

ALL FIELDS CUSTOMIZABLE



MLS # 22502861
Class Land
Type Land
Area Stevens Point
Asking Price \$400,000
Address 00 FISHER ROAD
Address 2 Corner of Helgeson/Fisher
City lola
State WI
Zip 54945

Status Active
Sale/Rent For Sale
Lot Size 40000+
Acres 40-80 Acres
Waterfront No



GENERAL

Agent - Agent Name and Phone	CHAD NELSON - Cell: 715-445-1696	Listing Office 1 - Office Name and Phone	REAL BROKER LLC - Phone: 855-450-0442
Agent - License ID	82330-94	Listing Office 1 - License ID	938769 - 91
Listing Agent 2 - Agent Name and Phone	BRANDICA NELSON - Phone: 715-445-1131	Listing Office 2 - Office Name and Phone	REAL BROKER LLC - Phone: 855-450-0442
Listing Agent 2 - License ID	82288-94	Listing Office 2 - License ID	938769 - 91
Municipality	Harrison, Town of -Waup.Co	Directions	Cty Rd A to City Rd NN to Wolf River Rd to Helgeson. On Corner of Helgeson and Fischer
County	Waupaca County	EXA: Y/N	N
Total Acres	40.00	EXC: Y/N	N
Tax Amount	944.63	FC	No
Tax Year	2024	SS	No
#MFL Acres	29	Associated Documents	5
#Tillable Acres	11.3	Input Date	6/26/2025 12:14 PM
#Wetland Acres	7	Days On Market	70
#Wooded Acres	21.7	Cumulative DOM	70
Sign on Property	Yes	IDX Include	Yes
Township	T25N	Listing Is Primary In	Central
Section	10	VOW AVM	Yes
Range	R11E	VOW Address	Yes
MFL Open or Closed	Closed	VOW Comment	Yes
Managed Forest Land	Yes	VOW Include	Yes
Limited Service	No		
Listing Date	6/25/2025		
Update Date	6/26/2025		
Status Date	6/26/2025		
HotSheet Date	6/26/2025		
Price Date	6/26/2025		
General Date	6/25/2025		
PIN #	07 10 33		

FEATURES

USE	ROAD MAINTENANCE	UTILITIES AT L	AVAILABLE DOCS
Crop	Municipal	Electric	Aerial
Hunting	WATER	Telephone	Vacant Land Disclosures
Recreational	None	Cable	STEVENS PT AREA SCH DIST
Building	SEWER	ZONING	lola/Scandinavi
TOPOGRAPHY	None	Agriculture	
Rolling			
Wooded			

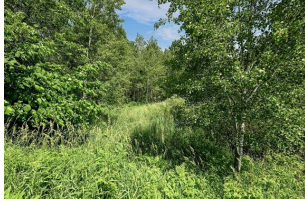
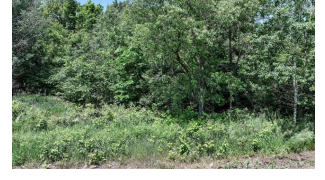
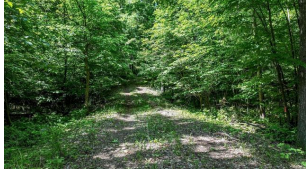
FINANCIAL

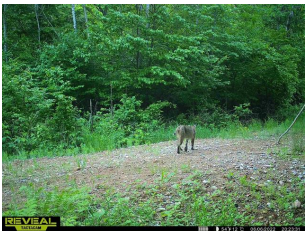
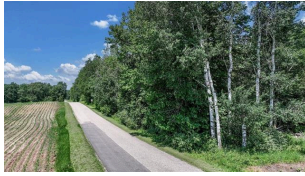
Original Price \$400,000

REMARKS

Remarks Attention Land Buyers! Discover your very own slice of paradise at the corner of Fisher Road and Helgeson Road, just north of lola in beautiful Waupaca County. This stunning 40-acre property offers a perfect mix of 29 wooded acres and 11 acres of productive cropland (currently planted with corn). Whether you're looking to build your dream home today or in the future, this property is your ticket to enjoying Wisconsin's great outdoors. With no shortage of wildlife — and definitely not your average flat and boring property — this is the place to hunt, explore, and make lasting memories. Be sure to check out the photos and drive by to appreciate the setting for yourself! Important: Please do not walk the property without an appointment. All showings must be scheduled and accompanied by a licensed real estate agent. Don't miss out — contact us to set up your private showing today!

ADDITIONAL PICTURES





DISCLAIMER

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