



MLS #: [1505584](#) Active Lots & Acreage LP: \$50,000
 197 Hwy 21 Town Richfield A16
 County: Adams Zip: 53934 State: WI
 Subdivision:

 Total Acreage: 10.00 Price/SqFt: 0.00
 Wooded Acres: 0.00 Number of Lots: 1
 Pasture Acres: 0.00 Lot Number(s): 0
 Tillable Acres: 0.00 Section Number: 24
 Wetland Acres: 0.00



Directions: Take Hwy 13 N to Hwy 21 E, to property on right

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: N1/4 SW 1/4 NW 1/4 EX HWY ROW **Land Assessmnt:** \$ 7100
Parcel #: 000-00028-5080 **Improvements:** \$ 0
Lot Size: **Est. Lot SqFt:** **Total Assessmnt:** \$ 10,800 / 2007
Zoning: Comm **Net Taxes:** \$ 155 / 2007

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Commercial	Special Assessments	None
Utilities Avail. (To Lot)	None	Available Info	Can be divided, Fences Allowed, Storage Building Allowed, Easements
Water System	Well required	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash
Road	Blacktop/Asphalt	Occupancy	At Closing
Improvements	Other	Miles to Capitol	Over 50 miles
		Waterfront	N/A
		Lake/River	

Lot Description Corner
Features Wooded, Pasture
Topography Level

This is one of the best locations available just as you are entering Adams County. It is zoned for business so bring it on. Will build to suit. Three phase electricity is nearby.

Vacant Show Anytime

List Agent: John Olson landman@thelandman.net	(608) 339-8030	List Date: 1/3/2008
List Office: Landman Realty LLC PO Box 167 Friendship WI 53934 0167	(608) 339-8030 Fax # (608) 339-8035	Expiration Date: 1/3/2009
Sale Agent:		Subagent Comm: 4
Sale Office:		BuyerAgent Comm: 4
Sold Price:	PtsPd/SlrCr:	Sub to Policy Ltr:
PendingDate:	Closing Date:	Variable Comm: No Limited Service: No
	Financing:	Named Exceptions: No Exclusive Agency: Yes
	Days On Mrkt: 267	Licensee Interest: No Multiple Rep: No

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