

	MLS #: 1607111 Active Lots & Acreage LP: \$49,900 L11 Weston Falls Ave City Pine Valley Y01 County: Clark Zip: 54456 State: WI Subdivision: Appleyard Black River Bluffs 1st Addn.
	<hr/> Total Acreage: 1.53 Price/SqFt: 0.00 Wooded Acres: 1.53 Number of Lots: 1 Pasture Acres : 0.00 Lot Number(s): 11 Tillable Acres: 0.00 Section Number: 2 Wetland Acres: 0.00

Directions: From Neillsville, North on Grand Ave 3 miles, R on Weston Falls Ave. to Lot 11

School District: Unknown **Elementary:** Call School District **Middle:** Call School District **High:** Call School District

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

Legal Description: LOT 11 APPELYARDS BLK RIV BLUFFS 1ST ADD **Lot Size:** 1.53 A per tax roll
Parcel #: 042.0031.013 **Est. Lot SqFt:**
Zoning: SL Res **Net Taxes:** \$ 553 / 2009

Type Rural Present Zoning Single family, Other Utilities Avail. (To Lot) Electricity, Telephone Water System None presently Waste Disposal None presently Road Gravel Improvements None	Purchase Options Special Assessments Available Info Miscellaneous Terms Miles to Capitol Waterfront Lake/River	Sell entirely Unknown Cannot be divided N/A Cash Over 50 miles Has actual water frontage, 101-199 feet, On a river Black River
Lot Description Rural - in subdivision Features Wooded Topography Rolling, Sloping		

Bring your building plans to this partly wooded waterfront parcel! Enjoy river water sports on the Black River! Canoe or fish from your own backyard! Don't forget the camera! This is an area of abundant wildlife! Eagles, whitetailed deer & songbird sightings are common here! You will love this scenic area that has rolling terrain with farms peppered along the countryside. Call now for details!

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