

LAND

FOR SALE

Clark County, WI

160
+/- ACRES

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

SCAN FOR
MORE INFO



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

Lic# 92702-94



HIGH POINT
LAND COMPANY

GARRETT HALAMA

Garrett@HighPointLandCompany.com

715-797-0442



Summary of Property

160+/- Acres • Clark County, WI

Listing Price: \$420,000

DESCRIPTION

Attention outdoor enthusiasts! Located in Clark County, WI in the township of Washburn, lies this well diversified 160 +/- acre property. Have you been looking for the perfect weekend getaway to escape the city hustle and bustle? Look no further! This property has multiple areas for food plot opportunities for hunting whitetail deer and turkey. Having ample water on the property as well gives the wildlife everything they need to call this property home! There is also great opportunity for black bear hunting, and many spots throughout the property that offer great bait sites! Having great established trail systems on the property, gives way to excellent hunting opportunities, snowshoeing, cross country skiing, atv/utv riding, or nature walking. For the individual who enjoys to roam, there is approximately over 17,000 acres of the Clark County Forest that surrounds the property for additional hunting opportunities! There is a beautiful area on the property where the current owner has set up camp with meat hanging poles and a campfire ring, this would be an ideal spot to pull in your camper or build an off-grid cabin. Imagine sitting around a campfire during a beautiful summer evening relishing in conversation with friends and family and taking in all the wonderful sounds that nature has to offer!

If you have questions or would like to schedule a private showing, contact local Wisconsin Land Specialist Garrett Halama directly at 715-797-0442 or email Garrett@Highpointlandcompany.com

*Please respect the landowner and no trespassing.

Property Address:

W4199 Ballard Rd, Neilsville, WI 54456

Property Features:

- Great Diversity
- Trail System
- Within 20 minutes to Lake Arbutus for boating/fishing
- Wildlife
- Quiet Area
- Over 17,000 acres of public land adjoining property

Driving Directions:

From State Highway 73 going toward Wis Rapids turn right onto Owen Ave and go for 3.3 miles then turn left onto Anderson Rd and go for 1 mile. Then in 1 mile turn right onto Cardinal Ave and go for 1 mile and then in 1 mile continue onto Ballard RD. and go for 0.7 miles and you will be at your destination.

75,000
ACRES SOLD

Property Photos



75,000
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75,000
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Property Photos





Aerial Map

FSA Map

4/3/24, 1:20 PM

Aerial Map



Boundary Center: 44° 26' 25.43, -90° 31' 20.37

0ft 859ft 1718ft

29-23N-1W
Clark County





Topo Contours Map

Topography Contours

4/3/24, 1:19 PM

Topography Contours



Maps Provided By:

Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 967.0
Max: 991.2
Range: 24.2

0ft 471ft 942ft



29-23N-1W
Clark County

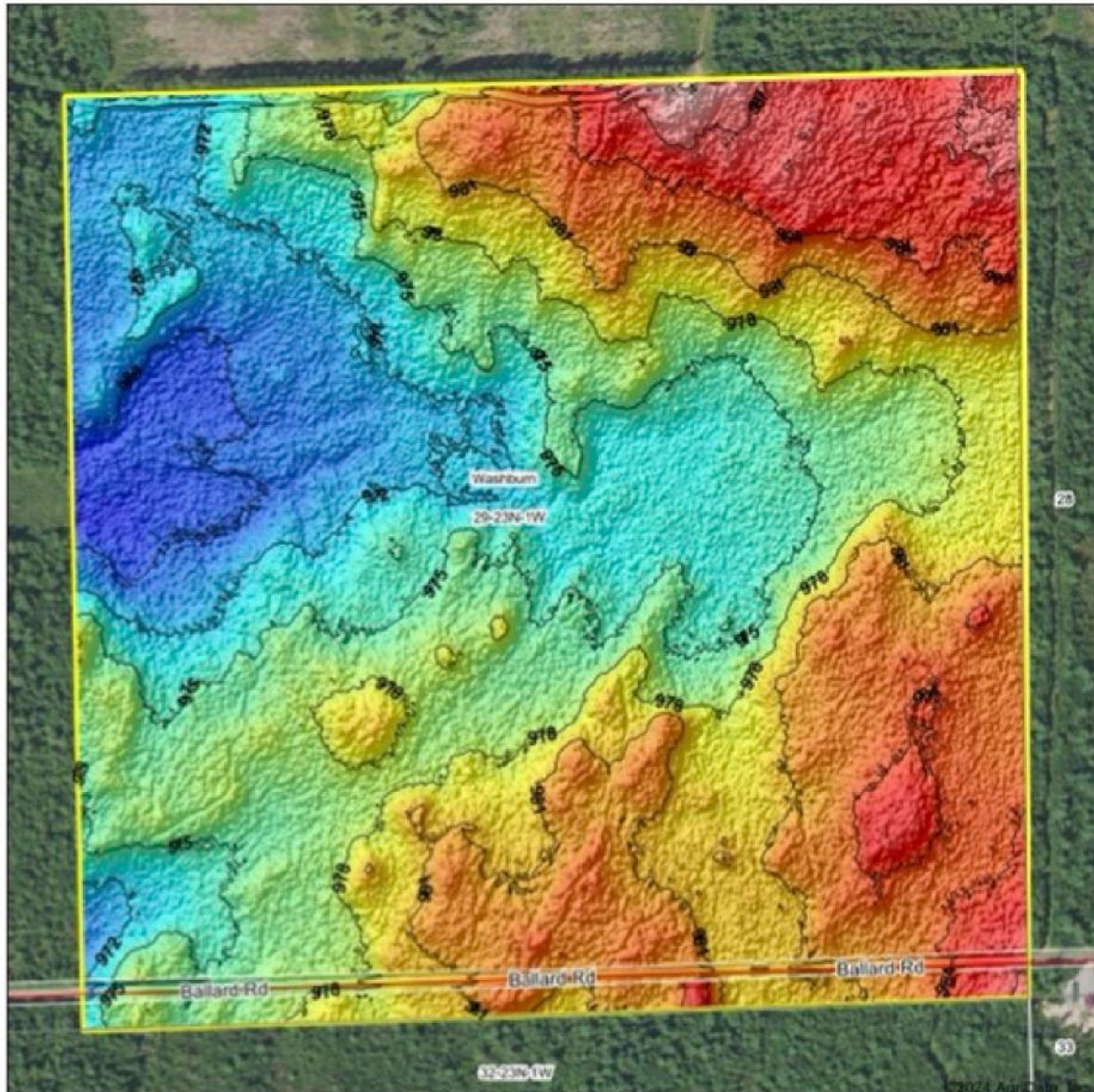


Topo Hillshade Map

Topography Hillshade

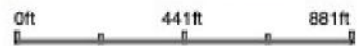
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Topography Hillshade



Maps Provided By:

Source: USGS 1 meter dem
Interval(ft): 3
Min: 967.0
Max: 991.2



29-23N-1W
Clark County

Wetlands Map



State: **Wisconsin**
 Location: **29-23N-1W**
 County: **Clark**
 Township: **Washburn**
 Date: **4/3/2024**



Classification Code	Type	Acres
PSS1/EM1C	Freshwater Forested/Shrub Wetland	11.22
PFO1/SS1C	Freshwater Forested/Shrub Wetland	5.50
PEM1C	Freshwater Emergent Wetland	1.42
R4SBC	Riverine	0.01
	Total Acres	18.15

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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