

Lt1 Canary Ln
Lt1 Canary Ln
Ashford, WI 53010

\$559,000
40± Acres
Fond du Lac County



Lt1 Canary Ln
Ashford, WI / Fond du Lac County

SUMMARY

Address

Lt1 Canary Ln

City, State Zip

Ashford, WI 53010

County

Fond du Lac County

Type

Farms, Recreational Land, Horse Property, Single Family

Latitude / Longitude

43.603148 / -88.337027

Taxes (Annually)

238

Dwelling Square Feet

0

Acreage

40

Price

\$559,000

Property Website

<https://kwland.com/property/lt1-canary-ln-fond-du-lac-wisconsin/61489/>



PROPERTY DESCRIPTION

We are pleased to present this beautiful 40 acre parcel located in Fond Du Lac County! This tract is located off of a dead end road giving the feeling of privacy. As you can see the property has fantastic views that stretch out for miles. The layout of this land is impeccable from the highest point you will have see how it gradually slopes down to the northern boundary of the property.

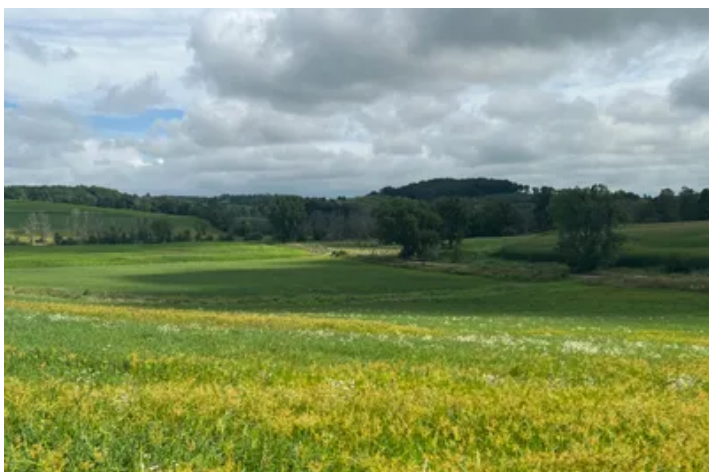
Approximately 35 acres of this property is considered workable farm land. There is a small wooded section on the southwest corner of the property. The current farmer who leases the property utilizes organic farming practices to grow and harvest the land. The farmer is paying the current owners a handsome fee of \$160 per acre for rights to farm. This of course will help offset taxes and will yield a handsome return. There are several soil types on this property to include Hochheim loam, Palms mucky peat, Brookston silt loam, Brookston silty clay, Theresa silt loam, and several other soil types.

Although most of the land is wide open the property does offer great hunting opportunities on this property. There is plenty of deer that bed on the neighboring property that frequent this parcel. Waterfowl and turkey have been seen on this property as well.

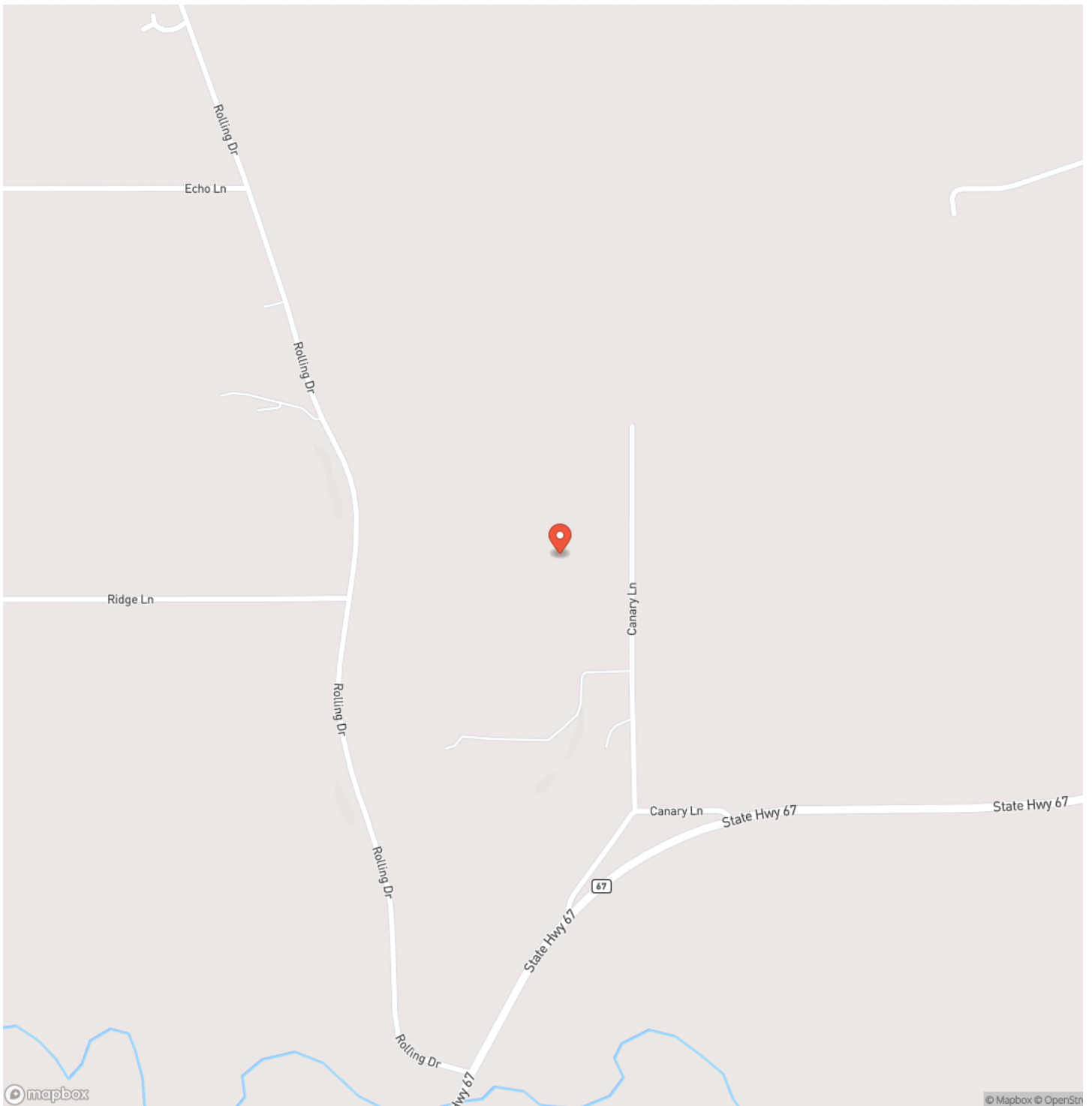
The property is zoned in the farmland perservation district which would allow for one home. However, the land is mainly used for farming practices.

