





**MLS #: 1591997**      **Active**      **Lots & Acreage**      **Price:**      **\$59,900**  
**1043 Beaver Ave**      **Town Big Flats**      **A03**  
**County:** Adams      **Zip:** 54943      **State:** WI  
**Subdivision:**

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**Total Acreage:** 8.39      **Price/SqFt:** 0.00  
**Wooded Acres:** 8.39      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 4  
**Tillable Acres:** 0.00      **Section Number:** 9  
**Wetland Acres:** 0.00

**Directions:** From Adams/Friendship:Hwy 13 North, Right (E) on Beaver Ave, to property on Right.

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

**Lot Size:** 8.39 Acres  
**Est. Lot SqFt:**

**School District:** Adams-Friendship  
**Elementa...** Adams-Friendship  
**Middle:** Adams-Friendship  
**High:** Adams-Friendship

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

**Legal Description:** LOT 4 CSM 5196  
**Parcel #:** 004-00400-0025  
**Zoning:** RES SL

**Land Assessmnt:** \$ 28,700  
**Improvements:** \$ 0  
**Total Assessmnt:** \$ 28,700 / 2009  
**Net Taxes:** \$ 632 / 2009

**Type** Rural  
**Present Zoning** Single family, Other  
**Utilities Avail. (To Lot)** Electricity  
**Water System** Well required, None presently  
**Waste Disposal** Non municipal/Private req, None presently  
**Road** Blacktop/Asphalt  
**Improvements** Other

**Purchase Options** Sell entirely, Additional land available  
**Special Assessments** None  
**Available Info** Cannot be divided, Certified survey, Aerial photos, Fences Allowed, Storage Building Allowed, Trailer/RV Parking Allowd  
**Miscellaneous** N/A  
**Terms** Cash  
**Miles to Capitol** Over 50 miles  
**Waterfront** N/A  
**Lake/River**

**Lot Description** Rural - not in subdivisn  
**Features** Wooded  
**Topography** Level

Don't miss this rare find! Very affordable and cute little "getaway" cabin that would be perfectly suitable for camping or hunting purposes! Big Flats township is known for it's snowmobilin & ATVing. Bring the big toys because this wooded acreage is located right on the ATV route! Fish, swim or waterski on any of the nearby Tri Lakes or Lake Petenwell! Mostly hardwood forest with trails all ready cut out! Ideal habitat for the Whitetail deer & Wild Turkeys. Close to public land too!

**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*

