

	MLS #: 1617501 Active	Lots & Acreage LP: \$179,500	
	15894 N 24TH AVE	Town Armenia	L01
	County: Juneau	Zip: 54457	State: WI
	Subdivision: Grand View Shores		

	Total Acreage: 3.31	Price/SqFt: 0.00	
	Wooded Acres: 3.31	Number of Lots: 1	
	Pasture Acres : 0.00	Lot Number(s): 8	
	Tillable Acres: 0.00	Section Number: 8	
	Wetland Acres: 0.00		

Directions: From Necedah: HWY 21 E; Left (N) on G; Right (E) on 4th; Left (N) on 24th Av to property on R.

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

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

Legal Description: GRAND VIEW SHORES LOT 8 **Lot Size:** 3.31 A. per tax roll
Parcel #: 0021815.08 **Est. Lot SqFt:**
Zoning: Shorel **Net Taxes:** \$ 2484 / 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, Approved plat map, 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, 101-199 feet, Lake, Dock/Pier, Water ski lake
Lot Description	Rural - in subdivision		
Features	Wooded		
Topography	Level		

Invest in your future and have an awesome waterfront "get-away spot" to play on NOW! Plenty of room here on over 3 acres of mature woods that will give you the elbow room you need to kick back and relax! Enjoy the amazing sunsets on the 150' Lake Petenwell shoreline! Breathtaking views over will be right outside your door so bring your building plans! Fish, swim, ski or sail on Wisconsin's 2nd largest body of water! Covenants in place to protect your investment. Call now!

Sold Price: **PtsPd/SlrCr:** **Closing Date:**
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