

Castle Rock Lake Frontage!

ONLY \$149,900!



ATTENTION SHORELINE COMMONS AREA

This shoreline, extending back approximately one hundred feet (100') from the ordinary high water mark, is owned by Wilderness Water Power Company (WWPCO) and managed in accordance with the terms and conditions of a license from the Federal Energy Regulatory Commission for the Pleasant-Castle Rock Hydroelectric Project.

Under an easement granted from WWPCO, adjacent landowners utilize the Shoreline Commons Area as their primary recreation access to the Reservoir. This easement may grant landowner discretion the general use of adjacent shorelines such as docks, stairs, and boat-to-boat security lights. If your written consent from WWPCO is obtained, certain regulatory management activities may be allowed such as: vegetation management (cutting of dead or diseased trees), supplemental planting of native trees and shrubs, control of invasive species and management for waterfowl habitat, as required by WWPCO, with seasonal timing of such activities.

Use of the Shoreline Commons Area by other members of the public is limited to the following activities:

1. Hunting, jogging or walking.
2. Boat launching with motor, outboard and small boats.
3. Boat mooring or water protection.
4. Boat launching, launch ramps, etc.
5. Storing or placing of any dock, pier, or other structure for mooring or launching of boats.
6. Storing or placing of any dock, pier, or other structure for mooring or launching of boats.
7. Storing or placing of any dock, pier, or other structure for mooring or launching of boats.
8. Storing or placing of any dock, pier, or other structure for mooring or launching of boats.

Wilderness
Watch



Lot 10 N. Timber Bay Ave. | Friendship | WI | 53934

Ensure your get-away spot for the best that Central Wisconsin has to offer! Fish, swim, boat or ski on Castle Rock Lake practically in your own backyard! Don't let this private home-site nestled in the mature oak & pine forest get away! Covenants are in place to protect your investment. This is located within half an hour from Wisconsin Dells. Perfect spot for the nature lover too! Lots of birds, deer and turkey will be your neighbors. Bring your construction plans and come home to Timber Bay!

- 1558658
- 1.51 +/- Acres
- Waterfront
- Castle Rock Lake
- Quincy Township
- Adams County
- Hardwood Forest

Landman Realty, LLC



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Contact Landman Realty llc Today For A Personal Showing. 888-696-8695 Open 7 Days A Week!