

MIDWEST LAND GROUP PRESENTS



.69 ACRES
PRICE COUNTY, WI

N12905 Sailor Lake Road, Park Falls, Wisconsin 54552



MIDWEST LAND GROUP IS HONORED TO PRESENT

LOG CABIN ON SAILOR LAKE IN THE CHEQUAMEGON NATIONAL FOREST

Rare opportunity to own lake frontage and a log cabin embedded deep in the Chequamegon National Forest! The level lake lot has over 180 feet of frontage on quiet Sailor Lake and offers gorgeous westerly views. Nestled in the heart of the national forest, this retreat will provide memories to last generations. The access to over 150,000 acres of pristine national forest in all directions provides an outstanding home base for hunting all game species, trapping, ATV/UTVing, snowmobiling, hiking, and any other northwoods outdoor activity one can pursue.

The 900 square foot rustic, off-grid log cabin is constructed of red pine logs and handcrafted, reclaimed barn posts, cedar shakes, and many custom finishes. Extremely well built, the cabin is set on a 10" thick dyed concrete slab. The main level is 30' x 20' with an open

concept. A gorgeous free-standing wood-burning stove sits in the corner of the gathering area. The second level 20' x 15' sleeping loft provides room for the entire crew. The beautiful yard gently slopes to the water's edge.

Sailor Lake is sparsely developed, and the over one hundred fifty thousand acres of national forest offer one of the most beautiful and diverse areas in Wisconsin. Sailor Lake is 168 acre lake that is teeming with crappie, bluegill, smallmouth bass, and northern. The sellers have had tremendous success ice fishing this lake. This property is set amongst world-class grouse hunting and offers proximity to a lifetime's worth of lakes, rivers, and trails to explore. This property provides an awesome, peaceful escape from the hustle and bustle of daily life.



PROPERTY FEATURES

COUNTY: **PRICE** | STATE: **WISCONSIN** | ACRES: **.69**

- Lake lot with 180' frontage on 168-acre Sailor Lake
- 900 square foot rustic cabin
- 10" concrete slab, red pine logs, and custom finishes
- 20' x 15' sleeping loft
- Abuts over 150,000 acres of Chequamegon National Forest
- Gently sloping yard to the water's edge
- Outstanding bluegill and crappie fishing
- Smallmouth bass and northern are abundant
- 15 miles from Park Falls, WI
- 33 miles from Minocqua, WI



LAKE LOT WITH 180' FRONTAGE

The level lake lot has over 180 feet of frontage on quiet Sailor Lake and offers gorgeous westerly views.



900 SQUARE FOOT RUSTIC CABIN



20' X 15' SLEEPING LOFT

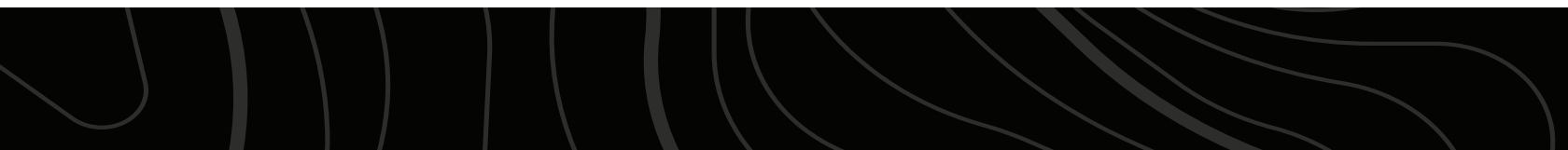


OUTSTANDING FISHING



ABUTS CHEQUAMEGON NATIONAL FOREST

The access to over 150,000 acres of pristine national forest in all directions provides an outstanding home base for hunting all game species, trapping, ATV/UTVing, snowmobiling, hiking, and any other northwoods outdoor activity one can pursue.



AERIAL MAP



Boundary Center: 45° 50' 41.42, -90° 15' 45.06

0ft 129ft 258ft



Maps Provided By:



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29-39N-2E
Price County
Wisconsin



8/26/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 1.0
Min: 1,517.4
Max: 1,534.8
Range: 17.4
Average: 1,529.2
Standard Deviation: 4.36 ft

0ft 112ft 224ft



8/26/2026

29-39N-2E
Price County
Wisconsin

Boundary Center: 45° 50' 41.42, -90° 15' 45.06

WETLANDS MAP



State: **Wisconsin**
 Location: **29-39N-2E**
 County: **Price**
 Township: **Fifield**
 Date: **8/26/2026**



Maps Provided By:

surety
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0ft 163ft 325ft

Classification Code	Type	Acres
PSS1B	Freshwater Forested/Shrub Wetland	0.00
PSS1Dhg	Freshwater Forested/Shrub Wetland	0.00
Total Acres		0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Agent Matt Spets has a unique understanding of how the hunting and investment potentials of a parcel of land intertwine. A seasoned land investor and acknowledged whitetail hunting expert, Matt has successfully hunted in various states, gaining deep insights into whitetail deer behavior and how it relates to a given property. With his extensive network throughout Wisconsin, he can connect effortlessly with buyers and sellers, leveraging his expertise to help them achieve their real estate goals.

Born and raised in Ironwood, Michigan, Matt brings over 13 years of experience in educational leadership to his role. During his tenure, he spearheaded numerous financial, construction, and real estate projects, bolstering his school districts' financial standing and fostering relationships with local business leaders. In addition to being a youth baseball coach and serving on the Everest Youth Baseball board, Matt owns and operates Northwoods Baseball Select and is a member of the Everest Wrestling Club board.

Matt is also the founder of the Black River Trout Tournament conservation effort and serves as an advisor to the D.C. Everest Educational Foundation. His personal interests include hunting whitetails, fly fishing, skiing, and residential construction. Notably, in 2019, Matt and a partner ranked 7th overall in the Quest Hunt contest in Wisconsin, where he also won the Big Buck award using archery alone.

Matt resides in Wausau, WI, with his wife Sabrina, their daughter Danika, and sons Sawyer and Grady. His blend of hunting expertise, investment know-how, and broad connections make him a trusted and approachable ally for any real estate needs in Wisconsin.



MATT SPETS,

LAND AGENT

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