



Central Wisconsin | Waushara County | Farmland | Berlin | Cropland | Hay Field | Don't miss this countryside property! Invest in this cropland that is over 20 acres. This off-the-road...

Waushara County 20+ Acres of Farmland For Sale! Don't miss this countryside property! Invest in this cropland that is over 20 acres. This off-the-road parcel is just north of Berlin and not far from Oshkosh. Lease it out or use your skills to make this land produce for you! This may make a nice private property for your farmstead. Call Listing Agent, Billy Tyrcha on his cell phone at 608-474-2109 or call the office at 608-339-8030, but don't wait! Call Now! Central Wisconsin Farmland for sale in Waushara County WI {tab Fox River} The Green Bay Tributary of the Fox River is 200+ miles long ENDS in Lake Michigan in the City of Green Bay then flows southwest through Kaukanna WI, Appleton WI, Menasha WI, Neenah WI into Lake Winnegabo (Wisconsin's Largest Inland Lake). Then continues northwest into Lake Butte Des Morts and exits flowing again southwest to Waushara County for only about a 3 to 4 mile stretch going through the City of Berlin. This is where the Fox River gets much smaller still flowing southwest to Princeton WI, then flows into Pukaway Lake then flows northwest to into Buffalo Lake the turns south down to Portage WI. From the Portage area the river turns to the east through Swan Lake and Park Lake where the Fox River Headwaters are found in a swampy area by the Columbia County and Green Lake County Border. Fox River - <https://thelandman.net/fox-river-wisconsin.html> {tab Berlin WI} City Berlin WI 54923 is located in Waushara County, in Aurora Township and Green Lake County in Berlin Township, Central Wisconsin. This area features Fox River, Several Town Parks, River Side Park, Mascouin Golf Club, Berlin Fen State Natural Area, Public Land, Trout Streams, Public Hunting Grounds, Shopping, Restaurants, Schools, Willow Creek Fishery Area, White River Marsh Wildlife Area, REM Fox River Eureka Locks, Koro Railroad Priarie SNA and much more... The general area is mostly farmland with wetlands and some woods with the Fox River winding through the country side. The City of Berlin is a midsize community with a population a little over 5,500 and it's home to the school district and a branch of Girl Scouts of America. Berlin WI - <https://thelandman.net/berlin-wi-54923.html> {tab Aurora Township WI} Aurora Township is located in Waushara County, Central Wisconsin with the smaller north part of Berlin in it and the southern larger part in Green Lake County. Most of this area is large acreages except for properties around Fox River and Mill Pond. There are a lot of wetlands and drainage ditches cutting through the country side. Besides the park / boat launch at Mill Pond there isn't much for public land in this area. On the east side of the pond is a small town called Auroraville. There is how ever a good side intersection formed by State Highway 21 & 49 with some commercial properties on the corners. In this area you'll find lots of lowlands, farmlands with some scatted batches of woods. Aurora Township WI - <https://thelandman.net/aurora-township-wi.html> {tab Willow Creek Fishery Area} Willow Creek Fishery Area in Waushara County WI is open to the public for hunting and fishing it consists of MULTIPLE LOCATIONS stretching about 10 miles from Wild Rose to Redgranite with Willow Creek, Cedar Spring Creeks, Rattlesnake Creek, Thornstead aka Bruce Creek flowing through it which are class trout streams. The fishery area is so long it goes through 6 of Waushara County Townships including; Warren, Rose, Mount Morris, Leon, Marion and Spring Water. According to the WI DNR there's about 2,200+/- acres in the Willow Creek Fishery Area which is open to lot of recreational activities including Hunting, Trout Fishing, Foraging and more... Willow Creek Fishery Area - <https://thelandman.net/willow-creek-fishery-area.html> {tab Waushara County} Waushara County, WI is located between Adams and Waupaca in the central part of the state along Lake Poygan. Waushara is known for its farming, Amish communities, boating, fishing, hunting, biking, hiking, arts, culture, golfing, rolling

LAND INFORMATION:

Total acres : 20.5

CONVENIENCE:

General Amenities: Close to Shopping, Close to River, AREA - BERLIN,
Exterior Amenities: Tillable land, Terrain - Level, Private, Paved Road, On Snowmobile Trail, Farmland,

terrain, spring fed lakes, parks, public lake, wildlife, bird watching, snowmobiling, skiing, ice skating which also has Plainfield Tunnel Channel Lakes State Natural Area, Ice Age Trail, Greenwood State Wildlife Refuge, Mecan Springs, State Natural Area, Upper Fox Headwaters State Natural Area, Lunch Creek Wetlands State Natural Area, Silver Lake, Irogami Lake, Mecan River plus a couple communities including; Plainfield, Coloma, Richford, Spring Lake, Redgranite, Wild Rose, Saxeville, Poy Sippi and Wautoma. It's surrounded by 6 other Counties; Portage, Waupaca, Winnebago, Green Lake, Marquette and Adams. On this page you'll find links for more detail information including tourism, things to do, places to go, visitor information, sporting events, lakes, rustic roads, farmers markets, parks, camping, fishing, hunting, snowmobiling, ATViing, outdoor recreation and more... Waushara County has 18 Townships. Waushara County WI - <https://thelandman.net/waushara-county-wi.html> {/tabs} This listing is also on Land-WI.com | Wisconsin-WI.com | Wisconsin-Farming.com | WausharaWI.com "Multiple Amenities may refer to the same thing depending on use and opinion"

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2018	\$ 54.00	0.00 %	\$ 0.00	0.00 %