



MLS #: [1534874](#) Active Lots & Acreage LP: \$39,900  
[Lot 6 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): 6  
Tillable Acres: 0.00 Section Number: 5  
Wetland Acres: 0.00



[Schedule a Showing](#)



**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 6 CSM 5165 **Land Assessmnt:** \$ 0  
**Parcel #:** 008-00120-0040 **Improvements:** \$ 0  
**Lot Size:** 3.0 A **Est. Lot SqFt:** **Total Assessmnt:** \$ 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		N/A
<b>Waste Disposal</b>	None presently	<b>Miscellaneous</b>	Cash
<b>Road</b>	Gravel	<b>Terms</b>	At Closing
<b>Improvements</b>	None	<b>Occupancy</b>	Over 50 miles
		<b>Miles to Capitol</b>	N/A
		<b>Waterfront</b>	
		<b>Lake/River</b>	

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

Three beautifully wooded acres in the Heart of Adams County recreational paradise. The trees are mature and there are many different kinds. Wildlife and wild flowers galore. This property is buildable and near enough to the Dells you can enjoy it whenever you please. It's private, yet not totally secluded. The Wisconsin River is close, as is Fawn and Castle Rock Lakes, and several other fun attractions. This is what dreams are made of. Call today for your personal tour of available parcels.

**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:** 14 **Licensee Interest:** No **Multiple Rep:** No

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