



### 672 3rd Ave, Hancock, 54943, WI, Town of Leola

Garage | Electric installed | Well & Septic (Condition Unknown) | Near Public Land | Wildlife Galore | Creeks and Streams nearby | Big Roche A Cri Fishery Area Nearby | Absolutely gorgeous building or camping site that is located in an area of...

Building Site with Garage Well Septic Electric Wisconsin Log Homes for Sale Main Page with Full Information, Details, Maps, Photos & more - <https://thelandman.net/1858647.html> Absolutely gorgeous building or camping site that is located in an area of abundant wildlife! 3 acres of serenity with majestic pine trees and hardwoods. Close to the snowmobile trails & lots of public land. Big Roche A Cri Fishery Area & Leola Marsh State Wildlife Area are also nearby! So bring your big toys and your outdoor gear. The garage to store them is already here! There is electric service and a well & septic (in unknown condition) on the property but the old mobile home needs to be removed. This property is priced accordingly. Easy access to I39/51. The Tri-Lakes and Lake Petenwell are a short drive away. Lots of bang for your buck here! This getaway spot is just waiting for someone to come and enjoy it and all the recreation that Adams County, Wisconsin has to offer! Hurry! Don't miss it! Call Listing Agent, John Olson directly on his Cell at 608-474-2110 or Office Toll-free at 1-888-696-8695 Central Wisconsin Land for sale in Adams County, WI. {tab Leola WI} Leola Township is located in Adams County, Central Wisconsin most North Eastern township and mostly consists of farm land owned by a small number of people plus there are a couple of large parcels of State Land open to the public. There are no lakes and only 2 creeks in Leola, Big Roche-A-Cri Creek which flows Big Roche-A-Cri State Fishery and Fourteen Mile Creek which flows through Central Wisconsin Grassland Conservation Area then helps fill all three of the Tri-Lakes; Lake Camelot, Lake Sherwood & Lake Arrowhead in Rome Township to the west. Leola Township is home to Owens Rock which is located in Leola Marsh Wildlife Area. Rome Township WI - <https://thelandman.net/leola-township-wi.html> {tab Tri-Lakes} Tri-Lakes WI is located in Rome Township, Adams County of Central Wisconsin south of Wisconsin Rapids. The Tri Lakes consist of Lake Arrowhead 350 acres of water and a max depth of 30 ft., Lake Camelot 445 acres of water, a max depth of 24 ft., 246 acres of water and a max depth of 27 ft. This area features Room to Roam Dog Park, Lake Arrowhead County Park, Shermalot Water Ski Show, The Pines Golf Course, The Lake Golf Course, Lake Camelot County Park, Fourteen Mile Creek, Spring Brook, Lake Sherwood County Park and more... Rome Township is loaded with ATV Routes, Snowmobile Trails and Public Lands! Tri-Lakes WI - <https://thelandman.net/tri-lakes-wi.html> {tab Leola Marsh Wildlife} Leola Marsh Wildlife Area is located in Leola Township, Adams County of Central Wisconsin featuring Owens Rock which is a rock formation. LMWA has three location the main one at the is located at the intersection of County Road D & W, second location is just south on County Rd W and the third is located to the west at Apache Ave and 3rd Ave. Most of the area is accessible by road but there are two designated parking areas located on Cty WI and 3rd Ave. Leola Marsh Wildlife Area attracts hundreds if not thousands of Sand Hill Cranes every year. Big Roche-A-Cri Fishery Area is located just south and is also open to the public with Big Roche-A-Cri Creek class trout stream. Leola Marsh Wildlife Area - <https://thelandman.net/leola-marsh-wildlife-area.html> {tab Central Wisconsin Grassland Conservation Area} The Central Wisconsin Grassland Conservation Area is 160 acres created by four 40 acre parcels located in Leola Township of Adams County, WI. It's located north of Alpine Ave, south of Akron Dr. and east of 5th Ave. There is a driveway off of Akron Dr. at 469 according to the Adams County GIS website. This area was purchased by the state from a private owner in 2008. In general it's a pretty flat area of grasslands with a deeper trench with Fourteen Mile Creek cutting through the Conservation Area flowing from northeast to southwest. It appears to be an area for training bird dogs with signs posted "Dog Training Area". Find plenty of wildlife in this area! Central

#### LAND INFORMATION:

Total acres : 3

#### CONVENIENCE:

**General Amenities:** Pond,Close to the County Park,AREA - Neshkoro Millpond,Building Site,Close to a Lake,Land Contract,Terrain - Level,Wildlife Area Nearby,

**Exterior Amenities:** Corner Lot,Garage,Gravel Road,Mostly Wooded,Septic,Well ,Wildlife Pond,

**Interior Amenities:** Restaurant/Supper Club,

#### NEIGHBORHOOD:

Wisconsin Grassland Conservation Area - <https://thelandman.net/central-wisconsin-grassland-conservation-area.html> {tab Big Roche-A-Cri Fishery Area} Big Roche-A-Cri Fishery Area is about 826 acres located in Leola Township of Adams County and Plainfield Township of Waushara County, Central Wisconsin. This public land area is spread out in about 6 sections / zones along the Big Roche-A-Cri Creek which is a "class 1" trout stream. Access points are limited because most of the land around the fishery area is surrounded by privately owned parcels. The roads touching Big Roche-A-Cri Fishery Area are Cty G, Cty KK, Archer Dr., 4th Ave and Aspen Ave. Most of the access is roadside parking and there are 3 parking lots located on Archer Dr. & 4th Ave. According to the Wisconsin Department of Natural Resources, fishing, hunting, trapping, hiking, birding, photography are allowed including having pets. Brook trout are the predominant trout species in this section of the creek, but you can find some brown trout as well. There are a wide variety of wildlife in the fishery including; whitetail deer, beaver, eastern wild turkey, grouse, wood chucks, squirrels. You can find red oaks, white oaks, red pine, white pines, jack pines, birch trees even some row pines in the sandy low land soils. Big Roche-A-Cri Fishery Area - <https://thelandman.net/big-roche-a-cri-fishery-area.html> {tab Adams County} Adams County is Located in Central Wisconsin between Wisconsin Rapids and Wisconsin Dells consisting of 17 Townships featuring fishing lakes, trout streams, lots of public land, ATV routes, Snowmobile Trails and rock formations. This county is known for 3 types of industries; recreation tourism, farming (mostly corporate) and small businesses. State Highway 21 is the main artery for East & West and State Hwy 13 is the main artery for North & South travel. Adams County WI - <https://thelandman.net/adams-county-wi.html> {/tabs} This listing is also on Land-WI.com | Wisconsin-WI.com | Wisconsin-Land-For-Sale.com |

Property History				
Date	Event		Price	Source
0000-00-00			\$ 0.00	
Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2018	\$ 254.00	0.00 %	\$ 0.00	0.00 %