



MLS #: **1534875** Active **Lots & Acreage** LP: **\$39,900**
Lot 7 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):** 7
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 7 CSM 5165 **Land Assessmnt:** \$ 0
Parcel #: 008-00120-0045 **Improvements:** \$ 0
Lot Size: 3.0 A **Est. Lot SqFt:** **Total Assessmnt:** \$ 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

Here you will find an excellent cabin site with plenty of wildlife and very pretty woods. We have been told that the fishing is Great in the small lake less than 3 minutes away. Rolling terrain may prove suitable for a walkout basement or just a beautiful place to camp & hike. Nice sites like this are getting harder to find this close to the Dells which makes them a better investment every year. Ask for a personal showing of this lovely parcel near the Wisconsin River and the Dells.

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:	Exclusive Agency: No
		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