

**Landman Realty LLC**  
**608-339-8030**

10 Acres Near 5 large All Sport Lakes!



Address: **1169 Bighorn Ave.**  
**Arkdale, WI 54613**

List Price: **\$74,900**  
 Listing #: **0800569**

Status: **Sold**  
 MLS Area: **Adams**

**Camper On 10 Acres W/ Well & Electric!**

Comments: **Ten acres of beautiful woods and all the privacy you could ask for. It's located in the town of Big Flats just a quarter mile West of Hwy 13. Close enough to Kat's Down The Road that you can stop in for a burger or a thirst quencher just about any time. This great find has a 37 foot camper all set up and the electricity in place. There is a Point well and hookup for an additional camper. All the campsite chairs and table and camp tools are included. The camper is a 2002 model with a slide out. It comes furnished with just about everything you need to come up and start enjoying it. You will be able to ride ATVs and Snowmobiles from your property year round. There are also 5 large All Sport Lakes within ten minutes. Lake Petenwell is about 5 miles West and the Tri Lakes, Arrowhead, Camelot and Lake Sherwood are North about 5-6 miles & Roche A Cri is about the same to the South. There are thousands of miles of Paper Co. land which is open to the public for hunting, hiking and other non motorized access. Wildlife is plentiful on and around this parcel. Deer and Turkeys were seen on most visits by the present owners. With a nice mix of Oak, Maple and various pine trees you get color all year round. With this much room to roam you can feel comfortable bringing your friends along. Call today for a personal tour of the land and the camper. From Adams: Hwy 13 N, Bighorn Ave. W, Property On Left Up One Block.**

Property Information		Property Features	
Est Acres:	<b>10.00</b>	Gross Taxes:	<b>761</b>
Lot Size:	<b>Irr.</b>	Tax Class:	
Frontage Ft:	<b>156</b>	Tax Yr:	<b>2007</b>
Depth Ft:		Assessments:	
Elem School:	<b>Adams</b>	Water Type:	<b>Private Well</b>
JH/Mdl School:	<b>Adams</b>	Sewer Type:	<b>None</b>
Sr High School:	<b>Adams</b>	Fuel Type:	
Lake Name:		Flood:	<b>Not Required</b>
S-T-R:	<b>17 - 19 - 6</b>	Zoning:	<b>Residential</b>
Possession:	<b>DOC</b>	Plat:	<b>Metes &amp; Bounds</b>
Terms:		Parcel:	<b>004-00564-0010</b>
Township:	<b>(T) Big Flats</b>	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	<b>Lot 2 CSM 4699 Micro 1169 Bighorn Ave. Metes &amp; Bounds</b>		
			<b>Buildable Site</b> <b>Mobile Homes Allowed</b> <b>Paved Road Frontage</b> <b>Soil Test on File</b> <b>Wooded Area</b>

Pictures

