

Landman Realty LLC
715-228-3000

Prepared by:
John Olson

May 18, 2005

888-696-8695 / landman@thelandman.net



Address: **Lot 75 Town Road**
 Necedah, WI 54646

List Price: **\$135,000**
Listing #: **2305594**

Status: **Active**
MLS Area: **Juneau**

Wooded Lot on Castle Rock Bay

Comments: **Sch: Nicely wooded private lot on Castle Rock Bay. Take State Rd 13 north to State Rd 21 west to 19th Ave., south to Co. Rd. G, turn left to Marina Ln. follow to 22nd Ave., turn south to Town Rd.**

Property Information			Property Features
Est Acres:	1.56	Gross Taxes:	560
Lot Size:	irregular	Tax Class:	
Frontage Ft:		Tax Yr:	2004
Depth Ft:		Assessments:	
Elem School:	Necedah	Water Type:	Wooded Area
JH/Mdl School:	Necedah	Sewer Type:	Waterski Lake
Sr High School:	Necedah	Fuel Type:	Waterfront
Lake Name:	Castle Rock	Flood:	
S-T-R:	35 - 18 - 4	Zoning:	
Possession:	close	Plat:	
Terms:		Parcel:	2906282380.05
Township:	(T) Necedah	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	Lot 75 1st Addition to May's Point		

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Address: **N9208 22nd Ave**
Necedah, WI 54646

List Price: **\$399,900**
 Listing #: **2404241**

Style: **Log**
 Ownership: **Single Family**

Status: **Active**
 MLS Area: **Juneau**

Total Bdrms: **3**
 Total Baths: **2.5**

Castle Rock Waterfront Home

Comments: **ONE STEP AWAY** from your back door to Castle Rock Lake! Newly constructed custom home has log siding, cedar decking and full fieldstone fireplace. Glassed window-wall in living area brings the outdoors in, with serene views of the lake and an undeveloped island across the bay. Admired by many, but can be owned by you! Hwy 13 (N) to Hwy 21 (W) to 19th Ave (S) to Cty Rd G (E) to 29th St (E) to 22nd St (N) to property on right

Residence Information

Year Built: **2004**
 Occupancy: **Vacant**
 Roof: **Shingle**
 Exterior: **Log**
 Trim Type: **Wood**
 AG Sq Ft: **1,950**
 Main Sq Ft: **1,312**
 BG Sq Ft: **1,312**
 Total Sq Ft: **1,950**
 Fireplaces: **1**
 Fireplace Fuel: **Gas**

Basement Type: **Poured**
 Walk-out: **No**
 AC Type: **Central**
 Heat Type: **Forced Air**
 Water Softener: **None**
 Garage Type: **Attached**
 # of Stalls: **2**
 Garage Sq Ft: **624**
 Driveway: **Gravel**
 Avg Utilities:
 Assc Fee: **\$300**

Included:

Not Included:

Amenities

Vaulted Ceilings
Thermo Pane Windows
Smoke Detector
Six Panel Doors
Picture Window
Patio
Other
Mstr Brd Walk-In Closet
Master Bath
Garage Door Opener
Fireplace
Deck
Country Home
Ceiling Fan

Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	20x14	vaulted ceilings, fieldstone fireplace, cedar deck
Main Floor	Dining	12x11	open to living area, overlooking lake/deck
Main Floor	Kitchen	12x10	open concept, breakfast bar, hickory cabinets
Second Floor	Full Bath	11x5	ceramic tile, tub/shower
Main Floor	1/2 Bath	10x5	ceramic floor, adjacent to living area
Main Floor	Master Bedroom	15x11	carpet, walk-in closet, french door to lakeside patio
Second Floor	Bedroom	13x11	carpet, large closet, privacy windows
Second Floor	Bedroom	13x12	carpet, large closet, privacy windows
Main Floor	Laundry	7x9	ceramic tile, adjacent to foyer
Main Floor	Foyer	10x9	laminated oak floor, large closet, view to lake
Second Floor	Other	15x7	loft overlooking living room, carpet

