

Landman Realty LLC
608-339-8030

November 26, 2005



Address: **South Dutch Hollow Lake Rd**
LaValle, WI 53941

List Price: **\$16,900**
 Listing #: **2015142**

Status: **Active**
 MLS Area: **Sauk**

Comments: **Great building site in an area of nice homes & unbeatable amenities! Protective covenants are in place to insure your investment here doesn't lose value. Dutch Hollow Lake is a 200 acre lake and allows waterskiing & jet skiing! Camp at the camp ground or come spend a day at the pool or the clubhouse. Park your boat at the marina. Dutch Hollow Lake also has storage facilities for your boat and camper. 700 acres of common area for your outdoor enjoyment. Gorgeous views of the rolling terrain in this area will take your breath away. From LaValle: 58 north, left on Union St., left on E. Dutch Hollow Lake Rd. Property on the corners of South Dutch Hollow Lake Road & East Dutch Hollow Lake Road**

Property Information		Property Features	
Est Acres:		Gross Taxes:	2004
Lot Size:	irr	Tax Class:	
Frontage Ft:	413	Tax Yr:	222.
Depth Ft:		Assessments:	
Elem School:		Water Type:	None
JH/Mdl School:		Sewer Type:	None
Sr High School:	Reedsburg	Fuel Type:	
Lake Name:	Deeded Lake Access	Flood:	Not Required
S-T-R:	19 - 13 - 3	Zoning:	Residential
Possession:	DOC	Plat:	
Terms:	cash	Parcel:	2802-00000
Township:	(T) Lavalle	Latitude:	
Assessed Value:	14000	Longitude:	
Legal Description:	Branigar's Dutch Hollow Lake Lot 984 Pine Tops Addition		
			Recorded Covenants Paved Road Frontage No Mobile Homes Allowed Buildable Site

Pictures



Landman Realty LLC
608-339-8030

November 26, 2005



Address: **4th Av**
Oxford, WI 53952

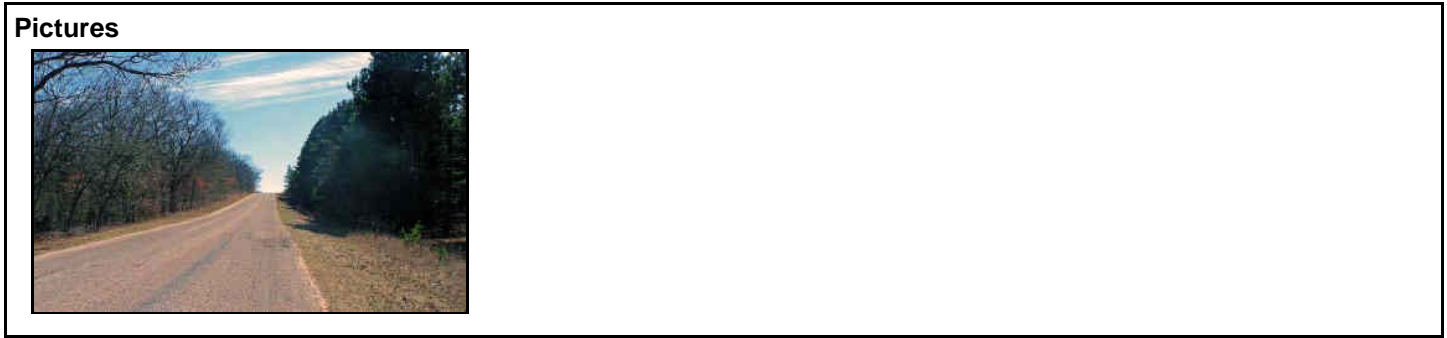
List Price: **\$39,900**
Listing #: **2015154**

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

Private building site out in the country

Comments: **Almost 8 acres heavily wooded with mature oaks & pines. This parcel overlooks a wildlife pond. Quiet setting tucked in off the road will make a great spot for your building plans. No developer restrictions. In an area of small lakes. Within 30 minutes of Wisconsin Dells. From Adams-Friendship: South on 13, left on County Rd. A, left on 4th Av. to property on right.**

Property Information		Property Features
Est Acres: 7.85	Gross Taxes: TBD	Wooded Area Paved Road Frontage Mobile Homes Allowed Buildable Site
Lot Size: irr	Tax Class:	
Frontage Ft:	Tax Yr:	
Depth Ft:	Assessments:	
Elem School:	Water Type: None	
JH/Mdl School:	Sewer Type: None	
Sr High School: Adams	Fuel Type:	
Lake Name:	Flood: Not Required	
S-T-R: 27 - 16 - 7	Zoning: Residential	
Possession: DOC	Plat:	
Terms:	Parcel:	
Township: (T) New Chester	Latitude:	
Assessed Value:	Longitude:	
Legal Description: Lot 3 of Adams County CSM #4794		



Landman Realty LLC
608-339-8030

November 26, 2005



Address: **Cty RD J**
Friendship, WI 53934

List Price: **\$93,900**
Listing #: **2015191**

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

15+ acre trout stream property

Comments: **Bring your dream home blueprints along with the fishing pole to this wilderness haven! The soil test on file indicates a conventional septic system! This is beautiful acreage has a variety of trees from majestic oaks to tall pines. There is frontage on both sides of the trout stream and the water is clear enough to see the fish swimming by. From Adams/Friendship: Take J East to property on right.**