Sellers are willing to split the 20 acres on the southern portion of the property pending final approval from all governing bodies.

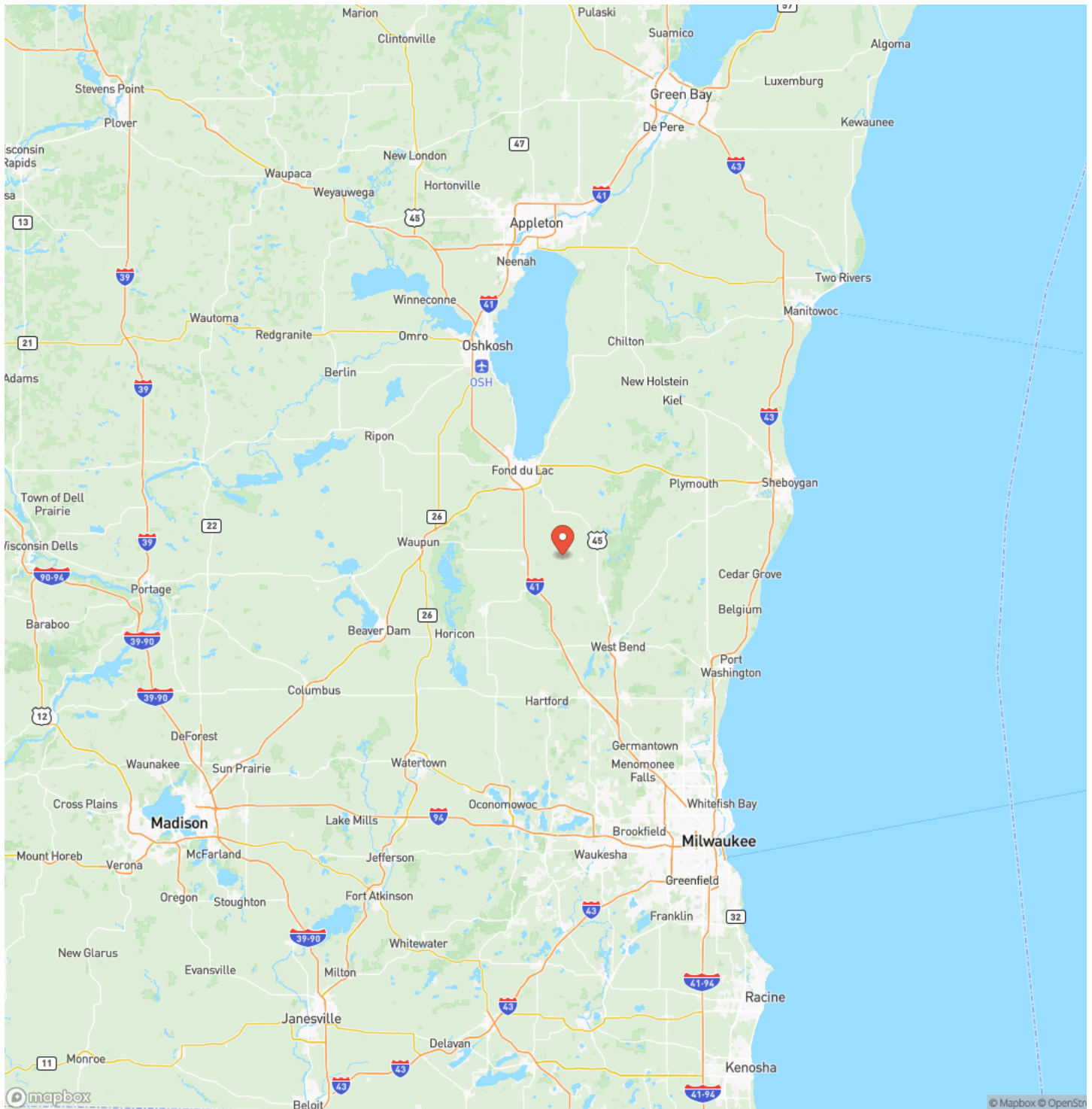
Call today for your private showing!



