



MLS #: 1578272      Active      Lots & Acreage      Price:      \$197,500  
**L32 Big Bay Rd**      **Town Armenia**      L01  
County: Juneau      Zip: 54564      State: WI  
Subdivision: Big Bay

-----  
**Total Acreage:** 2.30      **Price/SqFt:** 0.00  
**Wooded Acres:** 2.30      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 32  
**Tillable Acres:** 0.00      **Section Number:** 10  
**Wetland Acres:** 0.00

**Directions:** From Necedah, E on Hwy 21, N (L) on Hwy G, E (R) on 10th, N (L) on 19th, E (R) on Big Bay Rd to 32

[Click M for Map:](#)

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

**School District:** Necedah      **Elementary:** Necedah      **Middle:** Necedah      **High:** Necedah

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

**Legal Description:** LOT 32, VOL. 12 CSM PG. 175, #3057      **Land Assessmnt:** \$ 144,900  
**Parcel #:** 002399.32      **Improvements:** \$ 0  
**Lot Size:** 2.327 A per tax roll      **Est. Lot SqFt:**      **Total Assessmnt:** \$ 144,900 / 2008  
**Zoning:** SL Res      **Net Taxes:** \$ 3137 / 2008

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<b>Present Zoning</b>	Single family, Other	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity, Telephone	<b>Available Info</b>	Cannot be divided, Approved plat map, Restrictions/Covenants
<b>Water System</b>	Well required, None presently	<b>Miscellaneous Terms</b>	Neighborhood/Addtl Fees
<b>Waste Disposal</b>	Non municipal/Private req, None presently	<b>Miles to Capitol</b>	Cash
<b>Road</b>	Blacktop/Asphalt	<b>Waterfront</b>	Over 50 miles
<b>Improvements</b>	None	<b>Lake/River</b>	Has actual water frontage, 101-199 feet, On a lake, Dock/Pier, Water ski lake
<b>Lot Description</b>	Rural - in subdivision		Petenwell
<b>Features</b>	Wooded		
<b>Topography</b>	Level		

Enjoy the breathtaking views of the sunrise on the water when you own this gorgeous bay-front parcel. Over 2 very private Acres! Premium building-site tucked into the woods on the western shores of Lake Petenwell, Wisconsin's 2nd largest lake! All the water-fun you can possibly imagine is right here! From sailing regattas to jetskis! You can do it all on this lake! It's also known for it's excellent fishing for a variety of species! Priced well BELOW assessed value! Don't miss out on this bargain!

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

*This information provided courtesy of: Landman Realty LLC*

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.



**Tanya Rothe\***  
**Landman Realty LLC**  
*landman@thelandman.net*

