

# LAND

# FOR SALE

Clark County, WI



**80**  
+/- ACRES

Registered Wisconsin Auctioneer/Broker- Jacob Hart: Lic# 58203-90 Phone# 507-259-1065



Lic# 92702-94

## SCAN FOR MORE INFO



703 S MAIN ST, FOUNTAIN CITY, WI 54629  
**HIGHPOINTLANDCOMPANY.COM**



Lic# 94636-94

**GARRETT HALAMA**  
Garrett@HighPointLandCompany.com  
715-797-0442



**HIGH POINT**  
LAND COMPANY

**ERIC HALVORSON**  
Eric@HighPointLandCompany.com  
715-533-4904



# Summary of Property

## 80+/- Acres • Clark County, WI

**Listing Price: \$249,000**

### **DESCRIPTION**

Located in Clark County, WI a few short miles from the Jackson County line lies this gorgeous property. Have you been looking for a property with ample amount of acreage close to a lake? Look no further! Being within 10 minutes of Lake Arbutus in Hatfield, WI you can hunt in the mornings and in the afternoon go boating/fishing! This property provides an excellent layout to be able to build your forever home or vacation home and walk out your back door to see all the wildlife that this area has to offer! Having a creek running through the property paired with multiple food plot lot locations makes this property highly sought after by the wildlife that call this area home. If you've been looking for a property that is close to many amenities, yet private enough to get away and immerse yourself in nature, you will surely want to check this property out!

To schedule a private showing Contact Wisconsin Land Specialist Garrett Halama at 715-797-0442 or email [Garrett@highpointlandcompany.com](mailto:Garrett@highpointlandcompany.com) or Wisconsin Land Specialist Eric Halvorson at 715-533-4904 or email [Eric@highpointlandcompany.com](mailto:Eric@highpointlandcompany.com)

### **Property Address:**

N1089 Clark Ave, Neillsville, WI 54456

### **Property Features:**

- Buildable
- Deer, Bear, and Turkey Hunting
- Within 10 Minutes of Lark Arbutus
- Approximately 15 Minutes to Black River Falls, WI
- Close to ATV/UTV/Snowmobile Trails
- Electricity on Site
- Creek Running Through Property
- Food Plot Opportunities

### **Driving Directions:**

From Hatfield head north on County Rd. K toward Leisure Ln for about half a mile. Then turn right onto County Rd. J and then you will take a slight left turn to stay on County Rd J for about 3 miles. Then you will turn right onto HWY 95 East for about 2.8 miles. Next take a right onto Sherwood Rd and then proceed to take another right onto Clark Ave. Approximately half a mile the destination will be on your right.

75,000  
ACRES SOLD

# Property Photos



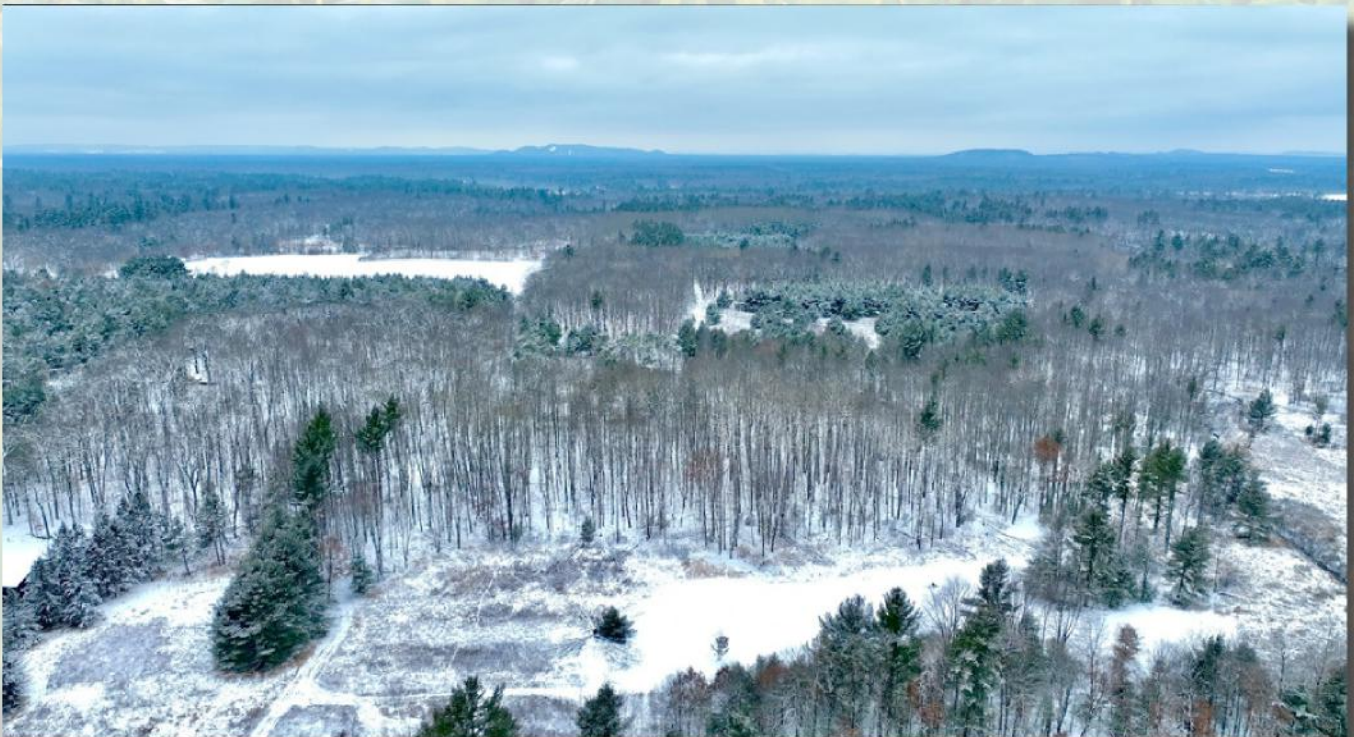
75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

