

Bayfield County WI Multi-Parcel Online Auction 8/26 6PM

29525 Four Corners Store Rd
Mason, WI 54856



Wooded Hunting Land, Mason, WI, Bayfield County. Opportunity of a lifetime to own 160 +/- acres of a beautiful pristine hunting property with three homes. This is God's country and it doesn't get any better than this. Let a quiet country dirt road running alongside of 40 +/- crop land set the pace for relaxation and rejuvenation as you take in the wooded view on the drive up to your home. Set in a gorgeous pine backdrop with mirroring ponds and tamarack swamp/ marsh to play the colors of fall, are three homes awaiting your entrepreneurial spirit. The main home, boasting 3100 sq. ft. is sure to amaze you with its vaulted ceilings, and gorgeous updates throughout. Several areas for sitting and viewing. A kitchen to please any cook with island and ample dining area. The master bedroom with on suite bath is a great way to end your busy day by relaxing in the tub or taking a shower in the large walk-in tiled shower. Easily accommodate your friends and family with extra bedrooms, living room and rec room in the finished basement. Maybe it's time you started that dream B&B, or VRBO? Less than a two hour ride from Duluth, MN, perhaps this could be your corporate retreat? Those dreams can become reality with two additional guest homes. Completely updated, guest house #1 also has vaulted ceilings, a three-season porch with pond view, wonderful eat-in kitchen and generous first floor master bedroom, laundry with shower and a loft with amazing storage, office and bedroom. Guest house #2, just a bit smaller with amazing vaulted ceiling, kitchen, dining and living room, all beautiful remodel updates. Great views from this house as well. Also on this property is a barn ready for additional loft living quarters remodel, possible wedding venue or store all your toys for you and your family's enjoyment. Better still, refurbish the barn by adding stalls, a tack room, wash bay and storage for hay and grain. There is plenty of trail riding to be done by horseback or ATV as you explore the trails on the remaining property that consist of 80 +/- acres of mature wooded acres teaming with wildlife, hosting approximately 6 acres tillable. Build that food plot to ensure your continued hunting success, or create a habitat for pheasants and turkeys. So many choices and wonderful decisions to be made with this highly unique property opportunity.

Lot #1

Enjoy your country dirt road entrance as it rides alongside 40 +/- acres of mostly crop land. Decisions are to be made whether or not to rent out to local farming opportunities or develop a large scale food plot, habitat area. Many DNR programs are available to help you enhance your property.

Lot#2

Set in a gorgeous pine backdrop with mirroring ponds and tamarack swamp/ marsh to play the colors of fall, are three homes awaiting your entrepreneurial spirit. The main home, boasting 3100 sq. ft. is sure to amaze you with its vaulted ceilings, and gorgeous updates throughout. Several areas for sitting and viewing. A kitchen to please any cook with island and ample dining area. The master bedroom with on suite bath is a great way to end your busy day by relaxing in the tub or taking a shower in the large walk-in tiled shower. Easily accommodate your friends and family with extra bedrooms, living room and rec room in the finished basement. Maybe it's time you started that dream B&B, or VRBO? Less than a two-hour ride from Duluth, MN, perhaps this could be your corporate retreat? Those dreams can become reality with two additional guest homes with 1500 sq. ft. each. Completely updated, guest house #1 also has vaulted ceilings, a three-season porch with pond view, wonderful eat-in kitchen and generous first floor master bedroom, laundry with shower and a loft with amazing storage, office and bedroom. Guest house #2, just a bit smaller with amazing vaulted ceiling, kitchen, dining and living room, all beautiful remodel updates. Great pond views from this house as well. Also on this property is a barn ready for additional loft living quarters remodel, a wedding venue or store all your toys for you and your family's enjoyment. Better still, refurbish the barn by adding spacious stalls, a tack room, wash bay and storage for hay and grain.

Lot#3

40 +/- acres of mostly mature woods with approximately 6 acres tillable. Lot has well and septic from past home site. Trail systems throughout give you and your family time to enjoy nature riding trails by horseback or ATV. Build that food plot to ensure your continued hunting success, or create a habitat for pheasants and turkeys. Many DNR programs wait for you to tool your acres into habitat paradise.

Lot#4

40 +/- acres of mature woods ensures your success and family legacy with quality deer and turkey hunting. Enlist in forest preservation programs through the DNR for a sustainable legacy forest. Or possibly harvest mature trees for money, making way for new plantings for future generations to enjoy. The possibilities are endless.

Online only auction closing at 6:00pm Thursday August 26th 2021. 10% Buyer's Fee added to high bid to determine total contract price, Buyer to sign Offer to Purchase w/no contingencies & all auction documents and pay by wire transfer, cashier check \$10,000 per parcel nonrefundable down payment within 48hrs after auction ending. Closing on or before Oct. 11th 2021. High Bid Subject to Seller Confirmation on any or all parcels w/in 48hrs of midnight of auction day. Seller will entertain offers under auction terms prior to auction ending on all lots or just Lot #2. List Price is suggested opening bid for both parcels and is not contractual price. Lot #1 40 +/- Acres Lot #2 40 +/- Acres w/3 homes & barn, Lot #3 40 +/- Acres and Lot #4 40 +/- Acres. Auction Preview Dates August 15th & August 22nd 11-1pm.

HAMELE AUCTION: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000. Realtor Josh Genz 608-797-7230 Holmen, WI. Registered Wisconsin Auctioneer: Travis Hamele #2224 Wisconsin Dells, WI. 608-697-3349. Thinking of selling Real Estate or having an auction? Call us for a free auction evaluation.

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