



MLS : [1541984](#) Active Single Family LP: \$109,900
 1312 Duck Creek Ct Town Adams A01
 County: Adams Zip: 53910 State: WI
 Subdivision: Lazy Creek Unrec

Bedrooms: 3 Est. Fin Above Grade SqFt: 1109
 Full Baths: 2 Est. Fin Below Grd Exp SF:
 3/4 Baths: 0 Est. Fin Non-Exp SqFt:
 Half Baths: 0 Est. Total Finished SqFt: 1109
 1/4 Baths: 0 Estimated Age: 3

Open House:



Directions: From Adams-Friendship: Hwy 13 S, Duck Creek Ct W, to prop on right.

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Living Rm:	M 16x16	Mstr BedRm:	M 14x14	Laundry:	M 8x6	Full	3/4	1/2	1/4
Dining Rm:	N	2nd BedRm:	M 11x14			Upper:	0	0	0
Kitchen:	M 16	3rd BedRm:	M 11x14			Main:	2	0	0
Family/Rec:	N	4th BedRm:				Lower:	0	0	0
School District:	Adams-Friendship	Elementary:	Adams-Friendship	Middle:	Adams-Friendship	High:	Adams-Friendship		

Legal:	Lot 28 Lazy Creek Unrec	Land Assess:	\$ 9900
Parcel #:	002-01680-0000	Improvements:	\$ 71,200
Est. Lot Size:	540x130	Total Assess:	\$ 81,100 / 2007
Est Lot SqFt:		Net Taxes:	\$ 1555 / 2007
Zoning:	Reside		
Builder:			
Owner:			

Type	1 story, Manufactured w/ Land	Fuel	Liquid propane
Style	Ranch	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	Full, Walk through	Water/Waste	Well, Non-Municipal/Prvt dispos
Dining	Eat-in kitchen	Roof	Compstn/Fiberglass
Kitchen Features	Range/Oven, Refrigerator, Dishwasher	Barrier-free	First floor bedroom, First floor full bath
Fireplace	None	Miles to Capitol	Over 50 miles
Basement	None	Terms/Misc.	Cash
Garage	3+ car, Detached, Extra Storage Area	Occupancy	At closing
Driveway	Dirt	Waterfront	N/A
Exterior	Vinyl	Lake/River	
Lot Size	Over 1 to 2 acres		
Lot Description	Wooded, Rural-not in subdivision, On dead end, Other		

Interior Features Cathedral/vaulted ceiling, Skylight(s), Washer, Dryer, All window coverings
 Exterior Features Deck, Storage building

This three bedroom home and 30x40 pole barn on this property are nearly NEW! No maintenance, newer well, septic, roof, furnace etc.. The home features 2 full baths, cathedral ceilings, beautiful views. Start your morning by walking through your patio doors to sit on your deck overlooking a mix of hardwoods of your 1.6 acre property. Minutes to Castle Rock Lake and Wisconsin River. Less than 1/2 hour north of Wisconsin Dells! Call now!

Listing Agent or representative must be present for all showings.

List Agent:	John Olson (608) 339-8030	List Date:	11/20/2008
	landman@thelandman.net	Expiration Date:	11/20/2009
List Office:	Landman Realty LLC (608) 339-8030	Subagent Comm:	2.4
	PO Box 167 Fax # (608) 339-8035	BuyerAgent Comm:	2.4
	Friendship WI 53934 0167		
Sale Agent:		Sub to Policy Ltr:	No
Sale Office:		Variable Comm:	No Limited Service: No
Sold Price:	PtsPd/SlrCr:	Financing:	Named Exceptions: Yes Exclusive Agency: Yes
PendingDate:	Closing Date:	DaysOnMkt: 11	Licensee Interest: No Multiple Rep: No

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS **Not for Public Distribution**