

# NEPCO LAKE

**Sand Beach, Build 25' from the Water, 3.9% Lot Loan!**  
**Buy now for choice lots!**

**Canadian Lake in Central Wisconsin**  
**15 miles to new Mike Kaiser/Ben Crenshaw Golf Course**

**3.9% LOT LOANS**

**New Lakefront Lots Available NOW!!**

Imagine boating, skiing, fishing, sailing, canoeing, and swimming on 500 acres of pristine water, sand bottom, surrounded by gigantic white pine. The park-like setting surrounding the lake provides an attractive timeless atmosphere. Most visitors compare NEPCO Lake to a lake you would only expect in Ontario, Canada...not in central Wisconsin. Don't take our word for it. One of the Midwest's outboard motor manufacturers used to film its commercials on NEPCO Lake in the 1970's... the commercials referred to NEPCO Lake as a Canadian Lake.

Pavloski Waterfront Developments - P.O. Box 1027 • Wisconsin Rapids, WI 54495-1027

### NEPCO Lake Facts:

- Lakefront Property from \$59k.
- Low property tax.
- 3.5 hours from Chicago, 2.5 hours from Milwaukee, 1.5 hours from Madison.
- Some lots have sand beaches. All have sandy lake bottom in front of the lots.
- NEPCO Lake is approximately 500 acres with a maximum depth of 29'. It's a great boating, skiing, sailing, fishing, and water activities lake.
- You own the lakefront and can put in your own pier.
- Well known Restaurant/Supper Club at the entrance to the development. Two championship golf courses on either end of the lake. Minutes to numerous restaurants, stores, entertainment, and a world-class hospital.
- 15 Miles to new Mike Kaiser/Ben Crenshaw Golf Course.

**www.NEPCOLake.com**

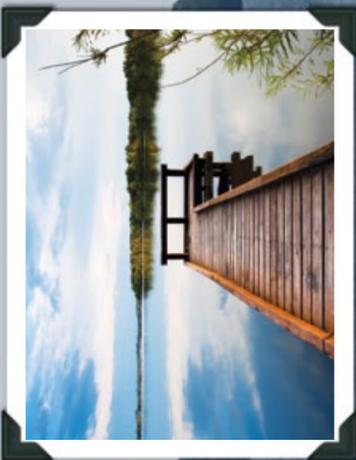
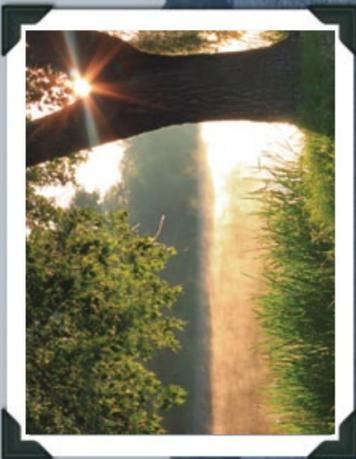


Chicago-3.5 hrs, Milwaukee-2.5 hrs, Madison-1.5 hrs

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**3.9% LOT LOANS BUILD 25' FROM THE WATER**



**Contact us for details.**

**New Lakefront Property Available NOW!**

## 500-Acre Clear Sand Bottom Canadian Lake in Central Wisconsin



## NEPCO Lake



- Distance from: Madison - 1.5 hours, Milwaukee - 2.5 hours, Chicago - 3.5 hours
- Nearest city: Wisconsin Rapids (1 mi. away)

### Why Buy at NEPCO Lake:

- Close proximity to Chicago, Milwaukee, Madison, Appleton, Iowa, and Minneapolis.
- NEPCO Lake is a great boating, skiing, fishing, & sailing lake.
- You own the shoreline and can put in your own pier.
- No timeline to build. Bring your own builder.
- There are no offers/counter-offers. Set price system and quick closings.
- Buyers realize that waterfront property may be out of their price range in the future and are buying now to secure their piece of paradise.
- Land/homes are one of the few investments that you can enjoy.
- All developments have paved roads, buried utilities, & strict Covenants.
- NEPCO Lake is wedged in between two championship golf courses, the Wisconsin River, and a small local airport.

### Why We Can Sell Better Property at Lower Prices:

- We own all of the land that we are developing.
- We own the company that does all road building and site work.
- We buy windows/doors, shingles, lumber, and most other products in mass quantities directly from the manufacturers by the ocean container or semi-load.
- We get the natural stone veneer directly from the quarries.
- We own the company that does the marketing of our properties.



