



Landman Realty LLC
608-339-8030

Prepared by:
John Olson

January 7, 2008

888-696-8695 / landman@thelandman.net



Address: **450 Badger Dr.**
Hancock, WI 54943

List Price: **\$75,900**
 Listing #: **0700612**

Style: **2 Story**
 Ownership: **Single Family**

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

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

3 BR, 1 BA 2 Story Farm House On 10 acres.

Comments: **Three bedroom home on 10 acres w/ a pond! There is a two car garage and a nice shed. Septic is only 6yrs old and has an 8" drilled well. What more could you want? Property has it all for under \$100,000. Bring your fishing pole, ATV, horses or whatever your passion is. Won't last long, see it today.**

Residence Information		Amenities	
Year Built:		Basement Type:	Crawl Space
Occupancy:	Owner	Walk-out:	No
Roof:	Shingle	AC Type:	
Exterior:	Vinyl	Heat Type:	Other
Trim Type:	Mixed	Water Softener:	
AG Sq Ft:	1,200	Garage Type:	
Main Sq Ft:	1,200	# of Stalls:	
BG Sq Ft:		Garage Sq Ft:	
Total Sq Ft:	1,200	Driveway:	
Fireplaces:		Avg Utilities:	
Fireplace Fuel:		Assc Fee:	
Included:	Range, Refrigerator		
Not Included:	All Sellers Personal Property		
			3-Season Porch
			Country Home
			Porch
			Storage Shed

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	13x14	
Main Floor	Dining	14x14	
Second Floor	Master Bedroom	13x12	
Second Floor	Bedroom	11x12	
Second Floor	Bedroom	11x12	
Main Floor	Other	12x12	

Property Information

Est Acres: **10.00**
 Lot Size: **10 acres**
 Frontage Ft:
 Depth Ft:

Gross Taxes: **1300**
 Tax Class:
 Tax Yr: **2006**
 Assessments:

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

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

Lake Name:
 S-T-R: **4 - 19 - 7**

Flood: **Not Required**
 Zoning: **Residential**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **006-00061-0000**

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

Latitude:
 Longitude:

Legal Description: **PT SW1/4 NE1/4 LOT 2 CSM 4271**

Property Features

Buildable Site
Pond
Wooded Area

Pictures



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Address: **2017 8th Avenue**
Friendship, WI 53934

List Price: **\$44,900**
 Listing #: **0700675**

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

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

Total Bdrms: **2**
 Total Baths: **1**

-Exterior needs help-- interior needs emptying- priced to move- new pump or well will be installed by Quinnell- which ever is needed.
 Comments: **Three acres of quiet on a dead end private road.14x70 mobile with enclosed porch and a 12 X 1`6 addition make this a roomy place. Work shop detached- one car garage detached.**

Residence Information		Amenities	
Year Built: 1973	Basement Type: None	3-Season Porch Built in China Cabinet Garage Door Opener Storage Shed Workshop	
Occupancy: Owner	Walk-out:		
Roof: Metal	AC Type: Window		
Exterior: Hardboard	Heat Type: Forced Air		
Trim Type:	Water Softener: None		
AG Sq Ft: 1,178	Garage Type: Detached		
Main Sq Ft: 1,178	# of Stalls: 1		
BG Sq Ft:	Garage Sq Ft:		
Total Sq Ft: 1,178	Driveway: Gravel		
Fireplaces: 0	Avg Utilities:		
Fireplace Fuel:	Assc Fee: 0		
Included: appliances, window treatments, 2 window air conditioners cwiling fan			
Not Included: balance to be sold at auction in July			

Property Information		Property Features	
Est Acres: 3.00	Gross Taxes: 671	Mobile Homes Allowed	
Lot Size: 230/660	Tax Class:		
Frontage Ft: 230	Tax Yr: 2007		
Depth Ft: 660	Assessments: 0		
Elem School: Adams	Water Type: Private Well		
JH/Mdl School: Adams	Sewer Type: Septic		
Sr High School: Adams	Fuel Type: Propane		
Lake Name:	Flood:		
S-T-R: 11 - 17 - 6	Zoning: Recreational		
Possession:	Plat:		
Terms:	Parcel: 02 666		
Township: (T) Adams	Latitude:		
Assessed Value:	Longitude:		
Legal Description: see file-metes & bounds			

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Address: **1985 14th Dr**
Friendship, WI 53934

