

Big Flats Forest Acreage, FULLY WOODED TURN KEY CAMPING PROPERTY FOR SALE WITH CAMPER - BUILDABLE

Sold. \$ 64,900.00



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8 ac - Turn Key Camping + Trails



916 10th Ave, Hancock, 54943, WI, Big Flats

Fully Wooded Turn Key Camping Property for Sale with Camper - Buildable - Acreage on ATV Route and Snowmobile Trail | Mature woods | In area of multiple lakes | Camp or Build | Turn Key Campsite | Camper | Well | Electric Installed | Camp Fire Ring | Trails throughout | Escape from the city! Don't miss this exceptional wild and...

SOLD! Fully Wooded Turn Key Camping Property for Sale with Camper

Near lots of Public Land, Lakes & Streams! Escape from the city! Scroll down to see the video tour of this property! Don't miss this exceptional wild and wonderful acreage! Get away from it all and get back to nature. Just spend some time relaxing in Central Wisconsin. Or fill your days chock full with all the fun and adventure this area has to offer. Camp or build on this wooded acreage near all the outdoor things you long to do! Lots of lakes both large and small are in this area so plan on fishing, boating, jet-skiing, water-skiing or sailing. Not far from Big Roche A Cri Lake, the Tri-Lakes, Lake Petenwell and Castle Rock Lake, the 2nd & 4th largest inland lakes in Wisconsin! Golf courses and public land are all nearby too! Turn key campsite with camper, campfire ring, sheds and lawnmower included. The electric and well are already installed too. Fully wooded 8 acres has massive Oaks and White Pine trees adorning the land with trails maintained throughout the forest. This is an area of wildlife galore so bring your camera or make this your deer camp. Whitetail Deer bounding, Wild Turkeys gobbling and hawks and eagles soaring overhead is a natural part of life here. Don't wait! This will not last long! Call Listing Agent John Olson on his Cell phone at 608-474-2110 for more information or to schedule a showing. Camp or Build on ATV Route and Snowmobile Trail Call today for more information on this property and setup a personal showing! 608-474-2110, Office:608-339-8030 or toll-free 608-339-8030. Wisconsin Land for sale in Adams County, WI. Area Information {tab Big Roche-A-Cri Lake} Big Flats Township is located in Adams County, Central Wisconsin at the main intersection of State Highway 13 & County Road C. Known for its ATV routes, Snowmobile trails, thousands of acres of public land, Big Roche-a-Cri Creek, Dead Horse Creek, Dry Creek, and Carter Creek. Big Flats also has 3 of the 23 named Rock Formations in Adams County; Rabbit Rock, Keystone Rock and Minnie Rock. There is a lot of land open to the Public via a large corporate Timber Company. Big Flats Township WI - <https://thelandman.net/big-flats-township-wi.html> Area Information {tab Big Roche-A-Cri Lake} Big Roche-A-Cri Lake Big Roche-A-Cri Lake is formed by a small hydroelectric dam on Big Roche-A-Cri Creek located in Preston Township, Adams County, Central Wisconsin under State Highway 13 between Wisconsin Rapids and Adams - Friendship. East of the Lake, the creek is a trout stream and to the west it also forms Arkdale Lake then runs past Crystal Brook Woods and finally joins the Wisconsin River system at Castle Rock Lake. This 200 acre ski able lake has an average 9 ft deep with a max depth of 20 ft. There are two primary boat launches on the lake for small to mid size fishing, ski and pontoon boats. One is next to the hydro dam and the other right next to hwy 13 just south of the Bar & Grill. Primarily it's a recreational lake used for fishing, boating, jet skiing and water skiing. Please check the WI DNR or signage for both fishing restrictions and wake rules which are currently no wake after 6:00 pm. You can find the most common Wisconsin fish in the lake including northern pike, largemouth bass, blue gills, crappies and other types of panfish. Most of the 6.7 miles of shoreline real estate around the

LAND INFORMATION:

Subdivision : Big Horn Acres Unrec
Total acres : 8

CONVENIENCE:

General Amenities: [Camping Allowed](#)

