

A paved road winds through a dense forest of green trees. The road is in the center, leading the eye into the distance. The trees are lush and green, with sunlight filtering through the canopy. The overall scene is bright and natural.

\$29,500

1 Acre Vacant Land Lot

WHITEWATER LAKE, WI

SCATTERED OAKS

IN THE SOUTHWEST 1/4 OF SECTION 35 & THE SOUTHEAST 1/4 OF SECTION 35 T4N R15E

SCALE 1"=100'

53

1 Acre Vacant Land Lot

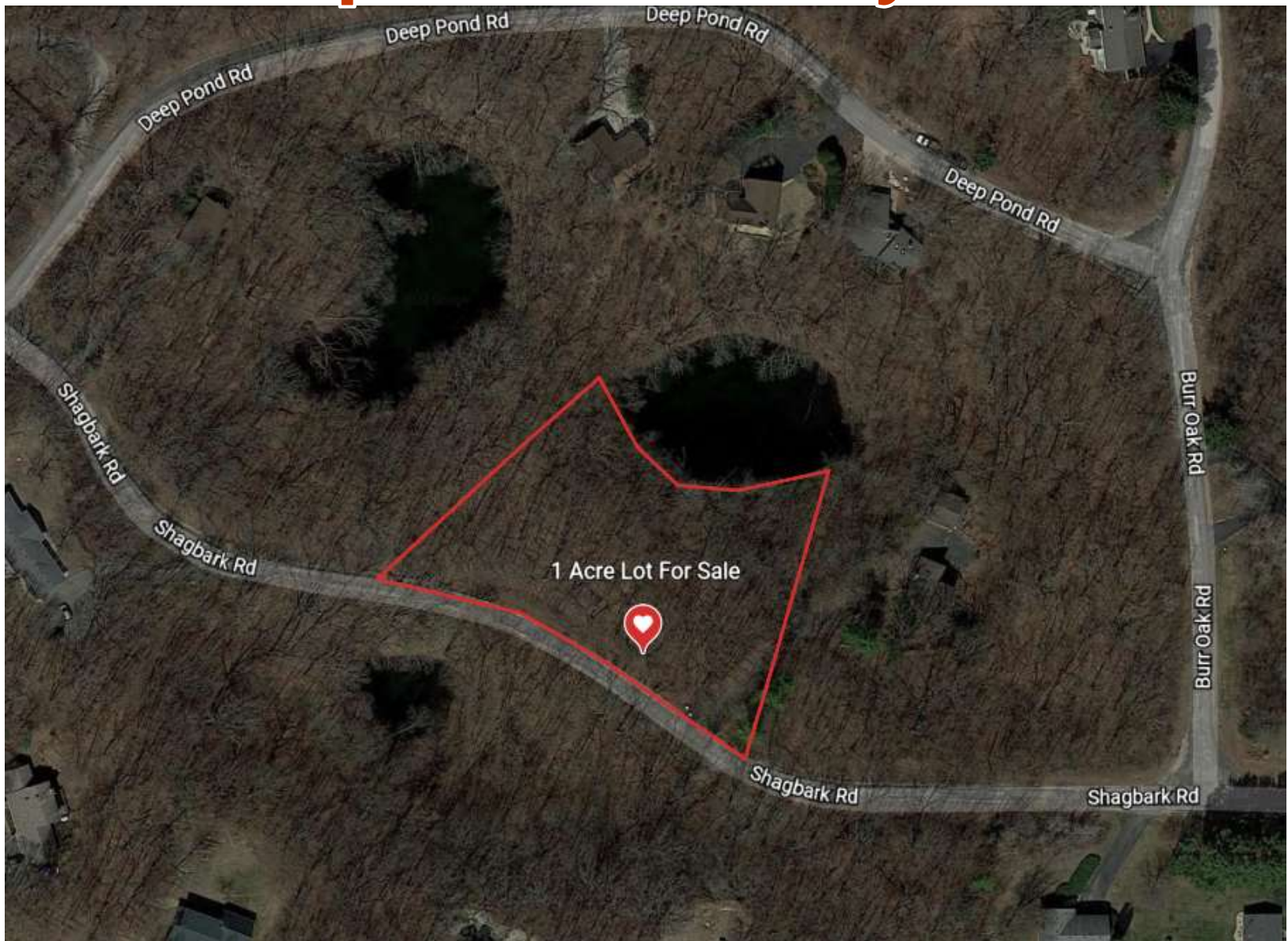


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1 Acre Lot For Sale



Yard Slopes to Backyard Pond





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STREET VIEW LOOKING LEFT



INTERIOR IS NICELY WOODDED



BEAUTIFUL STREET VIEW



LEFT OF W7692



STREET VIEW LOOKING RIGHT

Whitewater Lake - 1 Acre

1 ACRE BUILDABLE LOT - LAKE RIGHTS TO WHITEWATER - RIGHTS TO PRIVATE BEACH

Full 1 acre lot with a backyard pond; access to Pier on Whitewater Lake to rent a boat slip at beautiful Whitewater Lakes of Walworth County Wisconsin! This property includes about 200 feet of shoreline on a private pond shared with only 3 other lots!

Build your dream home and bring your boat... The slope of the lot is perfect to build a walkout basement, giving you a great view of the pond and maximizing space.

Enjoy fishing, watersports, and all nature has to offer from your backyard. The inexpensive HOA fee of \$80 per year includes Lake Rights to Whitewater Lake and rights to use the Private beach!

Enjoy the Kettle Moraine State Forest activities including horseback riding, trapping, target practice, cross country skiing, ice fishing, and other family fun. Explore hiking and biking at the John Muir Hiking-Biking Trails. The property is only 1 hour from Milwaukee and 2 hours from Chicago, so it's a quick commute major metros.

Lot 14 of Scattered Oaks Subdivision, Parcel # DSO 00014

Location:

- GPS Coordinates: 42.75794, -88.68114
- Google Maps link: <https://goo.gl/maps/uDXNgpEBmnZtwDhY8>
- Left of W7692 Shagbark Rd, Whitewater 53190 (driveway haseasement)

