



MLS #: [1532079](#) Active Lots & Acreage LP: \$140,000
 985-A&987-A 20th Ave Town Monroe A11
 County: Adams Zip: 54613 State: WI
 Subdivision: HARBOR VIEW CONDOMINIUMS

Total Acreage: 0.00 Price/SqFt: 0.00
 Wooded Acres: 0.00 Number of Lots: 4
 Pasture Acres: 0.00 Lot Number(s): 1, 2, 3, 4
 Tillable Acres: 0.00 Section Number: 13
 Wetland Acres: 0.00



Directions: From Adams: HWY 13 N, W on HWY 21, N on Z, Left on Bighorn Dr, Left on 20th AV to Condo lots on on R

School District: Adams-Friendship **Elementary:** Adams-Friendship **Middle:** Adams-Friendship **High:** Adams-Friendship

Utilities Avail: Yes **Specific Builder Required:** No **Owner:**
Improvements: No **Special Assessment:** No

Legal Description: HARBOR VIEW CONDOS Units 1,2, 3 & 4 **Land Assessmnt:** \$ 22,400
Parcel #: 018-00908-0602 **Improvements:** \$ 0
Lot Size: 4@ 0.170A **Est. Lot SqFt:** 0 **Total Assessmnt:** \$ 22,400 / 2007
Zoning: Reside **Net Taxes:** \$ 484 / 2007

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|----------------------------------|-----------------------------|----------------------------|--|
| Type | Other | Purchase Options | Sell entirely, Additional land available |
| Present Zoning | Single family, Multi-family | Special Assessments | None |
| Utilities Avail. (To Lot) | Electricity, Telephone | Available Info | Cannot be divided, Land use plans |
| Water System | Joint well available | Miscellaneous | Neighborhood/Addtl Fees |
| Waste Disposal | Non-municipal/Private on | Terms | Cash |
| Road | Blacktop/Asphalt | Occupancy | At Closing |
| Improvements | None | Miles to Capitol | Over 50 miles |
| | | Waterfront | N/A |
| | | Lake/River Name | |

Lot Description Rural - in subdivision, Other
Features N/A
Topography Level

This is the unconstructed Investor package! Build and save! This is vacant land only reserved for 4 Condo units within walking distance of Lake Petenwell, the 2nd largest lake in Wisconsin! Petenwell County Park is within sight of this Condo site. The County Park offers a Sandy Beach, Safe Harbor, Boat Slip rental, Boat docks, 2 boat launches and more! This recreational area that abounds with wildlife will attract many potential Buyers for your investment. Call now!

Vacant land only! Reserved for Condo Units 1-4 Harbor View Condominiums 987A, 987, 985A & 985 20th Av. Multiple Parcel #'s

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|--|--|
| List Agent: John Olson (608) 339-8030 | List Date: 8/9/2008 |
| landman@thelandman.net | Expiration Date: 8/9/2009 |
| 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 Limited Service: No |
| Sold Price: PtsPd/SlrCr: Financing: | Named Exceptions: No Exclusive Agency: Yes |
| PendingDate: Closing Date: Days On Mrkt: 6 | Licensee Interest: No Multiple Rep: No |

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

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Printed By: Tanya Rothe*

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