



**MLS #: 1632724**    **Active**    **Lots & Acreage**    **LP: \$123,300**  
**00 5th Ave/Badger Dr**    **Town**    **Colburn**    **A04**  
**County:** Adams    **Zip:** 54943    **State:** WI  
**Subdivision:**

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**Total Acreage:** 15.57    **Price/SqFt:** 0.00  
**Wooded Acres:** 15.57    **Number of Lots:** 4  
**Pasture Acres :** 0.00    **Lot Number(s):** 1-2 & 5-6  
**Tillable Acres:** 0.00    **Section Number:** 4  
**Wetland Acres:** 0.00

**Directions:** 13 North, East on Beaver Ave (R);North on 5th Ave, on right & also R on Badger Dr to property on R.

**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:** #1&2 CSM 5050 & #5&6 CSM 5051    **Lot Size:** 15.57 A per tax roll  
**Parcel #:** 000-00000-0000    **Est. Lot SqFt:**  
**Zoning:** Unz    **Net Taxes:** \$ 922 / 2010

<b>Type</b> Rural <b>Present Zoning</b> Single family <b>Utilities Avail. (To Lot)</b> Electricity, Telephone <b>Water System</b> None presently <b>Waste Disposal</b> None presently <b>Road</b> Blacktop/Asphalt <b>Improvements</b> None	<b>Purchase Options</b> Sell entirely <b>Special Assessments</b> None <b>Available Info</b> Certified survey, Aerial photos, Fences Allowed, Trailer/RV Parking Allowd <b>Miscellaneous</b> N/A <b>Terms</b> Cash, Seller, Land contract <b>Miles to Capitol</b> Over 50 miles <b>Waterfront</b> Has actual water frontage, Over 300 feet, Other type of water
<b>Lot Description</b> Rural - not in subdivisn <b>Features</b> Wooded, Stream/Spring <b>Topography</b> Level	

4 parcels being offered as an investors package that are already divided with certified survey maps! You can put them right back on the market or enjoy them until you are ready to cash them in. Nearby Colburn wildlife area makes it an attractive area for prospective Buyers. Also they are close to the the Tri-Lakes and Lake Petenwell, some of the hottest Lakes in Central Wisconsin! Perfect for campsites or building sites north of Wisconsin Dells. Great for novice or experienced investor. Call for details

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