

# # SAMPLE-LISTING, SAMPLE LISTING TWIN LAKES LAND FOR SALE & BOAT SLIP ON LAKE PETENWELL

For sale. \$ 49,900



Twin Lakes | Lakefront Land | Wooded acreage | Boat slip | Close to Tri-Lakes | Golf Course Nearby | In an area of multiple Lakes | ATV Route | Close to snowmobile trails | Paved Road | Dock/Pier | Bring your agenda for all the water sports fun you can...

SAMPLE LISTING Camp or build on Wooded Waterfront Lot Bring your agenda for all the water sports fun you can handle! Spring will be here before you know it! Start making some memories on this lakefront land in Central Wisconsin. Located in an area that has recreational activities for all seasons! You will love the peacefulness of this lake-side community that is so close to the ATV route and the Snowmobile Trail. Camp or build on this quiet, mostly wooded parcel that is almost 2 acres! Get twice the bang for your buck! You get water frontage on Twin Lakes and also a day boat slip on Lake Petenwell, the 2nd largest inland lake in Wisconsin! Fish, swim, boat, ski or sail! Lots of Muskies in these waters and abundant deer & turkeys in these woods. The Tri-Lakes are also just minutes away for more lake action. Check out the farmers market in Rome, visit the nearby golf course or hike the public land! Adams County Wisconsin Call Listing Agent Billy Tyrcha directly on his cell phone for faster service at 608-474-2109. Or call the office Toll-free at 1-888-696-8695. Call today for more information on this property and to setup a personal showing! Tri-Lakes WI Area Information {tab Rome WI} Rome Township is located at the northwest part of Adams County, Central Wisconsin home of the Tri-Lakes; Lake Arrowhead 300 acres, Lakes Sherwood 246 acres & Lake Camelot 445 acres. The areas around the lakes are heavily developed and have covenants, rules, regulations and restrictions. There are literally hundreds of deeded lake access parcels on both sides of Hwy 13 around these all sports fishing lakes. There are a couple of stream running through Rome including Chester Creek, Spring Branch which flows into Sherwood Lake, Fourteen Mile Creek which fills Lake Camelot and Lake Arrowhead then dumps in to Lake Petenwell that is part of the Wisconsin River Flowage System. Twin Lakes is also located in the Township right across the street from Petenwell right by Twin Lakes Nature Preserve; 45 wooded / wetland acres. There are two rock formations Hamilton Mound and D'oro Couche aka Dyracuse Mound part of Dyracuse Off-Road Park close to Monroe Prairie Recreation Area for ATVing. Most of the back roads are open to both ATVing and Snowmobiling via routes. Rome WI is known for the Lake Arrowhead Golf Courses; The Pine Course and The Lakes Course plus Room to Roam Dog Park. Rome Township WI - <https://thelandman.net/rome-township-wi.html> {tab Tri-Lakes} Tri-Lakes WI is located in Rome Township, Adams County of Central Wisconsin south of Wisconsin Rapids. The Tri Lakes consist of Lake Arrowhead 350 acres of water and a max depth of 30 ft., Lake Camelot 445 acres of water, a max depth of 24 ft., 246 acres of water and a max depth of 27 ft. This area features Room to Roam Dog Park, Lake Arrowhead County Park, Shermalot Water Ski Show, The Pines Golf Course, The Lake Golf Course, Lake Camelot County Park, Fourteen Mile Creek, Spring Brook, Lake Sherwood County Park and more... Rome Township is loaded with ATV Routes, Snowmobile Trails and Public Lands! Tri-Lakes WI - <https://thelandman.net/tri-lakes-wi.html> {tab Room To Roam Dog Park} Room to Roam Dog Park is located in Rome Township, Adams County of Central Wisconsin by the Tri-Lakes; Lake Arrowhead, Camelot Lake & Lake Sherwood just west of Lake Petenwell and south of Wisconsin Rapids. Not to far from Room to Roam Dog Park in Leola Township you can find Central Wisconsin Grassland Conservation Area which is a Dog Training Area. Room To Roam Dog Park of Rome WI - <https://thelandman.net/room-to-roam-dog->