Property Information

Est Acres: **1.00**
 Lot Size: **288x108x267x1rr**
 Frontage Ft: **108**
 Depth Ft: **267**

Gross Taxes: **2146**
 Tax Class:
 Tax Yr: **2004**
 Assessments:

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

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

Lake Name: **Castle Rock**
 S-T-R: **2 - 17 - 4**

Flood: **Not Required**
 Zoning: **Shoreland**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **2353.70**

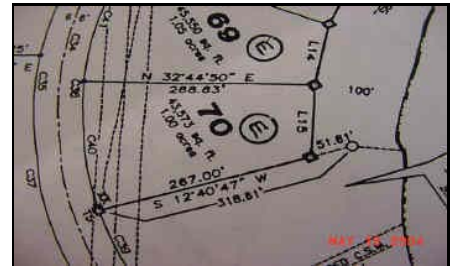
Township: **(T) Germantown**
 Assessed Value:

Latitude:
 Longitude:

Legal Description: **S2-T17-R4, Mays Point Subdivision, Lot 70**

Property Features

Pier
 Recorded Covenants
 Paved Road Frontage
 Waterfront
 Waterski Lake
 Wooded Area
 No Mobile Homes Allowed
 Buildable Site

Pictures

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Address: **2279 Dover Shore Ct**
Friendship, WI 53934

List Price: **\$419,000**
Listing #: **2404369**

Style: **Multi-Level-3**
Ownership: **Single Family**

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

Total Bdrms: **5**
Total Baths: **3**

Waterfront home

Comments: You can point with pride at this elegant, yet efficient waterfront home. Three floors of beauty to enjoy. Many amenities; making this a "must see." Relax in front of the pretty fireplace while enjoying the expansive view of Castle Rock Lake. Besides the attached garage there is attached boat storage for convenience. Walk out on your front yard to the piers in the summer, great waterskiing. Hwy 13 South to Cty F, follow to Cty Z, turn right to Dover Dr, turn left on Dover Dr, then left into Dover Shores Sub. follow to property.

Residence Information

Year Built: **1991**
Occupancy: **Vacant**
Roof: **Shingle**
Exterior: **Vinyl**
Trim Type: **Wood**
AG Sq Ft: **1,905**
Main Sq Ft: **1,248**
BG Sq Ft: **1,248**
Total Sq Ft: **3,153**
Fireplaces: **1**
Fireplace Fuel: **Wood**
Included: **stove, furnishings negotiable**
Not Included: **personal items**

Basement Type: **Finished**
Walk-out: **Yes**
AC Type: **Central**
Heat Type: **Forced Air**
Water Softener: **None**
Garage Type: **Attached**
of Stalls: **2**
Garage Sq Ft: **595**
Driveway: **Gravel**
Avg Utilities:
Assc Fee: **300**

Amenities

Walk-Out
Smoke Detector
Picture Window
Patio
Master Bath
Jacuzzi
Garage Door Opener
Fireplace
Eat-In Kitchen
Deck
Cul-De-Sac
Country Home
Ceiling Fan
3-Season Porch

Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	13x18	carpet, fireplace
Main Floor	Dining	10x13	carpet, view of lake
Main Floor	Kitchen	11x15	vinyl, patio doors to porch
Main Floor	Full Bath	5x8	carpet
Second Floor	Full Bath	8x11	carpet, jacuzzi
Lower Basement Level	3/4 Bath	7x8	vinyl
Main Floor	Bedroom	11x14	carpet
Second Floor	Bedroom	11x15	carpet
Second Floor	Bedroom	12x16	carpet, view of lake
Lower Basement Level	Bedroom	10x12	carpet
Lower Basement Level	Bedroom	9x10	carpet
Lower Basement Level	Family Room	14x21	

Property Information

Est Acres: **1.50**
 Lot Size: **155x437**
 Frontage Ft: **155**
 Depth Ft: **437**

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

Lake Name: **Castle Rock**
 S-T-R: **19 - 17 - 5**

Possession: **DOC**
 Terms: **Cash**

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

Legal Description: **Lot 15 Dover Shore**

Gross Taxes: **6744**
 Tax Class:
 Tax Yr: **2004**
 Assessments:

