

	<b>MLS #:</b> 1627634 <b>Active</b>	<b>Lots &amp; Acreage</b> <b>LP: \$34,900</b>	
	<b>1434 11TH AVE</b>	<b>Town</b> <b>Preston</b>	<b>A14</b>
<b>County:</b> Adams	<b>Zip:</b> 53934	<b>State:</b> WI	
<b>Subdivision:</b>			
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<b>Total Acreage:</b>	5.70	<b>Price/SqFt:</b>	0.00
<b>Wooded Acres:</b>	5.67	<b>Number of Lots:</b>	1
<b>Pasture Acres :</b>	0.00	<b>Lot Number(s):</b>	3
<b>Tillable Acres:</b>	0.00	<b>Section Number:</b>	9
<b>Wetland Acres:</b>	0.00		

**Directions:** From Adams-Friendship: 13 North, right on 21, left on 11th Ave to property on right.

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

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

**Legal Description:** PT SW1/4 NW1/4 LOT 3 CSM 4761    **Lot Size:** 5.67 A per tax roll

**Parcel #:** 024-00486-0020    **Est. Lot SqFt:**

**Zoning:** A3    **Net Taxes:** \$ 561 / 2010

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<b>Present Zoning</b>	Single family	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity, Telephone	<b>Available Info</b>	Cannot be divided, Certified survey, Fences Allowed, Storage Building Allowed, Trailer/RV Parking Allowd
<b>Water System</b>	Well required, None presently	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	Non municipal/Private req, None presently	<b>Terms</b>	Cash
<b>Road</b>	Blacktop/Asphalt	<b>Miles to Capitol</b>	Over 50 miles
<b>Improvements</b>	None	<b>Waterfront</b>	N/A
<b>Lot Description</b>	Rural - not in subdivisn		
<b>Features</b>	Wooded		
<b>Topography</b>	Rolling		

Very beautiful and private building site within minutes to town and shopping. Camping is allowed too! Just a short drive to golf, Roche A Cri State Park and Big Roche A Cri Lake & stream. Mixed woods and hilly terrain makes this a fun property to explore. Centrally located in between Wisconsin Dells and Wisconsin Rapids. Lots of deer and turkey lurking these woods and eagles soaring nearby! Good for fun or investment. Call Now!

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

*This information provided courtesy of: Landman Realty LLC*

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.