

Vacant Land  
50228922

10901 E NATURE Road  
Active-No Offer

Lot #

CLINTONVILLE, WI 54929

Town of Matteson

List Price

\$672.000

09/08/2020 01:02 PM



County Waupaca  
Tax Municipal Sub-Area None  
School-District Clintonville  
Subdivision Name  
Tax Net Amt \$2,054.00  
Tax Year 2019  
Tax ID 14 15 23, 14 15 21, 14 15 22, 14 15 12

Deeded Access No  
Restrictive Covenant(s) No  
Flood Plain No  
Certified Survey Avail  
Approved Plat Map  
HOA Annual Fee No  
Assoc Fee-Annual

Assessments Total  
Assessment Year  
Special Assessments



Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	160.00	Assessor/Public Record	Wetland Acreage Est		Source-Wetland Acres	Builder Exclusive
Lot Dimensions Est			Pasture Acreage Est		Source-Pasture Acres	Builder Name
Lot SQFT Est			Tillable Acreage Est		Source-Tillable Acres	
			Wooded Acreage Est		Source-Wooded Acres	
Water Frontage	No	School-Elementary				
Water Body Name		School-Middle				
Water Type		School-High				
Est Water Frontage		Water Features - Others? Yes				
Source-Water Frontage						

**Directions** From Green Bay: West on 29/32, to WI-32/CTY Rd Y turn South. West on Old HWY 29 to WI-156, WI-156 W to Old CTY Rd CC, North on CC, West on Nature Rd.

**Remarks-Public** Located in Waupaca County NW of Clintonville is 160 acres of prime deer property complete with a secluded rustic cabin and garage. No septic or electricity but does have a sand point. Property is turnkey and has been maliciously maintained and done right, tail system, pond, cleared area for food plots and 12 ladder stands and 2 shooting houses that stay. Property has been pieced together from 1963 to 1979 with access from the North and South. Food, cover & water this property has it all and is in the heart of big buck country. Chances to own this type of property do not come along very often.

**ZONING** Recreational, Residential

**UTIL AVAIL TO PARCEL(S)** Electric

**WATERSYSTEMAVAIL/INSTALLD** Sand Point Well Installed

**WASTE DISPOSAL SYSTEM** No Waste Presently

**LOT DESCRIPTION** Wetland/Marsh, Wooded

**IMPROVEMENTS (ON SITE)** Driveway In, Garage

**ALLOWED/MISCELLANEOUS** Fences Allowed, Horses Allowed, Shed Allowed, Storage Bldg Allowed, Trailer/RV Parking Allowd

**Water Features Other** Pond Private

**ROADS** Gravel Road, Paved

**TERMS INFORMATION** Sell in Entirety

Prepared by:

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lola WI 54945

Listed by: 25530 110107 Whitetail Dreams Real Estate, LLC

Co-Listed by:



Ad Code  
LicInt No

Days On Market 4  
Electronic Consent Yes  
Selling Price  
Close Date  
Financing Type  
Seller Concession Amount  
Type Of Sale  
Misc Closed Info  
Sell Ofc:  
Sell Agt: