



**MLS #: 1598413**    **Active**    **Lots & Acreage**    **LP: \$24,900**  
**1664 20TH AVE**    **Town**    **Strongs Prairie**    A19  
**County:** Adams    **Zip:** 54613    **State:** WI  
**Subdivision:** Crystal Brook Woods

**Total Acreage:** 0.88    **Price/SqFt:** 0.00  
**Wooded Acres:** 0.88    **Number of Lots:** 1  
**Pasture Acres :** 0.00    **Lot Number(s):** 31  
**Tillable Acres:** 0.00    **Section Number:** 19  
**Wetland Acres:** 0.00

**Directions:** From Adams/Friendship:North on Hwy 13; Left on Hwy 21 (west);Left on 20th Av to 1664 on Left.

**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:** & 1/40TH INT IN OL 1 & 2 N1/2 OF SW FRAC    **Lot Size:** .884 Acre  
**Parcel #:** 034-01580-0531    **Est. Lot SqFt:**  
**Zoning:** Res    **Net Taxes:** \$ 450 / 2010

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<b>Present Zoning</b>	Single family	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity, Telephone	<b>Available Info</b>	Cannot be divided, Aerial photos, Approved plat m ap, Restrictions/Covenants, Fences Allowed, Storage Building Allowed, Trailer/RV Parking Allowd
<b>Water System</b>	Well required, None presently	<b>Miscellaneous Terms</b>	Neighborhood/Addtl Fees
<b>Waste Disposal</b>	Non municipal/Private req, None presently		Cash
<b>Road</b>	Blacktop/Asphalt		
<b>Improvements</b>	None		

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

Come & escape to Crystal Brook Woods. This is a wildlife lovers wonderland! Bring your log home or cabin plans and you will fit right into this neighborhood! This parcel adjoins a private 157 acre Nature Conservancy that is for owners & their guests only! Walk the well groomed trails & have a BBQ at one of the picnic areas along the Creek! Invite some friends for a luncheon at the Outdoor Pavilion! Plenty of deer & turkeys to snap photos of! 1/4 mile to Castle Rock lake for Big water fun!

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

