



MLS #: **1522716** Not Available LP: **\$29,900**  
**1615 Church St** **Town Strongs Prairie** A19  
 County: Adams Zip: 54613 State: WI  
 Subdivision: Arkdale Shores

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**Total Acreage:** 0.38 **Price/SqFt:** 0.00  
**Wooded Acres:** 0.00 **Number of Lots:** 1  
**Pasture Acres :** 0.00 **Lot Number(s):** 100  
**Tillable Acres:** 0.00 **Section Number:** 15  
**Wetland Acres:** 0.00



**Directions:** From Adams: Hwy 13 N, Hwy 21 W, Church St. N, To 1615.

**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:** 1615 Church St. Arkdale Shores Lot 100 **Land Assessmnt:** \$ 5800  
**Parcel #:** 034-01447-0000 **Improvements:** \$ 15,500  
**Lot Size:** 125x132 **Est. Lot SqFt:** **Total Assessmnt:** \$ 23,500 / 2007  
**Zoning:** Reside **Net Taxes:** \$ 385 / 2007

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<b>Present Zoning</b>	Single family	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Other	<b>Available Info</b>	N/A
<b>Water System</b>	Well on site	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	Other	<b>Terms</b>	Other
<b>Road</b>	Blacktop/Asphalt	<b>Occupancy</b>	At Closing
<b>Improvements</b>	Other	<b>Miles to Capitol</b>	Over 50 miles
		<b>Waterfront</b>	Deeded access-No frontage, On a lake
		<b>Lake/River</b>	Arkdale Lake

**Lot Description** Rural - in subdivision, Standard  
**Features** Wooded  
**Topography** Level

Beautiful access to Arkdale Lake comes with this great building site. There is an existing Well, 3 br Septic and a really nice garage with concrete floor already in place. Even a small storage shed for garden tools. Hundreds of flowers throughout the yard as well as a flowering crab apple tree. You can walk to the lake for some fantastic scenery and fun fishing. It's a no wake lake, so the trip should be peaceful and fun. All this is just 5 minutes from both Castle Rock Lake and Lake Petenwell.

Vacant, Contact Office For Showing Instructions.

<b>List Agent:</b> John Olson (608) 339-8030 <a href="mailto:landman@thelandman.net">landman@thelandman.net</a>	<b>List Date:</b> 5/23/2008
<b>List Office:</b> Landman Realty LLC (608) 339-8030 PO Box 167 Fax # (608) 339-8035 Friendship WI 53934 0167	<b>Expiration Date:</b> 11/13/2008
<b>Sale Agent:</b>	<b>Subagent Comm:</b> 3
<b>Sale Office:</b>	<b>BuyerAgent Comm:</b> 3
<b>Sold Price:</b>	<b>Sub to Policy Ltr:</b> No
<b>PendingDate:</b>	<b>Variable Comm:</b> No
<b>PtsPd/SlrCr:</b>	<b>Limited Service:</b> No
<b>Financing:</b>	<b>Named Exceptions:</b> No
<b>Days On Mrkt:</b> 172	<b>Exclusive Agency:</b> Yes
<b>Closing Date:</b>	<b>Licensee Interest:</b> No
	<b>Multiple Rep:</b> No

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