

# DICKERSON Avenue

\$119,900



Lot #:  
Town of Worden, WI 54771

## Property Information

<b>Class</b>	Vacant Land	<b>Bldr Excls</b>		<b>ZONING</b>	Residential
<b>MLS #</b>	50238254	<b>Bldr Name</b>		<b>LOT DESCRIPTION</b>	Rectangular, Rural - Not
<b>Status</b>	Pending	<b>Acre Est</b>	20.23		Subdivision, Subj to Shoreland Zoning
<b>County</b>	Clark	<b>Src Acre</b>	Assessor/Public Record	<b>ROADS</b>	Gravel Road
<b>School-District</b>	Thorp	<b>LotDim Est</b>		<b>IMPROVEMENTS (ON SITE)</b>	None
<b>City (Mailing)</b>	THORP	<b>SrcLotDim</b>		<b>UTIL AVAIL TO PARCEL(S)</b>	Electric
<b>Subdivision</b>		<b>Lot SF Est</b>		<b>WATERSYSTEMAVAIL/INSTALLD</b>	No Water
<b>Assoc Ann</b>		<b>Src Lot SQ</b>		<b>WASTE DISPOSAL SYSTEM</b>	No Waste Presently
<b>HOA Fee</b>	No	<b>Waterfront</b>	Yes	<b>DOCUMENTS ON FILE</b>	Seller Condition Report, Survey, Tax Bill, SA Aerial Map
<b>Tax Net Amt</b>	\$595.00	<b>WaterName</b>	Eau Claire River	<b>TERMS INFORMATION</b>	Sell in Entirety
<b>Tax Year</b>	2020				

**Remarks** Beautiful farmette, hunting & recreational acreage is perfect for year round living or weekend getaways. A canopied stream running into the Eau Claire River defines the northern boundary of this property. Owning over 1300 feet of shoreline on both sides of the Eau Claire River enhances the privacy and undisturbed views. With part of the acreage across the river, there is a natural protected area without homes and development. A nearby farmer rotates a covering crops of corn and soybeans on the approximately 8 acres of tillable land. Electricity along this quiet road and easy access to Hwy 29.

**Directions** From Thorp, Wisconsin: travel west on Hwy 29; left/south on Dickerson Av. to property for sale on right/west side of road. Look for real estate signs.



**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