



MLS #: [1471094](#) Active      Lots & Acreage    LP:      \$7,900  
**Lot 6 Hwy J**      **Town Adams**      A01  
 County: Adams      Zip: 53934      State: WI  
 Subdivision: Moundview Subdivision

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**Total Acreage:**      0.60      **Price/SqFt:**      0.00  
**Wooded Acres:**      0.00      **Number of Lots:**      1  
**Pasture Acres :**      0.00      **Lot Number(s):**      6  
**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 6 Of Moundview Subdivision      **Land Assessmnt:** \$ 900  
**Parcel #:** 002-01693-0000      **Improvements:** \$ 0  
**Lot Size:**      **Est. Lot SqFt:**      **Total Assessmnt:** \$ 1300      / 2007  
**Zoning:** Reside      **Net Taxes:** \$ 17      / 2007

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

**Lot Description** Rural - in subdivision  
**Features** Wooded  
**Topography** Level

County Rd J along the front is scheduled to be widened and a bike trail to be added. Walk or bike to the lake or just enjoy the views of Friendship Mound. Zoning to Multi-Family has been applied for and the village is considering an extension of city water & sewer.

Vacant, Show Anytime! SELLER HAS VALID RE LICENSE.

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

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