## LAND INFORMATION:

Subdivision : Twin Lakes  
Total acres : 1.79

## CONVENIENCE:

**General Amenities:** Wildlife Area Nearby, Snowmobile Trail nearby, Near Casino, Covenants, Close to State Park, Close to Public Land, Close to Creek, Close to a Lake, Building Site, Association Fees, AREA - Tri-Lakes, AREA - Lake Petenwell, [Camping Allowed](#), **Exterior Amenities:** Private, Paved Road, Natural Gas Service to property, Mostly Wooded, Lakefront, Lake - All Sports Lake, Guest Cottage, Golf course nearby, Boat Slip, **Interior Amenities:** Ceiling fan(s),

park.html {tab Lake Petenwell} Lake Petenwell is Wisconsin's second largest body of water (23,000+ Acres), created by Wisconsin River Power Company in the 1940s by building a Hydroelectric Dam on the Wisconsin River. Lake Petenwell is also known as Petenwell flowage. It has plenty of fine waterfront real estate around Petenwell County Park which is one of Central Wisconsin's most popular parks. Just south of the Petenwell Dam, is Castle Rock Lake, which is WI 4th largest lake. You can not boat from lake petenwell to castle rock lake. These two lakes, along with the Wisconsin, River separate Adams County & Juneau Cty. Today Lake Petenwell is one of Central Wisconsin biggest attractions along with Wisconsin Dells, which is only about 30 minutes directly south. Lake Petenwell - <https://Lake-Petenwell.com> {tab Leola Marsh Wildlife} Leola Marsh Wildlife Area is located in Leola Township, Adams County of Central Wisconsin featuring Owens Rock which is a rock formation. LMWA has three location the main one at the is located at the intersection of County Road D & W, second location is just south on County Rd W and the third is located to the west at Apache Ave and 3rd Ave. Most of the area is accessible by road but there are two designated parking areas located on Cty WI and 3rd Ave. Leola Marsh Wildlife Area attracts hundreds if not thousands of Sand Hill Cranes every year. Big Roche-A-Cri Fishery Area is located just south and is also open to the public with Big Roche-A-Cri Creek class trout stream. Leola Marsh Wildlife Area - <https://thelandman.net/leola-marsh-wildlife-area.html> {tab Central Wisconsin Grassland Conservation Area} The Central Wisconsin Grassland Conservation Area is 160 acres created by four 40 acre parcels located in Leola Township of Adams County, WI. It's located north of Alpine Ave, south of Akron Dr. and east of 5th Ave. There is a driveway off of Akron Dr. at 469 according to the Adams County GIS website. This area was purchased by the state from a private owner in 2008. In general it's a pretty flat area of grasslands with a deeper trench with Fourteen Mile Creek cutting through the Conservation Area flowing from northeast to southwest. It appears to be an area for training bird dogs with signs posted "Dog Training Area". Find plenty of wildlife in this area! Central Wisconsin Grassland Conservation Area - <https://thelandman.net/central-wisconsin-grassland-conservation-area.html> {tab Big Roche-A-Cri Fishery Area} Big Roche-A-Cri Fishery Area is about 826 acres located in Leola Township of Adams County and Plainfield Township of Waushara County, Central Wisconsin. This public land area is spread out in about 6 sections / zones along the Big Roche-A-Cri Creek which is a "class 1" trout stream. Access points are limited because most of the land around the fishery area is surrounded by privately owned parcels. The roads touching Big Roche-A-Cri Fishery Area are Cty G, Cty KK, Archer Dr., 4th Ave and Aspen Ave. Most of the access is roadside parking and there are 3 parking lots located on Archer Dr. & 4th Ave. According to the Wisconsin Department of Natural Resources, fishing, hunting, trapping, hiking, birding, photography are allowed including having pets. Brook trout are the predominant trout species in this section of the creek, but you can find some brown trout as well. There are a wide variety of wildlife in the fishery including; whitetail deer, beaver, eastern wild turkey, grouse, wood chucks, squirrels. You can find red oaks, white oaks, red pine, white pines, jack pines, birch trees even some row pines in the sandy low land soils. Big Roche-A-Cri Fishery Area - <https://thelandman.net/big-roche-a-cri-fishery-area.html> {tab Adams County} Adams County is Located in Central Wisconsin