

MLS #: **1527783** Active Lots & Acreage LP: \$29,900
N4862 N OAK VALLEY LN Town Plymouth L22
County: Juneau Zip: 53929 State: WI
Subdivision: Alpine Hills Lake

Total Acreage: 2.23 **Price/SqFt:** 0.00
Wooded Acres: 0.00 **Number of Lots:** 44
Pasture Acres : 0.00 **Lot Number(s):** 1
Tillable Acres: 0.00 **Section Number:** 5
Wetland Acres: 0.00



[Schedule a Showing](#)



Directions: From Elroy; 80 N to H W to Alpine rd N. Take left fork to Oak Valley Dr go left to lot on right

School District: Royall **Elementary:** Not Assigned **Middle:** Royall **High:** Royall

Utilities Avail: No **Specific Builder Required:** No **Owner:** CLARK, TODD M
Improvements: No **Special Assessment:** No

Legal Description: LOT 44, VOL. 6 CSM PG. 239 PT. NE 1/4 NW **Land Assessmnt:** \$ 7100
Parcel #: 032213.44 **Improvements:** \$ 600
Lot Size: 2.238 **Est. Lot SqFt:** **Total Assessmnt:** \$ 7700 / 2007
Zoning: Reside **Net Taxes:** \$ 220 / 2007

Type	Rural, Other	Purchase Options	Sell entirely, Additional land available
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	None, Electricity, Telephone	Available Info	Cannot be divided, Certified survey, Restrictions/Covenants
Water System	Well required, None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash
Road	Gravel	Occupancy	At Closing
Improvements	None	Miles to Capitol	Over 50 miles
		Waterfront	Deeded access-No frontage
		Lake/River	Alpine

Lot Description Cul-de-sac, Irregular
Features Wooded, Rock Outcropping
Topography Sloping

Woods, Water and seclusion can be yours on this private wooded parcel with deeded access to a very rare find indeed. This nicely wooded cabin site comes with rights to a 20 acre, spring fed lake and another heavily wooded property. There is a swimming area with a dock and a place to put your smaller paddle boat or canoe. You will find that True Up North feeling without breaking the budget. There is also a shared bathhouse until you get your own place built. Ask for a personal showing Today!

Vacant, Show Anytime. Call office for complete showing instructions.

List Agent: John Olson landman@thelandman.net	(608) 339-8030	List Date: 6/30/2008	
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:	Variable Comm: No	Sub to Policy Ltr:
PendingDate:	Closing Date:	Named Exceptions: No	Limited Service: No
	Financing:	Exclusive Agency: Yes	
	Days On Mrkt: 130	Licensee Interest: No	Multiple Rep: No

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