



MLS #: **1534866** Active **Lots & Acreage** LP: **\$39,900**
Lot 3 Bighorn Ave **Town Monroe** A11
County: Adams **Zip:** 54613 **State:** WI
Subdivision:

Total Acreage: 5.04 **Price/SqFt:** 0.00
Wooded Acres: 5.04 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 3
Tillable Acres: 0.00 **Section Number:** 16
Wetland Acres: 0.00



Directions: From Friendship:Hwy 13N, L on Cty C (W), R on 18th Av (N), R on Bighorn Av(E) to property on Right

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

Utilities Avail: Yes **Specific Builder Required:** No **Owner:** LLC BARRINGTON
Improvements: No **Special Assessment:** No

Legal Description: LOT 3 CSM 4945 **Land Assessmnt:** \$ 26,000
Parcel #: 018-00523-0015 **Improvements:** \$ 0
Lot Size: 5.04 A **Est. Lot SqFt:** **Total Assessmnt:** \$ 26,000 / 2007
Zoning: Reside **Net Taxes:** \$ 561 / 2007

Type	Rural	Purchase Options	Sell entirely, Additional land available
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Cannot be divided, Certified survey
Water System	None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash
Road	Blacktop/Asphalt	Occupancy	At Closing
Improvements	None	Miles to Capitol	Over 50 miles
		Waterfront	N/A
		Lake/River	

Lot Description Rural - not in subdivisn, Irregular
Features Wooded
Topography Level

Call now! Ask for a personal showing of this very secluded wooded parcel. 5+ acres located on the ATV and Snowmobile routes in Central Wisconsin! Miles and miles of trails to explore. Build that log cabin you've always wanted right in amongst the mature forest. Camping is allowed too! In an area of abundant wildlife with public land right across the road. Nearby lake offers some of the best fishing in the area. Boating, swimming, fishing and fun are just minutes away from this beautiful property!

List Agent: John Olson	(608) 339-8030	List Date:	9/3/2008
landman@thelandman.net		Expiration Date:	9/2/2009
List Office: Landman Realty LLC	(608) 339-8030	Subagent Comm:	4
PO Box 167	Fax # (608) 339-8035	BuyerAgent Comm:	4
Friendship WI 53934 0167			
Sale Agent:		Sub to Policy Ltr:	No
Sale Office:		Variable Comm:	No
Sold Price:	PtsPd/SlrCr:	Named Exceptions:	No
PendingDate:	Closing Date:	Financing:	No
		Days On Mrkt: 15	Exclusive Agency: No
		Licensee Interest: No	Multiple Rep: No

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