



**MLS #: 1523919**    **Active**    **Single Family**    **Price: \$99,900**  
**1168 Fawn LN**    **Town Springville**    **A18**  
**County:** Adams    **Zip:** 53936    **State:** WI  
**Subdivision:** Springville Assessors Plat 1

**Bedrooms:** 2    **Est. Fin Above Grade SqFt:** 0  
**Full Baths:** 1    **Est Fin Below Grd Exp SqFt:**  
**3/4 Baths:** 0    **Est. Finished Non-Exp SqFt:**  
**Half Baths:** 0    **Est. Total Finished SqFt:** 1282  
**1/4 Baths:** 0    **Estimated Age:** 0

**Directions:** From Adams: Hwy 13 S, Left On Fern Ave., Left On Fawn Ln., 1168 On Right.

**Click for Map:**

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>				
<b>Living Rm:</b>	M 16x19	<b>Mstr BedRm:</b>	M 15x12	<b>Laundry:</b>	M 3x5	<b>Full</b>	<b>3/4</b>	<b>Half</b>	<b>1/4</b>	
<b>Dining Rm:</b>	M 16x13	<b>2nd BedRm:</b>	M 12x10	<b>Full Bath</b>	M 7x9	<b>Upper:</b>	0	0	0	0
<b>Kitchen:</b>	M 13x9	<b>3rd BedRm:</b>		<b>Breezeway</b>	M 12x25	<b>Main:</b>	1	0	0	0
<b>Family/Rec:</b>	N	<b>4th BedRm:</b>				<b>Lower:</b>	0	0	0	0
<b>School District:</b> Adams-Friendship		<b>Elementary:</b> Adams-Friendship		<b>Middle:</b> Adams-Friendship		<b>High:</b> Adams-Friendship				

**Legal:** 1168 Fawn Ln. Springville Assessors Plat    **Land Assess:** \$ 11,200  
**Parcel #:** 032-01791-0000    **Zoning:** Reside    **Improvements:** \$ 38,100  
**Est. Lot Size:** 4.5 Acres    **Builder:**    **Total Assess:** \$ 85,000 / 2007  
**Est. Lot Sq. Ft:**    **Net Taxes:** \$ 1205 / 2007

<b>Type</b>	Other	<b>Fuel</b>	Liquid propane
<b>Style</b>	Ranch	<b>Heating/Cooling</b>	Forced air, Central air
<b>Master Bedrm Bath</b>	None	<b>Water/Waste</b>	Well, Other
<b>Dining</b>	Formal	<b>Roof</b>	Compstrn/Fiberglass
<b>Kitchen Features</b>	Range/Oven, Refrigerator, Microwave	<b>Barrier-free</b>	N/A
<b>Fireplace</b>	Gas burning, LivingRm	<b>Miles to Capitol</b>	Over 50 miles
<b>Basement</b>	None	<b>Terms/Misc.</b>	Other
<b>Garage</b>	1 car, 2 car, Attached, Detached	<b>Waterfront</b>	N/A
<b>Driveway</b>	Dirt	<b>Lake/River</b>	
<b>Exterior</b>	Vinyl	<b>Environmentally Friendly</b>	N/A
<b>Lot Size</b>	Over 2 to 5 acres	<b>Farm Features</b>	N/A
<b>Lot Description</b>	Standard, Wooded, Other		

**Interior Features** Washer, Dryer  
**Exterior Features** Front porch, Storage building

Just 20 minutes North of the Dells you will find this private stick built home on about 4.5 gorgeous acres. An addition was started, but is awaiting your finishing touches. This acreage is beautifully wooded with lightly rolling terrain. There are several small outbuildings for storage. An attached 2 car garage with a 12x28 enclosed breezeway workshop. Price Reduced so don't wait! Call now!

**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



**Tanya Rothe\***  
**Landman Realty LLC**  
*landman@thelandman.net*

