether you enjoy trout fishing, kayaking, camping, or simply spending time outdoors, this property provides endless opportunities to enjoy the natural beauty of the Driftless Region! A well-maintained gravel driveway leads into the river bottom, where maintained walking trails wind along the riverbank, creating easy access to the water and making it simple to explore the property. Scenic east-facing build sites overlook the surrounding valley and provide breathtaking sunrise views each morning! While the majority of the property is riverbottom ground, there are two separate build sites at higher elevation. These build sites could be utilized by building a future home, cabin, or getaway retreat, with one site already equipped with power. Additional power pedestals are located throughout the property, making it well suited for camping accommodations or future short-term rental possibilities. The land itself is equally impressive, featuring mature standing walnut timber with harvest potential and a landscape that feels both private and inviting. Located just a short drive from Gays Mills, you have access to any amenities you may need! Whether you are searching for a recreational escape, a future building site, or an investment opportunity in one of Wisconsin's most beautiful areas, the Kickapoo River Secret Place property is one that is hard to replicate! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Billy Kellogg at [\(608\) 639-0155](tel:6086390155). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

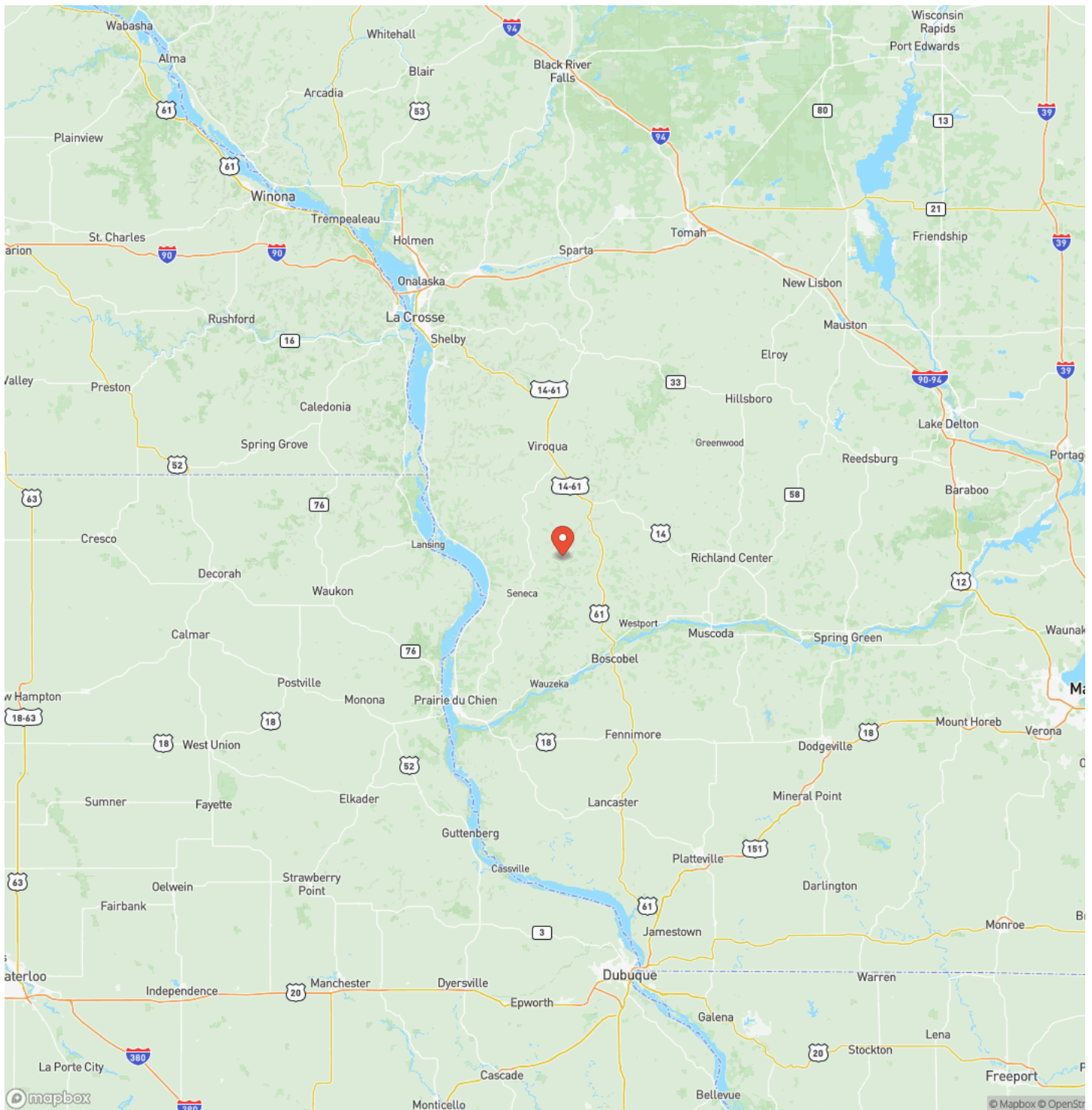
Kickapoo River Secret Place
Gays Mills, WI / Crawford County



