

MLS #: **1532718** Active Lots & Acreage LP: **\$32,900**
N4886 OAK VALLEY LN Town Plymouth L22
 County: Juneau Zip: 53929 State: WI
 Subdivision: Alpine Hills Lake

Total Acreage: 3.20 **Price/SqFt:** 0.00
Wooded Acres: 0.00 **Number of Lots:** 45
Pasture Acres : 0.00 **Lot Number(s):** 1
Tillable Acres: 0.00 **Section Number:** 5
Wetland Acres: 0.00



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:** Kelly
Improvements: No **Special Assessment:** No

Legal Description: LOT 45, VOL. 6 CSM PG. 239 & 1/69th INT **Land Assesmnt:** \$ 11,300
Parcel #: 213.45 **Improvements:** \$ 0
Lot Size: **Est. Lot SqFt:** **Total Assesmnt:** \$ 11,300 / 2007
Zoning: Reside **Net Taxes:** \$ 323 / 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 Name	Alpine Hills Lak

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

This cabin-site has a fantastic view and comes with deeded rights to a 20 acre, spring-fed, stocked lake. There is a swimming area, shared bathhouse and a small boat launch that is available only to property owners, not the public. Lots of pines surrounding this lake give you the true "Up North" feeling without all the gas money expense to go that far! This 3+ acre parcel is part of an old abandoned apple orchard but now has mature mostly hardwoods. Call today!

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

List Agent: John Olson (608) 339-8030	List Date: 8/10/2008
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:	Named Exceptions: No Exclusive Agency: Yes
PendingDate:	Licensee Interest: No Multiple Rep: No
PtsPd/SlrCr:	
Financing:	
Closing Date:	
Days On Mrkt: 9	

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