,AREA - Big Roche A Cri Lake,AREA - Lake Petenwell,AREA - Tri-Lakes,Building Site,Close to a Lake,Close to Creek,Close to Public Land,In an area of multiple lakes,Wildlife Area Nearby,

Exterior Amenities: [On ATV Route](#),Campfire ring,Camper included,Driveway - Dirt/Gravel,Electric,Fully Wooded,Golf course nearby,On Snowmobile Trail,Terrain - Level,Well ,

lake has been fully developed into waterfront building sites for getaway cabins, full time residential homes, mobile homes and campers. State hwy 13 splits the lake in two with the smaller east side being shallow & weedy with the larger West side, much deeper and it's less weedy toward the dam and some of the nicer homes. The contour of the bottom of the lake is made up of the old creek bed, some rock but mostly sand and silt that the creek brings in. The Lake association has the weeds harvested throughout the summer months. Big Roche-A-Cri Lake WI - <https://thelandman.net/big-roche-a-cri-lake-wi.html> {tab Colburn Wildlife Area} Colburn Wildlife Area Colburn Wildlife Area is about 5,000 acres located in Colburn Township of Adams County, Central Wisconsin. This area is south of County Road C just west of Cty G and north of Chicago Ave. Access points are very limited because most of the land around the wildlife area is privately owned by mostly 40 acre+ parcels. Public roads touching Colburn Wildlife Area are Cty C, 6th Ave, Blackhawk Dr, 4th Ave and Chicago Ave. Two Creeks run through the area including Dry Creek and Carter Creek. Most of this land was purchase back in 1947 and is currently manage by the WI DNR (Wisconsin Department of Natural Resources). There is plenty of wildlife including Whitetails Deer, Eastern Wild Turkey, squirrels, rabbits, badgers (State Animal), woodchucks, fox, coyotes, wolves, ruffed grouse, sandhill cranes, herons, egrets, woodpeckers and even black bear from time to time... Activities allowed are Hunting, Hiking, Trapping, Bird Watching plus foraging for natural wild edibles like berries and mushrooms. The property consists of woods, meadows, wetlands / marsh, brush, oaks, pines, and aspen trees. Colburn Wildlife Area - <https://thelandman.net/colburn-wildlife-area.html> {tab Arkdale Lake} Arkdale Lake aka Millpond Arkdale Lake WI is located in Strong's Prairie Township of Adams County, Central Wisconsin it's actually a flowage created by Arkdale Dam backing up Big Roche-A-Cri Creek. The creek also forms Big Roche-a-Cri Lake to the Northeast and flows into Castle Rock Lake to the Southwest. It's right in the town of Arkdale WI and is about a 55 acre body of water with 2 access areas open to the public one on the West side and the other to the Southeast. They both offer concrete boat ramps for small fishing boat, this is a NO WAKE LAKE! It's primarily a fishing lake loaded with several types of fish including small mouth bass, large mouth bass, northern pike and a variety of other panfish. The lake is pretty much fully developed with older more established getaway cabins and full time residential homes. You can find some real estate for sale on and around Arkdale Lake like waterfront parcels, off water homes and lakefront cabins. Arkdale Lake WI - <https://thelandman.net/arkdale-lake-wi.html> {tab Castle Rock Lake} Castle Rock Lake Castle Rock Lake is located in Central Wisconsin just north of Wisconsin Dells between Adams County and Juneau County WI. It's also known as Castle Rock Flowage which is considered Wisconsin's 4th largest inland lake with a surface area of about 13,955 acres and a max depth of 36 feet deep. Castle Rock Lake is part of the Wisconsin Flowage System and is just South of Lake Petenwell. This area is a well-known vacation / tourist area loaded with public hunting land, sandy beaches, trout streams, farmland, small towns and lots of Wisconsin Wildlife. The lake has a wide variety of fish including; Musky, Walleye, Northern Pike, Smallmouth Bass, Largemouth Bass, Catfish, Carp, Panfish, Crappie, Bluegill and just below Castle Rock Dam are Sturgeon. Castle Rock Lake - <https://castle-rock-lake.com> {tab Castle Rock Horse Trails} Castle Rock Horse Trails Castle Rock Horse Trails aren't just horseback riding