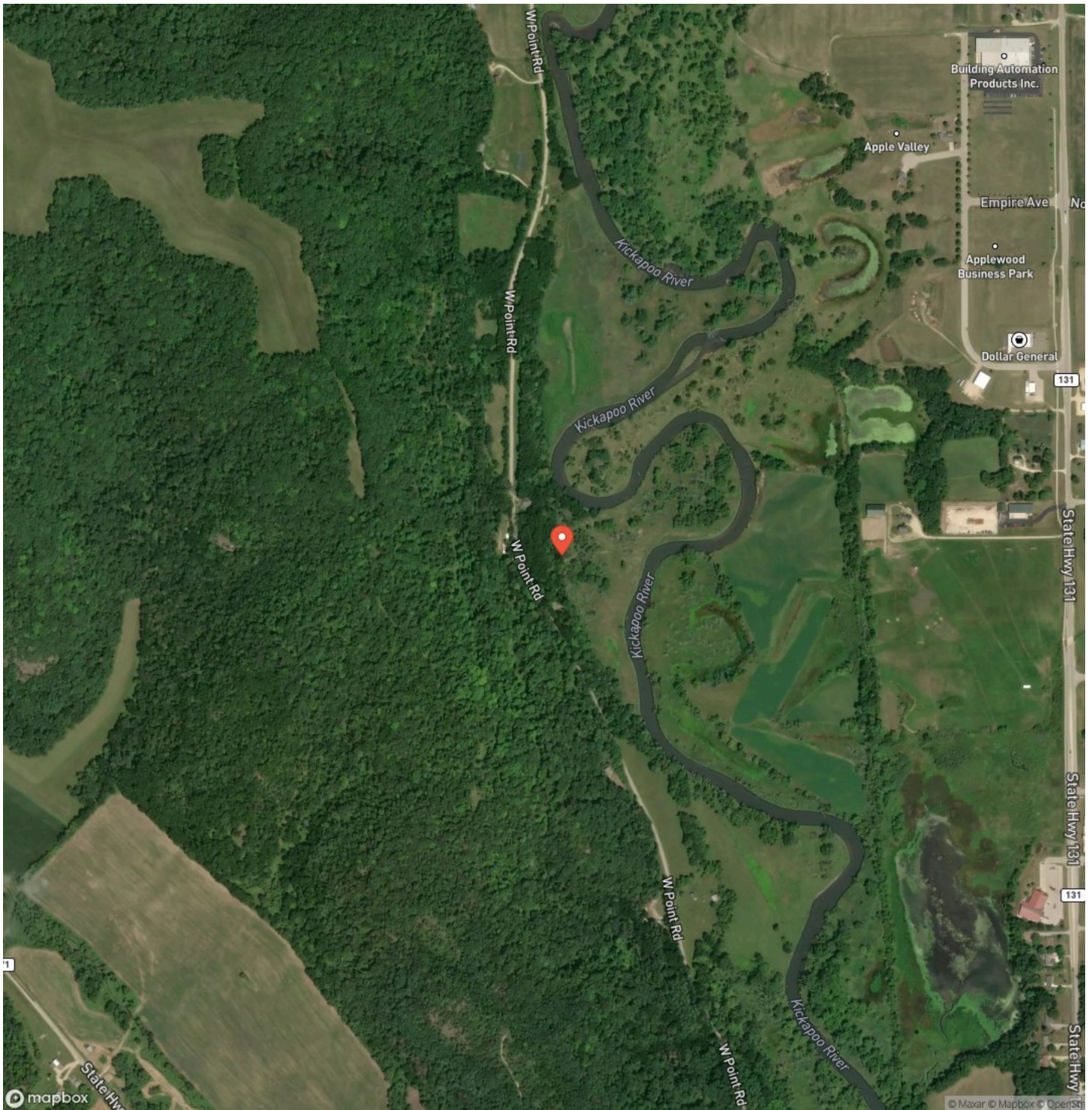
Locator Map



Locator Map



Satellite Map







<https://arrowheadlandcompany.com/>

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

