

	MLS #: 1618947 Active	Lots & Acreage LP: \$94,900	
	353 TWIN LAKES TR	Town Rome	A17
	County: Adams	Zip: 54457	State: WI
	Subdivision: Twin Lakes		

	Total Acreage: 2.34	Price/SqFt: 0.00	
	Wooded Acres: 2.34	Number of Lots: 1	
	Pasture Acres : 0.00	Lot Number(s): 19	
	Tillable Acres: 0.00	Section Number: 15	
	Wetland Acres: 0.00		

Directions: From Friendship:Hwy 13 North; left on Apache Ave, right on Twin Lakes Tr to 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: Twin Lakes Lot 19 **Lot Size:** 2.34 per tax roll
Parcel #: 030-01826-0019 **Est. Lot SqFt:**
Zoning: Res **Net Taxes:** \$ 1979 / 2010

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone, All underground	Available Info	Cannot be divided, 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, No wake lake
Lot Description	Rural - in subdivision		
Features	Wooded		
Topography	Level		

Grab this one of a kind piece of vacant land while it's still available! It is hot, hot, hot! What more could you ask for? Almost 2 1/2 acres of fully wooded land right on the Twin lakes! This property comes with a more than affordable price for what you're getting. It is a steal! Fish for Northerns, Bass, Pan fish, etc. Pretty much any type that you would want to fry in a pan. ATV and snowmobile routes are also close by for some extra recreational fun.

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



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