

Landman Realty LLC
608-339-8030

October 8, 2005



Address: **W9448 Hwy 21**
Wautoma, WI 54982

List Price: **\$189,900**
 Listing #: **2015192**

Style: **1-1/2 Story**
 Ownership: **Single Family**

Status: **Active**
 MLS Area: **Waushara**

Total Bdrms: **3**
 Total Baths: **1**

Old abandoned farm on 40 acres that has great hobby farm possibilities.

Comments: **This could be the small farm you have been looking for in a great location not far from town and schools. Within 2 miles of the lake. The old farmstead buildings are neatly placed in the wooded part of this mostly tillable acreage. Beautiful yard is adorned with pines, apple and cedar trees and there is even an asparagus bed. Stone foundation barn has a drive in haymow. Lots of outbuildings. This may be a great location for a roadside vegetable stand. Bring your ideas and your tools. Being sold in "as is" condition. From I39 & 51 Intersection. Head East on 21 to Property on left.**

Residence Information		Amenities	
Year Built:		Basement Type:	Full
Occupancy:	Vacant	Walk-out:	
Roof:	Shingle	AC Type:	None
Exterior:	Wood-lap	Heat Type:	Forced Air
Trim Type:	Wood	Water Softener:	
AG Sq Ft:		Garage Type:	Detached
Main Sq Ft:		# of Stalls:	1
BG Sq Ft:		Garage Sq Ft:	
Total Sq Ft:	1,500	Driveway:	Gravel
Fireplaces:		Avg Utilities:	
Fireplace Fuel:		Assc Fee:	
Included:			
Not Included:	Seller's Personal Property		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	16x16	
Main Floor	Kitchen	16x11	
Main Floor	Full Bath	8x10	Lots of cabinets and vanity
Main Floor	Bedroom	13x12	With 3x12 closet
Second Floor	Bedroom	15x15	4x2 closet
Second Floor	Bedroom	9x10	2 1/2 by 4 1/2 closet
Main Floor	Sun Room	12x14	
Second Floor	Other	6x13	Hallway-antique wooden banister
Basement	Other		Root Cellar

Farm Information			
Farm Type: Hobby	County: Waushara	Soil Map Location:	
Crop Equiv Rating:	FSA Aerial Map:	Tile Map Location:	
Tillable Acres: 32.0	Building Acres:	Oat Base Acres:	Topography: Flat
Wooded Acres:	Other Acres:	Oat Base Yield:	Soil Type:
Pasture Acres:	Corn Base Acres:	Bean Base Acres:	Drainage:
Road Acres:	Corn Base Yield:	Bean Base Yield:	Road Surface: Concrete
Farm Fuel Type:			
Personal Prop Included:			

Property Information

Est Acres: **40.00**
 Lot Size: **40 acres**
 Frontage Ft:
 Depth Ft:

Gross Taxes: **1281**
 Tax Class:
 Tax Yr: **2004**
 Assessments:

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

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

Lake Name:
 S-T-R: **31 - 19 - 10**

Flood: **Not Required**
 Zoning: **AG**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **036-03143-0000**

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

Latitude:
 Longitude:

Legal Description: **SW1/4 of SE1/4**

Property Features

Paved Road Frontage
Landscaped

Pictures

