



**MLS #:** 1563107      **Active**      **Lots & Acreage**      **Price:** \$34,900  
**974 S CHICAGO CT**      **Town Preston**      A14  
**County:** Adams      **Zip:** 53934      **State:** WI  
**Subdivision:** Cozy Pines Unrec

**Total Acreage:** 1.58      **Price/SqFt:** 0.00  
**Wooded Acres:** 0.00      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 31  
**Tillable Acres:** 0.00      **Section Number:** 3  
**Wetland Acres:** 0.00

**Directions:** From Adams: Hwy 13 N, Cottonville Ave E, 10th Ave N, S. Chicago Ct. E, To Property On Left

**Click for Map:**

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

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

**Legal Description:** Lot 31 of Cozy Pines Unrec      **Land Assessmnt:** \$ 10,700  
**Parcel #:** 024-01354-0000      **Improvements:** \$ 0  
**Lot Size:** 110'x627'      **Est. Lot SqFt:**      **Total Assessmnt:** \$ 10,700 / 2008  
**Zoning:** Res      **Net Taxes:** \$ 189 / 2008

<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, Preliminary plat map, Trailer/RV Parking Allowd
<b>Water System</b>	Well on site	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	Other	<b>Terms</b>	Cash
<b>Road</b>	Gravel	<b>Miles to Capitol</b>	Over 50 miles
<b>Improvements</b>	None, Other	<b>Waterfront</b>	N/A
		<b>Lake/River</b>	
<b>Lot Description</b>	Rural - in subdivision		
<b>Features</b>	Wooded		
<b>Topography</b>	Level		

Look no further for the perfect property! This beautifully wooded lot has 1.58 acres and includes both well & septic. It is centrally located near Big Roche-A-Cri Lake and the miles and miles of ATV and snowmobile trails that the area has to offer. It would make a beautiful building site or a lovely camp-site. Call today, Affordably priced! Property has a 6" drilled well and a 3 bedroom septic! Wildlife abounds in this area. Being sold "as is" and is priced right. Don't wait! Call Now!

**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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