

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

February 4, 2006



Address: **20th Av.**  
**Arkdale, WI 54613**

List Price: **\$34,500**  
 Listing #: **2016102**

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

**Wooded building site with deeded access to 9,000' creek frontage**

Comments: **Absolutely perfect building site for those of you who love wildlife, nature and outdoor recreation! This wooded site is within minutes of Castle Rock Lake and also gives you deeded access to 9,000' of creek frontage in a private nature conservancy that is not open to the public. Become part owner in this 157 acre paradise complete with hiking trails, bbq grills, picnic tables, family pavilion & canoe launches! Designated ATV & snowmobile routes run right past this property. From Adams-Friendship:Hwy 13 North, left on Hwy 21 (west), left on 20th Av. (south) to lot on left.**

Property Information		Property Features
Est Acres:		<b>Wooded Area</b> <b>Paved Road Frontage</b> <b>Buildable Site</b>
Lot Size:	<b>100x366</b>	
Frontage Ft:	<b>100</b>	
Depth Ft:	<b>366</b>	
Elem School:		
JH/Mdl School:		
Sr High School:	<b>Adams</b>	
Lake Name:	<b>Deeded Creek Access</b>	
S-T-R:	<b>19 - 18 - 5</b>	
Possession:	<b>doc</b>	
Terms:		
Township:	<b>(T) Strongs Prairie</b>	
Assessed Value:		
Legal Description:	<b>Lot 37 of Crystal Brook Woods &amp; 1/40th INT in OL 1 &amp; 2 N1/2 OF SW FRAC</b>	

Pictures

