



9523 River Road, Amherst, WI

Property Features

- Rare 120-acre country estate spanning 5 parcels in the heart of Central Wisconsin
- Well-maintained 1,860 SF home offering 4 bedrooms, 1.5 bathrooms, and a lower-level 2-car garage, with several recent updates and improvements completed throughout the home.
- Exceptional outbuildings including an impressive 80' x 60' contractor building/shop that is heated, 72'x40' pole barn, and 40' x 24' detached 3-car garage with woodstove.
- Prime visibility and accessibility just 2 minutes off heavily traveled Hwy 10, providing convenient access to Stevens Point, Wausau, Appleton, and Oshkosh via one of the region's main thoroughfares.
- Private country setting just minutes from schools, grocery stores, banking, churches, Central Wisconsin Airport (CWA) and Appleton International Airport (ATW).

Rare opportunity to own a versatile Central Wisconsin property designed for the ultimate live-work-hunt lifestyle. This unique country estate offers the ideal combination of residential comfort, business functionality, and outstanding recreational/hunting acreage all in one location. Whether you are a contractor, business owner, outdoor enthusiast, or simply looking for space and privacy with excellent accessibility, 9523 River Rd delivers endless potential in a highly desirable Amherst location.

PRICE

\$1,925,000

Acres

119.97

House: 4-Bedroom / 1.5 Bath = 1,860 SF

Outbuildings: Contractor Building 80'x60', Pole Barn 72'x40', Detached 3-Car Garage 40'x24'

Zoning: A4 General Agricultural & A1 Exclusive Agricultural # 006231032-13

Year Built: 1969, 2021 Kitchen & Flooring, 2024 New Roof

For more information:

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House



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Land Aerials



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Contractor Building



Garage



Hunting

Pole Barn



For more information:

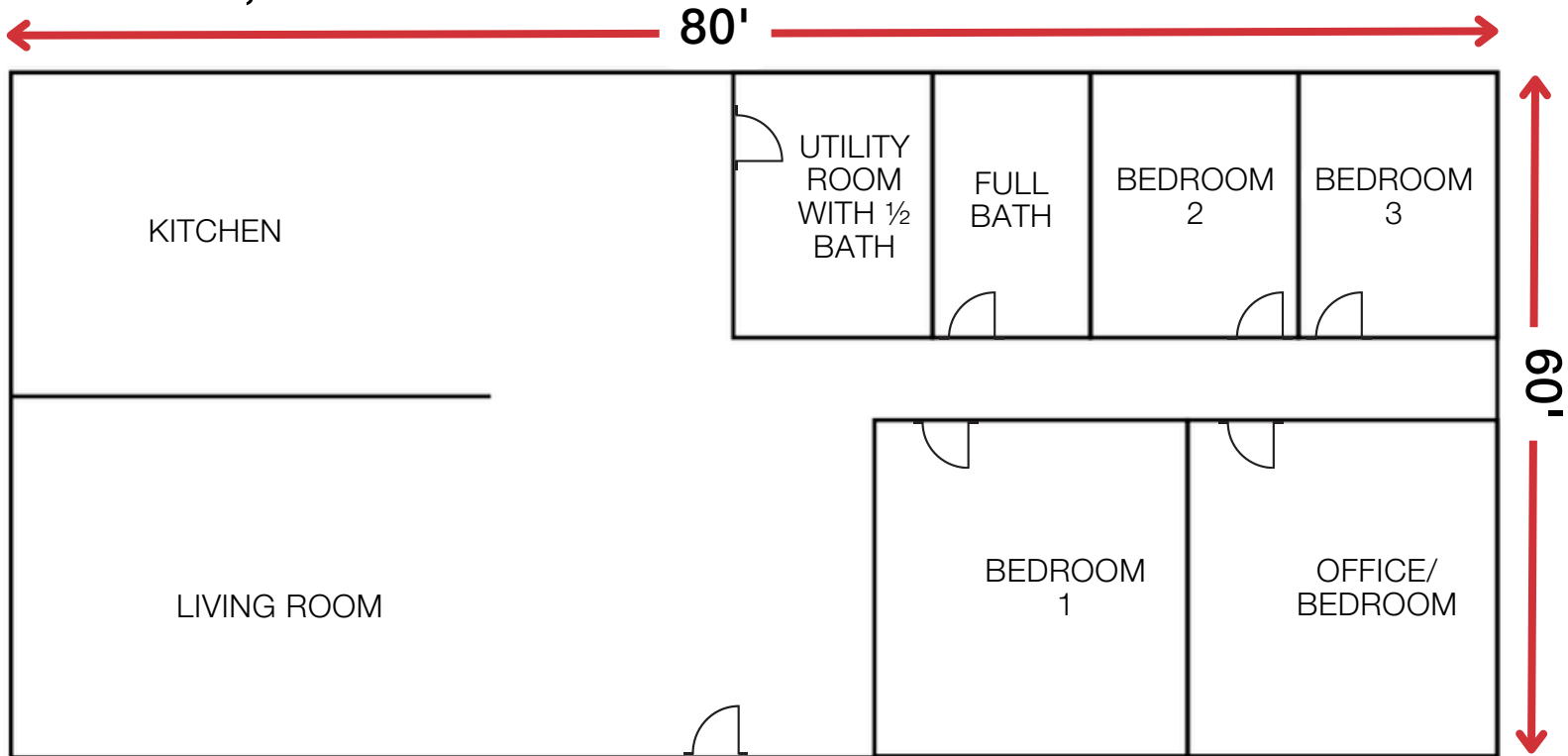
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House: 1,860 SF