between Wisconsin Rapids and Wisconsin Dells consisting of 17 Townships featuring fishing lakes, trout streams, lots of public land, ATV routes, Snowmobile Trails and rock formations. This county is known for 3 types of industries; recreation tourism, farming (mostly corporate) and small businesses. State Highway 21 is the main artery for East & West and State Hwy 13 is the main artery for North & South travel. Adams County WI - <https://thelandman.net/adams-county-wi.html> {tab Lake Camelot} Lake Camelot is located in Rome Township of Adams County, Central Wisconsin and is the largest of the Tri-lakes with a sand bottom, about 445 acres of water, a max depth of 24 ft. and an average depth of 9 ft. Fourteen Mile Creek flows into the lake on the east end, continuous to where Lake Camelot & Lake Sherwood meet on the west end where the dam is located then turn back into the creek and into Lake Arrowhead a short distance down. Spend a day at Lake Camelot County Park located on the south end near the middle of the lake. The county park is call Lake Camelot County Park, it's located on the western shoreline close to where the dam flows the water into Lake Sherwood and then back into Fourteen Mile creek. Camelot Lake has a nice variety of fish including Walleye, Largemouth Bass, Northern Pike and Panfish also check out the Wisconsin Wildlife around The Tri-Lakes. Not too far down stream is Wisconsin's 2nd largest body of water; Lake Petenwell. Camelot Lake - <https://thelandman.net/lake-camelot-wi.html> {tab Lake Sherwood} Lake Sherwood is located in Rome Township of Adams County, Central Wisconsin also known as Deer Lodge Lake because the Tri-Lakes Deer Lodge. Sherwood is the smallest of the Tri-lakes with about 246 acres of water and a max depth of 27 ft. and an average depth of 10 ft. It's fed by Spring Brook which flows into the lake from the northeast. You would think that Lake Sherwood would be the home of Shermalot Waterski show but that is on Lake Arrowhead. The county park is call Lake Sherwood County Park, it's located on the western shoreline close to where the dam flows the water into into Fourteen Mile Creek then into Lake Arrowhead. Sherwood has a nice variety of fish including Walleye, Largemouth Bass, Northern Pike and Panfish also check out the Wisconsin Wildlife around The Tri-Lakes. Not too far down stream is Wisconsin's 2nd largest body of water; Lake Petenwell. Sherwood Lake - <https://thelandman.net/lake-sherwood-wi.html> {tab Arrowhead Lake} Lake Arrowhead is located in Rome Township of Adams County, Central Wisconsin it's also known as Manchester Lake (according to the official Wisconsin Lake Book by WI Department of Natural Resource) It is the second largest of the Tri-lakes with about 350 acres of water and a max depth of 30 ft. The Tri-lakes are all heavily subdivided and have covenants and some areas have association fees Lake Arrowhead is probably best known for it's golf course, Lake Arrowhead County Park and Shermalot Water Ski Show. The Lake Arrowhead Golf Course consists of 2 courses; the original, "The Pines Course" & "The Lake Course" which has more water hazards. Both of these golf courses are 18 holes and have been recognized by Golf Digest as 2 of the better courses in the country including a 4.5 star rating on The Pines Course. The county park is call Lake Arrowhead County Park, it's located on the western shoreline close to where the dam flows the water back into Fourteen Mile Creek. Arrowhead Lake has a nice variety of fish including Walleye, Largemouth Bass, Northern Pike and Panfish also check out the Wisconsin Wildlife around The Tri-Lakes. Not too far down stream is Wisconsin's 2nd largest body of water; Lake Petenwell. Arrowhead Lake - <https://thelandman.net/lake-arrowhead-wi.html> {tabs} Central Wisconsin Small Acreage for Sale by Camelot Lake WI This listing is also on | [Adams-WI.com](https://Adams-WI.com) | [Wisconsin-WI.com](https://Wisconsin-WI.com) | [Land-WI.com](https://Land-WI.com) | [Lake-WI.com](https://Lake-WI.com) | [Lake-Petenwell.com](https://Lake-Petenwell.com) | [ATV-WI.com](https://ATV-WI.com) | [Snowmobile-WI.com](https://Snowmobile-WI.com) "Multiple Amenities may refer to the same thing depending on use and opinion"

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2019	\$ 556	0.00 %	\$ 0	0.00 %