

51 acres 25 minutes north of Green Bay (Abrams)



Location **Wisconsin**
<https://www.genclassifieds.com/x-261894-z>

Hunting land that is buildable....! 51 acres, per survey, of Virgin hunting ground approximately 25 minutes from Green Bay in Oconto County owned by the same family for approximately 100 years. This property has been hunted sparingly by family members for only the last three years. Before that this ground hasn't been hunted for approximately 30 years. Property offers the opportunity for you to build your dream home or hunting camp. Electricity, telephone, a well are on the property, Seller makes no claims as to the condition of the well. The original home still stands and has been vacant for some years. There are also out buildings and a barn that have real possibilities. This property has multiple access points. You can access it at the homestead or walk down the railroad tracks to access it in SEVERAL areas.

This property has never been logged and has a mix of hard and soft woods with stands of tall pines sprinkled throughout the property. Several small open areas provide the opportunity for you to plant food plots. With Spring Creek running through the property to provide a year round water source this property offers it all. Not just another "flat lander" piece of ground it has rolling hills, small valleys, flat level areas and thick cover.

WAIT. . . There's more. . .! Like to fish? Machickanee flowage is just down the road. Launch your boat from the boat landing and fish large and small mouth bass, crappies, pan fish, blue gills, northern pike and perch above the dam. Below the dam. . .? Trout, wade in and work your fly rod up and down the lower flowage for brook trout and brown trout. Like a larger body of water? The bay of Green Bay is

accessible in historic Oconto, where you can fish from the break waters or launch your vessel and fish from the pier. Fish such as walleye and lake trout are birds you will find. Hunt turkeys and grouse in the back woods of your Oconto property.

...love golf. I do NOT golf. I just fish in fifteen minutes of this or know... but what about AFTER hunting season AND before bird season...? ICE FISHING...! The same waters that offer great fishing during the warm months offer the same great fishing in winter. On a and snowmobile trails or just up the road. Want an adventure? Pack your sled up and take off on the snowmobile trails. You can literally ride from your property to Upper Michigan.

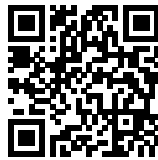
Today EVERYONE wants 45 acres to build on and hunt on. When you do that you eliminate 7 to 10 acres of your hunting ground because of human activity. Here you can eliminate almost 10 acres and



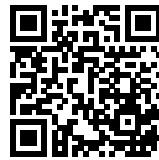
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STILL have 40 acres to hunt! Sellers are willing to make it affordable by offering a land contract. Don't let this opportunity slip by you. Get on it now. . . Don't find yourself comparing this property to every other property you walk AFTER you miss out on buying it! Ts property is listed at \$265,000

Poster is an agent of Mossy Oak Properties of Wisconsin for more info or other properties paste the below in to your browser, thank you.

wisconsinhuntingandrecreationland.weebly.com