IMPROVEMENTS:

- STEEL ROOF AND GUTTERS 2024
- KITCHEN REMODEL AND FLOORING 2021

LOWER LEVEL

- POTENTIAL TO FINISH BASEMENT FOR ADDITIONAL LIVING SPACE
- 2-CAR GARAGE

UTILITIES

- SEPTIC - 1,000 GALLONS
- WELL
- LP
- ELECTRIC

For more information:

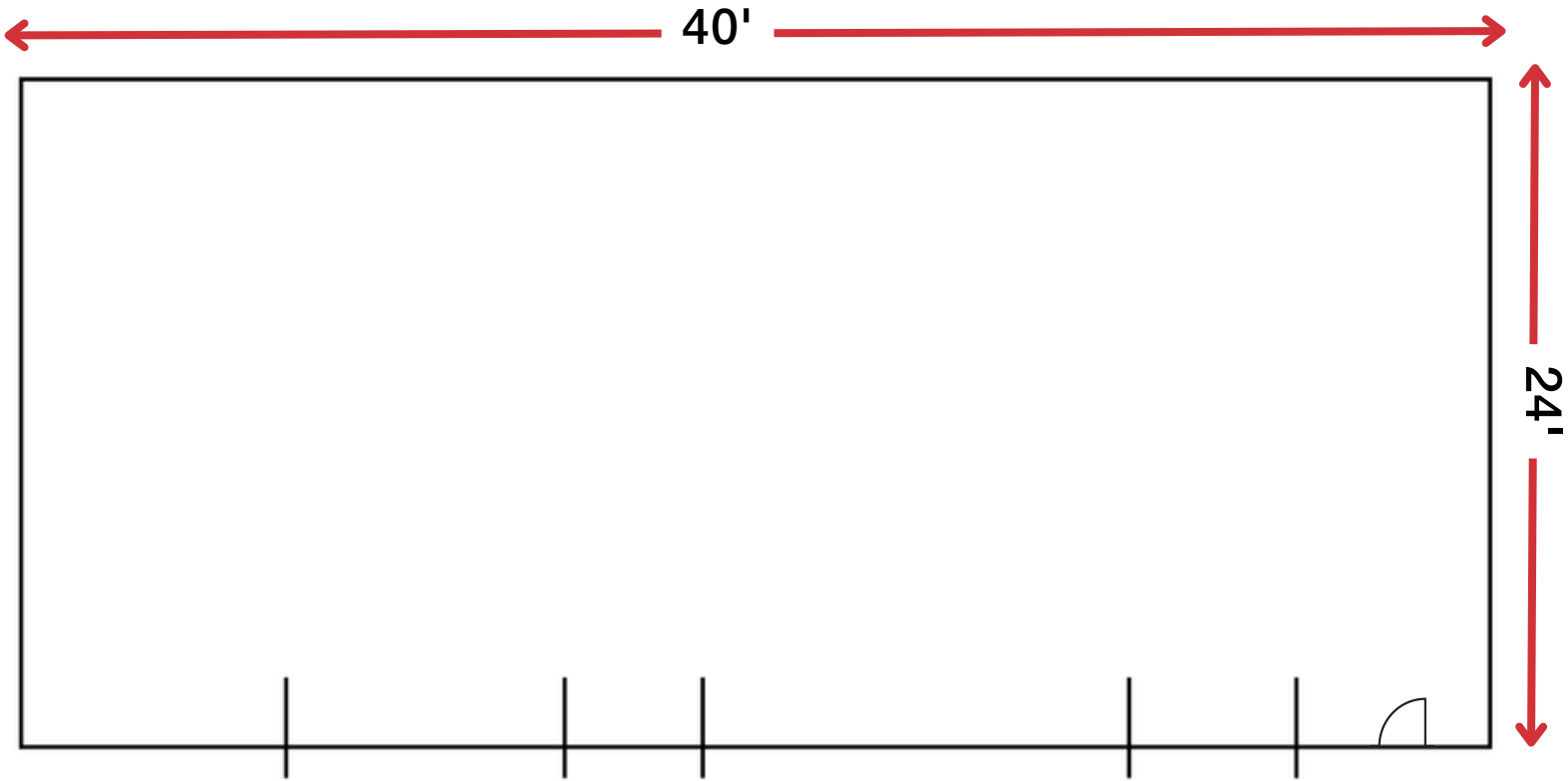
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3-Car Garage - 960 SF



