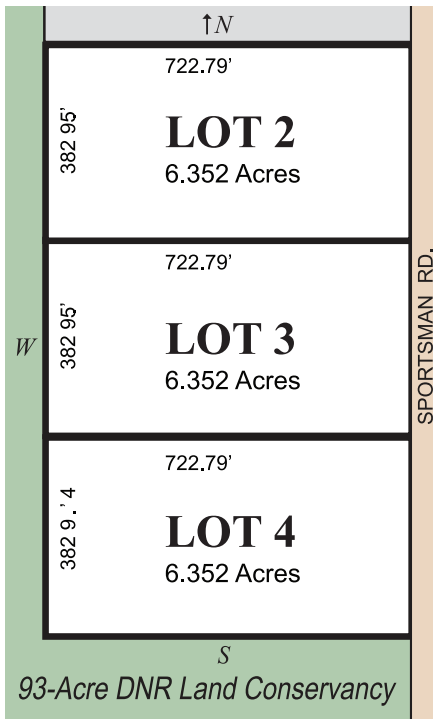


# LAND FOR SALE Kim Cory: (414) 704-1951 GrandViewMeadow@gmail.com



Three **Rural Residential Lots** for sale in quiet countryside. Each lot offers spacious **6.35 acres of land** with excellent topsoil and direct access via existing public road (*Sportsman Rd*). Local services available include electrical and phone access as well as weekly trash collection.

Each lot offers a *grand view* of its surrounding, natural habitat. All three parcel's west lot lines border a large, 93-acre reserve established under a permanent DNR easement / conservancy. This easement applies *only* on the adjoining neighbor's private land, yet offers *a natural habitat sanctuary for wildlife and grasslands & prohibits any future development* of that land.

Lots are ideal for homebuilders who love tranquility with vast, unobstructed views of nature, sunsets, & panoramic skies.

## FAIR MARKET APPRAISED VALUE

(for sale by owner)

**Lot 2: \$56,300** (6.352 Acres) Zoned RR

**Lot 3: \$58,200** (6.352 Acres) Zoned RR

**Lot 4: \$59,500** (6.352 Acres) Zoned RR

Land is currently leased as cropland through October 2021.

**Bonus:** Lot 4 includes a DNR conservancy on *both* its south and west borders assuring the greatest privacy.

Each lot is cleared of trees and rocks and is homebuilder ready. Top soil is receptive for planting new trees, shrubs, flowers, gardening, gentleman farming, or your personal landscape vision.

Lots offer easy access to area amenities including shopping & dining, employment, healthcare, and recreational facilities, while providing the peace & privacy of country living.

Location: **Pickett, WI 54964**

Township: **Utica**

County: **Winnebago**

School: **Ripon Area District**

(Approx. 8-10 minute drive)

Largest Nearby City: **Oshkosh**

(Approx. 15-20 minute drive)