





MLS #: 1592001      Active      Lots & Acreage      Price: \$44,900  
**Lot 1 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:** 7.39      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 1  
**Tillable Acres:** 0.00      **Section Number:** 9  
**Wetland Acres:** 1.00

**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:** No      **Special Assessment:** No

**Legal Description:** LOT 1 CSM 5196  
**Parcel #:** 004-00400-0010  
**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** None

**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

Central Wisconsin 8+ acres located in Big Flats Township in Adams County. This area offers plenty of public land nearby. Five thousand acres of Colburn Wildlife area, miles of Plum Creek Timberland are open to the public! The ATV route is right on Beaver Ave and goes all the way to Lake Petenwell and the Tri Lakes.! Lots of wildlife trails on this property. Native Whitetail Deer, Eastern Wild Turkeys and even the occasional Black Bear pass through this area. Reserve your spot for outdoor fun! 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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