



MLS #: 1581227 Active Lots & Acreage Price: \$84,900
 L1 24th Ave Town Armenia L01
 County: Juneau Zip: 54457 State: WI
 Subdivision: Petenwell Bend

Total Acreage: 5.79 Price/SqFt: 0.00
 Wooded Acres: 5.79 Number of Lots: 1
 Pasture Acres: 0.00 Lot Number(s): 1
 Tillable Acres: 0.00 Section Number: 5
 Wetland Acres: 0.00

Directions: From Necedah, Hwy 21 E. N (L) on Hwy G, R on 4th St (turns into 24th Av) on R between 3rd & 2nd St.

[Click M for Map:](#)

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

School District: Nekoosa Elementary: Call School District Middle: Call School District High: Nekoosa

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

Legal Description: PETENWELL BEND LOT 1 Land Assessmnt: \$ 61,900
 Parcel #: 0021840.25 Improvements: \$ 0
 Lot Size: 5.79 A per tax roll Est. Lot SqFt: Total Assessmnt: \$ 61,900 / 2008
 Zoning: Res Net Taxes: \$ 1370 / 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, Aerial photos, Approved plat map, Restrictions/Covenants |
| Water System | Well required, None presently | Miscellaneous | N/A |
| Waste Disposal | Non municipal/Private req, None presently | Terms | Cash |
| Road | Blacktop/Asphalt | Miles to Capitol | Over 50 miles |
| Improvements | None | Waterfront | Deeded access-No frontage, On a lake, On other type of water, Dock/Pier, Water ski lake |
| Lot Description | Rural - in subdivision | | |
| Features | Wooded | | |
| Topography | Level | | |

Why pay the big bucks? Bring your building plans to this very affordable lakeside acreage! This is a very private, heavily wooded parcel that has lots of pine & oak trees. Bring your agenda for fun! Comes with pier rights! Spend your summer days exploring beautiful Lake Petenwell! This is Wisconsin's 2nd largest lake at over 23,000 acres and offers excellent fishing, swimming, boating and sailing waters! Come and enjoy the native wildlife, beautiful sunsets and area amenities! Call Now for details!

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