trails. They are also a multi use trail system for NON-MOTORIZED vehicles like hiking, running, skiing and even wagons! The trail system is NOT open to ATVs & Snowmobiles. You can ride those on the back roads in this area because they are part of the routing systems. The Castle Rock Lake Horse Trails are located south of Highway 21 and east of 20th Ave and go all way to the Wisconsin River where it opens up into Castle Rock Lake on the Adams County, WI. side. The trails are on about 2,500 acres of Wisconsin River Power Company Land that is open to the public for recreation including hunting. Because this land is open to public hunting, use of this trail system is discouraged during the Wisconsin deer gun hunt. Castle Rock Horse Trails - <https://castle-rock-lake.com/castle-rock-horse-trails> {tab Roche-A-Cri State Park} Roche-A-Cri State Park Welcome to the home of Turkey Vultures, Whitetail Deer, Squirrels and the Red Fox! Roche-A-Cri State Park was established in 1948 and consists of 605 acres of woods and prairie. It features Roche-A-Cri Mound. This unique State Park has many different recreational activities from sight-seeing to hiking 303 steps up the top of Roche A Cri Mound. Several rest areas offer different settings where you can enjoy a nice picnic. There are 41 rustic campsites available and the park even offers campfire wood for your convenience. If you wish to climb the hill, there is a 300 foot stairway that includes resting places along the way. During your journey through Roche-A-Cri State Park, you will find areas that tell the history of the hill. At the top is a platform that will allow you to see 10 different counties, many great Lakes, Friendship Mound, and plenty of other unique places for discovery. Roche-A-Cri State Park - <https://thelandman.net/roche-a-cri-state-park.html> {tab Lake Petenwell} Petenwell Lake Lake Petenwell is located in Central Wisconsin just North of Wisconsin Dells and South of Wisconsin Rapids between Adams County and Juneau County WI at the northern end of the counties. It's also known as Petenwell Flowage and is considered Wisconsin's 2nd largest inland lake with a surface area of about 23,040 acres and a max depth of 44 feet deep. Lake Petenwell is part of the Wisconsin Flowage System and is just North of Castle Rock Lake. This area is a well-known vacation / tourist area loaded with public hunting land, sandy beaches, trout streams, farmland, small towns and lots of Wisconsin Wildlife. The lake has a wide variety of fish including; Musky, Walleye, Northern Pike, Smallmouth Bass, Largemouth Bass, Catfish, Carp, Crappie, Bluegill and other Panfish. Lake Petenwell - <https://lake-petenwell.com> {tab Tri-Lakes} Tri-Lakes WI is located in Rome Township, Adams County of Central Wisconsin south of Wisconsin Rapids. The Tri Lakes consist of Lake Arrowhead 350 acres of water and a max depth of 30 ft., Lake Camelot 445 acres of water, a max depth of 24 ft., 246 acres of water and a max depth of 27 ft. This area features Room to Roam Dog Park, Lake Arrowhead County Park, Shermalot Water Ski Show, The Pines Golf Course, The Lake Golf Course, Lake Camelot County Park, Fourteen Mile Creek, Spring Brook, Lake Sherwood County Park and more... Rome Township is loaded with ATV Routes, Snowmobile Trails and Public Lands! Tri-Lakes WI - <https://thelandman.net/tri-lakes-wi.html> {tab Lake Camelot} Lake Camelot is located in Rome Township of Adams County, Central Wisconsin and is the largest of the Tri-lakes with a sand bottom, about 445 acres of water, a max depth of 24 ft. and an average depth of 9 ft. Fourteen Mile Creek flows into the lake on the east end, continuous to where Lake Camelot & Lake Sherwood meet on the west end where the dam is located then turn back into the creek and into Lake Arrowhead a short distance down. Spend a day at Lake Camelot County Park located on the south end near the middle of the lake. The county park is call Lake Camelot County Park, it's located on the western shoreline close to where the dam flows the water into Lake Sherwood and then back into Fourteen Mile creek. Camelot Lake has a nice variety of fish including Walleye, Largemouth Bass, Northern Pike and

