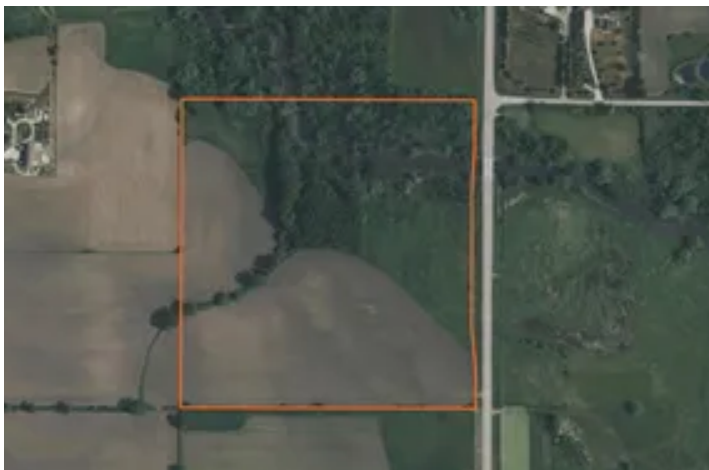


Washington County, Wisconsin 38 Acres of Land for Sale
Lt0 County Rd M
West Bend, WI 53090

\$695,000
38± Acres
Washington County



Washington County, Wisconsin 38 Acres of Land for Sale West Bend, WI / Washington County

SUMMARY

Address

Lt0 County Rd M

City, State Zip

West Bend, WI 53090

County

Washington County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

43.48188 / -88.063474

Acreage

38

Price

\$695,000

Property Website

<https://landguys.com/property/washington-county-wisconsin-38-acres-of-land-for-sale-washington-wisconsin/90039/>



Washington County, Wisconsin 38 Acres of Land for Sale

West Bend, WI / Washington County

PROPERTY DESCRIPTION

Conveniently Located Washington County 38-Acres: Build, Hunt, LIVE

Location is key and there is value in convenience. Within minutes of West Bend and Kewaskum, and also within close proximity to Random Lake, Fredonia and Saukville, this 38-acre parcel is situated in the middle of them all. Per seller, there are two building locations on the property - the makings of a possible family compound scenario. The North Branch of the Milwaukee River cuts through the north side of the property offering both a significant water feature AND recreational opportunities. Its timbered banks are a natural corridor for area wildlife. With approximately 21-acres tillable and 17-acres of timber and wetland, this is a well-rounded property with a lot to offer.

