



MLS #: [1534876](#) Active      Lots & Acreage LP:      \$34,900  
**Lot 8 Gale Ave**      **Town Dell Prairie**      A05  
 County: Adams      Zip: 53965      State: WI  
 Subdivision:

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**Total Acreage:** 2.00      **Price/SqFt:** 0.00  
**Wooded Acres:** 2.00      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 8  
**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 8 CSM 5165      **Land Assessmnt:** \$ 0  
**Parcel #:** 008-00120-0050      **Improvements:** \$ 0  
**Lot Size:** 153x568      **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	<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  
**Features** Wooded  
**Topography** Level

This is a wildlife paradise within minutes of Wisconsin Dells! Bring your camera because the turkeys and deer live right here on this wooded parcel! This is a quiet area but still close to the action! There is a creek and small lake nearby and the Wisconsin River is a short distance away. Bring your building plans for your dream home. Protective covenants in place to assure a safe investment! Call now for a personal showing!

<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> 14	<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