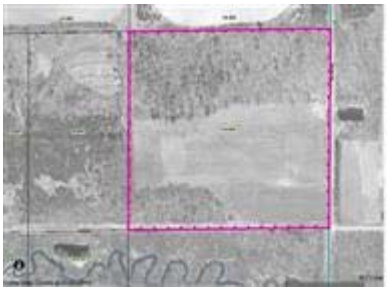

**MLS #: 1587003** **Active** **Lots & Acreage** **Price: $96,900**

**00 Archer Dr** **Town Leola** A09

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

**Subdivision:**

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| | | | |
|---|---|---|---|
| **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