



## Lot 31 County Rd A & Fern Ave, Oxford, 53952, WI, Jackson Township

Buildable Lot | Wolf Lake Access | Wooded | CSM 605 | Walk to Lake | This gorgeous & heavily wooded acreage near Neenah Creek Watershed features...

Sold! - Wolf Lake WI Deeded Lake Access Lot for Sale 2.79 Acres This gorgeous & heavily wooded acreage near Neenah Creek features access to Wolf Lake and is sure to fit your budget! Bring your dreams & plans to this affordable building site that is located in an area of many lakes! This is priced way below assessed value so don't wait! Covenants are in place to help protect your investment in this beautiful forest parcel. Don't forget to bring your agenda for fun & adventure! This vacant land is located directly on the ATV Route! Lots of lakes nearby for fishing & boating. Plenty of public land within walking distance for hiking too! This is just a short drive to the Wisconsin River and the Wisconsin Dells for fine dining and unique entertainment. About 10 minutes to I39/51 and about 15 minutes to Wisconsin Dells. Building Site - NO CAMPING! Don't miss this low, low price! Call Listing agent Billy on his cell at 608-474-2109 or toll-free 1-608-339-8030. Central Wisconsin Land for sale in Adams County, WI. {tab Wolf Lake} Wolf Lake Wolf Lake WI is located in Jackson Township Adams County, Central Wisconsin with several other small fishing lakes like Goose Lake, Peppermill Lake, Deep Lake, Parker Lake, Crooked Lake... Wolf Lake is a smaller 49 acre lake but it's about 50 feet deep. It's also a "No Motor Lake". The lake offers some good Panfishing with plenty of Largemouth Bass and some say a Northern Pike here and there. Wolf Lake's shoreline is 75% developed with homes and vacant lots but the other 25% to the Northeast is Upper Neenah Fishery Area with Neenah Creek Trout Stream flowing through it. Wolf Lake WI - Information, Photo Gallery, Maps & Video - <https://thelandman.net/wolf-lake-wi.html> {tab Neenah Creek} Neenah Creek - Class 1 Neenah Creek is known for its Brown Trout which starts at McGinnis Lake it's headwaters in New Chester Township of Adams County and quickly flows through 4 locations of Upper Neenah Creek State Fishery Areas. It flows through Jackson Township right past Wolf Lake then just north of Hill Lake (Private) before it winds its way into Oxford Township of Marquette County making its way into Neenah Lake in the Village of Oxford, Wisconsin. The water flows through Neenah Dam returning back to creek form heading south into Douglas Township Neenah Creek is continually fled by little unknown creeks and streams along its way until meeting up O'Keefe Creek whose headwaters are from Blue Lake right by Jordan Lake back in Adams Cty. The main channel meets up with the South Branch of Neenah Creek getting its water from Mason Lake. Neenah Creek Trout Stream - <https://thelandman.net/neenah-creek.html> {tab Oxford WI 53952} Oxford, WI. 53952 Oxford, Wisconsin 53952 is located in Township of Oxford in Marquette County. It's on state road 82 and is crossed by County Road A, I & J. It's just west of I-39 /51 between Westfield and Montello. Oxford is considered a village and is home to many full time residents who work in the area. It is also a popular recreational area with many lake and stream homes. It features limited shopping, School, Post Office, area Corporate Farm fields, Bank, Church, Bar, Cafe, Gas Station, Snowmobiling, local community Flea Market and a Park in the center of town. You will find plenty of Wildlife and many fishing lakes within minutes. Because of the interstate the town has lots of tourists pass through on their way to the famous Wisconsin Dells, Wisconsin River and the Petenwell/Castle Rock Area. In general the area is a vacationers hotspot due to the lakes, public land, country living and attractions at the dells. Oxford has an attractive travel time from

