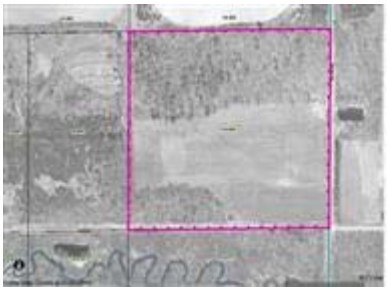

MLS #: 1587003 **Active** **Lots & Acreage** **Price: $96,900**

00 Archer Dr **Town Leola** A09

County: Adams **Zip:** 54943 **State:** WI

Subdivision:

Total Acreage:	40.00	**Price/SqFt:**	0.00
Wooded Acres:	19.00	**Number of Lots:**	1
Pasture Acres :	0.00	**Lot Number(s):**	0
Tillable Acres:	20.00	**Section Number:**	25
Wetland Acres:	1.00		

Directions: From Friendship:13N, R on 21E, L (N) on G, R (E) on Archer Dr. on L. Corner of 1st & Archer.

Click M for Map: ***Documents (if any):***

Lot Size: 40A per tax roll

Est. Lot SqFt:

School District: Tri-County
Elementa... Tri-County
Middle: Tri-County
High: Tri-County

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

Legal Description: SE1/4 NE1/4 MICRO
Parcel #: 014-00499-0000
Zoning: Ag

Land Assessmnt:	$	73,000	
Improvements:	$	0	
Total Assessmnt:	$	73,000	/ 2008
Net Taxes:	$	1282	/ 2008

Type	Rural	**Purchase Options**	Sell entirely
Present Zoning	Agricultural, Conservancy	**Special Assessments**	None
Utilities Avail. (To Lot)	Electricity, Telephone	**Available Info**	Can be divided, Aerial photos, Fences Allowed, Storage Building Allowed, Trailer/RV Parking Allowd
Water System	Well required, None presently		
Waste Disposal	Non municipal/Private req, None presently		
Road	Blacktop/Asphalt	**Miscellaneous**	N/A
Improvements	Fence	**Terms**	Cash
		Miles to Capitol	Over 50 miles
		Farm Features	Currently non-working
		Waterfront	N/A

Lot Description Corner, Rural - not in subdivisn
Features Wooded, Tillable, Wetland
Topography Level

40 Acres mostly Wooded, within walking distance of DNR Land! This is located just North of the Colburn Wildlife Area. Mature hardwoods and a younger stand of Pines adorn this land. Bring your camera! Wildlife abound here! Big Roche A Cri Trout stream is just across the road from this property. Very private acreage with no close neighbors! Easy access from Interstate 39/51 just west of Hancock right on the county line. Make this your base-camp for all your outdoor adventures! Call now to see!

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.

REALTOR®

Tanya Rothe*
Landman Realty LLC

landman@thelandman.net

EQUAL HOUSING OPPORTUNITY