IMPROVEMENTS:

- WOOD STOVE
- NEW GARAGE DOORS 2025
- NEW STEEL ROOF 2024

For more information:

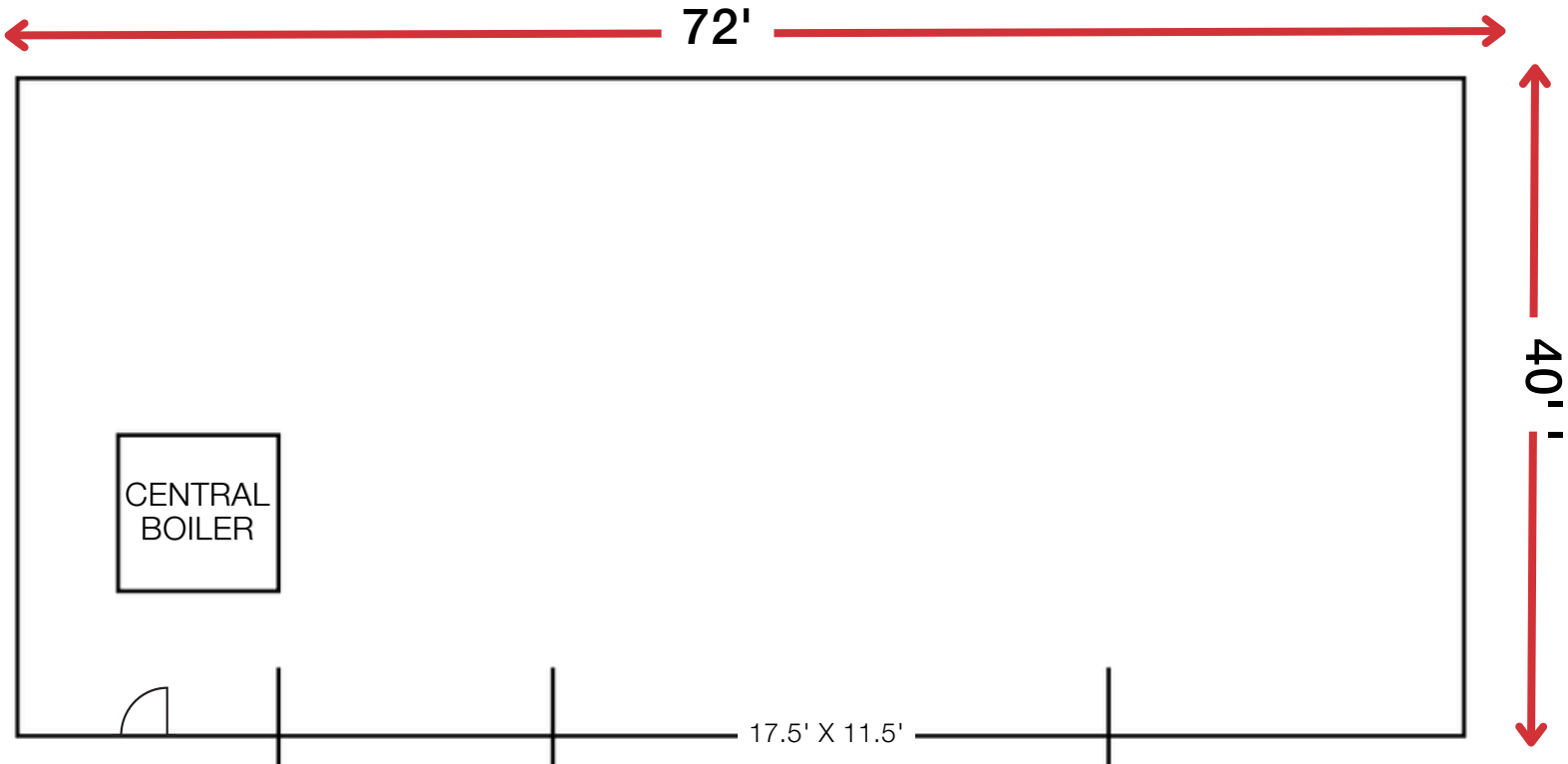
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Pole Barn - 2,880 SF



