

NORTHWOODS LAND TRUST

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LOT FOR SALE On Pickerel Lake

Property Location

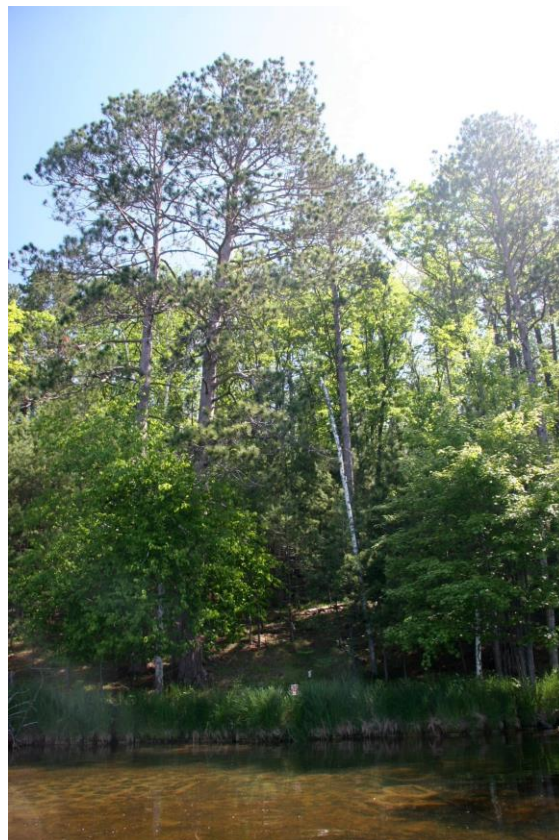
Town: Cloverland
County: Vilas
T40N, R9E, Sec. 4 & 5
Between 2650 & 2656 Aspen
Lane, off of County Road G

Property Description

Number of Acres: 0.92 acre.
Shoreland Frontage: 100 feet.
Recent survey: Lot lines and corners surveyed and marked by Favorite, Anderson & Maines Surveying - 6/1/2009.

Property Features

West facing view with slope to the shoreline suitable for walkout residence.
Firm bottom lake bed – spawning bass and bluegills just off the shoreline. Pickerel Lake is 293 acres in size with a depth of 26 feet. All high ground (no wetlands).
Overhead electrical utility line across property.
Forested with predominantly red pines, white pines, northern red oak and aspen.



Zoning – Single family residential use.
Property Taxes - \$1,108.94 for 2017.
Asking Price - ~~\$113,000~~ **\$110,000**

For Sale by NWLT - Proceeds from the sale of this donated lake lot are intended to support the conservation programs of the Northwoods Land Trust. NWLT is a non-profit organization that works with private landowners to permanently conserve large stretches of natural shorelines, woodlands and wetlands in a six-county area of northern Wisconsin.

For More Information, Contact:

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