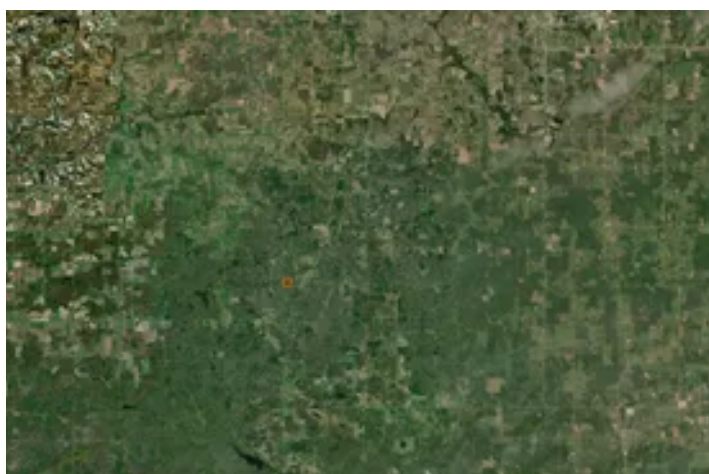


Clark County, Wisconsin 40 Acres of Land for Sale with
Off Grid Cabin
N2532 Badger Ave
Granton, WI 54436

\$199,900
40± Acres
Clark County



Clark County, Wisconsin 40 Acres of Land for Sale with Off Grid Cabin Granton, WI / Clark County

SUMMARY

Address

N2532 Badger Ave

City, State Zip

Granton, WI 54436

County

Clark County

Type

Hunting Land, Recreational Land

Latitude / Longitude

44.513402 / -90.35345

Acreage

40

Price

\$199,900

Property Website

<https://landguys.com/property/clark-county-wisconsin-40-acres-of-land-for-sale-with-off-grid-cabin-clark-wisconsin/90698/>



Clark County, Wisconsin 40 Acres of Land for Sale with Off Grid Cabin Grant, WI / Clark County

PROPERTY DESCRIPTION

A very diverse wooded 40. All age groups of timber. Mfl for lower taxes.

This property will not disappoint! It was select cut about 25 years ago, so fantastic growth for holding all kinds of game. Dozens of 80- to 100-year-old pine trees scattered throughout the property, make for perfect tree stand locations. A small wetland area goes through part of this piece offering perfect water hole locations. Walk a couple hundred yards out the back of the cabin on one of the many mowed trails and you will find an enclosed blind over a small food plot and just beyond the food plot is a man-made water hole! On this property you can expect to see Deer, Turkeys, Grouse and even the occasional Bear. Multiple tree stands are included in this sale. There is a 32' x 14' off grid cabin for you to come back and warm up in. The bunks in the cabin are also included. Cabin is wired for a generator. Agents must accompany buyers when viewing this property.

KEY FEATURES

- Off grid cabin
- Abundant wildlife
- MFL
- Mature timber
- Some newer growth

Clark County, Wisconsin 40 Acres of Land for Sale with Off Grid Cabin
Granton, WI / Clark County

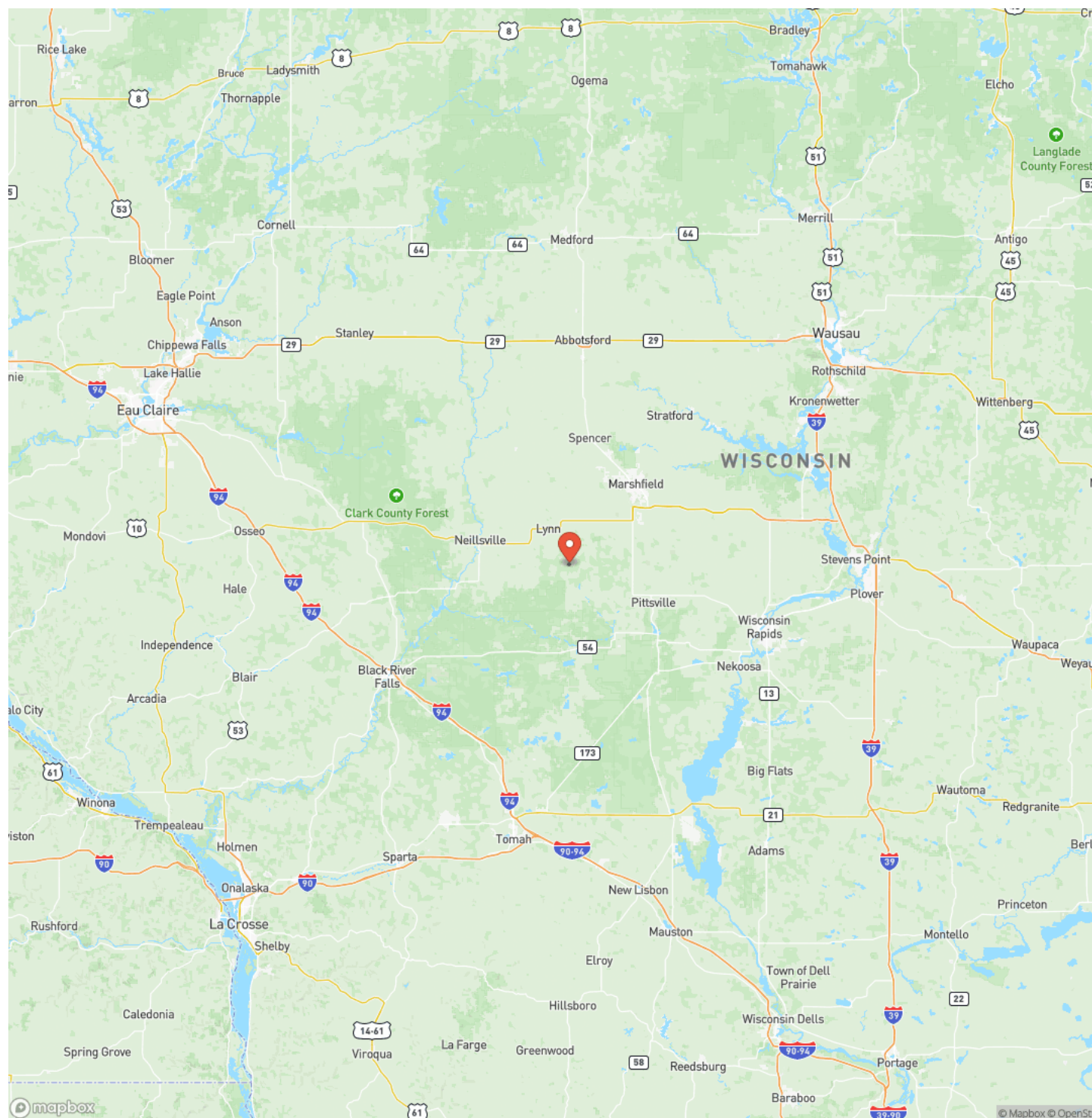


Locator Map



Clark County, Wisconsin 40 Acres of Land for Sale with Off Grid Cabin Granton, WI / Clark County

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Clark County, Wisconsin 40 Acres of Land for Sale with Off Grid Cabin Granton, WI / Clark County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Schoenherr

Mobile

(715) 305-6419

Email

scott.schoenherr@landguys.com

Address

City / State / Zip

NOTES

[illegible]

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.

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
