

# W SLOPE Lane

\$119,900



25 acres for sale on the Machickanee Flowage

Lot #:

Town of Stiles, WI 54139

## Property Information

<b>Class</b>	Vacant Land	<b>Bldr Excls</b>		<b>ZONING</b>	Recreational, Residential
<b>MLS #</b>	50225175	<b>Bldr Name</b>		<b>LOT DESCRIPTION</b>	Adjacent to Park/Pub Land, Rolling, Sloping, Rural - Not Subdivision, Wetland /Marsh, Wooded, Adj AV & Snowmobile Trls, Subj to Shoreland Zoning
<b>Status</b>	Active-No Offer	<b>Acre Est</b>	25.13	<b>ROADS</b>	Gravel Road, Paved
<b>County</b>	Oconto	<b>Src Acre</b>	Assessor/Public Record	<b>IMPROVEMENTS (ON SITE)</b>	None
<b>School-District</b>	Oconto Falls	<b>LotDim Est</b>		<b>UTIL AVAIL TO PARCEL(S)</b>	Electric
<b>City (Mailing)</b>	STILES	<b>SrcLotDim</b>		<b>WATERSYSTEMAVAIL/INSTALLD</b>	No Water
<b>Subdivision</b>		<b>Lot SF Est</b>		<b>WASTE DISPOSAL SYSTEM</b>	No Waste Presently
<b>Assoc Ann</b>		<b>Src Lot SQ</b>		<b>Water Features Other</b>	Motorized Lake, Wake Limits
<b>HOA Fee</b>	No	<b>Waterfront</b>	Yes		
<b>Tax Net Amt</b>	\$926.00	<b>WaterName</b>	Machickanee Flowage		
<b>Tax Year</b>	2019				

**Remarks** 25 acres of wooded land for sale on the Machickanee Flowage. Only 30 minutes north from Green Bay to the very end of the road for deer and duck hunting, fishing, ATVing and snowmobiling all from one property. Property adjoins 100's of acres of Oconto County forestland for even more adventure. The Machickanee is a 436-acre lake on the Oconto River. Fish include Panfish, Largemouth, Smallmouth and Northern. Just in from the road is an upland wooded ridge and hillside that would be perfect for a cabin in the woods. Rare opportunity to buy this land owned by one family for 50 years.

**Directions** From Stiles, Hwy 141: travel west on Timberline Rd; turn right onto W Slope Ln to end of road to property past gate. Look for real estate signs.



**Cell call/text: 1-920-227-3860**  
Patrick O'Hearn  
Whitetail Dreams RE dba Waterfront Dreams  
N7724 Wildwood Ln



Listing Courtesy of: Whitetail Dreams RE dba Waterfront Dreams