



MLS #: [1471093](#) Active Lots & Acreage LP: \$9,900
 Lot 7 Hwy J Town Adams A01
 County: Adams Zip: 53934 State: WI
 Subdivision:

 Total Acreage: 0.60 Price/SqFt: 0.00
 Wooded Acres: 0.00 Number of Lots: 1
 Pasture Acres: 0.00 Lot Number(s): 7
 Tillable Acres: 0.00 Section Number: 5
 Wetland Acres: 0.00



Schedule a Showing



Directions: From Landman Realty: Hwy 13 N 1 block, East On Cty Rd J. East on J for 5 blocks, property 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 7 Of Moundview Subdivision **Land Assessmnt:** \$ 900
Parcel #: 002-01694-0000 **Improvements:** \$ 0
Lot Size: **Est. Lot SqFt:** **Total Assessmnt:** \$ 1300 / 2007
Zoning: Reside **Net Taxes:** \$ 17 / 2007

Type	Rural	Purchase Options	Sell entirely, Additional land available
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	None	Available Info	N/A
Water System	None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash
Road	Blacktop/Asphalt	Occupancy	At Closing
Improvements	None	Miles to Capitol	Over 50 miles
		Waterfront	N/A
		Lake/River	

Lot Description Rural - in subdivision
Features Wooded
Topography Level

Guarantee buildable lot within walking distance of Friendship Lake. Beautiful views of Friendship Mound and the investment gets better with approval for multi-family. Village is considering extending city water & sewer to accommodate these parcels.

Vacant, Show Anytime! SELLER HAS VALID RE LICENSE.

List Agent: John Olson landman@thelandman.net	(608) 339-8030	List Date: 3/8/2007
List Office: Landman Realty LLC PO Box 167 Friendship WI 53934 0167	(608) 339-8030 Fax # (608) 339-8035	Expiration Date: 3/8/2009
Sale Agent:		Subagent Comm: 4
Sale Office:		BuyerAgent Comm: 4
Sold Price:	PtsPd/SlrCr:	Sub to Policy Ltr:
PendingDate: 9/24/2008	Closing Date: 10/24/2008	Variable Comm: No Limited Service: No
	Financing:	Named Exceptions: No Exclusive Agency: Yes
	Days On Mrkt: 566	Licensee Interest: No Multiple Rep: No

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