List Price: **\$89,900**
 Listing #: **0700891**

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

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

Total Bdrms: **2**
 Total Baths: **1**

Wooded Acreage, Excellent Condition, Country Property

Comments: **Immaculate property, Beautiful woods, You must see this Special property! Mobile has wood burner all set up. Large eat-in kitchen. Storage buildings. The wooded land has trails in place, great for snowmobiling or ATVing. Also good deer hunting. So many uses, so little time! Call Now! Hwy 13 (N) to Cty Rd J left to 14th Dr., left to prop.**

Residence Information		Amenities
Year Built: 1972	Basement Type: None	Country Home Deck Eat-In Kitchen Smoke Detector Storage Shed Wood Stove
Occupancy: Vacant	Walk-out:	
Roof: Metal	AC Type: None	
Exterior: Aluminum	Heat Type: Forced Air	
Trim Type: Mixed	Water Softener: None	
AG Sq Ft: 840	Garage Type: None	
Main Sq Ft: 840	# of Stalls:	
BG Sq Ft:	Garage Sq Ft:	
Total Sq Ft: 840	Driveway: Dirt	
Fireplaces:	Avg Utilities:	
Fireplace Fuel:	Assc Fee:	
Included: stove, washer, dryer, 2-couches, kitchen table & chairs, 1 table lamp, 1 chair, wood burner		
Not Included: refrigerator, remaining furniture, all items in shed		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	13x15	carpet
Main Floor	Kitchen	12x13	vinyl
Main Floor	Full Bath	6x7	carpet
Main Floor	Bedroom	6x10	carpet
Main Floor	Bedroom	10x13	carpet

Property Information

Est Acres: **10.00**
 Lot Size: **545x752**
 Frontage Ft: **545**
 Depth Ft: **752**

Gross Taxes: **589**
 Tax Class:
 Tax Yr: **2006**
 Assessments:

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

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

Lake Name:
 S-T-R: **1 - 17 - 5**

Flood: **Not Required**
 Zoning: **Residential**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **002-01428-01429**

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

Latitude:
 Longitude:

Legal Description: **Lot 6 & 7 Country Country Club Estates Unrec.**

Property Features

Buildable Site
Landscaped
Paved Road Frontage
Wooded Area

Pictures



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Address: **1360 10th Ave**
Friendship, WI 53934

List Price: **\$85,900**
 Listing #: **0700998**

Style: **Ranch**
 Ownership: **Single Family**

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

Total Bdrms: **2**
 Total Baths: **1**

Cabin in the woods

Comments: **Here is your dream of the cabin in the woods that you have always wanted. 3 acres of full woods with trails throughout the property & near the area's best ATV trails. This 2 bedroom cabin has an adorable three season room to enjoy the view and scenic wildlife. State Rd 13 (N) to Cottonville Ave, right to 10th Ave, left property on right.**

Residence Information		Amenities	
Year Built:		Basement Type:	Crawl Space
Occupancy:	Owner	Walk-out:	No
Roof:	Shingle	AC Type:	None
Exterior:	Aluminum	Heat Type:	Baseboard
Trim Type:	Mixed	Water Softener:	None
AG Sq Ft:	836	Garage Type:	None
Main Sq Ft:	836	# of Stalls:	
BG Sq Ft:		Garage Sq Ft:	
Total Sq Ft:	836	Driveway:	Dirt
Fireplaces:		Avg Utilities:	
Fireplace Fuel:		Assc Fee:	
Included:	all furniture		
Not Included:	T.V. sellers personal items		
			3-Season Porch
			Country Home
			Deck

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	15x13	vinyl
Main Floor	Kitchen	9x8	vinyl
Main Floor	Full Bath	5x4	vinyl
Main Floor	Bedroom	8x9	carpet
Main Floor	Bedroom	12x7	carpet
Main Floor	Other	12x12	Screen Porch- 12x12 carpet

Property Information

Est Acres: **3.00**
 Lot Size: **208x626**
 Frontage Ft: **208**
 Depth Ft: **626**

Gross Taxes: **920**
 Tax Class:
 Tax Yr: **2006**
 Assessments:

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

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

Lake Name:
 S-T-R: **3 - 18 - 6**

Flood: **Not Required**
 Zoning: **Residential**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **024-01330-0000**

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

Latitude:
 Longitude:

Legal Description: **Cozy Pines Lot 7 & 8**

Property Features

Pictures



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Address: **2028 11th Ave.**
Friendship, WI 53934

List Price: **\$64,900**
 Listing #: **0701193**

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

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

Total Bdrms: **2**
 Total Baths: **1**

Quiet And Serene!!!

