



MLS #: 1544826 Active Lots & Acreage Price: \$64,900
Lot 2 6th Ave **Town Colburn** A04
 County: Adams Zip: 54943 State: WI
 Subdivision:

Total Acreage: 13.41 **Price/SqFt:** 0.00
Wooded Acres: 13.41 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 2
Tillable Acres: 0.00 **Section Number:** 7
Wetland Acres: 0.00

Directions: From Adams-Friendship, North on 13, East on Cty. C, North on 6th Av to property on Left

Click for Map:

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

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

Legal Description: PT SE1/4 NE1/4 LOT 2 CSM 4786 **Land Assessmnt:** \$ 55,000
Parcel #: 006-00129-0010 **Improvements:** \$ 0
Lot Size: 13.41A **Est. Lot SqFt:** 583,704 **Total Assessmnt:** \$ 55,000 / 2008
Zoning: Res **Net Taxes:** \$ 775 / 2007

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Cannot be divided, Certified survey
Water System	None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash
Road	Blacktop/Asphalt	Miles to Capitol	Over 50 miles
Improvements	None	Waterfront	Has actual water frontage, On other ty
		Lake/River	pe of water, 51-100 feet
			Pond

Lot Description Rural - not in subdivisn, Irregular
Features Wooded
Topography Level

Camp or Build on this waterfront acreage in an area of abundant wildlife. Over 13 mostly wooded acres has frontage on a small pond and abutts public land! Not far from the Tri-lakes and only 25 minutes to Wisconsin Rapids makes this an awesome location! ATV and snowmobile trails are nearby. Lots of wild critters come to drink at the pond so bring your camera! Bring your dream home plans and an agenda for fun in the outdoors!

Sold Price: **PtsPd/SlrCr:** **Closing Date:**

This information provided courtesy of: Landman Realty LLC

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS



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