



MLS #: **1473655** Active **Lots & Acreage** LP: **\$34,900**
Lot 2 Edgewood Dr **Town Easton** A06
County: Adams **Zip:** 53910 **State:** WI
Subdivision: Easton Shores

Total Acreage: 5.02 **Price/SqFt:** 0.00
Wooded Acres: 0.00 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 2
Tillable Acres: 0.00 **Section Number:** 16
Wetland Acres: 0.00



Directions: From Adams: Hwy 13 S, Cty Rd E East, 11th Ave S, Edgewood Ave E, 10th Dr S, Property On Left

School District: Adams-Friendship **Elementary:** Adams-Friendship **Middle:** Adams-Friendship **High:** Adams-Friendship

Utilities Avail: No **Specific Builder Required:** No **Owner:**
Improvements: No **Special Assessment:** No

Legal Description: Lot 2 Of Easton Shores Pt SE 1/4 S 16 Pt **Land Assessmnt:** \$ 0
Parcel #: 010-00401-0000 **Improvements:** \$ 0
Lot Size: **Est. Lot SqFt:** **Total Assessmnt:** \$ 0 / 2006
Zoning: Reside **Net Taxes:** \$ 0 / 2006

Type	Rural	Purchase Options	Sell entirely, Additional land available
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	None	Available Info	Certified survey
Water System	None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash
Road	Blacktop/Asphalt	Occupancy	At Closing
Improvements	None	Miles to Capitol	Over 50 miles
		Waterfront	N/A
		Lake/River	

Lot Description Rural - in subdivision, Other
Features Wooded
Topography Level

Here's a 5 acre mostly wooded lot with 600 feet of road frontage which helps make it private. You will find plenty of deer and turkey enjoying Easton Shores as well. Camping is allowed but no mobiles homes. The residential zoning allows you to take advantage of more lenient setback rules. Additional acreage is available including several on the small lake. You can walk to the water for fishing or just watching the ducks and geese.

Show Anytime.

List Agent: John Olson landman@thelandman.net	(608) 339-8030	List Date:	3/25/2007
List Office: Landman Realty LLC PO Box 167 Friendship WI 53934 0167	(608) 339-8030 Fax # (608) 339-8035	Expiration Date:	3/26/2009
Sale Agent:		Subagent Comm:	4
Sale Office:		BuyerAgent Comm:	4
Sold Price:	PtsPd/SlrCr:	Financing:	Sub to Policy Ltr:
PendingDate:	Closing Date:	Days On Mrkt: 604	Variable Comm: No Limited Service: No
			Named Exceptions: No Exclusive Agency: Yes
			Licensee Interest: No Multiple Rep: No

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS