

**Landman Realty LLC**  
**608-339-8030**

August 25, 2006



Address: **1920 D St.**  
**Arkdale, WI 54613**

List Price: **\$64,900**  
 Listing #: **2016196**

Style: **Mobile Home/Lot**  
 Ownership: **Single Family**

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

Total Bdrms: **2**  
 Total Baths: **1**

**Cute Get-Away Home in Roberts Subdivision!**

Comments: **Looking for that perfect place to escape to in your free time? This cute mobile home in Roberts Subdivision is that place. Imagine yourself and the crew enjoying all that Central Wisconsin and Wisconsin's Second Largest Lake: Lake Petenwell has to offer. Jetskiing, waterskiing, boating, fishing, riding the ATVs, hiking, and relaxing are all part of the recreational itinerary in Adams County. The home is in one of the hottest areas: Robert's Subdivision, and features two nice bedrooms, a large living room, a cute kitchen and a large porch addition. The home has a well and septic test on file and a new well recently installed. The property also comes with its own pier spot on Lake Petenwell. Your walk to the lake is very short (less than three blocks) and the views take your breath away. There are two restaurants within walking distance as well. Your quiet lot has a shed, a few large mature trees, and a campfire pit: come on, bring the smores and get ready to enjoy life to the fullest. From Adams: Hwy 13 N to Hwy 21 W to Hwy Z N to Big Horn A W to G St S to D St W.**

Residence Information		Amenities	
Year Built:		Basement Type:	
Occupancy:		Walk-out:	
Roof:	<b>Metal</b>	AC Type:	<b>Wall Unit</b>
Exterior:	<b>Aluminum</b>	Heat Type:	<b>Forced Air</b>
Trim Type:	<b>Wood</b>	Water Softener:	
AG Sq Ft:		Garage Type:	
Main Sq Ft:		# of Stalls:	
BG Sq Ft:		Garage Sq Ft:	
Total Sq Ft:	<b>564</b>	Driveway:	
Fireplaces:		Avg Utilities:	
Fireplace Fuel:		Assc Fee:	
Included:	<b>Stove, refrigerator, bed, futon and any other items Seller wishes to leave.</b>		
Not Included:	<b>Seller's Personal Property</b>		
		<b>Storage Shed</b> <b>Other</b> <b>3-Season Porch</b> <b>Eat-In Kitchen</b>	

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	12x10	
Main Floor	Kitchen	12x10	
Main Floor	Bedroom	8x8	
Main Floor	Bedroom	12x8	

**Property Information**

Est Acres:		Gross Taxes: <b>529</b>
Lot Size: <b>66x133</b>		Tax Class:
Frontage Ft: <b>66</b>		Tax Yr: <b>2005</b>
Depth Ft: <b>133</b>		Assessments:
Elem School:		Water Type: <b>Private Well</b>
JH/Mdl School:		Sewer Type: <b>Septic</b>
Sr High School: <b>Adams</b>		Fuel Type: <b>Propane</b>
Lake Name: <b>Petenwell Deeded Lake Access</b>	Flood: <b>Not Required</b>	
S-T-R: <b>18 - 19 - 5</b>	Zoning: <b>Residential</b>	
Possession: <b>DOC</b>	Plat: <b>Roberts Subdivision</b>	
Terms:	Parcel: <b>18-1247</b>	
Township: <b>(T) Monroe</b>	Latitude:	
Assessed Value:	Longitude:	
Legal Description: <b>Robert's Subdivision Lot 16</b>		

**Property Features**

Wooded Area  
 Recorded Covenants  
 Mobile Homes Allowed  
 Landscaped

**Pictures**

