Fond du Lac County Wisconsin
TRANSITIONAL FARMLAND 120± acres For Sale

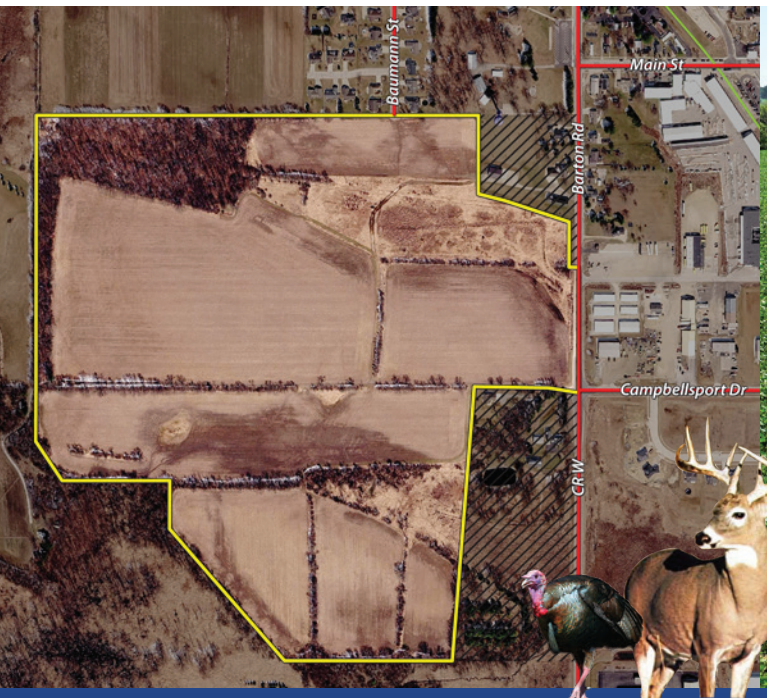




Schrader Real Estate & Auction Company is pleased to represent the ML Feuerhammer Irrevocable Trust, which consists of 120± acres in the town of Ashford, in Fond du Lac County, Wisconsin. The property is located adjacent to the Village of Campbellsport along N. Baumann St and County Road W, conveniently situated between Fond du Lac and West Bend.

The property combines productive farmland, rural homesite potential, and development potential. According to the Village of Campbellsport Future Land Use Plan, portions of the property are identified for future residential and industrial development. Its location immediately adjacent to the Village provides an opportunity for developers, investors, farmers, and hunting enthusiasts to acquire productive agricultural and hunting land with potential for future development. Any future development, change in use, or homesite is subject to applicable zoning, governmental approvals, and other requirements.

Of the 120± acres, there are approximately 88.15 FSA tillable acres. The farm lease has been terminated, and the property will be available for the 2027 crop year, allowing for continued agricultural use or rental income.





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Wildlife photos are for illustrative purposes only and are not of the property. The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

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Total Price $1,800,000