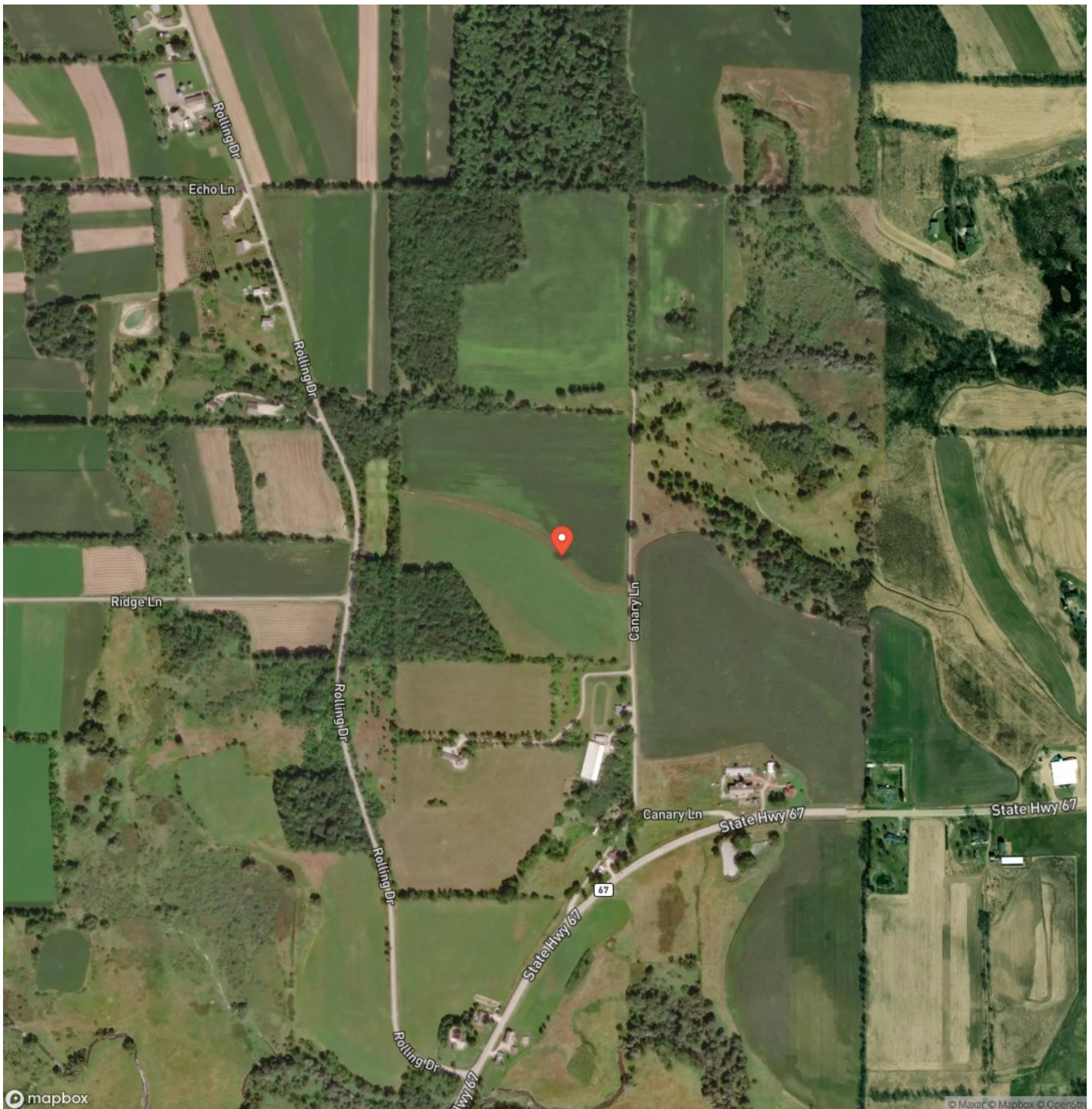
Locator Map



Locator Map



Satellite Map



Lt1 Canary Ln
Ashford, WI / Fond du Lac County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Menger

Mobile

(414) 336-8873

Office

(414) 336-8873

Email

jaymenger@kw.com

Address

N96W17695 Riversbend Cir. W. #103. Germantown, WI 53022

City / State / Zip

Germantown, WI 53022

NOTES

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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.

Keller Williams Prestige
N 96 W 17695 Riversbend Cir W
Germantown, WI 53022