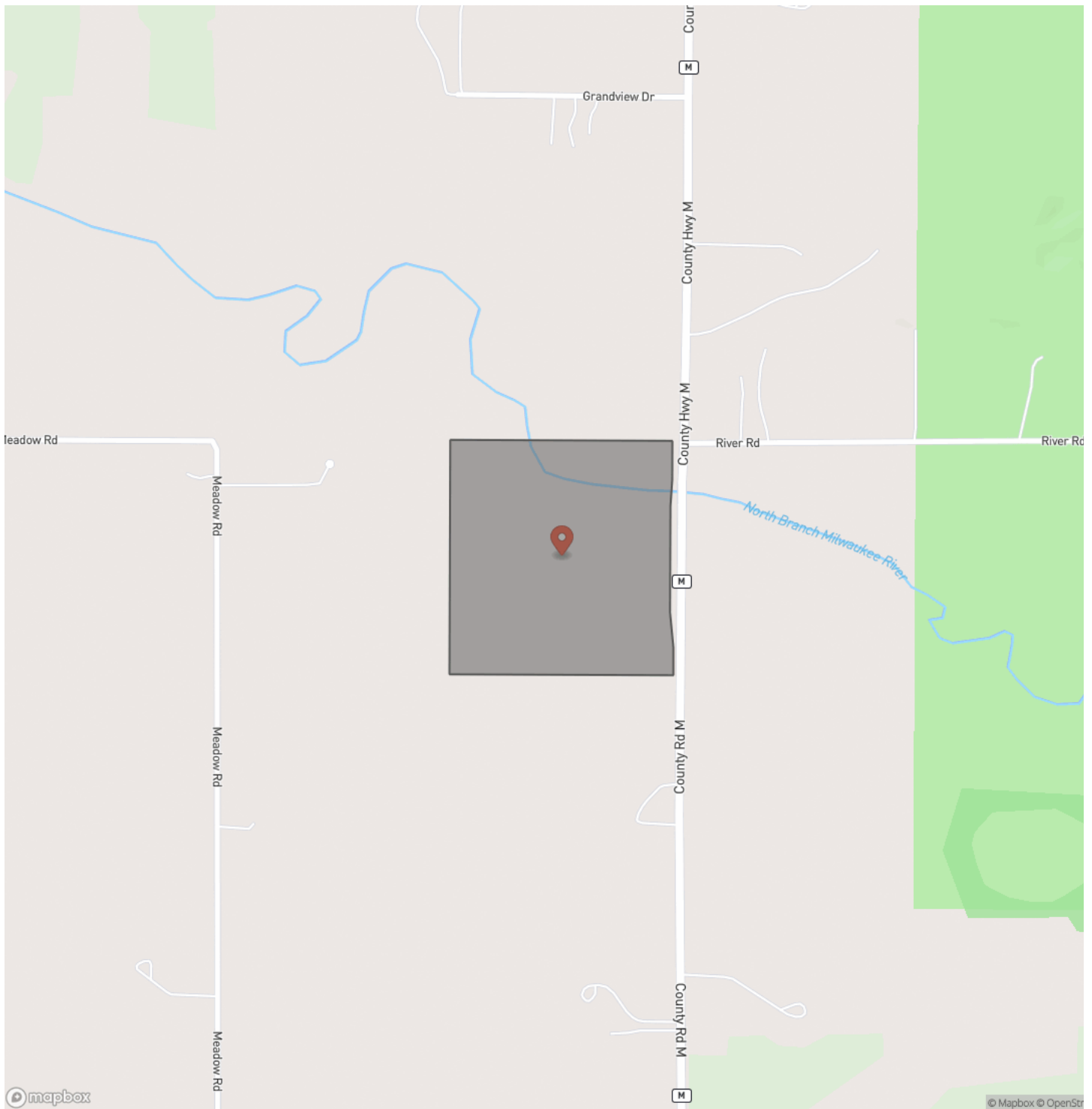
KEY FEATURES

- 38 Acres: 21 tillable, 17 timber/marsh/River
- 2 building sites
- North Branch of Milwaukee River cuts through property
- Easy Access to West Bend, Kewaskum, Random Lake and Saukville
- River is a natural corridor for area wildlife
- Ample deer sign
- Build dream home with hunting out your door

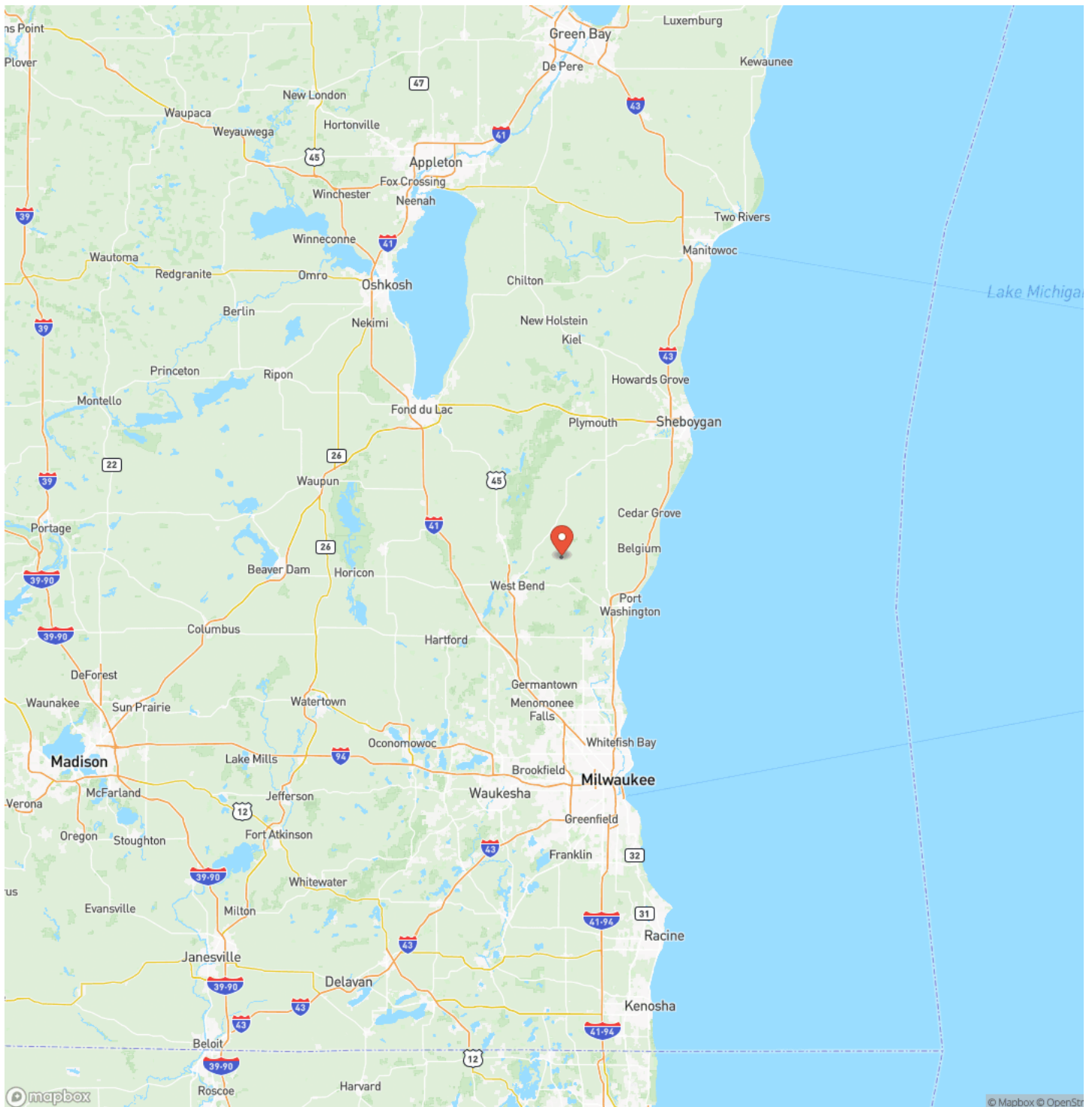
Washington County, Wisconsin 38 Acres of Land for Sale
West Bend, WI / Washington County



Locator Map



Locator Map



Satellite Map



Washington County, Wisconsin 38 Acres of Land for Sale West Bend, WI / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Wessel

Mobile

(262) 263-6846

Email

luke@landguys.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

LandGuys
4331 Conestoga Dr
Springfield, IL 62711
(217) 899-1240
www.landguys.com
