



<b>MLS #:</b> 1580467	<b>Active</b>	<b>Lots &amp; Acreage</b>	<b>Price:</b> \$29,900
<b>Lot 2 HWY 21</b>		<b>Town Richfield</b>	A16
<b>County:</b> Adams		<b>Zip:</b> 54930	<b>State:</b> WI
<b>Subdivision:</b> None	-----		
<b>Total Acreage:</b> 4.80		<b>Price/SqFt:</b> 0.00	
<b>Wooded Acres:</b> 0.00		<b>Number of Lots:</b> 1	
<b>Pasture Acres :</b> 0.00		<b>Lot Number(s):</b> 1	
<b>Tillable Acres:</b> 0.00		<b>Section Number:</b> 24	
<b>Wetland Acres:</b> 0.00			

**Directions:** Take Hwy 13 N to Hwy 21 E, to property on right just East of 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

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

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely, Will divide
<b>Present Zoning</b>	Commercial	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity, Telephone	<b>Available Info</b>	Can be divided, Fences Allowed, Storage Building Allowed, Easements
<b>Water System</b>	None presently		N/A
<b>Waste Disposal</b>	None presently	<b>Miscellaneous</b>	
<b>Road</b>	Blacktop/Asphalt	<b>Terms</b>	Cash, Land contract
<b>Improvements</b>	Other	<b>Miles to Capitol</b>	Over 50 miles
		<b>Waterfront</b>	N/A
		<b>Lake/River</b>	
<b>Lot Description</b>	Corner, Rural - not in subdivisn		
<b>Features</b>	Wooded, Pasture		
<b>Topography</b>	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. Just off the intersection on a State Highway not far from the I39/51. Let your dreams become a reality! Owner regretfully must sacrifice. Land division 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.



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