



**MLS #:** 1642188      **Active**      **Lots & Acreage**      **LP: \$8,000**  
**1158 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):** 15  
**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:** Call School District

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

**Legal Description:** Lot 15 Jack Pine Acres Unrec      **Lot Size:** 1.46 A per GIS  
**Parcel #:** 030-01534-0000      **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  <b>Miscellaneous</b> N/A <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	

Get away from it all to the beautiful central Wisconsin lakes area! The camper is already here! Lots of deer and turkey as well as a variety of other wildlife abound here! Hiking, ATV, snowmobile trails are in the area. Lake Petenwell, Wisconsin's 2nd largest lake is within minutes of this wooded building site. More land is available! This lake is great for fishing & suitable for every kind of aquatic vehicle from power boats & jetskis to sailing regattas! The Tri-Lakes are also in the neighborhood!

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

