



MLS #: 1572049 Active Lots & Acreage Price: \$239,000
W3129 Yellow Banks Tr Town Armenia L01
County: Juneau Zip: 54457 State: WI
Subdivision: Grand View Shores

Total Acreage: 3.35 **Price/SqFt:** 0.00
Wooded Acres: 3.35 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 23
Tillable Acres: 0.00 **Section Number:** 17
Wetland Acres: 0.00

Directions: From Necedah: HWY 21 E; Left (N) on G; Right (E) on 4th; Right (S) on Yellow Banks Tr on Left.

Click for Map:

School District: Nekoosa **Elementary:** Humke **Middle:** Alexander **High:** Nekoosa

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

Legal Description: GRAND VIEW SHORES LOT 23 **Land Assessmnt:** \$ 193,600
Parcel #: 0021815.23 **Improvements:** \$ 0
Lot Size: 3.350 Acres **Est. Lot SqFt:** **Total Assessmnt:** \$ 193,600 / 2008
Zoning: Res SL **Net Taxes:** \$ 4286 / 2008

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone, All underground	Available Info	Cannot be divided, Approved plat map, Restrictions/Covenants, Storage Building Allowed
Water System	None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash
Road	Blacktop/Asphalt	Miles to Capitol	Over 50 miles
Improvements	Driveway	Waterfront	Has actual water frontage, 200-300 feet, On a lake, Dock/Pier, Water ski lake
Lot Description	Rural - in subdivision		
Features	Wooded		
Topography	Level, Sloping		

You can have the best of both worlds! Invest for your FUTURE and have an awesome "get-away" spot to play NOW! Plenty of room here on over 3 acres of mature woods to stretch out and relax after your long work-week. Make this your base camp for recreational fun and adventure! Bring your campfire stories while you build the perfect cabin or home to escape to! Enjoy the amazing sunsets on almost 250' of Lakefront! Breathtaking views over Lake Petenwell from your dock. 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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