

MLS #: [1536960](#) Active Lots & Acreage LP: \$42,900  
**Lot 3 Hwy 21** **Town Preston** A14  
 County: Adams Zip: 53934 State: WI  
 Subdivision:

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**Total Acreage:** 4.70 **Price/SqFt:** 0.00  
**Wooded Acres:** 4.70 **Number of Lots:** 1  
**Pasture Acres :** 0.00 **Lot Number(s):** 3  
**Tillable Acres:** 0.00 **Section Number:** 17  
**Wetland Acres:** 0.00



[Schedule a Showing](#)



**Directions:** From Friendship:North on Hwy 13, West on Hwy 21 to property on Right.

**School District:** Adams-Friendship **Elementary:** Adams-Friendship **Middle:** Adams-Friendship **High:** Adams-Friendship

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

**Legal Description:** LOT 3 CSM 5154 **Land Assessmnt:** \$ 48,500  
**Parcel #:** 024-00640-0020 **Improvements:** \$ 2000  
**Lot Size:** IRR **Est. Lot SqFt:** **Total Assessmnt:** \$ 50,500 / 2008  
**Zoning:** reside **Net Taxes:** \$ 0 / 2007

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<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
<b>Water System</b>	None presently	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	None presently	<b>Terms</b>	Cash
<b>Road</b>	Blacktop/Asphalt	<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

Has many commercial possibilities! This parcel is presently zoned residential but is just off one of the busiest intersections between Wisconsin Rapids and Wisconsin Dells! Or just build your dream home here and be centrally located in proximity to golfing, hiking, boating, fishing, swimming, ATV and snowmobile routes and more! A trip to the Dells is just about 1/2 an hour! Many lakes, streams and rivers in the area. Think of all the possibilities!

<b>List Agent:</b> John Olson (608) 339-8030	<b>List Date:</b> 9/19/2008
<a href="mailto:landman@thelandman.net">landman@thelandman.net</a>	<b>Expiration Date:</b> 9/19/2009
<b>List Office:</b> Landman Realty LLC (608) 339-8030	<b>Subagent Comm:</b> 4
PO Box 167 Fax # (608) 339-8035	<b>BuyerAgent Comm:</b> 4
Friendship WI 53934 0167	
<b>Sale Agent:</b>	<b>Sub to Policy Ltr:</b> No
<b>Sale Office:</b>	<b>Variable Comm:</b> No <b>Limited Service:</b> No
<b>Sold Price:</b> <b>PtsPd/SlrCr:</b> <b>Financing:</b>	<b>Named Exceptions:</b> No <b>Exclusive Agency:</b> No
<b>PendingDate:</b> <b>Closing Date:</b> <b>Days On Mrkt:</b> 18	<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