Panfish also check out the Wisconsin Wildlife around The Tri-Lakes. Not too far down stream is Wisconsin's 2nd largest body of water; Lake Petenwell. Camelot Lake - <https://thelandman.net/lake-camelot-wi.html> {tab Lake Sherwood} Lake Sherwood is located in Rome Township of Adams County, Central Wisconsin also known as Deer Lodge Lake because the Tri-Lakes Deer Lodge. Sherwood is the smallest of the Tri-lakes with about 246 acres of water and a max depth of 27 ft. and an average depth of 10 ft. It's fed by Spring Brook which flows into the lake from the northeast. You would think that Lake Sherwood would be the home of Shermalot Waterski show but that is on Lake Arrowhead. The county park is call Lake Sherwood County Park, it's located on the western shoreline close to where the dam flows the water into into Fourteen Mile Creek then into Lake Arrowhead. Sherwood has a nice variety of fish including Walleye, Largemouth Bass, Northern Pike and Panfish also check out the Wisconsin Wildlife around The Tri-Lakes. Not too far down stream is Wisconsin's 2nd largest body of water; Lake Petenwell. Sherwood Lake - <https://thelandman.net/lake-sherwood-wi.html> {tab Arrowhead Lake} Lake Arrowhead is located in Rome Township of Adams County, Central Wisconsin it's also known as Manchester Lake (according to the official Wisconsin Lake Book by WI Department of Natural Resource) It is the second largest of the Tri-lakes with about 350 acres of water and a max depth of 30 ft. The Tri-lakes are all heavily subdivided and have covenants and some areas have association fees Lake Arrowhead is probably best known for it's golf course, Lake Arrowhead County Park and Shermalot Water Ski Show. The Lake Arrowhead Golf Course consists of 2 courses; the original, "The Pines Course" & "The Lake Course" which has more water hazards. Both of these golf courses are 18 holes and have been recognized by Golf Digest as 2 of the better courses in the country including a 4.5 star rating on The Pines Course. The county park is call Lake Arrowhead County Park, it's located on the western shoreline close to where the dam flows the water back into Fourteen Mile Creek. Arrowhead Lake has a nice variety of fish including Walleye, Largemouth Bass, Northern Pike and Panfish also check out the Wisconsin Wildlife around The Tri-Lakes. Not too far down stream is Wisconsin's 2nd largest body of water; Lake Petenwell. Arrowhead Lake - <https://thelandman.net/lake-arrowhead-wi.html> {tab Room To Roam Dog Park} Room to Roam Dog Park is located in Rome Township, Adams County of Central Wisconsin by the Tri-Lakes; Lake Arrowhead, Camelot Lake & Lake Sherwood just west of Lake Petenwell and south of Wisconsin Rapids. Not to far from Room to Roam Dog Park in Leola Township you can find Central Wisconsin Grassland Conservation Area which is a Dog Training Area. Room To Roam Dog Park of Rome WI - <https://thelandman.net/room-to-roam-dog-park.html> {tab Leola Marsh Wildlife} Leola Marsh Wildlife Area is located in Leola Township, Adams County of Central Wisconsin featuring Owens Rock which is a rock formation. LMWA has three location the main one at the is located at the intersection of County Road D & W, second location is just south on County Rd W and the third is located to the west at Apache Ave and 3rd Ave. Most of the area is accessible by road but there are two designated parking areas located on Cty WI and 3rd Ave. Leola Marsh Wildlife Area attracts hundreds if not thousands of Sand Hill Cranes every year. Big Roche-A-Cri Fishery Area is located just south and is also open to the public with Big Roche-A-Cri Creek class trout stream. Leola Marsh Wildlife Area - <https://thelandman.net/leola-marsh-wildlife-area.html> {tab Central Wisconsin Grassland Conservation Area} The Central Wisconsin Grassland Conservation Area is 160 acres created by four 40 acre parcels located in Leola Township of Adams County, WI. It's located north of Alpine Ave, south of Akron Dr. and east of 5th Ave. There is a driveway off of Akron Dr. at 469 according to the Adams County GIS website. This area was purchased by the state from a private owner in 2008. In general it's a pretty flat area of grasslands with a deeper trench with Fourteen Mile Creek cutting through the Conservation Area flowing from northeast to