



**MLS #** 1771487    **Active**    **Lots & Acreage**    **Price:** \$550,000  
**175 AC Geier Rd**    **Town**    **Summit**    L24  
**County:** Juneau    **Mailing City:** La Valle  
**Subdivision:**    WI    53941

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<b>Total Acreage:</b>	175.00	<i>Seller</i>	<b>Price/Acre:</b>	\$3,142.86
<b>Wooded Acres:</b>	109.00		<b>Price/SqFt:</b>	
<b>Pasture Acres :</b>	0.00		<b>Number of Lots:</b>	1
<b>Tillable Acres:</b>	66.00		<b>Lot Number(s):</b>	1
<b>Wetland Acres:</b>	0.00		<b>Section Number:</b>	32

**Directions:** From LaValle go NW on Hwy 33 to R on Stout. Go to Geier Rd turn R. Lft side road just past Miller.

**Lot Size:** 175.47 Acres

**Est. Lot SqFt:**

**Feet WaterFront:** 300    *Other*

**Utilities Avail:** Yes

**Improvements:** No

**Specific Builder Required:**No

**Special Assessment:** No

**School District:** [Wonewoc-Union Center](#)

**Elementary:** Wonewoc

**Middle:** Wonewoc

**High:** Wonewoc

**Annual HOA Dues:**

**Click M for Map:**  
**Documents (if any):**  
**Calculate Payment:**



**Legal Description:** Lot 1, Vol 15 CSM pg 39 #3449

**Parcel #:** 036855

**Net Taxes:** \$ 560 / 2012

**Zoning:** Ag

<b>Type</b>	Rural
<b>Present Zoning</b>	Agricultural
<b>Utilities Avail. (To Lot)</b>	Electricity
<b>Water System</b>	Well required
<b>Waste Disposal</b>	Non municipal/Private req
<b>Road</b>	Blacktop/Asphalt
<b>Improvements</b>	None

<b>Purchase Options</b>	Sell entirely
<b>Special Assessments</b>	None
<b>Available Info</b>	Can be divided, Aerial photos
<b>Miscellaneous</b>	Exp lower level possible
<b>Terms</b>	Use-value assessment
<b>Waterfront</b>	Has actual water frontage, Other type of water
<b>Lake/River</b>	

**Lot Description** Rural - not in subdivisn  
**Features** Wooded, Stream/Spring, Wetland, Rock Outcropping  
**Topography** Level, Rolling, Sloping, Steep Slope, Rocky

Rare Find! This property has features you may find only in a Beautiful State Park. Long distant views from Ridge Top. Wildlife Sanctuary is the first thing I think of when I walk this amazing property. The sign is evident. Some of the Best Trophy Whitetail are roaming this exceptional track. Beautiful Creek runs the valley floor with mature hardwoods and massive Rock Outcroppings. 61 Acres Tillable. Several Outstanding Building Sites. Perfect for your Hunting retreat or dream home.

**Sold Price:**    **Concessions:**    **Closing Date:**

*This information provided courtesy of:* [First Weber Inc](#)

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