

MLS #: [1536973](#) Active Lots & Acreage LP: \$42,900  
**Lot 1 11th Ave Private** **Town Preston** A14  
 County: Adams Zip: 53934 State: WI  
 Subdivision:

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**Total Acreage:** 5.13 **Price/SqFt:** 0.00  
**Wooded Acres:** 5.13 **Number of Lots:** 1  
**Pasture Acres :** 0.00 **Lot Number(s):** 1  
**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, North on 11th Av PVT. Property is on the NW corner.

**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 1 CSM 5154 **Land Assessmnt:** \$ 50,700  
**Parcel #:** 024-00640-0010 **Improvements:** \$ 0  
**Lot Size:** **Est. Lot SqFt:** **Total Assessmnt:** \$ 50,700 / 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>	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, Irregular  
**Features** Wooded  
**Topography** Level

This acreage is presently zoned for residential purposes and has a nice building spot tucked away in the woods. This parcel is located close to one of the busiest intersections in Adams County and may have commercial possibilities! Centrally located midway between Wisconsin Dells and the Rapids makes this a fantastic location for what ever your business venture or your getaway plans may be. Within minutes of many lakes both big & small! Golfing, fishing, boating, hiking, ATV and snowmobiling are closeby.

<b>List Agent:</b> John Olson (608) 339-8030 <a href="mailto:landman@thelandman.net">landman@thelandman.net</a>	<b>List Date:</b> 9/19/2008
<b>List Office:</b> Landman Realty LLC (608) 339-8030 PO Box 167 Fax # (608) 339-8035 Friendship WI 53934 0167	<b>Expiration Date:</b> 9/19/2009
	<b>Subagent Comm:</b> 4
	<b>BuyerAgent Comm:</b> 4
<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> 17	<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