

Landman Realty LLC
715-228-3000

July 27, 2005



Address: **1997 Cumberland Dr.**
Arkdale, WI 54613

List Price: **\$46,500**
 Listing #: **2015115**

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

Gorgeous building site with public land across the street and 157 acres of conservancy along Big Roche A Cri Trout Stream

Comments: **You will become part owner of this unique PRIVATE 157 acre wooded wildlife sanctuary with over 9,000' of waterfrontage on a canoeable trout stream. Conservancy has hiking trails, picnic tables, sitting benches & more; even a family pavillion! Snowmobile & ATV trails follow the road out front but only golf carts are allowed in the common area. 4 miles of groomed hiking & cross country ski trails take you past 4 separate picnic areas along the winding stream. You'll love this cute little cabin-ette to camp out in while you are building your new log home! Also included is a small shed for storage. Don't wait though because summer will be here before you know it! From 13 & 21: West on 21, left on 20th Av. left on Cumberland Dr on the corner.**

Property Information		Property Features	
Est Acres:	0.92	Gross Taxes:	753.
Lot Size:	100x400	Tax Class:	
Frontage Ft:		Tax Yr:	2004
Depth Ft:		Assessments:	
Elem School:	Adams	Water Type:	None
JH/Mdl School:	Adams	Sewer Type:	None
Sr High School:	Adams	Fuel Type:	
Lake Name:	Deeded Creek Access	Flood:	Not Required
S-T-R:	19 - 18 - 5	Zoning:	Residential
Possession:	Close	Plat:	
Terms:		Parcel:	34-1580-529
Township:	(T) Strongs Prairie	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	Crystal Brook Woods Lot 29 & 1/40th INT in OL 1 & N1/2 of SW Frac Micro		