



MLS #: [1526834](#) Active      Lots & Acreage LP:      \$17,900  
**Lot 8 Deerborn Ave**      **Town Adams**      A01  
 County: Adams      Zip: 53910      State: WI  
 Subdivision:

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**Total Acreage:**      4.18      **Price/SqFt:**      0.00  
**Wooded Acres:**      0.00      **Number of Lots:**      1  
**Pasture Acres :**      0.00      **Lot Number(s):**      8  
**Tillable Acres:**      0.00      **Section Number:**      1  
**Wetland Acres:**      0.00



**Directions:** From Adams: Take Hwy 13 to County J, go west on J to 14th Dr, go south on 14th to Deerborn Av 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 8 of CSM 5071      **Land Assessmnt:** \$ 15,000  
**Parcel #:** 002-00024-0040      **Improvements:** \$ 0  
**Lot Size:**      **Est. Lot SqFt:**      **Total Assessmnt:** \$ 21,400 / 2007  
**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>	Electricity, Telephone	<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>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 - not in subdivisn  
**Features** N/A  
**Topography** Other

This cabin site is near town and is over 4 acres! Located in a popular area with several large fishing lakes, public land, ATV and snowmobile routes. Abundant wildlife and many streams and hiking trails within minutes. Fish in Lake Petenwell, Castle Rock or Friendship Lakes and get back to nature! Only 30 minutes to Wisconsin Dells!

Vacant, show anytime.

<b>List Agent:</b> John Olson <a href="mailto:landman@thelandman.net">landman@thelandman.net</a>	(608) 339-8030	<b>List Date:</b> 6/27/2008
<b>List Office:</b> Landman Realty LLC PO Box 167 Friendship WI 53934 0167	(608) 339-8030 Fax # (608) 339-8035	<b>Expiration Date:</b> 6/30/2009
<b>Sale Agent:</b>		<b>Subagent Comm:</b> 4
<b>Sale Office:</b>		<b>BuyerAgent Comm:</b> 4
<b>Sold Price:</b>	<b>PtsPd/SlrCr:</b>	<b>Sub to Policy Ltr:</b>
<b>PendingDate:</b>	<b>Closing Date:</b>	<b>Variable Comm:</b> No
	<b>Financing:</b>	<b>Limited Service:</b> No
	<b>Days On Mrkt:</b> 132	<b>Named Exceptions:</b> No
		<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