

Landman Realty LLC

715-228-3000

January 23, 2005



Address: **1922 D St.
Arkdale, WI 54613**

List Price: **\$164,900**
Listing #: **2014170**

Style: **Ranch**
Ownership: **Single Family**

Status: **Active**
MLS Area: **Adams**

Total Bdrms: **3**
Total Baths: **2**

Brand new home with access to beautiful Lake Petenwell

Comments: **Brand new 3 bedroom, 2 bath home in a pretty, wooded area comes with easement frontage on beautiful Lake Petenwell. Waterski, fish, swim or sail on this 23,000 acre all sports lake or explore the public land right across the road. Close to the Monroe Prairie ATV trail system & snowmobile trails too. Lots of outbuildings to store your toys in. 2 car garage with workshop & 2 storage sheds! Everything you need for fulltime living. Great for 2nd home or retirement. Come & play today! Hurry on this one! From 13 & 21: West on 21, North on Z, West on Bighorn to first Rd, make left & follow to property on Right.**

| Residence Information | | Amenities |
|--|-----------------------------------|--|
| Year Built: 2004 | Basement Type: Crawl Space | Workshop Storage Shed Deck Master Bath Garage Door Opener |
| Occupancy: Owner | Walk-out: | |
| Roof: Shingle | AC Type: Central | |
| Exterior: Vinyl | Heat Type: Forced Air | |
| Trim Type: | Water Softener: | |
| AG Sq Ft: | Garage Type: Detached | |
| Main Sq Ft: 1,177 | # of Stalls: 2 | |
| BG Sq Ft: | Garage Sq Ft: 956 | |
| Total Sq Ft: 1,177 | Driveway: Gravel | |
| Fireplaces: | Avg Utilities: | |
| Fireplace Fuel: | Assc Fee: | |
| Included: Stove & refrigerator | | |
| Not Included: Sellers Personal property | | |

| Rooms | | | |
|--------------|----------------|-------------|--------------------|
| <u>Floor</u> | <u>Room</u> | <u>Size</u> | <u>Description</u> |
| Main Floor | Living | 17x14 | |
| Main Floor | Dining | 14x9 | |
| Main Floor | Kitchen | 14x12 | |
| Main Floor | Full Bath | 7x7 | master bathroom |
| Main Floor | Full Bath | 7x5 | |
| Main Floor | Master Bedroom | 14x12 | |
| Main Floor | Bedroom | 12x11 | bedroom #2 |
| Main Floor | Bedroom | 10x10 | bedroom #3 |

Property Information

| | | | |
|--------------------|---|--------------|----------------------------|
| Est Acres: | | Gross Taxes: | TBD |
| Lot Size: | 198"x132' | Tax Class: | |
| Frontage Ft: | 198 | Tax Yr: | |
| Depth Ft: | 132 | Assessments: | |
| Elem School: | Adams | Water Type: | Private Well |
| JH/Mdl School: | Adams | Sewer Type: | Septic |
| Sr High School: | Adams | Fuel Type: | Propane |
| Lake Name: | Deeded Lake Access | Flood: | |
| S-T-R: | 18 - 19 - 5 | Zoning: | |
| Possession: | DOC | Plat: | Roberts Subdivision |
| Terms: | | Parcel: | 18-1244,1245,1246 |
| Township: | (T) Monroe | Latitude: | |
| Assessed Value: | | Longitude: | |
| Legal Description: | Roberts Subdivision Lots 13, 14 & 15 Block 4 | | |

Property Features

Paved Road Frontage
Mobile Homes Allowed
Waterski Lake
Wooded Area