



MLS #: 1632722 **Active** **Lots & Acreage** **LP: \$49,500**
L6 5th Ave **Town** **Colburn** **A04**
County: Adams **Zip:** 54943 **State:** WI
Subdivision:

Total Acreage: 8.96 **Price/SqFt:** 0.00
Wooded Acres: 8.96 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 6
Tillable Acres: 0.00 **Section Number:** 4
Wetland Acres: 0.00

Directions: 13 North, East on Beaver Ave (R);North on 5th 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: LOT 6 CSM 5051 **Lot Size:** 8.96 A per tax roll
Parcel #: 006-00071-0030 **Est. Lot SqFt:**
Zoning: Unz **Net Taxes:** \$ 507 / 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, Over 300 feet, Other
Lot Description	Rural - not in subdivisn		
Features	Wooded, Stream/Spring		
Topography	Level		

Larger secluded wooded creekfront parcel is the perfect place to tuck in a little get-away cabin! This special acreage has over 500' of waterfront! It is just down the road from Colburn wildlife area so bring your binoculars or camera! All the things you love to do are within minutes! This parcel is almost 9 acres and is close to the the Tri-Lakes and Lake Petenwell for all your water sports activities! Camp or build! North of Wisconsin Dells. Don't let this one get away! Call for details!

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