

	<b>MLS #:</b> 1625171 <b>Active</b>	<b>Lots &amp; Acreage</b> <b>LP: \$174,900</b>	
	<b>L8 N Timber Bay Ave</b>	<b>Town</b> <b>Quincy</b>	<b>A15</b>
<b>County:</b> Adams	<b>Zip:</b> 53934	<b>State:</b> WI	
<b>Subdivision:</b> Timber Bay			
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<b>Total Acreage:</b>	1.51	<b>Price/SqFt:</b>	0.00
<b>Wooded Acres:</b>	1.51	<b>Number of Lots:</b>	1
<b>Pasture Acres :</b>	0.00	<b>Lot Number(s):</b>	8
<b>Tillable Acres:</b>	0.00	<b>Section Number:</b>	8
<b>Wetland Acres:</b>	0.00		

**Directions:** From Friendship: Cty J West, Left on Cty Z, Left on Deerborn Ct, Left on N. Timber Bay Av, on R.

**School District:** Adams-Friendship    **Elementary:** Adams-Friendship    **Middle:** Adams-Friendship    **High:** Adams-Friendship

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

**Legal Description:** Lot 8 of Timber Bay  
**Parcel #:** 026-02614-0307  
**Zoning:** Res SL

**Lot Size:** 1.51 A. per tax roll  
**Est. Lot SqFt:**

**Net Taxes:** \$ 2556 / 2010

**Type** Rural  
**Present Zoning** Single family  
**Utilities Avail. (To Lot)** Electricity, Telephone  
**Water System** Well required, None presently  
**Waste Disposal** Non municipal/Private req, None presently  
**Road** Blacktop/Asphalt  
**Improvements** None

**Purchase Options** Sell entirely  
**Special Assessments** None  
**Available Info** Cannot be divided, Approved plat map, Restrictions/Covenants  
**Miscellaneous** Neighborhood/Addtl Fees  
**Terms** Cash  
**Miles to Capitol** Over 50 miles  
**Waterfront** Has actual water frontage, 101-199 feet, Lake, Water ski lake

**Lot Description** Rural - in subdivision  
**Features** Wooded  
**Topography** Level

This has just hit the market in time for the 2011 summer season! Live your dream of owning wooded Lakeside acreage in Wisconsin! Lovely building site with covenants in place to protect your investment! Fish, boat, swim or sail on the 4th largest body of water in Wisconsin! Bring the boat and enjoy the sunrises and sunsets on the water. Lots of deer, turkeys and other wildlife roam these woods. Get ready for summer! Call now!

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

*This information provided courtesy of: Landman Realty LLC*



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