

**TROUT Lane**  
\$29,900



**Lot #: 14**  
**Town of Union, WI 54949**

**Property Information**

<b>Class</b>	Vacant Land	<b>Bldr Excls</b>	No	<b>ZONING</b>	Residential
<b>MLS #</b>	50219322	<b>Bldr Name</b>		<b>LOT DESCRIPTION</b>	Level, Subj to Shoreland Zoning
<b>Status</b>	Active-No Offer	<b>Acre Est</b>	2.29	<b>ROADS</b>	Paved
<b>County</b>	Waupaca	<b>Src Acre</b>	Assessor/Public Record	<b>IMPROVEMENTS (ON SITE)</b>	None
<b>School-District</b>	Manawa	<b>LotDim Est</b>		<b>UTIL AVAIL TO PARCEL(S)</b>	Electric
<b>City (Mailing)</b>	MANAWA	<b>SrcLotDim</b>		<b>WATERSYSTEMAVAIL/INSTALLD</b>	No Water
<b>Subdivision</b>		<b>Lot SF Est</b>		<b>WASTE DISPOSAL SYSTEM</b>	No Waste Presently
<b>Assoc Ann</b>		<b>Src Lot SQ</b>		<b>DOCUMENTS ON FILE</b>	Tax Bill
<b>HOA Fee</b>	Unknown	<b>Waterfront</b>	Yes	<b>TERMS INFORMATION</b>	Sell in Entirety
<b>Tax Net Amt</b>	\$508.00	<b>WaterName</b>	Little Wolf River		
<b>Tax Year</b>	2019				

**Remarks** Little Wolf River land for sale in Waupaca County north of Manawa and south of Clintonville. Paved, quiet dead-end road with power box on lot at road. Property opens up from road to approximately 200 feet of shoreline for sweeping views of the water. Good elevations from the river for building and gradual grades down to the wooded, sandy shore. Reluctant sale by seller, and only listed vacant lot for sale in this desirable area of rural riverfront homes and cottages.  
**Directions** From Manawa: north on Hwy 110, east on Hwy O, south on Trout Ln to river lot on right.



**Cell call/text: 1-920-227-3860**  
**Patrick O'Hearn**  
**Whitetail Dreams RE dba Waterfront Dreams**  
**N7724 Wildwood Ln**



Listing Courtesy of: **Whitetail Dreams RE dba Waterfront Dreams**

Information provided for general information only; if material should be verified by user or qualified expert. \*Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land/building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2020 COPYRIGHT RANW MLS