

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

February 14, 2006



Address: **969 F St.**  
**Arkdale, WI 54613**

List Price: **\$172,900**  
 Listing #: **2015213**

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

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

Total Bdrms: **2**  
 Total Baths: **1.5**

**Excellent home for year-round living or a seasonal get-away with cement pier on Lake Petenwell!**

Comments: **Just imagine yourself in this beautiful cedar sided home with a great view of Lake Petenwell from your enclosed porch and your kitchen. Terrific fishing off your own concrete permanent pier!! Yard has a large garden area and an additional well just to water the vegetables & flowers! Oversize 2 car fully insulated garage has a separate forced air furnace and a door opener. Close to Petenwell County Park and all its amenities. Lots of wildlife in this neighborhood, so bring your binoculars too!**

Residence Information		Amenities	
Year Built: <b>1988</b>	Basement Type: <b>Unfinished</b>	Fireplace	
Occupancy: <b>Owner</b>	Walk-out:	Garden	
Roof: <b>Shingle</b>	AC Type: <b>Central</b>	Storage Shed	
Exterior: <b>Cedar</b>	Heat Type: <b>Forced Air</b>	Porch	
Trim Type:	Water Softener:		
AG Sq Ft: <b>1,440</b>	Garage Type: <b>Detached</b>		
Main Sq Ft:	# of Stalls: <b>2</b>		
BG Sq Ft: <b>144</b>	Garage Sq Ft: <b>672</b>		
Total Sq Ft: <b>1,584</b>	Driveway: <b>Black Top</b>		
Fireplaces: <b>1</b>	Avg Utilities:		
Fireplace Fuel: <b>Wood</b>	Assc Fee:		
Included: <b>Refrigerator, freezer, washer, dryer, stove, dishwasher and storage shed.</b>			
Not Included: <b>LP Tank and Sellers personal property</b>			

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	16x13	
Main Floor	Kitchen	13x15	custom oak cabinets & gorgeous lakeview
Main Floor	Full Bath	10x8	
Main Floor	Master Bedroom	11x12	
Main Floor	Bedroom	10x10	
Main Floor	Laundry	3x6	
Main Floor	Family Room	13x25	

**Property Information**

Est Acres:		Gross Taxes:	<b>1635.</b>
Lot Size:	<b>66x132</b>	Tax Class:	
Frontage Ft:	<b>132</b>	Tax Yr:	<b>2004</b>
Depth Ft:	<b>66</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</b>	Flood:	<b>Not Required</b>
S-T-R:	<b>18 - 19 - 5</b>	Zoning:	<b>Residential</b>
Possession:	<b>call</b>	Plat:	
Terms:		Parcel:	<b>18-1198</b>
Township:	<b>(T) Monroe</b>	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **Roberts Subdivision Lot 18 of Block 1**

**Property Features**

**Landscaped**  
**Waterfront**  
**Waterski Lake**  
**Wooded Area**  
**Paved Road Frontage**

**Pictures**