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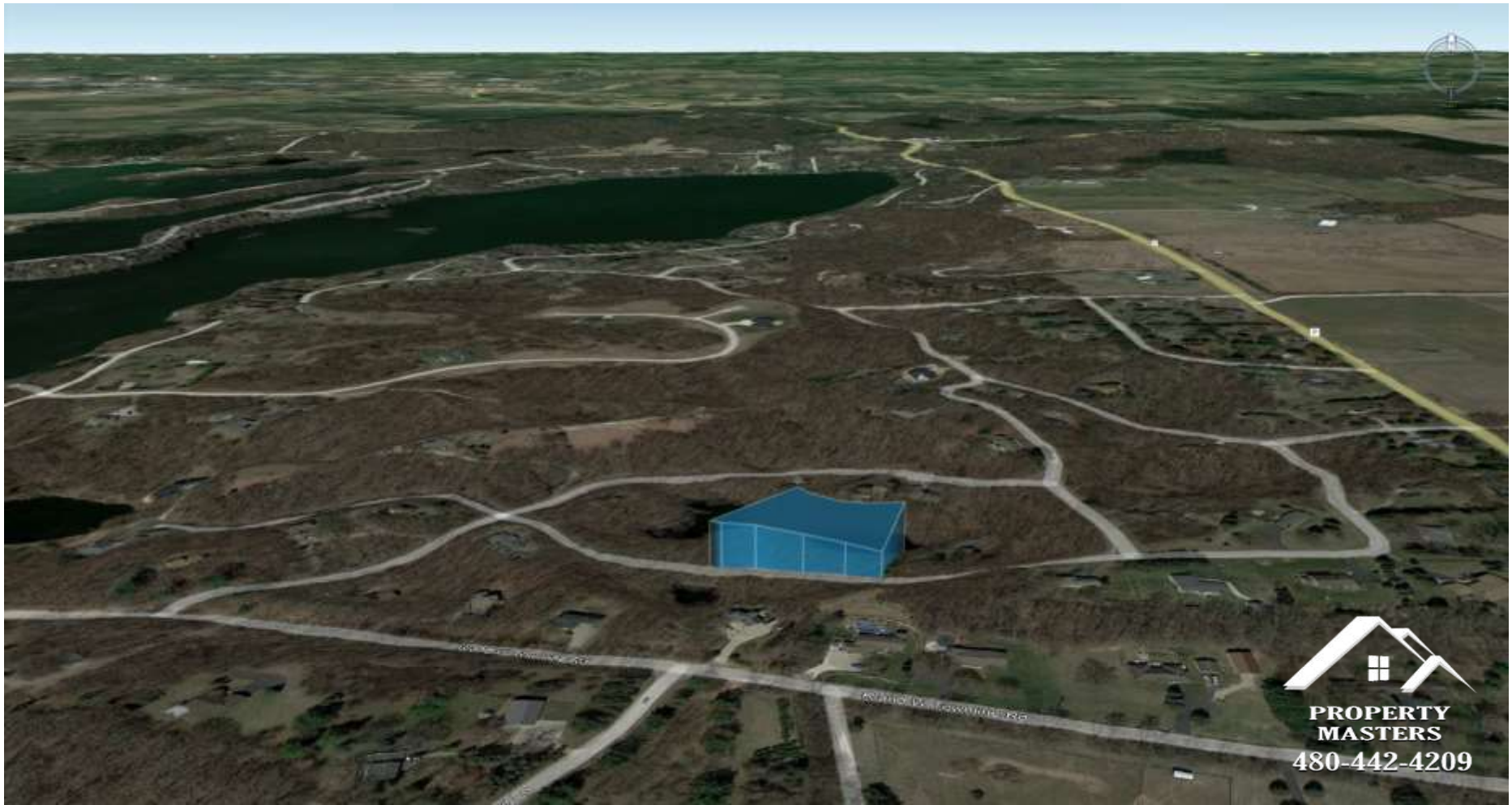
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IMAGINE ONE OF THESE



