

Dodge County, Wisconsin 56 Acres of Land for Sale
Lt0 County Rd DE
Fall River, WI 53932

\$395,000
56± Acres
Dodge County



Dodge County, Wisconsin 56 Acres of Land for Sale Fall River, WI / Dodge County

SUMMARY

Address

Lt0 County Rd DE

City, State Zip

Fall River, WI 53932

County

Dodge County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

43.429765 / -88.983434

Acreage

56

Price

\$395,000

Property Website

<https://landguys.com/property/dodge-county-wisconsin-56-acres-of-land-for-sale-dodge-wisconsin/88981/>



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PROPERTY DESCRIPTION

Dodge County, Wisconsin Hunting Land With Proven Results

It doesn't have to be big timber to be a great hunting property. If you've ever talked to someone who's hunted next to cattails, they swear by them. The proof is in the pudding here. Just look at the trophies on the owner's wall. They speak for themselves. This 56-acre is approx 43 acres of wetland and cattails, 13 acres tillable and is part of a much more expansive wetland area. It is surrounded by wide open ag fields, making the cattails where the deer come running when the fall crops come out. It's the only place they feel safe and they remain in there all fall and winter. With food plots, beans and Dunstan Chestnut trees on the edge of those cattails, you've got a recipe for success. All you have to do is be there when they come out to feed. There is plenty of room for multiple significant plots, making it a buffet for deer when food is otherwise scarce in the late season. There is a 2(+/-) acre field off of DE to the north that is potentially buildable per the county (buyer to confirm). Or, it would make for another great plot that is ideal for a south wind. Also access from Burns Rd on the east. This property is easy to hunt with access making it very intrusive. Many would overlook this place, but a true trophy hunter would see it for its consistent big buck potential.

KEY FEATURES

- 56 acres : 13 tillable, 43 wetland
- Multiple space for food plots
- Potential building site off of County Rd DE
- Access from the north and east
- Proven track record of producing trophy caliber bucks
- Layout makes it easy to access and hunt

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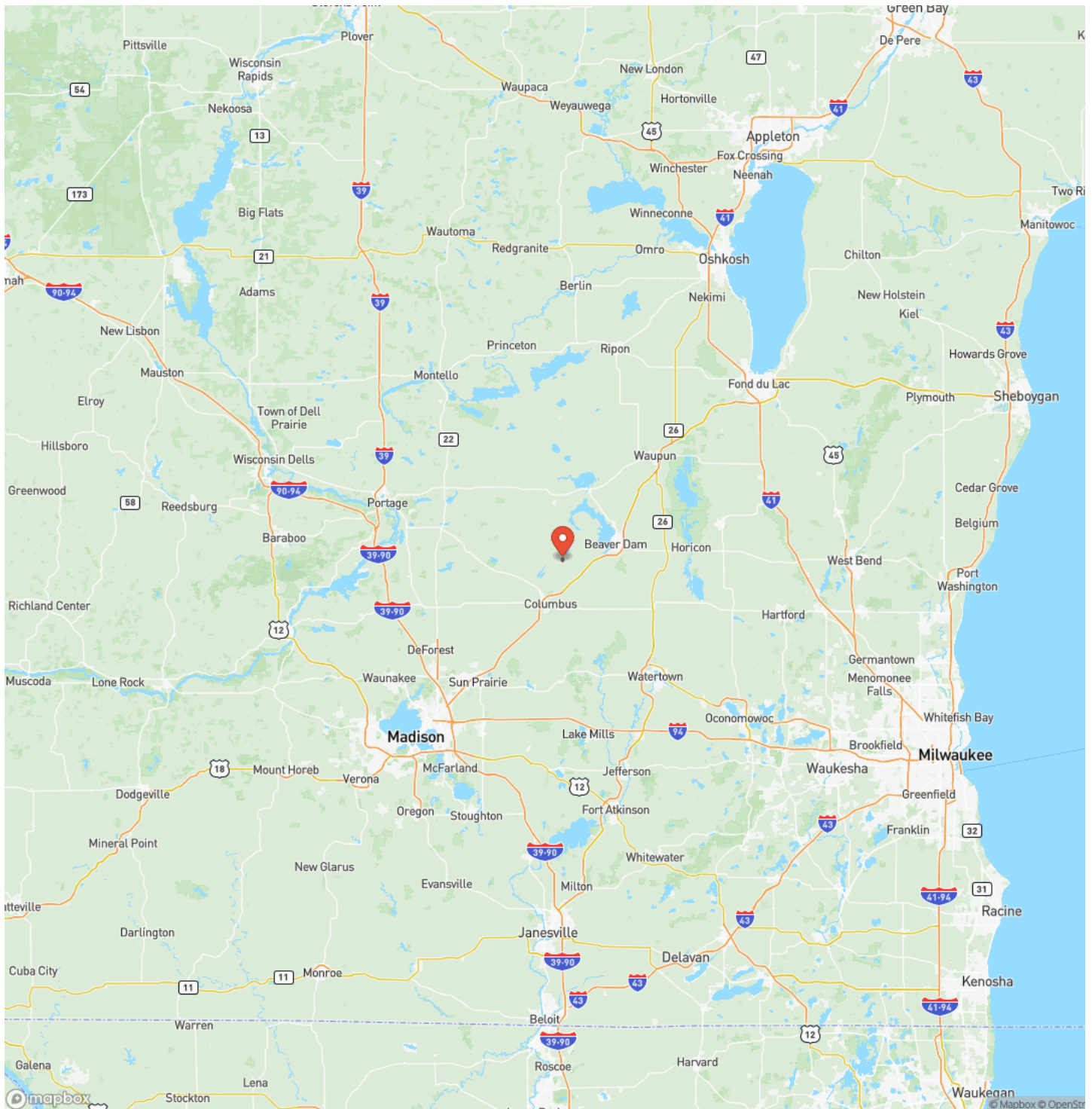


Locator Map



Fall River, WI / Dodge County

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Wessel

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Email

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Address

City / State / Zip

NOTES

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

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DISCLAIMERS

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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.

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