

# LAND FOR SALE

## 10 ACRES M/L

VAN LANEN ROAD, NEW FRANKEN, WI

### LISTING #14550

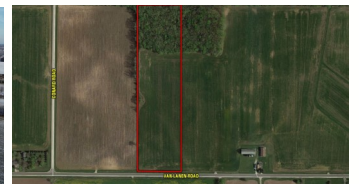
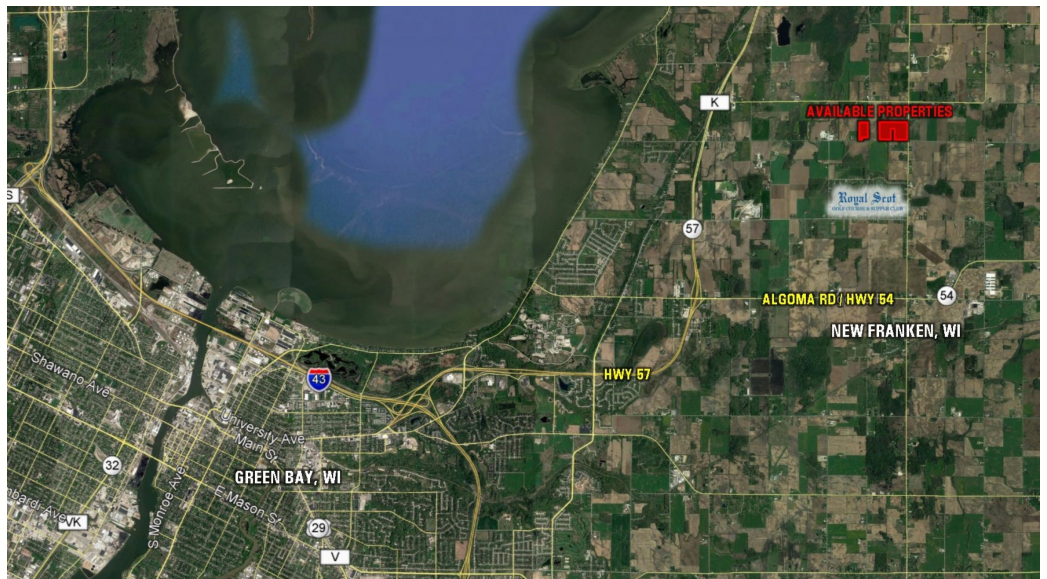
**PRICE:** \$125,000

**DESCRIPTION:** Amazing opportunity to own a building site with hobby farm and recreational possibilities located within the Green Bay School District! This 10 acre parcel offers multiple spots to build a home and still have plenty of room for gardens, pasture or hay. Approximately 6.88 acres m/l are currently tillable and another 2.96 acres m/l of land is hardwood timber. A-1 Agriculture zoning is non-restrictive for future residential rezoning and allows for current row-crop use. An additional 10 acre building site is also available as well as a 35 acre tract of farmland for a total of 55 acres m/l. Property can be found in Section 9 of the Town of Scott along Van Lanen Road.

**DIRECTIONS:** From New Franken: Travel north on New Franken Road to Van Lanen Road. Head west for 1/2 mile and property is located along the north side of the road.

**TAXES:** Net Taxes: \$173.98

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