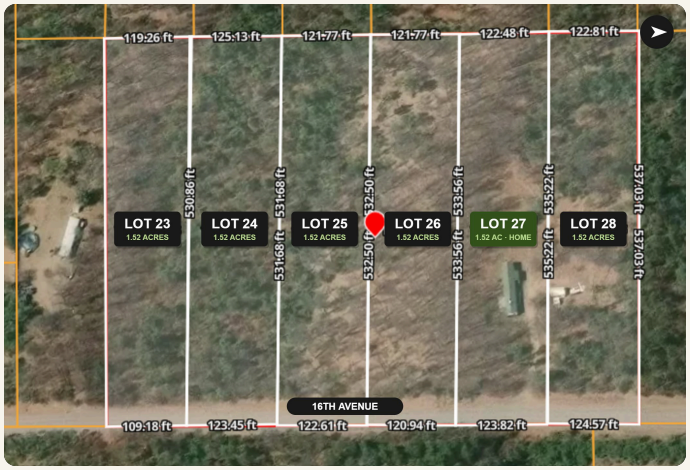
NEKOOSA LOTS

Six 1.52-Acre Lots on 16th Ave

Town of Rome, Adams County, Wisconsin



Overhead view, north to the right. Lot lines approximate, for illustration only; verify with survey.

ORIENTATION

Reference address	**673 16th Ave, Nekoosa, WI 54457**
Parent parcel	Adams County 030-01816-0000, 9.1 acres

Six individual lots, 1.52 acres each, currently being separated into six tax parcels

Each lot measures 121 feet of frontage on 16th Ave by 546 feet deep. Lots run north to south in sequence, with Lot 23 at the south end and Lot 28 at the north end.

FINDING THE LOT LINES

Lot corners are marked with yellow metal blade signs on steel T-posts, hand-numbered with the lot number. Markers are set in two places on each lot:

- At the road frontage along 16th Ave
- At the back (west) line of each lot

Walk the frontage along 16th Ave to find your lot number, then sight west to the matching back marker to see the full depth.



Lot 25 marker



Lot 26 marker, home on Lot 27 behind

LOT TABLE

LOT	ACRES	DIMENSIONS	GPS COORDINATES	STATUS
23	1.52	121 × 546	44°9'26" N, 89°52'41" W	Available
24	1.52	121 × 546	44°9'28" N, 89°52'42" W	Available
25	1.52	121 × 546	44°9'29" N, 89°52'41" W	Available
26	1.52	121 × 546	Continues north of Lot 25	Available
27	1.52	121 × 546	673 16th Ave	**Home on this lot**
28	1.52	121 × 546	North end of the property	Available

Coordinates are phone GPS readings taken at the stakes. Use them to get close, then locate the numbered marker.

Tip: On an iPhone, download the free Coordinates app to see your live GPS position and match it to the coordinates above as you walk.

WHAT'S IN PLACE

Soil and septic
Soil testing completed September 2026. Rated suitable for a conventional in-ground septic system. No mound required.

Utilities
Natural gas and electric at the road. Private well needed.

Zoning
R-2, Town of Rome. Allows both stick-built and manufactured homes.
No HOA. No covenants. No deed restrictions.

Access
Frontage on 16th Ave, a town-maintained road. Subject to an easement over the east 33 feet for highway purposes.

CAMPING

Camping is allowed under Town of Rome Code § 360-9C with a permit from the Zoning Administrator.

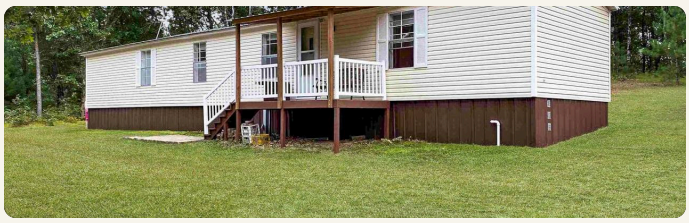
- **Seasonal permit:** April 14 through November 30, annual permit required
- **Off-season:** December 1 through April 14, separate permit, capped at two occurrences totaling 21 days
- **Allowed units:** camping trailers, motor homes, park models, pickup campers, conversion vans, tents. Must stay mobile, licensed, and self-contained.
- The Town requires a water source and an approved septic or sewer connection on the lot before issuing a camping permit

Confirm current permit requirements with the Town of Rome Zoning Administrator.

LOCATION

- Directly across from the Sand Valley Golf Resort boundary
- Nationally ranked courses nearby
- Minutes to Lake Petenwell and four Rome lakes
- Roughly 40 minutes to Wisconsin Dells
- Nekoosa School District

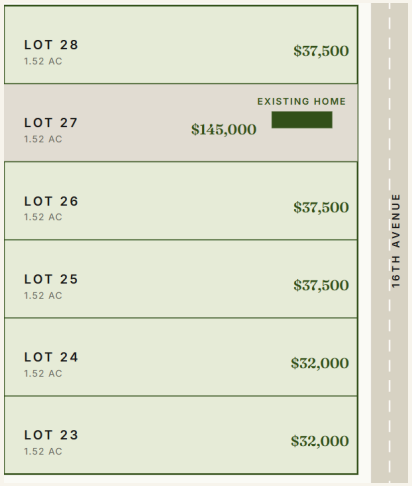
THE HOME ON LOT 27



673 16th Ave, Nekoosa, WI 54457

- 1993 Monarch manufactured home, 14 × 72, approximately 966 sq ft
- 3 bedrooms, 2 full baths
- Metal roof installed 2016
- LP forced-air heat
- Two covered porches, storage shed, separate pump house
- Private well
- Conventional septic: 1,000 gallon concrete tank, 585 sq ft seepage trench, rated for 3 bedrooms. Pumped and inspected September 2026.
- Set on piers with tie-downs
- Sold furnished

LOT PRICING



LEGAL DESCRIPTIONS

All lots described as: The North 121 feet of the South [distance] feet of the East 546.00 feet of the Southeast Quarter of Section 34, Township 20 North, Range 5 East, Town of Rome, Adams County, Wisconsin. Subject to an easement over the East 33 feet for highway purposes.

Lot 23	Lot 24	Lot 25	Lot 26	Lot 27	Lot 28
South 788.64 feet	South 909.64 feet	South 1030.64 feet	South 1151.64 feet	South 1272.64 feet	South 1393.64 feet
30-1812	30-1813	30-1814	30-1815	30-1816	30-1817

Each column: lot, distance, former tax key.

Maps, photos, and current lot availability at nekoosalots.com
Seller is a licensed Wisconsin real estate broker and a member of the LLC that owns the property.

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