



MLS #: **1484197** Active **Lots & Acreage** LP: **\$9,900**
00 6th Ave **Town New Chester** A12
County: Adams **Zip:** 53952 **State:** WI
Subdivision:

Total Acreage: 0.73 **Price/SqFt:** 0.00
Wooded Acres: 0.00 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 44
Tillable Acres: 0.00 **Section Number:** 31
Wetland Acres: 0.00



Directions: From Landman Realty: Hwy 13 S 9.5 mi., Cty Rd A E 6.5 mi., 6th Ave S 7 blocks, property on right.

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 44 Stoneybrook **Land Assessmnt:** \$ 3300
Parcel #: 020-01484-0000 **Improvements:** \$ 0
Lot Size: **Est. Lot SqFt:** **Total Assessmnt:** \$ 4500 / 2007
Zoning: reside **Net Taxes:** \$ 61 / 2007

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	None	Available Info	Approved plat map
Water System	Well required	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash
Road	Other	Occupancy	At Closing
Improvements	Other	Miles to Capitol	Over 50 miles
		Waterfront	N/A
		Lake/River	

Lot Description Rural - in subdivision
Features Wooded
Topography Variety

Camp or build on this unique oak parcel it has easy access to many lakes and tons of public land. Nearby Golf, Hunting, Hiking, Biking, Public Land and the Dells. Both the Wisconsin River and Wisconsin's 4th Largest lake (Castle Rock) are only minutes from this property. This is a fantastic parcel with very little underbrush and some very pretty camping or building sites.

Vacant Show Anytime,

List Agent: John Olson landman@thelandman.net	(608) 339-8030	List Date:	6/7/2007
List Office: Landman Realty LLC PO Box 167 Friendship WI 53934 0167	(608) 339-8030 Fax # (608) 339-8035	Expiration Date:	6/12/2009
Sale Agent:		Subagent Comm:	4
Sale Office:		BuyerAgent Comm:	4
Sold Price:	PtsPd/SlrCr:	Variable Comm:	No
PendingDate:	Closing Date:	Named Exceptions:	No
	Financing:	Exclusive Agency:	Yes
	Days On Mrkt: 482	Licensee Interest:	No
		Multiple Rep:	No
		Sub to Policy Ltr:	

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