



# *125 acres of Pure Paradise*

*Town of Ottawa ~ Highway 67 ~ MLS# 1002973*

Ideal location to enjoy nature, yet still close to shopping. This is a very private property, surrounded by farms and other large parcels, with unlimited possibilities. It abuts the Kettle Moraine Golf Course and offers an outstanding school system (all of which are designated as Blue Ribbon Schools of Excellence by the U.S. Department of Education).

Walking distance to state land, and horse trails. This property would be ideal for anyone that wants a private estate or horse farm. There is farmland, highland, woodland, wetland, lakes access to two lakes (Grants and Reagon's), creeks, wildlife ponds, and an abundance of wildlife including deer, turkeys, pheasants, ducks, geese, song birds, fish, and more. Great fishing to be had on Reagons Lake year round! For the hunter, the woods and farmland make for a wildlife haven.

Not only is this part of the old Christmas tree farm, but 1000's of oak and pine trees, apple trees, wild life bushes, farm pastures, and prairies, have been planted. There are miles of wildlife trails, for walking, jogging, cross country skiing, horseback riding or ATVing, and snowmobiling.

This property is also part of Paradise Valley, the proposed DNR expansion area to the existing Kettle Moraine State Forest boundary in Waukesha County, primarily within Ottawa Township . Within this area the DNR and other partners want to acquire up to 4,000 acres of land over time from **willing sellers only** for the Paradise Valley addition of the Kettle Moraine State Forest–Southern Unit in Waukesha . If purchases are completed, this land would be surrounded by the State Forest.

Development potential - in the planning stage with the Town and County for up to 26 lots. This is in the very early stage, (conceptual) and no zoning has been changed at this time.

Land contract option available.

Present house, barn, and an additional 10 +/- acres could also be purchased, as an option.



*All information above was provided by seller.*