

Trumpeter Valley Lot 77 - 3.012 Acres - \$199,000

To find Lot 77 - Use Address W11115 446th Ave, Prescott, WI 54021

(Lot 77 is to the right of address above)

Lot 77 Features:

- **Spectacular Bluff Views!** Imagine... Trees in All Seasons Bathed in the Brilliant Light of the Southern Sun. Straight-On-Views of Gaggles of Geese, and Eagles Soaring in the Vast Valley Sky. Rich Golden Light Casted Between the Bluffs with the Lowering of the Western Sun.
- **Lookout Point** Enjoy the Gorgeous Views Further Out – Perhaps build a Small Patio with Rail or Lower Stone Wall and Seating to Enjoy the Expansive Views During the Day and the Star- Filled Skies at Night. Maybe Add a Fire Pit!
- **Sloped Land** Accommodates Full Walk-Out
- **On Cul-de-sac** More Privacy, Less Traffic
- **Vacant Adjacent Lot** Lot 75 Will Stay Vacant, West of Lot 77, Per Owner.
- **Southern View** Sunshine Highlights the Beauty of The Bluffs and Valley.
- **Southern Sun** Great Energy Source for Potential Use of Solar Panels.
- **Western Sunset** on Ravine Side Provides Beautiful Sunsets to be Enjoyed with Bluff Views Simultaneously.
- **Close to Mississippi** Fourth Lot in from Mississippi.
- **Big River Class-A Trout Stream** in Valley Below Bluff
- Direct Access to River and Trails From Property by Walking Down Ravine
- **Survey Completed**
- **Staked Lot** Shows Perimeter and Individual Lot Lines of Lot 77
- **Lot and Underbrush Cleared**
- **Grass Mowed and Thatched Regularly**
- **Soil Testing Passed**
- **Fiber Optics Added 2023**