



MLS #: [1526834](#) Active Lots & Acreage LP: \$24,400
Lot 8 Deerborn Ave **Town Adams** A01
 County: Adams Zip: 53910 State: WI
 Subdivision:

Total Acreage: 4.18 **Price/SqFt:** 0.00
Wooded Acres: 0.00 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 8
Tillable Acres: 0.00 **Section Number:** 1
Wetland Acres: 0.00



Directions: From Adams: Take Hwy 13 to County J, go west on J to 14th Dr, go south on 14th to Deerborn Av 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 8 of CSM 5071 **Land Assessmnt:** \$ 15,000
Parcel #: 002-00024-0040 **Improvements:** \$ 0
Lot Size: **Est. Lot SqFt:** **Total Assessmnt:** \$ 21,400 / 2007
Zoning: Reside **Net Taxes:** \$ 288 / 2007

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

Lot Description Rural - not in subdivisn
Features N/A
Topography Other

This cabin site is near town and is over 4 acres! Located in a popular area with several large fishing lakes, public land, ATV and snowmobile routes. Abundant wildlife and many streams and hiking trails within minutes. Fish in Lake Petenwell, Castle Rock or Friendship Lakes and get back to nature! Only 30 minutes to Wisconsin Dells!

Vacant, show anytime.

List Agent: John Olson landman@thelandman.net	(608) 339-8030	List Date: 6/27/2008
List Office: Landman Realty LLC PO Box 167 Friendship WI 53934 0167	(608) 339-8030 Fax # (608) 339-8035	Expiration Date: 6/30/2009
Sale Agent:		Subagent Comm: 4
Sale Office:		BuyerAgent Comm: 4
Sold Price:	PtsPd/SlrCr:	Sub to Policy Ltr:
PendingDate:	Closing Date:	Variable Comm: No Limited Service: No
	Financing:	Named Exceptions: No Exclusive Agency: Yes
	Days On Mrkt: 132	Licensee Interest: No Multiple Rep: No

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