





MLS #: 1591999      Active      Lots & Acreage      Price: \$54,900  
**Lot 3 Beaver Ave**      **Town Big Flats**      A03  
 County: Adams      Zip: 54943      State: WI  
 Subdivision:

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**Total Acreage:** 11.05      **Price/SqFt:** 0.00  
**Wooded Acres:** 11.05      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 3  
**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:** 11.05  
**Est. Lot SqFt:**  
**Utilities Avail:** Yes      **Specific Builder Required:**No  
**Improvements:** No      **Special Assessment:** No  
**School District:** Adams-Friendship  
**Elementa...** Adams-Friendship  
**Middle:** Adams-Friendship  
**High:** Adams-Friendship

**Legal Description:** LOT 3 CSM 5196      **Land Assessmnt:** \$ 36,100  
**Parcel #:** 004-00400-0020      **Improvements:** \$ 0  
**Zoning:** RES SL      **Total Assessmnt:** \$ 36,100 / 2009  
**Net Taxes:** \$ 785 / 2009

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely, Additional land available
<b>Present Zoning</b>	Single family, Other	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity	<b>Available Info</b>	Cannot be divided, Certified survey, Aerial photos, Fences Allowed, Storage Building Allowed, Trailer/RV Parking Allowd
<b>Water System</b>	Well required, None presently	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	Non municipal/Private req, 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>	N/A
		<b>Lake/River</b>	
<b>Lot Description</b>	Rural - not in subdivisn		
<b>Features</b>	Wooded		
<b>Topography</b>	Level		

Premium Parcel set far off the road for added privacy and seclusion. This fully wooded parcel is over 11 acres with a diverse variety of trees! Bring the ATVs because this is located right the route! Lots of snowmobile trails and public land in the area! Close to the Tri Lakes and Lake Petenwell! Located between Wisconsin Dells and the Rapdis makes this a prime location for all the best Central Wisconsin & Adams county has to offer! Abundant wildlife will be your neighbors! Camp or build! Call now!

**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.



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