

Landman Realty LLC
608-339-8030

July 31, 2006



Address: **1319 Browndeer Ave**
Arkdale, WI 54613

List Price: **\$99,900**
 Listing #: **2016183**

Style: **Cottage**
 Ownership: **Single Family**

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

Total Bdrms: **2**
 Total Baths: **0**

Perfect Vacation Get-Away!!!

Comments: **Here's the perfect little get-away cabin in the woods. 10 acres of 'em, where you can unwind and lay back, or hit the lakes, ATV trails, snowmobile trails what have you. Nestled back off the road for privacy, big enough to hunt, this log sided beauty shimmers in the clearing, beckoning you to come and stay. It sits on a four feet deep foundation and is ready to receive an attached garage on the East side. Includes a generous share of furnishings and storage building. South-facing, 16 ft long, screened-in-porch keeps the bugs at bay, adds charm and provides protected shelter upon entry/egress. Hang your hat, and stay awhile. Rustic interior will make you reluctant to leave. From Adams/Friendship: Hwy 13 N, W on Browndeer to property on left.**

Residence Information		Amenities
Year Built:	Basement Type: Crawl Space	Storage Shed Other Country Home
Occupancy:	Walk-out:	
Roof:	AC Type:	
Exterior:	Heat Type: Other	
Trim Type:	Water Softener:	
AG Sq Ft:	Garage Type:	
Main Sq Ft:	# of Stalls:	
BG Sq Ft:	Garage Sq Ft:	
Total Sq Ft: 480	Driveway: Dirt	
Fireplaces:	Avg Utilities:	
Fireplace Fuel:	Assc Fee:	
Included: refrigerator, stove, couch and matching chair, 2 futons, 2 armoires, and any other items Seller wishes to leave.		
Not Included: Seller's Personal Property		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	11x19	
Main Floor	Kitchen	10x6	
Main Floor	Bedroom	10x7	
Main Floor	Bedroom	10x7	
Main Floor	Other	10x3	

Property Information

Est Acres: **10.15**
 Lot Size: **622x674**
 Frontage Ft: **622**
 Depth Ft: **674**

Gross Taxes: **594**
 Tax Class:
 Tax Yr: **2005**
 Assessments:

Elem School:
 JH/Mdl School:
 Sr High School: **Adams**

Water Type: **None**
 Sewer Type: **None**
 Fuel Type: **Propane**

Lake Name:
 S-T-R: **30 - 19 - 6**

Flood: **Not Required**
 Zoning: **Residential**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **4-952**

Township: **(T) Big Flats**
 Assessed Value:

Latitude:
 Longitude:

Legal Description: **PT NE 1/4 NE 1/4 Lot 1 CSM 3970 Micro**

Property Features

Wooded Area
Buildable Site

Pictures

