



MLS #: [1534871](#) Active Lots & Acreage LP: \$37,900
Lot 3 Gale Ave **Town Dell Prairie** A05
 County: Adams Zip: 53965 State: WI
 Subdivision:

Total Acreage: 3.00 **Price/SqFt:** 0.00
Wooded Acres: 3.00 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 3
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: No **Specific Builder Required:** No **Owner:** LLC BARRINGTON
Improvements: No **Special Assessment:** No

Legal Description: PT GOVT LOT 2 LOT 3 CSM 5164 **Land Assesmnt:** \$ 0
Parcel #: 008-00120-0025 **Improvements:** \$ 0
Lot Size: 3.0 A **Est. Lot SqFt:** **Total Assesmnt:** \$ 0 / 2008
Zoning: Reside **Net Taxes:** \$ 0 / 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, Restrictions/Covenants
Water System	None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash
Road	Gravel	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 Rolling

Enjoy the tranquility of this homesite tucked away amongst the maples, oaks and pines. This acreage is very private. Share your backyard with the abundant local wildlife. If you love watersports, then this is where you want to build your dream home! The Wisconsin River, for more extreme sports is a short drive away. Also nearby is Fawn Lake and Trout Creek if you prefer things more on the quiet side. Lovely area that is close to Wisconsin Dells, shopping and fun!

List Agent: John Olson landman@thelandman.net	(608) 339-8030	List Date:	9/3/2008
List Office: Landman Realty LLC PO Box 167 Friendship WI 53934 0167	(608) 339-8030 Fax # (608) 339-8035	Expiration Date:	9/2/2009
Sale Agent:		Subagent Comm:	4
Sale Office:		BuyerAgent Comm:	4
Sold Price:	PtsPd/SlrCr:	Sub to Policy Ltr:	No
PendingDate:	Closing Date:	Variable Comm:	No
	Financing:	Named Exceptions:	No
	Days On Mrkt: 12	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