



Hogsback Rd, Winter, WI 54896

\$689,000

## Finnell Lake Property

452 Acres of Recreational Land With Utilities and Building Site!



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Listing Added: 05/20/2025  
Listing Updated: Today

### Details

Asking Price	\$689,000	Property Type	Land
Subtype	Hunting/Recreational	Price/Acre (Land Value)	\$1,524/acre

### Marketing Description

452 acre (13 parcels) including a Wisconsin approved dam on Nail Creek creating a 45 plus acre lake that is zoned Agricultural 2 (A-2) and at one time was the site of a successful wild rice growing and harvesting site. With a an approximate 60' x 60' pad ready site that includes, electricity, water and sewer, this site is ready for your camper or better yet ... your building site!. The pad site area is zoned Residential-Recreational (RR-2) and the balance of the land is zoned Forestry One. (F-1). 175 acres was select cut in 1992-1993 and brought in over \$115,000 in revenue. Aspen and Popple along with hardwoods and pine are common. All this and more is waiting for you!

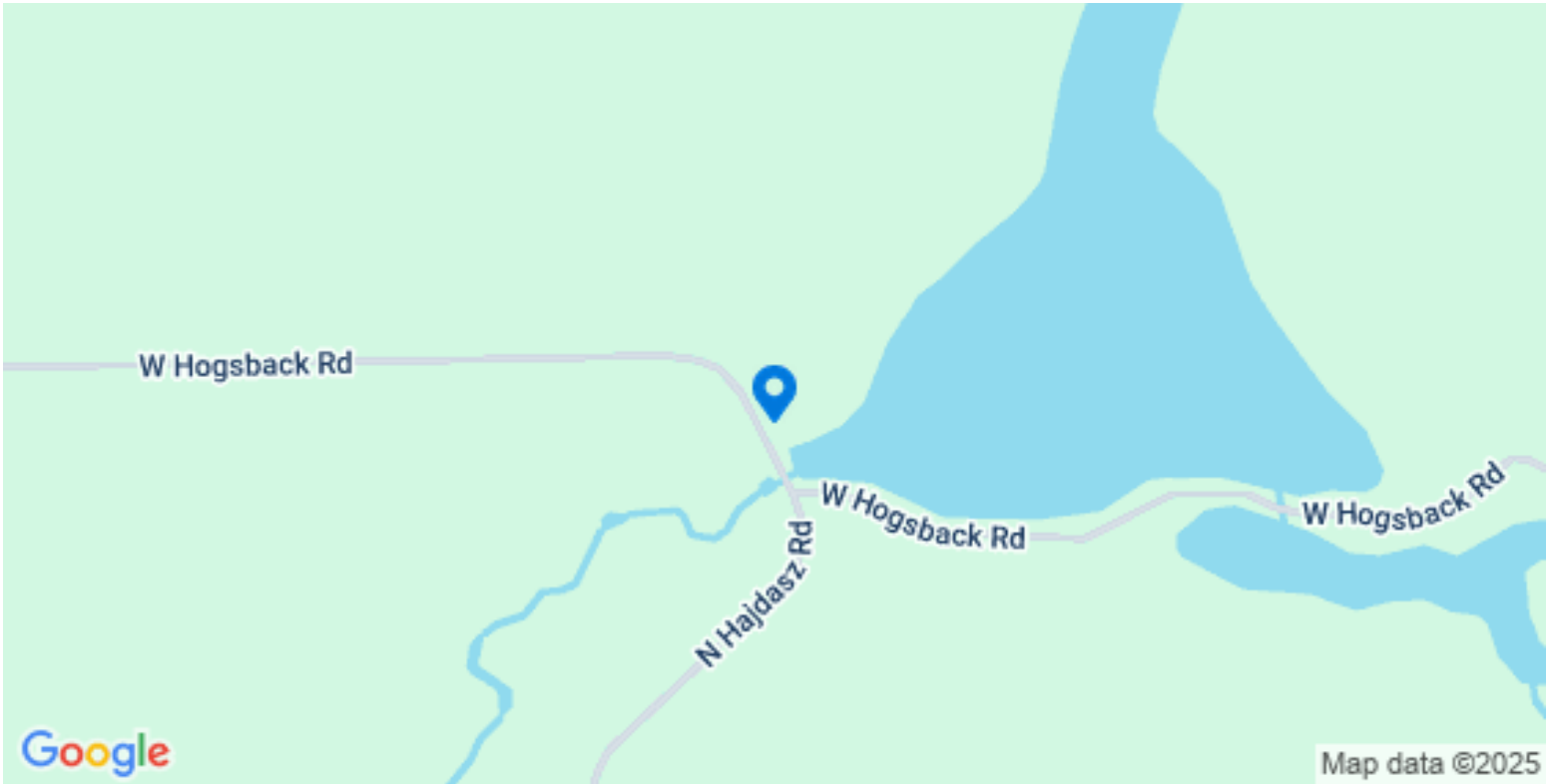
Fantastic Deer, Duck and Upland Hunting!

Investment Highlights

PROPERTY HIGHLIGHTS:

- 452 acre property including a 45+ acre lake!
- The opportunity exists for you to name the lake!
- A beautiful and hard to find property!
- Building pad site including electricity, water and sewer. TV and Internet available!
- Zoning is ready for a new building and/or RV's!
- Abundant wildlife including trophy deer, bear, upland and waterfowl hunting.
- Nesting site for Trumpeter Swans.
- Property once was a wild rice growing site. Zoning is ready for you to farm wild rice again!
- Beautiful sun rise viewing!
- 175 acres were logged almost 30 years ago generating over \$115,0-00 in revenue!
- Endless 4 wheeling and snowmobiling opportunities. - Canoeing and kayaking on the lake and along Nail Creek!
- Easy access to the gate off of Hogsback Road. Less than a mile from State Highway 27 and only 20 minutes North of Ladysmith Wisconsin!

Location (1 Location)





Property Photos (24 photos)

