

# \$350,000 - 59 Ac Berry Hill Road, Marshall

MLS® #1965982

## \$350,000

Bedroom, Bathroom,  
Lots & Acreage on 59 Acres

N/A, Marshall, WI

Recreational Property for sale in Richland County, Wisconsin consisting of 59+/- acres along Berry Hill Road. Home to trophy whitetail, beautiful valley views and possibly would offer a beautiful build-site. The land is currently used for grazing cattle. Features a diverse mix of wooded and open land with a spring, stream and trail system. Composed of 21+/- acres of open land that can be converted into row crop or continued as a small cattle farm, while the remaining 38+/- acre is heavily wooded with exceptional topography features. Apple trees. Morel Mushrooms. Boundaries are fenced creating a clear border. South facing slopes make for prime whitetail bedding pockets a. A 3.5-acre ridgetop field in the southeasterly corner would make for a dynamite food plot. No Gov programs. Taxes TBD.



Listing Courtesy of United Country Midwest Lifestyle Properties

## Essential Information

Status	Sold
Detailed Status	Sold
Days on Market	4
MLS® #	1965982
Price	\$350,000
Acres	59.00
Price Per Acre	\$5,932
Type	Lots & Acreage

Year Assesed	2022
Tax Year	2022
Utilities	None
Zoning	NA
Type	Rural
Description	Rural - not in subdivisn
Features	Wooded, Stream/Spring, Wetland
Topography	Rolling, Sloping

### **Community Information**

Address	59 Ac Berry Hill Road
MLSÂ® Area	MARSHALL - T
Subdivision	N/A
City	Marshall
County	Richland
State	WI
Zip Code	53581

### **Amenities**

Is Waterfront	No
Golf Course	No

### **School Information**

District	Richland
Elementary	Richland Center
Middle	Richland
High	Richland Center

### **Parcel Information**

Specific Builder Required	No
Utilities Available to Lot	None
Water System	None presently
Waste System	None presently
Road	Concrete
Improvements	Fence

### **Additional Information**

Zoning	NA
Short Sale	No

REO / Bank OwnedNo