

LAND FOR SALE

18 ACRES M/L

VAN LANEN RD/CONARD RD, NEW FRANKEN, WI

LISTING #14548

PRICE: \$197,100

PRICE PER ACRE: \$10,950

DESCRIPTION: Rare opportunity to own a small tract of land, just northeast of Green Bay with lots of potential! This property consists of two separate parcels offering multiple building site locations with immediate and future split options. A location within the Green Bay School District and the close proximity to Highway 57 will likely equate to budding growth and attractive long term appreciation. The A-1 Agriculture zoning is non-restrictive for future residential rezoning and allows for current row-crop use. The 17.48 FSA tillable acres carry Hochecim and Solona Loam soil types making this farm a great add-on for local farmers or investors. Property can be found in Section 9 of the Town of Scott along Van Lanen and Conard Roads.

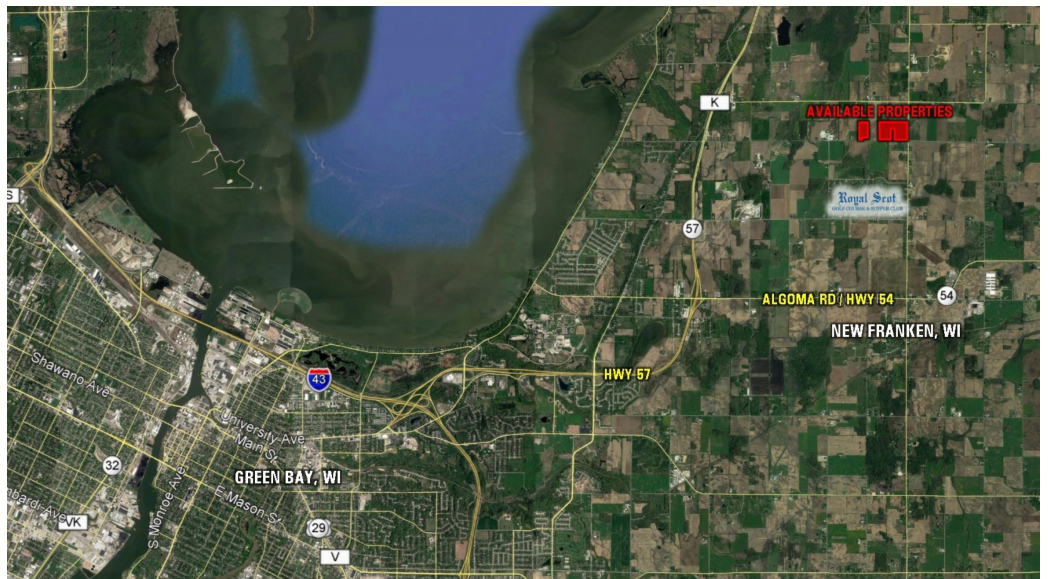
DIRECTIONS: From New Franken, WI: Travel north on New Franken Road to Van Lanen Road. Head west on Van Lanen Road for 1/2 mile. Property is along the north side of the road.

TAXES: Net Taxes: \$305.04

TRAVIS SMOCK

C: 319.361.8089

Travis@PeoplesCompany.com



PeoplesCompany.com
855.800.LAND

12119 Stratford Dr, Ste B
Clive, Iowa 50325