



MLS #: 1580466 **Active** **Lots & Acreage** **Price:** **\$32,900**
Lot 1 HWY 21 **Town Richfield** A16
County: Adams **Zip:** 54930 **State:** WI
Subdivision: None

Total Acreage: 4.80 **Price/SqFt:** 0.00
Wooded Acres: 0.00 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 1
Tillable Acres: 0.00 **Section Number:** 24
Wetland Acres: 0.00

Directions: Take Hwy 13 N to Hwy 21 E, to property on right on the Intersection of 21 & G

[Click M for Map:](#)

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

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: N1/4 SW1/4 NW1/4 EX HWY ROW **Land Assessmnt:** \$ 10,850
Parcel #: 000-00000-0000 **Improvements:** \$ 0
Lot Size: 4.8 +/- **Est. Lot SqFt:** **Total Assessmnt:** \$ 10,850 / 2009
Zoning: Busine **Net Taxes:** \$ 189 / 2009

Type	Rural	Purchase Options	Sell entirely, Will divide
Present Zoning	Commercial	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Can be divided, Fences Allowed, Storage Building Allowed, Easements
Water System	None presently		N/A
Waste Disposal	None presently	Miscellaneous	
Road	Blacktop/Asphalt	Terms	Cash, Land contract
Improvements	Other	Miles to Capitol	Over 50 miles
		Waterfront	N/A
		Lake/River	
Lot Description	Corner, Rural - not in subdivisn		
Features	Wooded, Pasture		
Topography	Level		

Strip mall? Gas Station? Garden shop or tree nursery? One of the best locations available on the Adams/Waushara County border! Almost 5 acres already zoned for business use! More acreage available to make it a big enough parcel for just about any business idea you are planning. Three phase electricity is nearby. On a busy intersection on a State Highway not far from the 139/51. Let your dreams become a reality! Owner regretfully must sacrifice. Land division will be subject to zoning approval.

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

