



MLS #: 1636555 **Active** **Lots & Acreage** **LP: \$24,900**
1640 20TH AVE **Town** **Strongs Prairie** A19
County: Adams **Zip:** 54613 **State:** WI
Subdivision: Crystal Brook Woods

Total Acreage: 0.90 **Price/SqFt:** 0.00
Wooded Acres: 0.90 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 8
Tillable Acres: 0.00 **Section Number:** 19
Wetland Acres: 0.00

Directions: From Adams-Friendship:Hwy 13 North, W on Hwy 21, Left (S) on 20th Av, to 1640 on Left.

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: #8 & 1/40TH INT IN OL 1 & 2 **Lot Size:** .920A
Parcel #: 034-01580-0508 **Est. Lot SqFt:**
Zoning: Res **Net Taxes:** \$ 459 / 2010

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family, Other	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Cannot be divided, Aerial photos, Approved plat map, Restrictions/Covenants, Storage Building Allowed, Trailer/RV Parking Allowd
Water System	None presently	Miscellaneous	N/A
Waste Disposal	None presently	Terms	Cash
Road	Blacktop/Asphalt	Miles to Capitol	Over 50 miles
Improvements	None	Waterfront	Deeded access-No frontage

Lot Description Cul-de-sac, Rural - in subdivision, Adjacent to park/greenway
Features Wooded
Topography Level

This is a prime wooded building site in a recreational area and your backyard is a wildlife haven! You'll get deeded access on Big Roche Cri Creek that is dotted with picnic areas in the wildlife conservancy that you will be part owner of! The miles of hiking trails throughout are only open to owners in this unique development. Lots of log homes in the area. Castle Rock Lake, the 4th largest in Wisconsin is just minutes away! Priced BELOW assessed value! Call Now!

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

