



MLS #: [1543117](#) Active Lots & Acreage LP: \$49,900  
 Lot 6 Bighorn Ave Town Colburn A04  
 County: Adams Zip: 54943 State: WI  
 Subdivision:

Total Acreage: 10.07 Price/SqFt: 0.00  
 Wooded Acres: 10.07 Number of Lots: 1  
 Pasture Acres: 0.00 Lot Number(s): 6  
 Tillable Acres: 0.00 Section Number: 17  
 Wetland Acres: 0.00



**Directions:** From Adams-Friendship: Hwy 13 North, East on Bighorn Ave. (R) to property on the right.

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

**Utilities Avail:** Yes **Specific Builder Required:** No **Owner:** WOJAK ALAN D  
**Improvements:** No **Special Assessment:** No

**Legal Description:** PT NW1/4 NE1/4 LOT 6 CSM 4520 **Land Assessmnt:** \$ 30,200  
**Parcel #:** 006-00307-0010 **Improvements:** \$ 0  
**Lot Size:** 324 x 1332 AC web **Est. Lot SqFt:** **Total Assessmnt:** \$ 30,200 / 2008  
**Zoning:** reside **Net Taxes:** \$ 425 / 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>	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

Enjoy the very best that Adams county has to offer! Over 10 acres with woods to explore, in an area of abundant wildlife! Plan that get-away cabin here or that dream home! There is a site close to the roadside that is already cleared! About an acre on the backside of property is wetlands that attract all kinds of wild creatures! An old abandoned airstrip cuts across the property. Good spot for watching the deer & turkeys! Call now!

<b>List Agent:</b> John Olson (608) 339-8030	<b>List Date:</b> 12/6/2008
<a href="mailto:landman@thelandman.net">landman@thelandman.net</a>	<b>Expiration Date:</b> 12/6/2009
<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>Limited Service:</b> No
<b>Sold Price:</b> <b>PtsPd/SlrCr:</b> <b>Financing:</b>	<b>Variable Comm:</b> No <b>Named Exceptions:</b> No <b>Exclusive Agency:</b> No
<b>PendingDate:</b> <b>Closing Date:</b> <b>Days On Mrkt:</b> 5	<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 **Not for Public Distribution**

Lot 6 Bighorn Ave

\$54,900

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Printed By: Tanya Rothe\*

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