



**MLS #: 1642187**    **Active**    **Lots & Acreage**    **LP: \$8,000**  
**1156 BADGER AVE**    **Town**    **Rome**    **A17**  
**County:** Adams    **Zip:** 54457    **State:** WI  
**Subdivision:** Jack Pine Acres Unrec

**Total Acreage:** 0.73    **Price/SqFt:** 0.00  
**Wooded Acres:** 0.73    **Number of Lots:** 1  
**Pasture Acres :** 0.00    **Lot Number(s):** 14  
**Tillable Acres:** 0.00    **Section Number:** 32  
**Wetland Acres:** 0.00

**Directions:** From Adams-Friendship:Hwy 13 North, West on BadgerAv to property on right

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

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

**Legal Description:** Lot 14 Jack Pine Acres Unrec    **Lot Size:** .732 A per tax roll  
**Parcel #:** 030-01533-0000    **Est. Lot SqFt:**  
**Zoning:** Res    **Net Taxes:** \$ 44 / 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, Additional land available <b>Special Assessments</b> None <b>Available Info</b> Cannot be divided, Approved plat map, Fences Allowed, Storage Building Allowed, Trailer/RV Parking Allowd  <b>Miscellaneous</b> <b>Terms</b> Cash, Land contract <b>Miles to Capitol</b> Over 50 miles <b>Waterfront</b> N/A
<b>Lot Description</b> Rural - in subdivision <b>Features</b> Wooded <b>Topography</b> Level	

Escape to this outdoor recreational area located between Wisconsin Dells & Wisconsin Rapids! Bring your swim suit, boat & fishing rod because Lakes Sherwood, Camelot, Arrowhead & Petenwell are all nearby! Make this your base-camp for all the water-fun you've been wanting to have! Bring your camper or your building plans...or both to this wooded parcel! Lots of hiking, snowmobile & ATV trails are in this area for you to enjoy, so bring all the fun toys with you! More land available too. Affordable!

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