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

Flood: **Not Required**
 Zoning: **Shoreland**

Plat:
 Parcel: **026-00839-0514**

Latitude:
 Longitude:

Property Features

Waterski Lake
Wooded Area
Paved Road Frontage
Recorded Covenants
Waterfront
Landscaped
Pier
No Mobile Homes Allowed
Balcony

Pictures

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Address: **N 20th Ave**
Arkdale, WI 54613

List Price: **\$190,000**
Listing #: **2404371**

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

Private owned frontage on Castle Rock Lake at its Best. Approximately 80 feet of an awesome view.

Comments: **Want your own frontage on Castle Rock Lake? Here is appx. 80 feet of private frontage in an area of very nice homes. Walking distance to new golf course currently being completed. Wooded lot located in small horseshoe subdivision. Public boat launch within 1/2 mile of property. Hwy 13 N. to Cty J West to Cty Z. Right on Z to Czech Ave going left to 20th Ave. Left on 20th to private road on right called N Czech Ct. Right to North 20th Ave to sign on left.**

Property Information

Est Acres: **0.31**
Lot Size: **80x170**
Frontage Ft: **80**
Depth Ft: **170**

Gross Taxes: **943**
Tax Class:
Tax Yr: **2003**
Assessments:

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

Water Type: **None**
Sewer Type: **None**
Fuel Type:

Lake Name: **Castle Rock**
S-T-R: **36 - 18 - 4**

Flood: **Not Required**
Zoning: **Shoreland**

Possession: **DOC**
Terms: **Cash**

Plat:
Parcel: **34-2138**

Township: **(T) Strong's Prairie**
Assessed Value:

Latitude:
Longitude:

Legal Description: **Lot 2 Melody Waves Parkland unrecorded**

Property Features

Waterfront
Waterski Lake
Wooded Area
No Mobile Homes Allowed
Buildable Site

Pictures



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Address: **22nd Ave**
Necedah, WI 54646

List Price: **\$162,900**
Listing #: **2405434**

Status: **Active**
MLS Area: **Juneau**

Castle Rock Lake waterfront lot in Mays Point

Comments: **CASTLE ROCK LAKE! Prime wooded lot in one of the areas best locations! Shared pier and awesome 215' of frontage offer panoramic view of the lake and island nature preserve. Natural driveway, mature trees and level terrain provide a perfect building site. Start your dream today! Hwy 13 (N) to Hwy 21 (W) to 19th Ave (S) to Cty Rd G (E) to 29th St (E) to 22nd Ave (N)**

Property Information

Est Acres: **1.00**
Lot Size: **215x215xirrg**
Frontage Ft: **215**
Depth Ft: **215**

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

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

Water Type: **None**
Sewer Type: **None**
Fuel Type: **Other**

Lake Name: **Castle Rock**
S-T-R: **35 - 18 - 4**

Flood: **Not Required**
Zoning: **Shoreland**

Possession: **DOC**
Terms:

Plat:
Parcel:

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

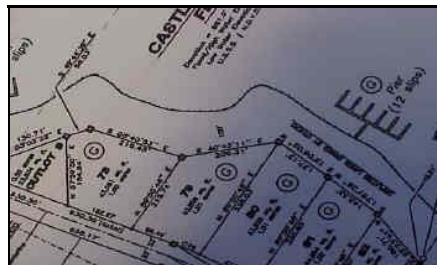
Latitude:
Longitude:

Legal Description: **Lot 78, First Addn to May's Point**

Property Features

Pier
Waterfront
Recorded Covenants
Paved Road Frontage
Waterski Lake
Wooded Area
No Mobile Homes Allowed
Buildable Site

Pictures



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Address: **2345 W 18th Dr 5**
Friendship, WI 53934

