



MLS #: [1534869](#) Active      Lots & Acreage LP: \$37,900  
 Lot 2 Gale Ave      Town Dell Prairie A05  
 County: Adams      Zip: 53965      State: WI  
 Subdivision:

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 Total Acreage: 3.00      Price/SqFt: 0.00  
 Wooded Acres: 3.00      Number of Lots: 1  
 Pasture Acres: 0.00      Lot Number(s): 2  
 Tillable Acres: 0.00      Section Number: 5  
 Wetland Acres: 0.00



**Directions:** From Friendship:Hwy 13 South, East on K, North on 11th Av, West on Gale Av to property on the Left.

**School District:** Wisconsin Dells      **Elementary:** Call School District      **Middle:** Call School District      **High:** Call School District

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

**Legal Description:** PT GOVT LOT 2 LOT 2 CSM 5164      **Land Assesmnt:** \$ 0  
**Parcel #:** 008-00120-0020      **Improvements:** \$ 0  
**Lot Size:** Irr      **Est. Lot SqFt:**      **Total Assesmnt:** \$ 0 / 2008  
**Zoning:** reside      **Net Taxes:** \$ 0 / 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, Restrictions/Covenants
<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** Level

Bring your camera! This is a dream come true for the avid nature lover! Deer trails and turkey paths are well traveled on this heavily wooded pine and oak forest. A quiet spot to build your home off the beaten path but very close to all the "cool stuff". Check out the water shows or festivals going on in Wisconsin Dells! Or take a relaxing boat ride. The Wisconsin River boat launch is just minutes away! Bring a friend because the adjoining parcel is also available! Call now for more information.

<b>List Agent:</b> John Olson <a href="mailto:landman@thelandman.net">landman@thelandman.net</a>	(608) 339-8030	<b>List Date:</b>	9/3/2008
<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>	9/2/2009
<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>	No
<b>PendingDate:</b>	<b>Closing Date:</b>	<b>Variable Comm:</b>	No
	<b>Financing:</b>	<b>Named Exceptions:</b>	No
	<b>Days On Mrkt:</b> 12	<b>Exclusive Agency:</b>	No
		<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