IMPROVEMENTS:

- CENTRAL BOILER WITH HEAT EXCHANGE TO HOUSE
- CENTRAL BOILER ALSO HEATS THE CEMENT FLOOR IN CONTRACTOR BUILDING

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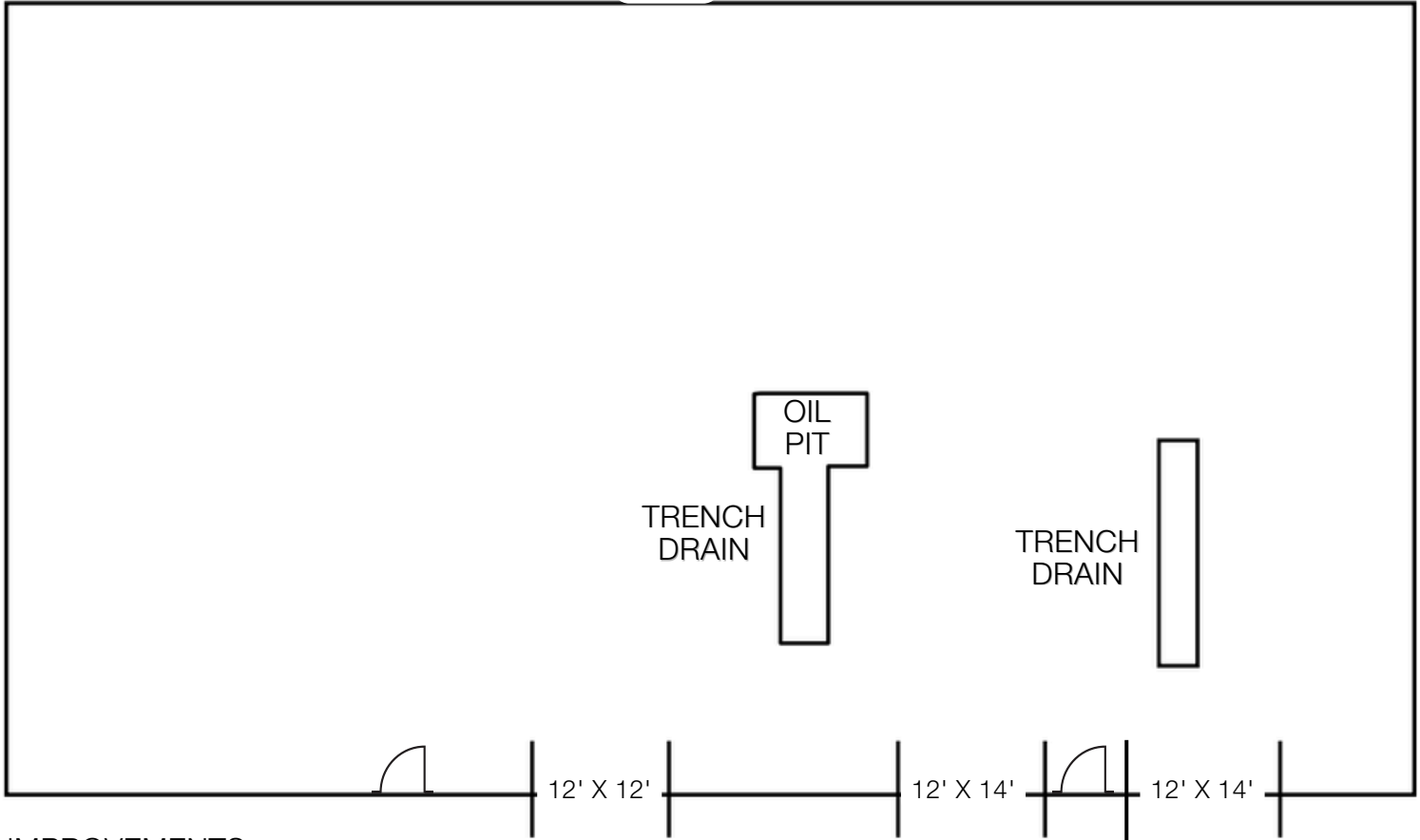
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Contractor Building - 4,800 SF

80'

60'



IMPROVEMENTS:

- HIGH PITCH 16.5'
- CEMENT FLOOR
- HEATED FLOOR FROM BOILER IN POLE BARN
- PLUMBING STUBBED FOR RESTROOM; NO WATER TO CONTRACTOR BUILDING YET.

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STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a latertime, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.