



MLS #: 1573839 Active Lots & Acreage Price: \$129,900
 5770 Riley's Way Town Bevent Y01
 County: Marathon Zip: 54473 State: WI
 Subdivision: Wadley Shores A County Plat

 Total Acreage: 2.00 Price/SqFt: 0.00
 Wooded Acres: 0.00 Number of Lots: 1
 Pasture Acres: 0.00 Lot Number(s): 5
 Tillable Acres: 0.00 Section Number: 33
 Wetland Acres: 0.00

Directions: From Y & J Intersection: S on J to 1st Rd make left to sign (on left near treeline)

[Click M for Map:](#)

[Click D for Documents \(if any\):](#)

School District: Unknown Elementary: Not Assigned Middle: Not Assigned High: Not Assigned

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

Legal Description: WADLEY SHORES A COUNTY PLAT Lot 5 Land Assessmnt: \$ 90,400
 Parcel #: 008-2609-333-005-00-00 Improvements: \$ 0
 Lot Size: 2.0 Est. Lot SqFt: 0 Total Assessmnt: \$ 90,400 / 2008
 Zoning: Reside Net Taxes: \$ 1505 / 2008

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family, Other	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Cannot be divided, Approved plat map
Water System	None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash, Land contract
Road	Blacktop/Asphalt	Miles to Capitol	Over 50 miles
Improvements	None	Waterfront	Has actual water frontage, On a lake, 51-100 feet
		Lake/River	Wadley Lake
Lot Description	Irregular		
Features	Wooded		
Topography	Level		

At last! Affordable buildable wooded waterfront acreage in Wisconsin! Enjoy the crystal clear water as you walk along your own sandy shoreline! This parcel is partially wooded acreage with a variety of mixed mature trees. Wadley lake is 46 acres, with a maximum depth of 27' and has abundant panfish as well as Northern Pike and Largemouth Bass. Bring your building plans! This has a gorgeous site overlooking the water. Land Contract to qualified Buyer! 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



Tanya Rothe*
Landman Realty LLC
landman@thelandman.net