List Price: **\$249,000**
 Listing #: **2405477**

Style: **Contemporary**
 Ownership: **Condominium**

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

Total Bdrms: **3**
 Total Baths: **1.75**

Waterfront condo in Snug Harbor on Castle Rock Lake

Comments: **Castle Rock Lake waterfront condo with private pier. This home features 3 bedrooms, 1.75 baths, loft area and finished basement so you have plenty of room to relax and refresh. Large deck with awning overlooks the water. Pool/clubhouse, tennis courts and more to enjoy! Comes fully furnished! These are hard to find-call now! Cty Rd F to 18th Dr-south on 18th Dr (turns into W 18th Dr) to property on right**

Residence Information

Year Built:		Basement Type:	Part finished
Occupancy:	Owner	Walk-out:	No
Roof:	Shingle	AC Type:	Central
Exterior:	Vinyl	Heat Type:	Forced Air
Trim Type:	Painted	Water Softener:	
AG Sq Ft:	1,170	Garage Type:	Detached
Main Sq Ft:	860	# of Stalls:	2
BG Sq Ft:	860	Garage Sq Ft:	
Total Sq Ft:	2,030	Driveway:	Black Top
Fireplaces:	1	Avg Utilities:	
Fireplace Fuel:	Gas	Assc Fee:	153.34/mo
Included:	most furniture, all appliances, pier		
Not Included:	sellers personal items		

Amenities

Vaulted Ceilings
Thermo Pane Windows
Tennis Court
Storage Shed
Sprinkler System
Smoke Detector
Skylight
Pool
Master Bath
Garage Door Opener
Fireplace
Deck
Cul-De-Sac
Country Home
Ceiling Fan

Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	13x12	carpet, fireplace, lake view
Main Floor	Dining	11x9	carpet, double patio doors to deck
Main Floor	Kitchen	7x6	mexican tile, vaulted ceiling, breakfast bar
Main Floor	Full Bath	9x8	mexican tile, tub/shower
Second Floor	3/4 Bath	8x4	mexican tile, shower, vaulted ceiling
Second Floor	Den	11x11	loft area, vaulted ceiling with fan
Main Floor	Master Bedroom	11x11	carpet, double closets, lake view
Main Floor	Bedroom	10x9	carpet, vaulted ceiling
Second Floor	Bedroom	13x11	carpet, vaulted ceiling, skylight
Lower Basement Level	Family Room		L-shaped, carpet, large windows

Property Information

Est Acres:
 Lot Size:
 Frontage Ft:
 Depth Ft:

Gross Taxes: **3540**
 Tax Class:
 Tax Yr: **2004**
 Assessments:

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

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

Lake Name: **Castle Rock**
 S-T-R: **29 - 17 - 5**

Flood: **Not Required**
 Zoning: **Shoreland**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **26-1488-715**

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

Latitude:
 Longitude:

Legal Description: **Harbor Homes at Snug Harbor Condo Phase 4, Unit 5**

Property Features

Area Pool
In-Ground Sprinkler
Pier
Landscaped
Paved Road Frontage
Recorded Covenants
Waterfront
Waterski Lake
Wooded Area
No Mobile Homes Allowed

Pictures

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Address: **Town Rd**
Friendship, WI 53934

List Price: **\$218,500**
Listing #: **7771010**

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

Castle Rock Lake Lot

Comments: **Build your dream home on this beautiful 1.04 acre waterfront lot. This lot features 133' of frontage, majestic woods and a breathtaking view. Directions : Cty Rd Z south to Dell Ave, west to Town Rd, north to sign .**

Property Information

Est Acres: **1.04**
Lot Size: **1.04 acres**
Frontage Ft: **133**
Depth Ft:

Gross Taxes: **2201.**
Tax Class:
Tax Yr: **2003**
Assessments:

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

Water Type:
Sewer Type:
Fuel Type:

Lake Name: **Castle Rock**
S-T-R: **7 - 17 - 5**

Flood: **Not Required**
Zoning: **Shoreland**

Possession: **D.O.C**
Terms:

Plat:
Parcel:

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

Latitude:
Longitude:

Legal Description: **WE49-WESTPORT addition to Dellwood block 102 lot 3**

Property Features

Pier
Wooded Area
Waterski Lake
Waterfront
Recorded Covenants
Buildable Site

Pictures