Comments: **Enjoy country living close to town in this 2 bedroom mobile on 3 acres. Just minutes from Wisconsin's 4th largest lake - Castle Rock Lake. Nice garage for all your toys. Call today for a personal showing. From Adams: Hwy 13 N, North St. E, 11th Ave. S, Property On Left**

<p>Residence Information</p> <p>Year Built: Occupancy: Vacant</p> <p>Roof: Shingle Exterior: Aluminum Trim Type: Other</p> <p>AG Sq Ft: Main Sq Ft: 1,120 BG Sq Ft: Total Sq Ft: 1,120</p> <p>Fireplaces: Fireplace Fuel:</p> <p>Included: Stove and refrigerator Not Included: Seller's Personal Property</p> <p>Basement Type: None Walk-out: No</p> <p>AC Type: Window Heat Type: Forced Air Water Softener:</p> <p>Garage Type: Detached # of Stalls: 3 Garage Sq Ft: Driveway: Gravel</p> <p>Avg Utilities: Assc Fee:</p>	<p>Amenities</p> <p>Country Home Other</p>
<p>Property Information</p> <p>Est Acres: 3.00 Lot Size: Frontage Ft: Depth Ft:</p> <p>Elem School: Adams JH/Mdl School: Adams Sr High School: Adams</p> <p>Lake Name: S-T-R: 9 - 17 - 6</p> <p>Possession: DOC Terms:</p> <p>Township: (T) Adams Assessed Value:</p> <p>Legal Description: Airport Acres Lot 4</p> <p>Gross Taxes: 569 Tax Class: Tax Yr: 2006 Assessments:</p> <p>Water Type: Private Well Sewer Type: Septic Fuel Type: Propane</p> <p>Flood: Not Required Zoning: Residential</p> <p>Plat: Airport Acres Parcel: 002-01315-0000</p> <p>Latitude: Longitude:</p>	<p>Property Features</p> <p>Mobile Homes Allowed Paved Road Frontage Wooded Area</p>

Pictures



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Address: **361 Archer Dr**
Hancock, WI 54943

List Price: **\$69,900**
 Listing #: **0701257**

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

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

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

Vacand land with older mobile.

Comments: **Sha: Nicely wooded property located on a black top road. Property does include an older mobile home. If you are looking to be in the middle of peace and quiet this is the property for you! Hwy 13 North to Hwy C, East to Hwy G, North to Archer Drive, West to property.**

Residence Information	Amenities
Year Built: Occupancy: Vacant Roof: Exterior: Trim Type: AG Sq Ft: 720 Main Sq Ft: 720 BG Sq Ft: Total Sq Ft: 720 Fireplaces: Fireplace Fuel: Included: Not Included: Sellers personal property.	Basement Type: Walk-out: AC Type: Heat Type: Water Softener: Garage Type: None # of Stalls: Garage Sq Ft: Driveway: Avg Utilities: Assc Fee:

Property Information	Property Features
Est Acres: 9.00 Lot Size: Frontage Ft: Depth Ft: Elem School: Tri-County JH/Mdl School: Tri-County Sr High School: Tri-County Lake Name: S-T-R: 27 - 20 - 7 Possession: DOC Terms: Township: (T) Leola Assessed Value: Legal Description: Roche-A-Cri Trout Stream Lot 4,5,6	Gross Taxes: 418 Tax Class: Tax Yr: 2006 Assessments: Water Type: None Sewer Type: None Fuel Type: Flood: Zoning: Recreational Plat: 014-00764 Parcel: Latitude: Longitude:

Pictures



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Address: **976 18TH AVE**
Arkdale, WI 54613

List Price: **\$59,500**
 Listing #: **0701298**

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

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

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

LAKE PETENWELL AREA RETREAT ON 7 ACRES \$59,500

Comments: **7 WOODED & SECLUDED ACRES , TALL OAKS AND PINES WOODED PARCEL WITH LOTS OF DEER & TURKEY! BEAUTIFUL SETTING, CIRCLE DRIVE LEADING TO A OLDER MOBILE HOME/ADDITION & OUTBUILDINGS INCLUDING A 24' X 30 STORAGE BUILDING, ALL IN NEED TO REPAIR AND ALL SOLD AS IS. SEPTIC,WELL & ELECTRIC SOLD AS IS. GREAT LOCATION FOR YOUR DREAM HOME,CAMPER OR MOBILE.SHORT DRIVE TO LAKE PETENWELL!!! GREAT FISHING/BOATING. PETENWELL COUNTY PARK CLOSEBY. GREAT HUNTING ONLY \$59,500**

