

	MLS #: 1617499 Active 245 HWY Z County: Adams Subdivision:	Lots & Acreage LP: \$144,500 Town Rome Zip: 54457 State: WI A17																			
	<hr/> <table> <tr> <td>Total Acreage:</td> <td>1.17</td> <td>Price/SqFt:</td> <td>0.00</td> </tr> <tr> <td>Wooded Acres:</td> <td>1.17</td> <td>Number of Lots:</td> <td>1</td> </tr> <tr> <td>Pasture Acres :</td> <td>0.00</td> <td>Lot Number(s):</td> <td>4</td> </tr> <tr> <td>Tillable Acres:</td> <td>0.00</td> <td>Section Number:</td> <td>11</td> </tr> <tr> <td>Wetland Acres:</td> <td>0.00</td> <td></td> <td></td> </tr> </table>		Total Acreage:	1.17	Price/SqFt:	0.00	Wooded Acres:	1.17	Number of Lots:	1	Pasture Acres :	0.00	Lot Number(s):	4	Tillable Acres:	0.00	Section Number:	11	Wetland Acres:	0.00	
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Directions: From Adams: Hwy 13 N, Left On Alpine Road, Right On Cty Z, Property On Left.

School District: Nekoosa **Elementary:** Humke **Middle:** Alexander **High:** Nekoosa

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

Legal Description: PT SW1/4 NW1/4 LOT 4 CSM 4708 **Lot Size:** 1.17 A. per tax roll
Parcel #: 030-00147-0040 **Est. Lot SqFt:**
Zoning: SHOREL
Net Taxes: \$ 3427 / 2010

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Cannot be divided, Certified survey, Aerial photos, Restrictions/Covenants
Water System	Well required, None presently	Miscellaneous	Neighborhood/Addtl Fees
Waste Disposal	Non municipal/Private req, None presently	Terms	Cash
Road	Blacktop/Asphalt	Miles to Capitol	Over 50 miles
Improvements	None	Waterfront	Has actual water frontage, 200-300 feet, Lake
Lot Description	Corner, Rural - not in subdivisn		
Features	Wooded		
Topography	Level		

This the waterfront parcel that you have been dreaming about! Whether you want all the action of speed boating, jetskiing or just the tranquility of sailing, Lake Petenwell offers the best of all the watersports you love! Plus excellent fishing for the serious angler in your life! Over an acre of woods that provides an excellent habitat for the abundant wildlife! Bring your camera! Buy for investment or for a fun getaway. Don't Miss this Bargain! Priced well below assessed value for a quick sale!

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



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