

# LAND AUCTION



## 83.67 AC± | 5 TRACTS | CLARK CO, WI

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 11/8/24 | **AUCTION TIME:** 5 PM CT

**AUCTION HELD AT:** OWEN COMMUNITY CENTER, 112 E 5TH ST, OWEN, WI 54460

**OPEN HOUSE:** 10/25 | 1-3PM & 10/26 | 11-3PM N15433 CLARK AVE, WITHEE, WI 54498

We are proud to announce the offering of a once-in-a-generation property on the famous Black River! With nearly 85 gently sloped acres and over 4000' of spectacular frontage on this pristine and famed river few properties can compare with the beauty and potential of this one. Imagine setting foot in your private oasis overlooking the river. Not many get to come home to a view like that! The home is warm and inviting, offering the perfect respite after a long day, or a beautiful home away from home during the summer months!

The seller currently operates their beautiful home as an Airbnb with Evolve Vacation Rentals. Below, you will find the link to their online listing. The home is a lovely representation of quaint country life, something that many clamor for when booking their summer vacation. The property has a fantastic history of renting as an Airbnb and would be a savvy investment opportunity for the right buyer. The large barn and horse stalls offer another great addition, giving you the opportunity to enjoy anything from horseback riding to raising cattle.

The property features some of the most pristine land in Central Wisconsin, ideal for hunters and explorers alike. Deer signs are abundant, and elevation changes are over 50 feet across the property. Once permitted, there would be plenty of space for someone to expand their investment by means of a campground. There are plenty of high, flat areas that would offer numerous serene camper sites. With ¾ of a mile of road frontage on the property, ingress and egress for campers could be easily accomplished. Imagine enjoying the beauty of outdoor Wisconsin living while sharing it with others who appreciate it just as much.

Miles of ATV trails traverse the multiple terrain changes while part of the trail tour takes you past an active eagle's nest. Mrs. Eagle can be seen keeping tabs while you make your way across your own private island! The Black River offers fantastic fishing, kayaking, and canoeing. Several easy drop points north of the property allow kayakers to float right back to home base!

A small cabin near the river bank can be used for extra hunters or guests. In front of the cabin is a scenic picnic area along the riverbank, providing a fabulous entertaining area.

The hunting is amazing and a beautifully constructed enclosed deer stand offers a great view of the river and many successful hunts have taken place from this stand!

The endless possibilities this property offers are truly remarkable, something that does not reach the market very often. If you want to make this your private residence or grow as an entrepreneur, give us a call today!

**TRACT 1 DESCRIPTION:** This beautiful wooded parcel offers over 1080+/- feet of riverfrontage. Directly off the road is plenty of space to build your dream home. The forest offers plenty of diverse habitats for wildlife as can be seen from the images provided by the seller. There are several trails already on the property for easy access from the road for hunting purposes.

**TRACT 2 DESCRIPTION:** With 575+/- feet of riverfrontage on this parcel, you will enjoy plenty of lovely views. There is plenty of space to build off the road, offering a nicely wooded site, keeping you tucked away. There is plenty of space to hunt on this tract as well, making this an ideal site to build your dream home.

**TRACT 3 DESCRIPTION:** Welcome to the 10-Cent Hole, a quaint residence along 1100+/- feet of the rolling Black River. The 4-bed, 3-bath 2300 square foot home overlooks the river below, offering gorgeous views year-round. The deck offers a vibrant space for entertaining throughout the warmer months, while the basement game room makes for fun even when it's cold. The large pole shed offers plenty of storage space for all of your equipment and toys. Under a lean-to on the east side of the shed are several horse stalls and space to store your hay. Across the driveway is a large field for grazing, or it could easily be kept as a sprawling lawn. Roughly 6 acres of this tract is wooded, offering space for hunting and hiking as well, making this the perfect country living space.

Alongside the river is a lovely campsite where you can easily park an RV. This makes a great space for family and friends to come and visit. There is also a small cabin overlooking the water just about the RV site, offering another quiet spot for your guests to come and enjoy the outdoors.

The property is currently run as an AIRBNB, which the new owners could continue. The sellers currently use their camper by the river when they have guests staying at their home, making it easy for them to fix any issues a renter might experience during their stay at the property. The property is currently listed on Evolve.com, where you can view the AIRBNB information.

**TRACT 4 DESCRIPTION:** This quiet tract offers great seclusion from the outside world. You could easily build your home off the road a good bit, tucked away in the woods. Along the 725+/- feet of river frontage, you will find yourself in a perfect spot. There is a lovely peninsula on the river with a sand bar, making an iconic picnic spot where you can fish and enjoy the sunset. The forest offers a great habitat for wildlife, and it offers the perfect hunting experience for anyone in your family. Imagine the possibilities this site could have, it's just waiting for you to bring them to life.



**TRACT 5 DESCRIPTION:** With 725+/- feet of riverfrontage and an open field for building, this tract is ready to go when it comes to your new homestead. The field alongside the road offers almost 3 acres of building room for your home, garage, and anything else you wish to add. There are trails on the property too that help move you from the top down to the river. Some quiet backwaters of the river create a long island on the river, giving you a unique location to spend time fishing, picnicking, or just enjoying the outdoors. There is plenty of space for hunting on the property, making it an ideal location to build your home.

<b>Taxes:</b>	TBD
<b>Lease Status:</b>	No leases
<b>Possession:</b>	Immediate possession
<b>Survey needed?:</b>	No survey needed
<b>Brief Legal:</b>	83.67 ± acres pt SE ¼ NE ¼ and pt E ½ SE ¼ S19 T29N R2W Clark Co, WI
<b>PIDs:</b>	024-0390.000, 024-0400.000, 024-0404.000
<b>Lat/Lon:</b>	44.98226, -90.66025
<b>Buyer's Premium:</b>	5%
<b>Zip Code:</b>	54498

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

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