

MLS #: **1530920** Active Lots & Acreage LP: **\$34,900**
Lot 1 6th AVE **Town Colburn** A04
County: Adams Zip: 54613 State: WI
Subdivision:

Total Acreage: 5.00 **Price/SqFt:** 0.00
Wooded Acres: 0.00 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 1
Tillable Acres: 0.00 **Section Number:** 5
Wetland Acres: 0.00



Directions: From Friendship: Hwy 13 N, Beaver Ave. E, 6th Ave. N, 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: Pt SW1/4 SW1/4 - Lot 1 CSM 3735 **Land Assessmnt:** \$ 33,700
Parcel #: 006-00087-0000 **Improvements:** \$ 0
Lot Size: **Est. Lot SqFt:** **Total Assessmnt:** \$ 32,500 / 2007
Zoning: Reside **Net Taxes:** \$ 475 / 2007

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	Other	Available Info	Certified survey
Water System	None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Other
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, Standard
Features Wooded
Topography Level

If you are looking for some Central Wisconsin recreational fun, then this is the property for you. There are 5 acres of prime wooded land for sale right in Adams County. It is affordable buildable land and mobile homes are allowed so, bring those supplies and build that dream house you've always wanted. This parcel not only has convenient paved road frontage, but also entails nearby access to Lake Petenwell and Castle Rock Lake. Take a short drive over to nearby ATV and snowmobile trails to give the fam

Vacant, Contact Office For Instructions!

List Agent: John Olson	(608) 339-8030	List Date:	7/25/2008
landman@thelandman.net		Expiration Date:	7/25/2009
List Office: Landman Realty LLC	(608) 339-8030	Subagent Comm:	4
PO Box 167	Fax # (608) 339-8035	BuyerAgent Comm:	4
Friendship WI 53934 0167			
Sale Agent:		Sub to Policy Ltr:	No
Sale Office:		Variable Comm:	No
Sold Price:	PtsPd/SlrCr:	Named Exceptions:	No
PendingDate:	Closing Date:	Financing:	Exclusive Agency: Yes
		Days On Mrkt: 115	Licensee Interest: No
			Multiple Rep: No

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