



MLS #: 1632718 **Active** **Lots & Acreage** **LP: \$25,000**
L1 Badger Dr **Town** **Colburn** A04
County: Adams **Zip:** 54943 **State:** WI
Subdivision:

Total Acreage: 2.13 **Price/SqFt:** 0.00
Wooded Acres: 2.13 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 1
Tillable Acres: 0.00 **Section Number:** 4
Wetland Acres: 0.00

Directions: 13 North, East on Beaver Ave (R);North on 5th Ave, R on Badger Dr 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: LOT 1 CSM 5050 **Lot Size:** 2.13 A per tax roll
Parcel #: 006-00071-0000 **Est. Lot SqFt:**
Zoning: Unz **Net Taxes:** \$ 137 / 2010

Type	Rural	Purchase Options	Sell entirely, Additional land available
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Cannot be divided, Certified survey, Aerial photos, Fences Allowed, Trailer/RV Parking Allowd
Water System	None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash, Seller, Land contract
Road	Blacktop/Asphalt	Miles to Capitol	Over 50 miles
Improvements	None	Waterfront	Has actual water frontage, 101-199 feet, Other
Lot Description	Rural - not in subdivisn		
Features	Wooded, Stream/Spring		
Topography	Level		

Excellent wooded creekfront parcel located next to farm acreage. Lots of whitetails here! This property is just down the road from Colburn wildlife area. Lots of wild land in this area to explore! This parcel is within minutes of the Tri-Lakes and Lake Petenwell for lots of water fun! Camp or build the cabin of your dreams in this secured recreational wonderland! Secure your get-away acreage now! More land available! Call now!

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