# Property Photos



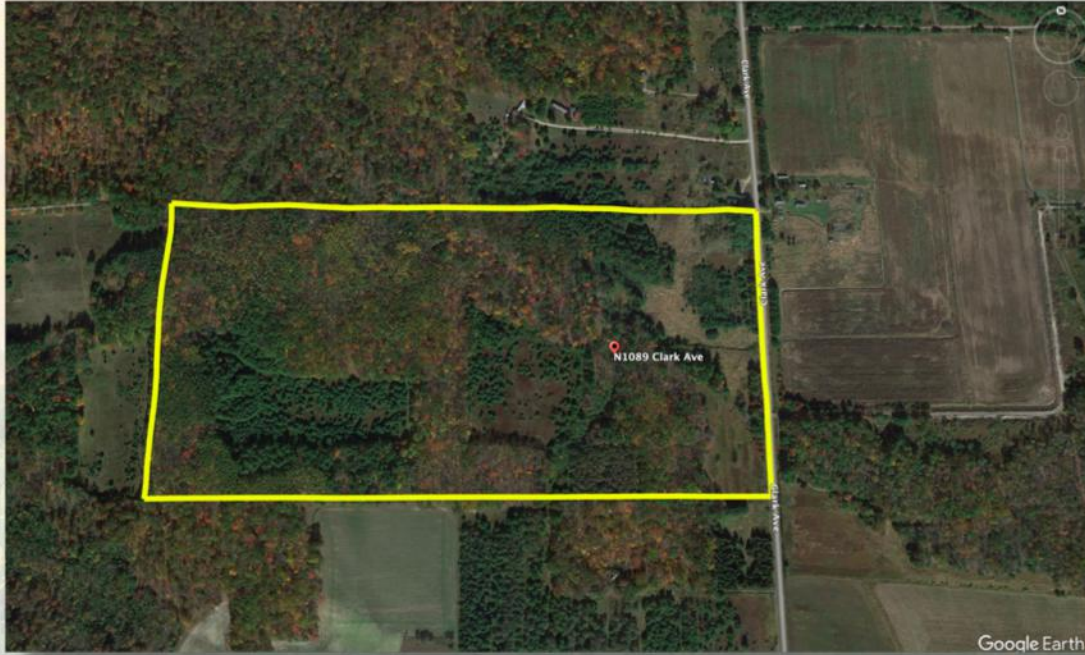
75,000  
ACRES SOLD

# Property Photos



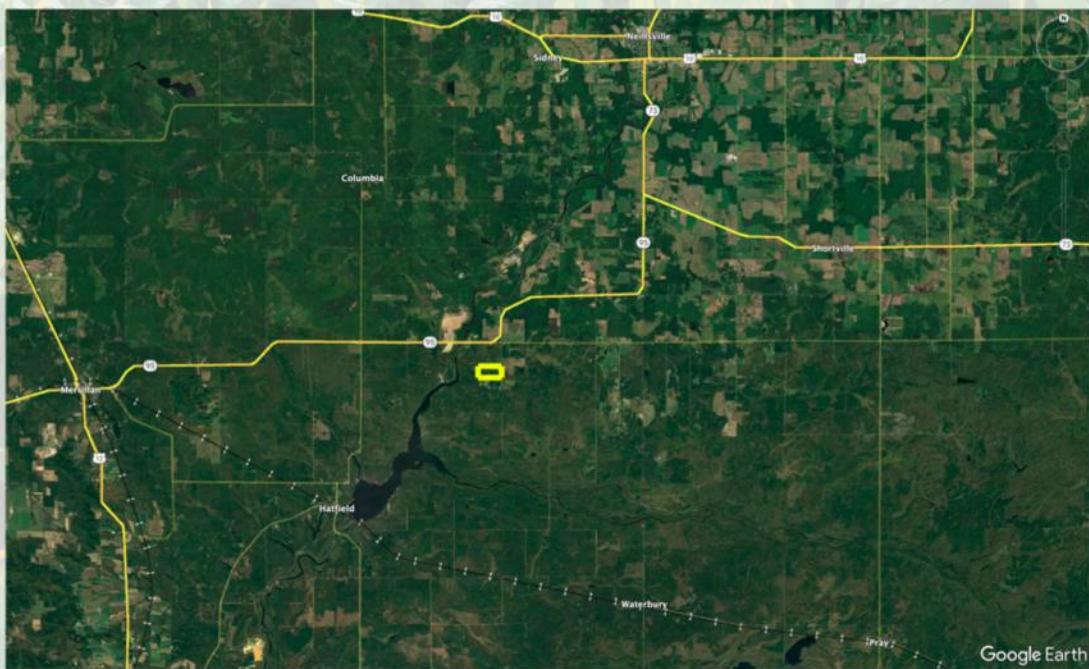
75,000  
ACRES SOLD

# Property Location



75,000  
