



**MLS #: 1497078**      **Active**      **Lots & Acreage**      **Price:**      **\$34,900**  
**Lot 3 14th Dr**      **Town Adams**      **A01**  
**County:** Adams      **Zip:** 53910      **State:** WI  
**Subdivision:**

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**Total Acreage:** 5.13      **Price/SqFt:** 0.00  
**Wooded Acres:** 5.13      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 3  
**Tillable Acres:** 0.00      **Section Number:** 1  
**Wetland Acres:** 0.00

**Directions:** From Adams: Hwy 13 to County Rd. J, west to 14th Dr, south to property on left.

**Click for Map:**

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

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

**Legal Description:** Lot 3 of CSM 5070 SW 1/4 SE      **Land Assessmnt:** \$ 24,700  
**Parcel #:** 002-00024-0015      **Improvements:** \$ 1400  
**Lot Size:** 5.13 A      **Est. Lot SqFt:**      **Total Assessmnt:** \$ 26,100 / 2008  
**Zoning:** Reside      **Net Taxes:** \$ 288 / 2007

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<b>Present Zoning</b>	Single family	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	None	<b>Available Info</b>	Certified survey
<b>Water System</b>	Well required	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	Non municipal/Private req	<b>Terms</b>	Cash
<b>Road</b>	Blacktop/Asphalt	<b>Miles to Capitol</b>	Over 50 miles
<b>Improvements</b>	None	<b>Waterfront</b>	Has actual water frontage, 1-50 feet , On other type of water Private Pond
		<b>Lake/River</b>	

**Lot Description** Rural - not in subdivisn  
**Features** N/A  
**Topography** Other

Here's a beautiful 5 Acre parcel with your own private pond, near the amenities of town, yet far enough away to have the privacy and seclusion of country life. This Cabin site is just minutes away from Castle Rock Lake , Lake Petenwell and several other small fishing lakes. It is also minutes away from miles of ATV trails and snowmobile trails. This property has an excellent building site overlooking the 15 foot deep pond. You won't find a lower price on private waterfrontage like thiis! Hurry!

**Sold Price:**      **PtsPd/SlrCr:**      **Closing Date:**

*This information provided courtesy of: Landman Realty LLC*

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



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