Residence Information	Amenities
Year Built: Occupancy: Vacant Roof: Exterior: Trim Type: AG Sq Ft: Main Sq Ft: BG Sq Ft: Total Sq Ft: Fireplaces: Fireplace Fuel: Included: Not Included:	Basement Type: Walk-out: AC Type: Heat Type: Water Softener: Garage Type: # of Stalls: Garage Sq Ft: Driveway: Avg Utilities: Assc Fee:

Property Information	Property Features
Est Acres: 7.00 Lot Size: 7 ACRES Frontage Ft: 231 Depth Ft: Elem School: Adams JH/Mdl School: Adams Sr High School: Adams Lake Name: S-T-R: 16 - 19 - 5 Possession: Terms: Township: (T) Monroe Assessed Value: Legal Description: S 231' NW 1/4 SW 1/4 Sec 16 T19N-R5E Town of Monroe Adams Co Wi USA 7 acres more or less, Subject to Town of Monroe Zoning	Gross Taxes: 863 Tax Class: Tax Yr: 2006 Assessments: Water Type: Private Well Sewer Type: Septic Fuel Type: Flood: Zoning: Other Plat: Parcel: 018-00535 Latitude: Longitude:

Pictures



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Address: **741 W. 15th Dr. PVT**
Arkdale, WI 54613

List Price: **\$79,900**
 Listing #: **0701310**

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

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

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

5 Acres With Over 7000 Acre Back Yard!!!

Comments: **5 acres of beautiful hardwood and row pines in Big Flats. This 2 bedroom mobile home sits on 5 gorgeous acres of hilly terrain which abuts over 7000 acres of public land for any type of recreation your heart desires and is also on the ATV and snowmobile route. If you love nature and are looking for a secluded retreat in the heart of Central Wisconsin, Adams County and is minutes away from lakes Petenwell & Castle Rock & 30 minutes North of Wisconsin Dells. Property in Running Deer Acres does not come along very often and this will not last. From Adams: Hwy 13 N, Badger Ave W, 15th Dr. S, Property on right at end of road.**

Residence Information		Amenities	
Year Built: 1988	Basement Type: None	Country Home	
Occupancy: Vacant	Walk-out:	Eat-In Kitchen	
Roof: Other	AC Type: Central	Master Bath	
Exterior: Other	Heat Type: Forced Air		
Trim Type: Other	Water Softener:		
AG Sq Ft:	Garage Type: None		
Main Sq Ft:	# of Stalls:		
BG Sq Ft:	Garage Sq Ft:		
Total Sq Ft: 884	Driveway: Dirt		
Fireplaces:	Avg Utilities:		
Fireplace Fuel:	Assc Fee:		
Included: N/A			
Not Included: Seller's Personal Property			

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	17x13	
Main Floor	Kitchen	10x13	Eat-In Kitchen
Main Floor	Master Bedroom	15x11	Has bathroom
Main Floor	Bedroom	14x13	
Main Floor	Laundry	7x6	

Property Information

Est Acres: **5.20**
 Lot Size:
 Frontage Ft:
 Depth Ft:

Gross Taxes: **357**
 Tax Class:
 Tax Yr: **2006**
 Assessments:

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

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

Lake Name:
 S-T-R: **2 - 19 - 5**

Flood: **Not Required**
 Zoning: **Residential**

Possession: **DOC**
 Terms:

Plat: **Running Deer Acres U**
 Parcel: **004-01673-0000**

Township: **(T) Big Flats**
 Assessed Value:

Latitude:
 Longitude:

Legal Description: **Lot 9 741 W. 15th Dr.**

Property Features

Mobile Homes Allowed
Soil Test on File
Wooded Area

Pictures



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Prepared by:
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January 7, 2008

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Address: **1533 S Blackhawk Ct**
Friendship, WI 53934

List Price: **\$50,000**
 Listing #: **0701311**

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

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

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

From Adams, North on Hwy 13, Left on Cty Rd C, Left on 15th Ave, Right on South Blackhawk Ct

