



**MLS #:** 1642186    **Active**    **Lots & Acreage**    **LP: \$16,000**  
**1156-1158 Badger Ave**    **Town**    **Rome**    A17  
**County:** Adams    **Zip:** 54457    **State:** WI  
**Subdivision:** Jack Pine Acres Unrec

**Total Acreage:** 1.46    **Price/SqFt:** 0.00  
**Wooded Acres:** 1.46    **Number of Lots:** 2  
**Pasture Acres :** 0.00    **Lot Number(s):** 14+15  
**Tillable Acres:** 0.00    **Section Number:** 32  
**Wetland Acres:** 0.00

**Directions:** From Adams Friendship: North on Hwy 13, West (L) on Badger Av to property on right.

**School District:** Nekoosa    **Elementary:** Call School District    **Middle:** Call School District    **High:** Call School District

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

**Legal Description:** Lots 14 -15 Jack Pine Acres Unrec    **Lot Size:** 1.46 A per tax roll  
**Parcel #:** 000-00000-0000    **Est. Lot SqFt:**  
**Zoning:** res    **Net Taxes:** \$ 89 / 2010

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely, Will divide
<b>Present Zoning</b>	Single family	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity, Telephone	<b>Available Info</b>	Can be divided, Approved plat map, Fences Allowed, Trailer/RV Parking Allowd
<b>Water System</b>	None presently	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	None presently	<b>Terms</b>	Cash, Land contract
<b>Road</b>	Blacktop/Asphalt	<b>Miles to Capitol</b>	Over 50 miles
<b>Improvements</b>	None	<b>Waterfront</b>	N/A
<b>Lot Description</b>	Rural - in subdivision		
<b>Features</b>	Wooded		
<b>Topography</b>	Level		

This wooded parcel in the heart of Central Wisconsin's most popular playground has so many possibilities! Camp or build on these two parcels that are situated side by side. Bring your campers or build on these 2 wooded building sights! Lots of outdoor recreation close by! This great getaway spot is a wildlife haven as well as an outdoor sports-lovers dream come true! And it's affordable! Tri-Lakes & Lake Petenwell are both nearby! Great opportunity to buy with your friends or family in mind!

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

