

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



Address: **4th Av.**  
**Oxford, WI 53952**

List Price: **\$34,900**  
 Listing #: **2015152**

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

**Acreage with frontage on small town road**

Comments: **Bring your camera because there is lots of wildlife on this fully wooded 4+ acres. This parcel has mature oaks dotted with pine and a variety of terrain from hilly to rolling. Gorgeous spot to build your dream home or cabin. 15 minute from I39-51, 30 minutes from Wisconsin Dells. Adjoining acreage is also available. Close to many small lakes. From Adams- Friendship: South on 13, left on A, left on 4th Ave to property on Right**

Property Information		Property Features	
Est Acres:	<b>4.01</b>	Gross Taxes:	<b>TBD</b>
Lot Size:	<b>598x259</b>	Tax Class:	
Frontage Ft:	<b>598</b>	Tax Yr:	
Depth Ft:	<b>259</b>	Assessments:	
Elem School:		Water Type:	<b>None</b>
JH/Mdl School:		Sewer Type:	<b>None</b>
Sr High School:	<b>Adams</b>	Fuel Type:	
Lake Name:		Flood:	<b>Not Required</b>
S-T-R:	<b>27 - 16 - 7</b>	Zoning:	<b>Residential</b>
Possession:	<b>DOC</b>	Plat:	
Terms:		Parcel:	
Township:	<b>(T) New Chester</b>	Latitude:	
Assessed Value:		Longitude:	
Legal Description: <b>Lot 1 of Adams County CSM # 4794</b>			
		<b>Wooded Area</b> <b>Paved Road Frontage</b> <b>Mobile Homes Allowed</b> <b>Buildable Site</b>	