southwest. It appears to be an area for training bird dogs with signs posted "Dog Training Area". Find plenty of wildlife in this area! Central Wisconsin Grassland Conservation Area - <https://thelandman.net/central-wisconsin-grassland-conservation-area.html> {tab Big Roche-A-Cri Fishery Area} Big Roche-A-Cri Fishery Area is about 826 acres located in Leola Township of Adams County and Plainfield Township of Waushara County, Central Wisconsin. This public land area is spread out in about 6 sections / zones along the Big Roche-A-Cri Creek which is a "class 1" trout stream. Access points are limited because most of the land around the fishery area is surrounded by privately owned parcels. The roads touching Big Roche-A-Cri Fishery Area are Cty G, Cty KK, Archer Dr., 4th Ave and Aspen Ave. Most of the access is roadside parking and there are 3 parking lots located on Archer Dr. & 4th Ave. According to the Wisconsin Department of Natural Resources, fishing, hunting, trapping, hiking, birding, photography are allowed including having pets. Brook trout are the predominant trout species in this section of the creek, but you can find some brown trout as well. There are a wide variety of wildlife in the fishery including; whitetail deer, beaver, eastern wild turkey, grouse, wood chucks, squirrels. You can find red oaks, white oaks, red pine, white pines, jack pines, birch trees even some row pines in the sandy low land soils. Big Roche-A-Cri Fishery Area - <https://thelandman.net/big-roche-a-cri-fishery-area.html> {tab Roche-A-Cri Mound} Roche-A-Cri Mound Roche-A-Cri Mound is part of Roche-A-Cri State Park and is the steepest hill in the State of Wisconsin according to the Wisconsin Department of Natural Resources (WI DNR). This Adams County Mound was formed by ice and water from the diminishing glaciers of Old Lake Wisconsin during the last Ice Age. Ancient Native American rock art known as glyphs, petroglyphs, pictographs and hieroglyphs of where found at the base of Roche-A-Cri Mound as early as the mid 1800's. Like any natural and man-made attraction both the natural elements (erosion, water and wind) and accidental damage from visitors takes its toll over time. Because of the concern of climbers' safety back in the 1970's the mound became off limits to visitors. So, to utilize this natural attraction the State of Wisconsin in the early to mid 1990's added a stairway of 303 steps from the basis of the mound all the way to the flat top on the north edge where an observation deck was placed offering a great view of the area. From this view point, you can see for miles and observe several other Wisconsin Rock Formations in the area including Rabbit Rock, Minnie Rock, Ship Rock, Cottonville Rock, Dorro Couche Mound (aka Dyracuse Mound), Necedah Mound and Petenwell Rock. There are large panoramic information plaques to help you identify what you are looking at in the Adams County area. Roche-A-Cri Mound - <https://thelandman.net/roche-a-cri-mound.html> {tab Wisconsin River} Wisconsin River Wisconsin is home to the 430 mile long Wisconsin River that is known for its amazing historical background. Many years ago it was used throughout the state as a road for transportation from one location to another. The river begins at the Northeast corner of the state and ends at the Mississippi River. You get the best of both worlds when fishing in the river. Not only do you get to bask in the glory of prime Wisconsin fish, but you get to enjoy the uniqueness of the Mississippi creatures. The Wisconsin River flows through Adams County into Wisconsin Dells and is filled with fun attractions and historical landmarks. An

interesting fact is that a long time ago, the ice that formed Lake Wisconsin melted away causing an overflow of water which cut a portion of the Wisconsin River out which in turn created the Wisconsin Dells. Wisconsin River - <https://thelandman.net/wisconsin-river.html> {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} Adams County WI Campsite for Sale This listing is also on Wisconsin-WI.com | IDXWI.com | Land-WI.com | Adams-WI.com Wisconsin Camping Land for Sale "Multiple Amenities may refer to the same thing depending on use and opinion"

MORE INFORMATION

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2020	\$ 956.45	0.00 %	\$ 0.00	0.00 %