



MLS #: [1534868](#) Active Lots & Acreage LP: \$39,900  
[Lot 7 Bighorn Ave](#) [Town Monroe](#) A11  
County: Adams Zip: 54613 State: WI  
Subdivision:

Total Acreage: 5.03 Price/SqFt: 0.00  
Wooded Acres: 5.03 Number of Lots: 1  
Pasture Acres: 0.00 Lot Number(s): 7  
Tillable Acres: 0.00 Section Number: 16  
Wetland Acres: 0.00



[Schedule a Showing](#)



**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 7 CSM 4946 **Land Assessmnt:** \$ 26,000  
**Parcel #:** 018-00523-0035 **Improvements:** \$ 0  
**Lot Size:** 5.03 A **Est. Lot SqFt:** **Total Assessmnt:** \$ 26,000 / 2007  
**Zoning:** Reside **Net Taxes:** \$ 561 / 2007

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely, Additional land available
<b>Present Zoning</b>	Single family	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity, Telephone	<b>Available Info</b>	Cannot be divided, Certified survey
<b>Water System</b>	None presently	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	None presently	<b>Terms</b>	Cash
<b>Road</b>	Gravel	<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, Irregular  
**Features** Wooded  
**Topography** Rolling

Hard to find gorgeously wooded rolling parcel borders public land that has been replanted with pine seedlings! It's an awesome spot to view the wildlife! Don't miss out on this unique opportunity to have an extended backyard! This piece of recreational heaven is loaded with deer and turkey so bring your camera! Lake Petenwell, the 2nd largest lake in Wisconsin is just minutes away! Bring your big toys because the routes go right past this parcel. Make this your base-camp for fun and adventure!

**List Agent:** John Olson (608) 339-8030 **List Date:** 9/3/2008  
[landman@thelandman.net](mailto:landman@thelandman.net)  
**List Office:** Landman Realty LLC (608) 339-8030 **Expiration Date:** 9/2/2009  
PO Box 167 Fax # (608) 339-8035 **Subagent Comm:** 4  
Friendship WI 53934 0167 **BuyerAgent Comm:** 4

**Sale Agent:** **Sub to Policy Ltr:** No  
**Sale Office:** **Variable Comm:** No **Limited Service:** No  
**Sold Price:** **PtsPd/SlrCr:** **Financing:** **Named Exceptions:** No **Exclusive Agency:** No  
**PendingDate:** **Closing Date:** **Days On Mrkt:** 16 **Licensee Interest:** No **Multiple Rep:** No

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