### LAND INFORMATION:

Total acres : 2.79

### CONVENIENCE:

**General Amenities:** AREA - Wolf Lake, Building Site, Close to a Lake, Close to Public Land, Covenants, In an area of multiple lakes, Wildlife Area Nearby,  
**Community Amenities:** Common Area/Green-space,  
**Exterior Amenities:** [On ATV Route](#), Deeded Lake Access, Fully Wooded, Lake - No Motor Lake, Lake - No Wake Lake, Paved Road,

the larger cities; Chicago, Milwaukee, Madison, Minneapolis to name a few. Oxford WI 53952 - <https://thelandman.net/oxford-wi.html> {tab Neenah Creek State Fishery} Upper Neenah Creek State Fishery Area The Upper Neenah Creek Fishery Area was created in 1962 and is about 360 acres. It's located in New Chester and Jackson Township in Adams County, Central WI. This public land area is spread out over 4 locations along Neenah Creek which is also a Class 1 trout stream. Access points are somewhat limited to roadside parking in most cases with some spots requiring access through the water or private land. The roads adjoining the Upper Neenah Creek Fishery are County Road G, County road A, County road EE and Fawn Court and 1st Lane with the only parking area by Hill Lake on County Road EE. According to the Wisconsin Department of Natural Resources, fishing, hunting, trapping, hiking, birding and photography are all allowed. This area is also managed for Brown Trout by the WI DNR. The fishery is also home to a wide variety of wildlife such as Whitetail Deer, beaver, eastern wild turkey, grouse woodchucks and squirrels. You will find red oak, white oak, red & white pine, jack pine as well as birch and maple in the sandy lowland soils. The Upper Neenah Creek State Fishery Area is considered to be part of the Wisconsin State Park System. Upper Neenah Creek State Fishery Area - <https://thelandman.net/upper-neenah-creek-fishery-area.html> {tab Jackson Township} Jackson Township Jackson Township is located in Adams County, Wisconsin mostly known for its fishing lakes and the famous Neenah Creek trout stream and watershed. Jordon Lake offers 213 skiable acres and is 79 feet deep, Wolf Lake 50 acres and 50 ft deep electric motors only, Goose Lake is an 80 acre fishing lake, Peppermill Lake has 100 acres, Hill Lake acres unknown (WI DNR), McDougall Lake 9 acres, Deep Lake is only 35 acres and 47 feet deep, Crooked Lake is 48 acres and 56 feet deep, Parker Lake right on Hwy 82 is 59 skiable acres, there are about a dozen smaller unnamed lakes in Jackson Township as well. There are only 2 creeks in the township Neenah & O'Keefe. Plus you can find the Upper Neenah Creek State Fishery Area with great trout fishing which is open to the public. Jackson Township WI - <https://thelandman.net/jackson-township-wi.html> {tab Goose Lake} Goose Lake Goose Lake is a well know fishing lake in Jackson Township, Adams County, Central Wisconsin. Here you'll find a small public beach / boat launch surrounded by older vacation homes and some full time residential homes as well. The lake offers excellent opportunities for Largemouth Bass & Panfish fishing with the occasional Northern Pike. It's about 81 acres with a max depth of 18 feet deep plus a small 3 acre island by Tranquil Bay on the Southwest side of the lake. Great fishing, but not as deep as some of the neighboring fishing lakes like Wolf Lake at 50 ft deep or Deep Lake at 47 feet deep which are no wake lakes. There's not much vacant land for sale on Goose Lake anymore because most lakefront lots were built on many years ago and the new development called Tranquil Bay only has a couple waterfront lake lots. It is aerated for the fish but it created thin ice in the winter so becareful. Goose Lake WI - <https://thelandman.net/goose-lake-wi.html> {tab Peppermill Lake} {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 | Adams-WI.com | Wisconsin-WI.com | Wisconsin-Land-For-Sale.com | Lake-WI.com "Multiple Amenities may refer to the same thing depending on use and opinion"

MORE INFORMATION

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2018	\$ 234.00	0.00 %	\$ 13.00	0.00 %