

Vacant Land
50246051

N10755 ASHLEY Road Lot #
Active-No Offer

Town of Matteson
SHIOCTON, WI 54170

List Price **\$472.000**
08/17/2021 07:09 AM



County Waupaca
Tax Municipal Sub-Area None
School-District Clintonville
Subdivision Name
Tax Net Amt \$804.27
Tax Year 2020
Tax ID 14 24 14 and 14 23 14
Assessments Total
Assessment Year
Special Assessments

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



| Description | Data | Data Source | Description | Data | Data Source | Prop Sub-Type |
|-----------------------|-------|------------------------------|----------------------|------|-----------------------|-------------------|
| Acres Est | 80.00 | 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: HWY 156 west to Ashley Rd. South on Ashley Rd. From the Valley: HWY 47 North to 156 west to Ashley Rd. South on Ashley Rd.

Remarks-Public Exceptional 80ac parcel 9 miles East of Clintonville in Waupaca County, about 30 min West of Green Bay & 45 Min North of Appleton with a small cabin that has a sand point and electricity. Great topography and diversity with Oaks, Maples & Pines. Small low areas for security cover, a large open spot for a food plot and multiple ponds for water. The West 40ac is bordered by 280ac of public land on the West and South. Trails run throughout the whole property for easy access. Great area for hunting and Seller has had Many successful hunts throughout the years. Hunt deer, bear & small game.

ZONING Recreational
UTIL AVAIL TO PARCEL(S) Electric
WATERSYSTEMAVAIL/INSTALLD Sand Point Well Installed
WASTE DISPOSAL SYSTEM No Waste Presently
LOT DESCRIPTION Adjacent to Park/Pub Land, Rectangular, Rolling, Wetland/Marsh, Wooded

IMPROVEMENTS (ON SITE) Driveway In
ALLOWED/MISCELLANEOUS Fences Allowed, Horses Allowed, Shed Allowed, Storage Bldg Allowed, Trailer/RV Parking Allowd
Water Features Other Pond Private
ROADS Paved
DOCUMENTS ON FILE Seller Condition Report
TERMS INFORMATION Sell in Entirety

Prepared by:

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110107



Ad Code
LicInt No

Days On Market 4
Electronic Consent Yes
Selling Price
Close Date
Financing Type

Type Of Sale
Misc Closed Info
Sell Ofc:
Sell Agt:

Listed by: 25530 110107 Whitetail Dreams Real Estate, LLC
Co-Listed by: