

Landman Realty LLC
608-339-8030

Central Wisconsin Home for Sale with a Private Catfish Pond!



Address: **1334 Duck Creek Ct.**
Adams, WI 53910

List Price: **\$159,900**
 Listing #: **2016256**

Status: **NOT Active**
 MLS Area: **Adams**

Style: **2 Story**
 Ownership: **Single Family**

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

Cozy Country Home W/ Creek Frontage & Pond

Comments: This cozy 3 B/R 2 Ba home is located at the end of a dead end road, allowing for privacy and seclusion. This single family ranch home has an additional apartment above garage level. The main level has a livingroom with a fireplace. This house includes a 2 car attached garage and a picturesque 30x70 spring fed pond that is 8-13 ft deep and stocked with catfish & home to a 10 pt. buck, local ducks, and even a turtle! The property abutts Duck Creek and is only 5 minutes to town & close to Castle Rock Lake & Roche-A-Cri Park. From Friendship: Hwy 13 S to Duck Creek Ct., Turn W, Go to end of road, house on right

Residence Information

Year Built:		Basement Type:	Crawl Space
Occupancy:		Walk-out:	No
Roof:	Shingle	AC Type:	Wall Unit
Exterior:	T-111	Heat Type:	Forced Air
Trim Type:	Wood	Water Softener:	None
AG Sq Ft:	412	Garage Type:	Attached
Main Sq Ft:	1,054	# of Stalls:	2
BG Sq Ft:		Garage Sq Ft:	504
Total Sq Ft:	1,466	Driveway:	Black Top
Fireplaces:	1	Avg Utilities:	
Fireplace Fuel:	Wood	Assc Fee:	
Included:	2 refridgerators, 2 stoves, and a wall a/c unit.		
Not Included:	Seller's Personal Property		

Amenities

Ceiling Fan
Country Home
Deck
Fireplace
Storage Shed

Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	12x24	
Second Floor	Living	12x12	
Main Floor	Dining	8x8	
Second Floor	Dining	6x10	
Main Floor	Kitchen	14x8	
Second Floor	Kitchen	12x8	
Main Floor	Master Bedroom	12x13	
Main Floor	Bedroom	11x13	
Second Floor	Bedroom	11x11	
Main Floor	Other	8x9	Office

Property Information

Est Acres: **1.50**
 Lot Size:
 Frontage Ft: **211**
 Depth Ft:

Gross Taxes: **1350**
 Tax Class:
 Tax Yr: **2005**
 Assessments:

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

Water Type: **Private Well**
 Sewer Type: **Other**
 Fuel Type: **Propane**

Lake Name: **Deeded Creek Access**
 S-T-R: **30 - 17 - 6**

Flood: **Not Required**
 Zoning: **Wetland**

Possession: **DOC**
 Terms:

Plat: **Lazy Creek Unrecorde**
 Parcel: **2-1669**

Township: **(T) Adams**
 Assessed Value:

Latitude:
 Longitude:

Legal Description: **Lot 17 Lazy Creek Unrecorded**

Property Features

Creek Frontage
No Mobile Homes Allowed
Paved Road Frontage
Pond
Waterfront
Wooded Area

Pictures