ACRES SOLD

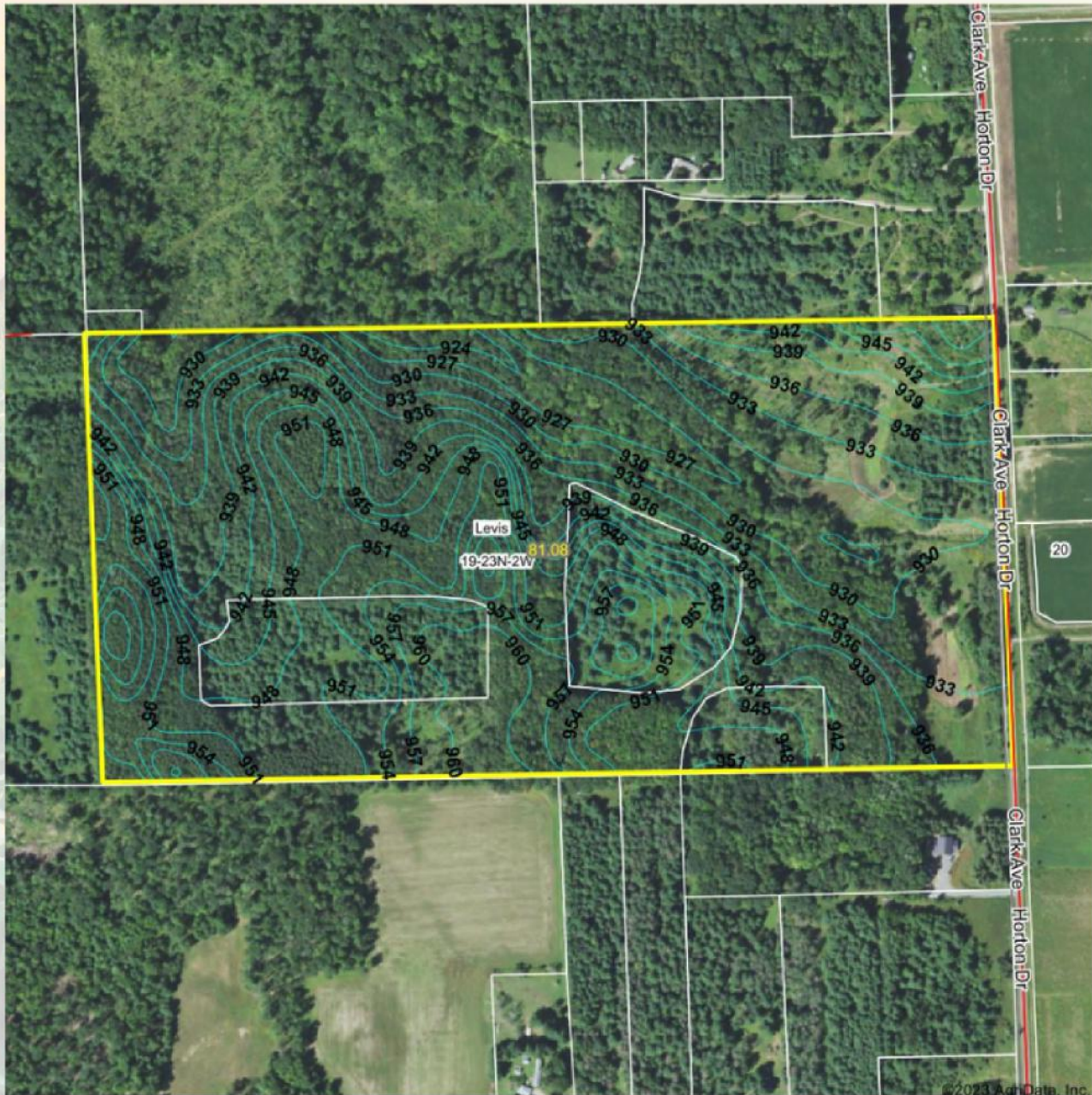
# Property Location





75,000  
ACRES SOLD

# Topo Contours Map



Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 922.6  
Max: 961.9  
Range: 39.3

