



MLS #: 1641888 **Active** **Lots & Acreage** **LP: \$22,000**
1157 15TH AVE **Town** **Big Flats** A03
County: Adams **Zip:** 54613 **State:** WI
Subdivision: None

Total Acreage: 2.98 **Price/SqFt:** 0.00
Wooded Acres: 2.98 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 0
Tillable Acres: 0.00 **Section Number:** 26
Wetland Acres: 0.00

Directions: From Friendship:North on Hwy 13, Left on Buttercup Ave, right on 15th Ave.

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

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

Legal Description: PT NE1/4 SE1/4 MICRO **Lot Size:** 2.98 Ac per tax roll
Parcel #: 004-00174-0000 **Est. Lot SqFt:**
Zoning: UZ **Net Taxes:** \$ 329 / 2010

Type Present Zoning Utilities Avail. (To Lot) Water System Waste Disposal Road Improvements Lot Description Features Topography	Rural Single family Electricity, Telephone Well on site, Well required Non-municipal/Private on, Non municipal /Private req Blacktop/Asphalt Res Bldg-Little/No Value Rural - not in subdivisn Wooded Level	Purchase Options Special Assessments Available Info Miscellaneous Terms Miles to Capitol Waterfront	Sell entirely None Aerial photos, Fences Allowed, Storage Building Allowed, Trailer /RV Parking Allowd N/A Cash Over 50 miles N/A
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Great location for all the outdoor recreation available in Adams County! Close to everything! Lake Petenwell is Wisconsin's 2nd largest body of water, is just a few minutes away! Property is directly on the ATV routes and snowmobile trails and public land is nearby! This is an old homesite that is not habitable anymore. Home & buildings need to be bulldozed down! Being sold in "AS IS" condition. Wonderful setting for that cabin or new home you've been dreaming of! See by appointment only-Call now!

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