Comments: **Full time or weekends, this 1980 3BR mobile home on 3 acres offers a quiet setting on a cul de sac just 5 miles from the boat launch on Petenwell Lake and 10 miles from the Tri lakes area. Enjoy the 3 acres that is surrounded by woods. Includes stove, refrigerator, central air, and a storage shed.**

Residence Information		Amenities
Year Built: 1980	Basement Type: None	Country Home
Occupancy:	Walk-out: No	Cul-De-Sac
Roof: Metal	AC Type: Central	Deck
Exterior: Hardboard	Heat Type: Forced Air	Eat-In Kitchen
Trim Type: Mixed	Water Softener: None	
AG Sq Ft:	Garage Type: None	
Main Sq Ft: 952	# of Stalls:	
BG Sq Ft:	Garage Sq Ft:	
Total Sq Ft: 952	Driveway:	
Fireplaces:	Avg Utilities:	
Fireplace Fuel:	Assc Fee:	
Included: Stove, refrigerator, storage unit in back yard		
Not Included: Seller's personal property except as listed above		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	13x15	Carpet, beamed ceiling
Main Floor	Kitchen	13x15	Celing fan, vinyl, bow window
Main Floor	Full Bath	7x9	Vinyl
Main Floor	Bedroom	8x10	
Main Floor	Bedroom	8x8	
Main Floor	Bedroom	11x11	Carpet

Property Information

Est Acres: **3.03**
 Lot Size:
 Frontage Ft:
 Depth Ft:

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

Lake Name:
 S-T-R: **23 - 19 - 5**

Possession: **Close**
 Terms:

Township: **(T) Big Flats**
 Assessed Value: **29300**

Legal Description: **Lot 19 Pine Haven**

Gross Taxes: **460**
 Tax Class:
 Tax Yr: **2007**
 Assessments:

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

Flood: **Unverified**
 Zoning: **Residential**

Plat:
 Parcel: **004-01594-0000**

Latitude:
 Longitude:

Property Features

Mobile Homes Allowed
Paved Road Frontage

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Address: **2473 9TH DRIVE**
Adams, WI 53910

List Price: **\$69,900**
 Listing #: **0701317**

Style: **Cottage**
 Ownership: **Single Family**

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

Total Bdrms: **1**
 Total Baths: **0**

CABIN & NEW POLE BARN ON 5 WOODED ACRES \$69,900

Comments: **5 WOODED ACRES,WOODED WITH OAKS & PINES! WITH ONE ROOM CABIN IN NEED OF MAJOR REPAIR. ELECTRIC AT POWER POLE,AND OLD WELL. FEATURES A 30' X 40' NEW CLEARY POLE BUILDING WITH CEMENT FLOOR AND ELECTRIC TO THE BUILDING BUT NOT HOOKED UP. OUTSTANDING HUNTING OF DEER,TURKEY AND SMALL GAME. LOCATED ON QUIET COUNTRY ROAD JUST A FEW MILES FROM TOWN GREAT LOCATION TO BUILD YOUR DREAM HOME AND AT AN AFFORDABLE PRICE OF \$69,900**

Residence Information	Amenities
Year Built:	Basement Type:
Occupancy: Vacant	Walk-out:
Roof:	AC Type:
Exterior:	Heat Type:
Trim Type:	Water Softener:
AG Sq Ft:	Garage Type: Detached
Main Sq Ft:	# of Stalls:
BG Sq Ft:	Garage Sq Ft:
Total Sq Ft:	Driveway:
Fireplaces:	Avg Utilities:
Fireplace Fuel:	Assc Fee:
Included:	
Not Included:	

Property Information	Property Features
Est Acres: 5.00	Gross Taxes: 542
Lot Size: 307X748	Tax Class:
Frontage Ft: 307	Tax Yr: 2006
Depth Ft: 748	Assessments:
Elem School: Adams	Water Type:
JH/Mdl School: Adams	Sewer Type: None
Sr High School: Adams	Fuel Type:
Lake Name:	Flood:
S-T-R: 34 - 17 - 6	Zoning: Other
Possession:	Plat:
Terms:	Parcel: 002-01236
Township: (T) Adams	Latitude:
Assessed Value:	Longitude:
Legal Description: LOT 7 OF ADAMS COUNTY CERTIFIED SURVEY MAP 4524 TOWN OF ADAMS, ADAMS COUNTY WISCONSIN USA. ZONED A-3	

Pictures