0ft 460ft 921ft

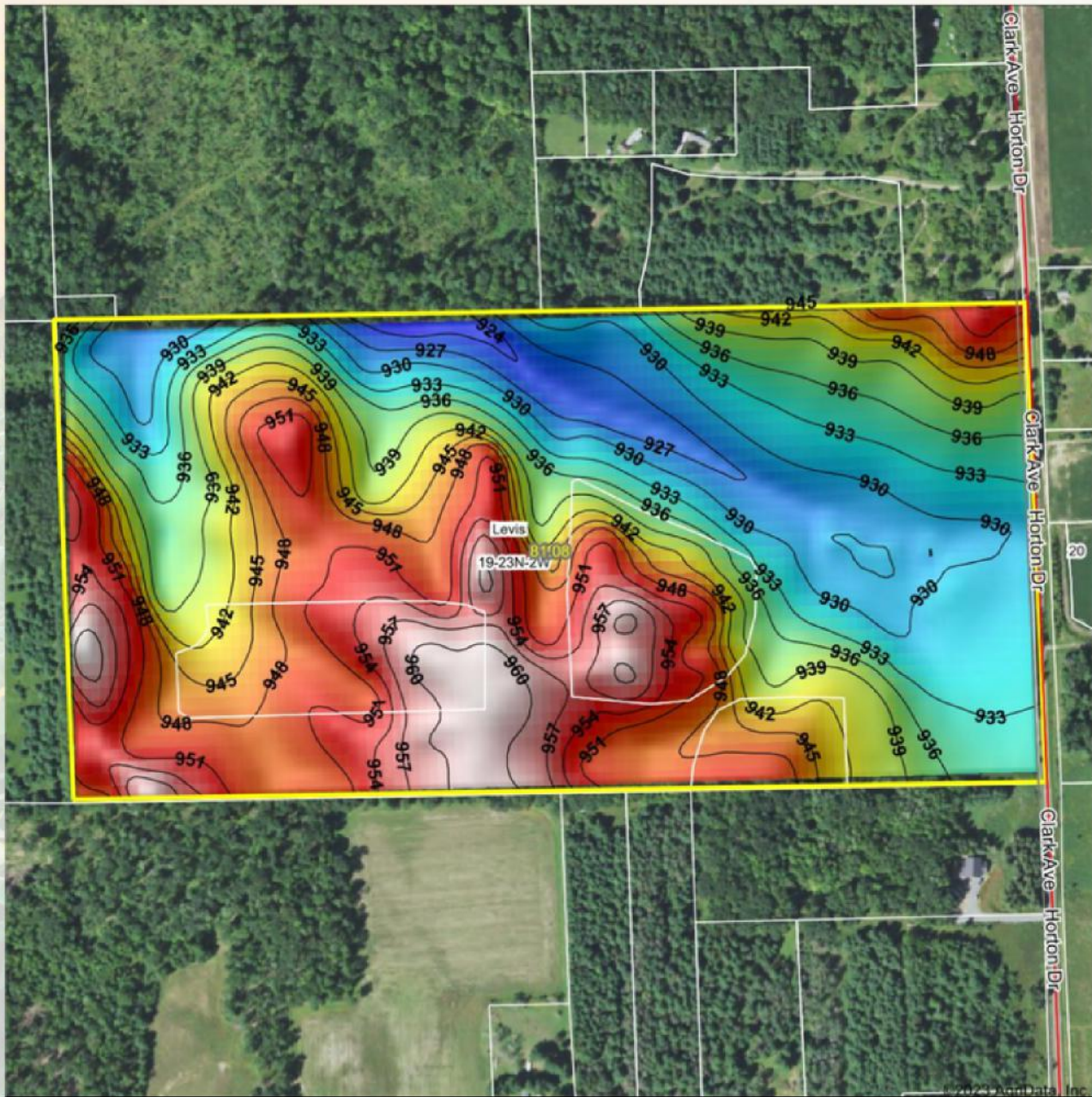


19-23N-2W  
Clark County

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75,000  
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# Topo Hillshade Map



Source: USGS 10 meter dem

Interval(ft): 3

Min: 922.6

Max: 961.9



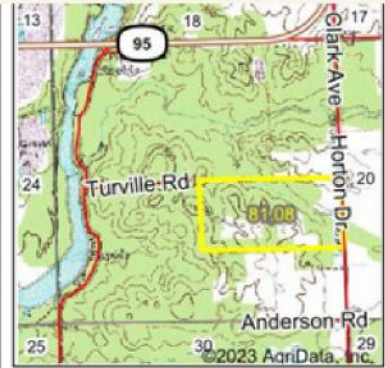
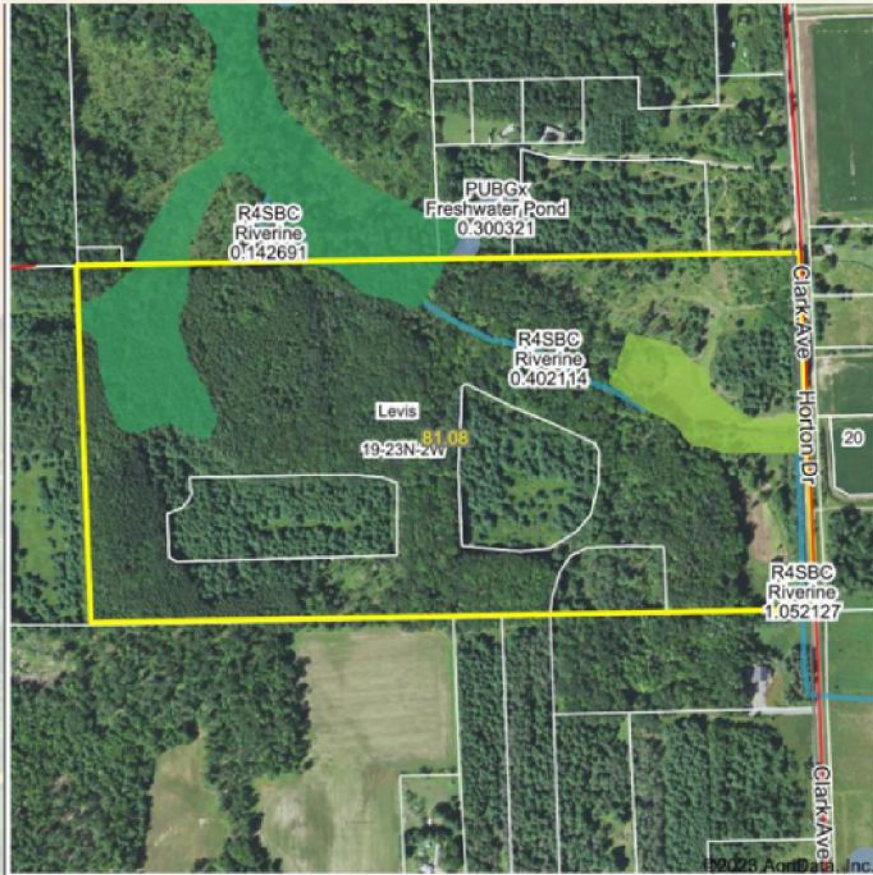
Map Provided By:



19-23N-2W  
Clark County

**75,000**  
ACRES SOLD

# Wetlands Map



State: **Wisconsin**  
 Location: **19-23N-2W**  
 County: **Clark**  
 Township: **Levis**  
 Date: **12/20/2023**



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Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	5.86
PEM1C	Freshwater Emergent Wetland	3.42
R4SBC	Riverine	0.66
PFO1/SS1C	Freshwater Forested/Shrub Wetland	0.11
PUBGx	Freshwater Pond	0.01
<b>Total Acres</b>		<b>10.06</b>

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



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