





**MLS #:** 1592000      **Active**      **Lots & Acreage**      **Price:** \$49,900  
**Lot 2 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):** 2  
**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 Acres

**Est. Lot SqFt:**

**School District:** Adams-Friendship

**Elementa...** Adams-Friendship

**Utilities Avail:** Yes      **Specific Builder Required:** No      **Middle:** Adams-Friendship

**Improvements:** No      **Special Assessment:** No      **High:** Adams-Friendship

**Legal Description:** LOT 2 CSM 5196

**Parcel #:** 004-00400-0015

**Zoning:** RES SL

**Land Assessmnt:** \$ 36,100

**Improvements:** \$ 0

**Total Assessmnt:** \$ 36,100 / 2009

**Net Taxes:** \$ 785 / 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** None

**Purchase Options**  
**Special Assessments**  
**Available Info**

Sell entirely, Additional land available  
 None  
 Cannot be divided, Certified survey, Aerial  
 photos, Fences Allowed, Storage Building  
 Allowed, Trailer/RV Parking Allowd  
 N/A  
 Cash  
 Over 50 miles  
 N/A

**Miscellaneous**  
**Terms**  
**Miles to Capitol**  
**Waterfront**  
**Lake/River**

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

Invest in Central Wisconsin Land and own your own pine plantation! This heavily wooded acreage is close to Lakes Arrowhead, Sherwood, Camelot and Petenwell! This parcel is on the ATV route in Big Flats township! If this isn't big enough, there is more land available! Perfect land for hunting, bird watching, hiking & exploring. Thousands of Pines Planted in 1990-91 makes this a good long term investment as well as your private "getaway" spot for camping and recreation. Come & enjoy Adams County!

**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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