PEACEFUL LIVING

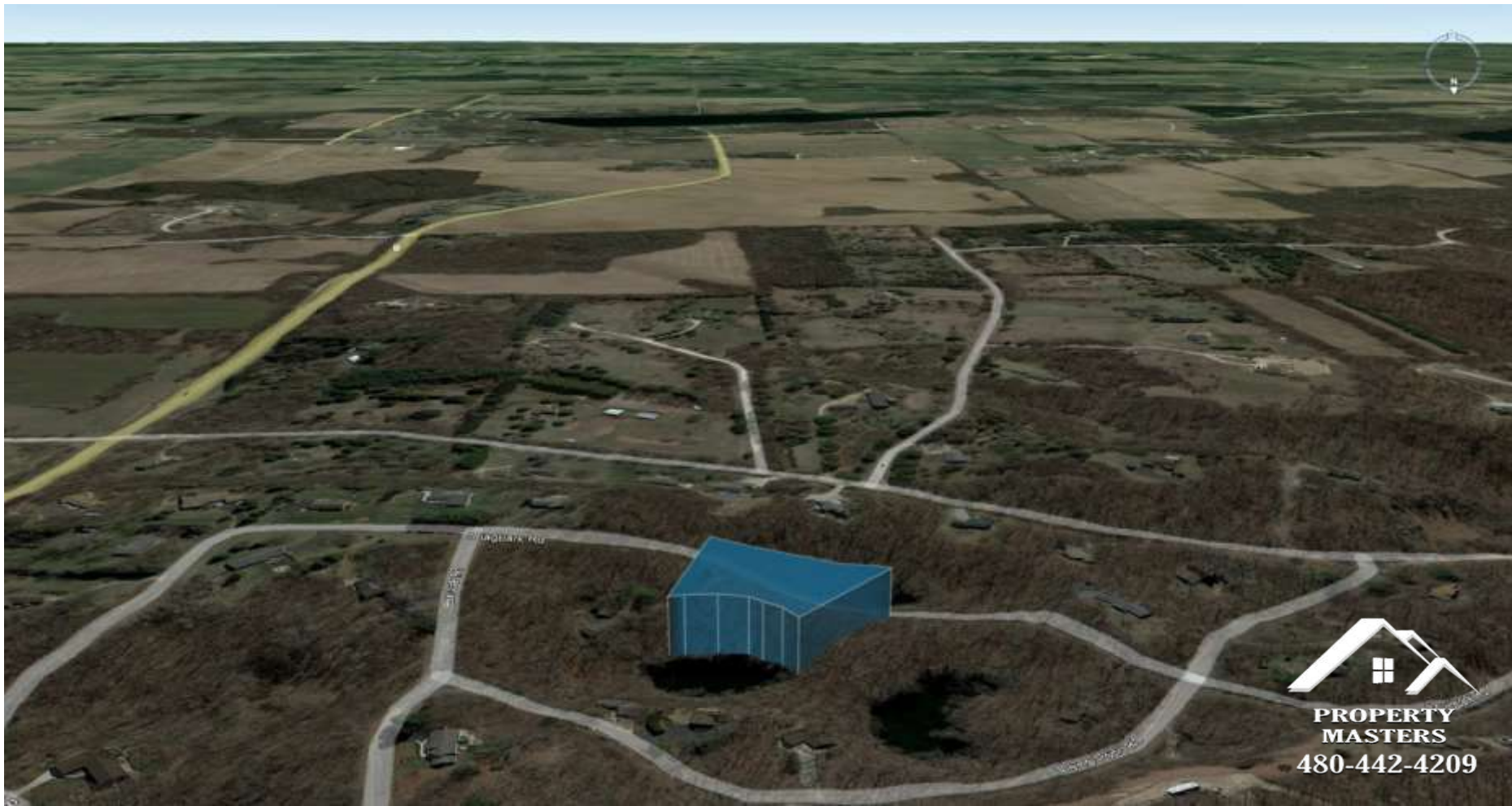




PROPERTY LOOKING NORTH

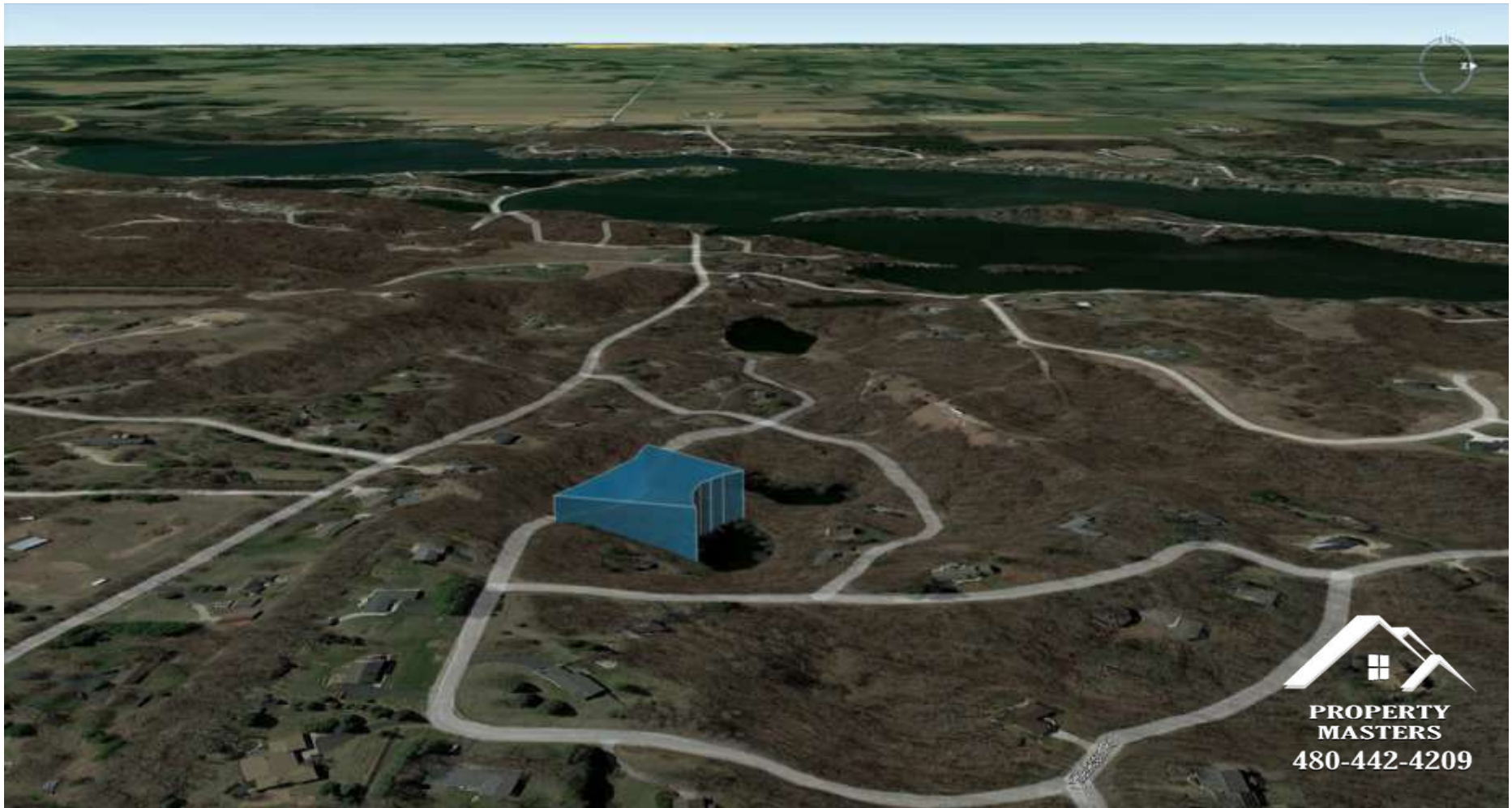


PROPERTY LOOKING EAST

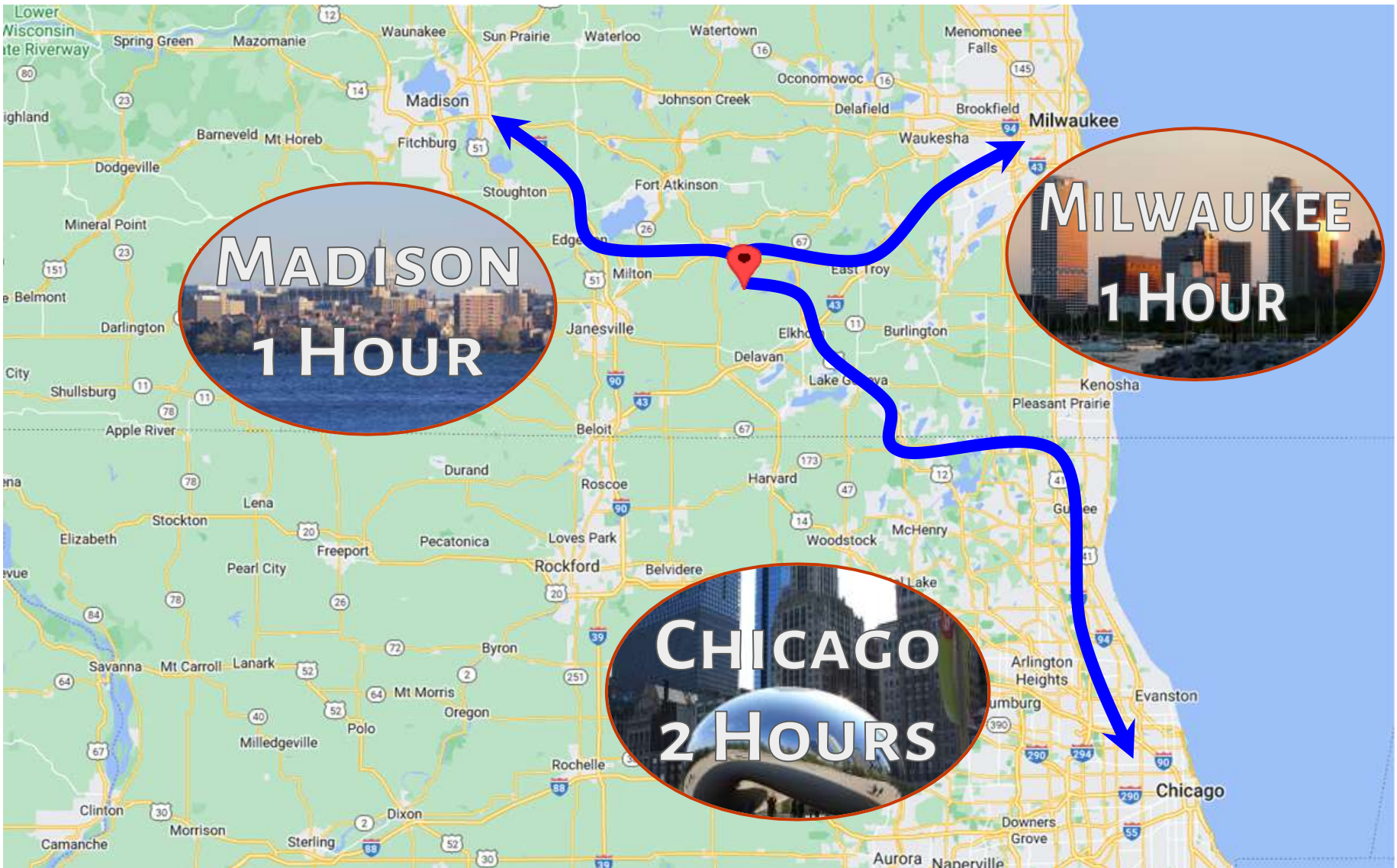



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PROPERTY LOOKING SOUTH



PROPERTY LOOKING WEST



EASY LIVING IS AN EASY COMMUTE

DRIVING DIRECTIONS

1. From Elkhorn, take Co Hwy H/Co Rd H for about 4 miles.
 2. Turn left onto Co Hwy H/County Rd A and continue on County Rd A for 5 miles.
 3. Turn right onto Wright St / Co Rd P for 1.5 miles.
 4. Turn right onto Deep Pond Rd for 0.1 mile.
 5. Turn right onto Shagbark Rd.
- Property begins on the left, 500 feet from Deep Pond Rd.
Property ends at the driveway for W7692 Shagbark.
Driveway is on our property; neighbor has easement.



ESSENTIALS+MORE, 30MIN OR LESS





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Deep Pond

Stanbark

STOP



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\$29,500
Cash Price

Property Taxes
•\$650 annually

Property/Home Owner's Assn (POA/HOA)
•\$80 annually. Includes Lake rights to Whitewater Lake, Rights to private beach, Pier where you can rent a boat slip. Super inexpensive compared to keeping a boat at a marina.

Utility Services
•Power available; not yet connected
•No city water; well or holding tank required
•No city sewer; septic tank required

Other information
•Terrain: Trees, Slopping to private pond
•Road access: Maintained paved road
•Driveway @ W7692 Shagbark Rd, is part of this lot; easement agreement in place.

**SELLER FINANCE
EXAMPLES**

Financed Price
\$32,300

\$16,150
Down Payment

\$355
Per Month
96 Months

Incl. Annual Taxes and Association fee

\$8,075
Down Payment

\$445
Per Month
120 Months

Incl. Annual Taxes and Association fee