

Vacant Land

50287755

Active-No Offer

W6931 MANITOWOC Road

Lot #

MENASHA ,

City of Menasha

54952

\$716,100

05/17/2024 03:27 PM

List: Keith Sippel - PREF: 920-707-0175

of Century 21 Affiliated - Office: 920-733-7800

Ofc: 21050

Ag: 102284

Co-List:

of

Ofc:

Ag:

Sell:

of

Ofc:

Ag:



County	Calumet	Deeded Access	No
MunSubArea	None	Restrictive Covenant(s)	No
School-District	Appleton Area	Flood Plain	No
Subdivision Name		Certified Survey Avail	
Tax Net Amt	\$1,065.04	Approved Plat Map	
Tax Year	2023	HOA Annual Fee	No
Tax ID	44034	Assoc Fee-Annual	
Assessments Total			
Assessment Year			
Special Assessments			

Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	20.46	Assessor/Public Record	Wetland Acreage Est			Builder Exclusive
Lot Dimensions Est			Pasture Acreage Est			Builder Name
Lot SQFT Est			Tillable Acreage Est			Bank Owned/REO
			Wooded Acreage Est			Potential Short Sale
Water Frontage	No	Water Body Name	School-Elementary			Relocation
Water Type		Est Water Frontage	School-Middle			
Water Features - Others?	Yes	Source-Water Frontage	School-High			
Delayed Showings?	No					
Showings Begin Date						

Directions Between Oneida St and Lake Park LP on Manitowoc Road South Side

Remarks-Public One of a kind Group of Parcels selling as one unit to create a unique wooded parcels with water features and wilderness. Ready for your development or to remain the park like setting that it is, for a home in the middle of the Fox Valley. Let us know what you would like to do and we will make sure all your questions are answered. Maybe a group purchase? If you looking for a Lot let me know I can line you up with others looking for the same thing. Seller would Consider parceling off sections 12 +/- \$480,000 and open to what part you would like. Other Parcels Tax #7-00720-00, 7-00730-00, 7-00735-0

Remarks-Private 4 individual parcels being sold as 1 unit create this unique opportunity. There is access to the location off of Manitiwoc Road, Stillmeadow Lane, and Kernan Ave. Let me know if you need any additional information.

Showing Info-Private

ZONING Agricultural, Residential

UTIL AVAIL TO PARCEL(S) Cable, Electric, Natural Gas

WATERSYSTEMAVAIL/INSTALLD Municipal Water Avail

WASTE DISPOSAL SYSTEM Municipal Sewer Avail

LOT DESCRIPTION City, Wooded

IMPROVEMENTS (ON SITE) Storm Water Pond

Water Features Other Pond Private

ListVisbl	Confirmed	Agent - License	90-42588	Electronic Consent	Y	Comm-Sub Agent	2.0	%
Input Date	3/4/2024 4:22 PM	List Ofc 1 - CorpLin	91-937810			Comm-Buyer Broker	2.0	%
List Date	2/29/2024	Selling Price		VOW Include	Y	Variable Rate Comm	No	%
Accepted Offer Date		Close Date		Internet/IDX w/address	Y	LicInt	No	
Pending Date		Financing Type				Contract Type	Exclusive Right to Sell	
Expiration Date	8/30/2024	SellConAmt		VOW w/AVM	Y	Limited Service	No	
Off Market Date		Type Of Sale				Named Exceptions	No	
Days On Market	78	Misc Closed Info		VOW w/Comment	Y	BrkErn\$	Yes	

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