



**MLS #: 1588313**    **Active**    **Lots & Acreage**    **LP: \$26,900**  
**1995 CUMBERLAND DR**    **Town**    **Strongs Prairie**    A19  
**County:** Adams    **Zip:** 54613    **State:** WI  
**Subdivision:** Crystal Brook Woods

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**Total Acreage:** 0.92    **Price/SqFt:** 0.00  
**Wooded Acres:** 0.92    **Number of Lots:** 1  
**Pasture Acres :** 0.00    **Lot Number(s):** 28  
**Tillable Acres:** 0.00    **Section Number:** 19  
**Wetland Acres:** 0.00

**Directions:** From Adams-Friendship:Hwy 13 North, W on Hwy 21, Left (S) on 20th Av, Left on Cumberland Dr to 1995

**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:** Lot 28 of CBW & 1/40TH INT IN OL 1 & 2    **Lot Size:** .920A  
**Parcel #:** 034-01580-0528    **Est. Lot SqFt:**  
**Zoning:** Res    **Net Taxes:** \$ 465 / 2010

|                                  |                        |                            |                                                                                                                                  |
|----------------------------------|------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Type</b>                      | Rural                  | <b>Purchase Options</b>    | Sell entirely                                                                                                                    |
| <b>Present Zoning</b>            | Single family, Other   | <b>Special Assessments</b> | None                                                                                                                             |
| <b>Utilities Avail. (To Lot)</b> | Electricity, Telephone | <b>Available Info</b>      | Cannot be divided, Aerial photos, Approved plat map, Restrictions/Covenants, Storage Building Allowed, Trailer/RV Parking Allowd |
| <b>Water System</b>              | None presently         | <b>Miscellaneous</b>       | N/A                                                                                                                              |
| <b>Waste Disposal</b>            | None presently         | <b>Terms</b>               | Cash                                                                                                                             |
| <b>Road</b>                      | Blacktop/Asphalt       | <b>Miles to Capitol</b>    | Over 50 miles                                                                                                                    |
| <b>Improvements</b>              | None                   | <b>Waterfront</b>          | Deeded access-No frontage                                                                                                        |

**Lot Description** Cul-de-sac, Rural - in subdivision, Adjacent to park/greenway  
**Features** Wooded  
**Topography** Level

You'll love this building site located in the heart of a prime recreational area in Adams County! You'll get deeded access on Big Roche Cri Creek that is dotted with picnic areas in the conservancy that you will be part owner of! The miles of hiking trails throughout are only open to owners in this unique development. Lots of log homes in the area. Castle Rock Lake, the 4th largest in Wisconsin is just minutes away! Priced BELOW assessed value! Secure your spot now for summer fun!

**Sold Price:**    **PtsPd/SlrCr:**    **Closing Date:**  
 This information provided courtesy of: Landman Realty LLC