Property Information		Property Features	
Est Acres: 15.80	Gross Taxes: 646	Buildable Site	
Lot Size: irr	Tax Class:	No Mobile Homes Allowed	
Frontage Ft:	Tax Yr: 2004	Recorded Covenants	
Depth Ft:	Assessments:	Waterfront	
Elem School:	Water Type: None	Wooded Area	
JH/Mdl School:	Sewer Type: None	Paved Road Frontage	
Sr High School: Adams	Fuel Type:		
Lake Name:	Flood: Not Required		
S-T-R: 1 - 17 - 6	Zoning: Residential		
Possession: DOC	Plat: Metes and Bounds		
Terms:	Parcel: 2-351-10		
Township: (T) Adams	Latitude:		
Assessed Value:	Longitude:		
Legal Description: Lot 6 CSM 3190			



Landman Realty LLC
608-339-8030

November 26, 2005



Address: **W9448 Hwy 21**
Wautoma, WI 54982

List Price: **\$189,900**
 Listing #: **2015192**

Style: **1-1/2 Story**
 Ownership: **Single Family**

Status: **Active**
 MLS Area: **Waushara**

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

Old abandoned farm on 40 acres that has great hobby farm possibilities.

Comments: **This could be the small farm you have been looking for in a great location not far from town and schools. Within 2 miles of the lake. The old farmstead buildings are neatly placed in the wooded part of this mostly tillable acreage. Beautiful yard is adorned with pines, apple and cedar trees and there is even an asparagus bed. Stone foundation barn has a drive in haymow. Lots of outbuildings. This may be a great location for a roadside vegetable stand. Bring your ideas and your tools. Being sold in "as is" condition. From I39 & 51 Intersection. Head East on 21 to Property on left.**

Residence Information		Amenities	
Year Built:		Basement Type:	Full
Occupancy:	Vacant	Walk-out:	
Roof:	Shingle	AC Type:	None
Exterior:	Wood-lap	Heat Type:	Forced Air
Trim Type:	Wood	Water Softener:	
AG Sq Ft:		Garage Type:	Detached
Main Sq Ft:		# of Stalls:	1
BG Sq Ft:		Garage Sq Ft:	
Total Sq Ft:	1,500	Driveway:	Gravel
Fireplaces:		Avg Utilities:	
Fireplace Fuel:		Assc Fee:	
Included:			
Not Included:	Seller's Personal Property		
			Storage Shed
			Picture Window
			Hardwood Floors
			Eat-In Kitchen
			Country Home
			3-Season Porch

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	16x16	
Main Floor	Kitchen	16x11	
Main Floor	Full Bath	8x10	Lots of cabinets and vanity
Main Floor	Bedroom	13x12	With 3x12 closet
Second Floor	Bedroom	15x15	4x2 closet
Second Floor	Bedroom	9x10	2 1/2 by 4 1/2 closet
Main Floor	Sun Room	12x14	
Second Floor	Other	6x13	Hallway-antique wooden banister
Basement	Other		Root Cellar

Farm Information			
Farm Type: Hobby	County: Waushara	Soil Map Location:	
Crop Equiv Rating:	FSA Aerial Map:	Tile Map Location:	
Tillable Acres: 32.0	Building Acres:	Oat Base Acres:	Topography: Flat
Wooded Acres:	Other Acres:	Oat Base Yield:	Soil Type:
Pasture Acres:	Corn Base Acres:	Bean Base Acres:	Drainage:
Road Acres:	Corn Base Yield:	Bean Base Yield:	Road Surface: Concrete
Farm Fuel Type:			
Personal Prop Included:			

Property Information

Est Acres: **40.00**
 Lot Size: **40 acres**
 Frontage Ft:
 Depth Ft:

Gross Taxes: **1281**
 Tax Class:
 Tax Yr: **2004**
 Assessments:

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

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

Lake Name:
 S-T-R: **31 - 19 - 10**

Flood: **Not Required**
 Zoning: **AG**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **036-03143-0000**

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

Latitude:
 Longitude:

Legal Description: **SW1/4 of SE1/4**

Property Features

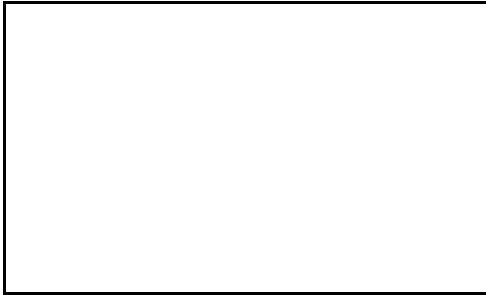
Paved Road Frontage
Landscaped

Pictures



Landman Realty LLC
608-339-8030

November 26, 2005



Address: **Edgewood & 10th Dr.**
Adams, WI 53910

List Price: **\$450,900**

Listing #: **2015206**

Status: **Active**

MLS Area: **Adams**

167 Acres with a pond and a creek!

Comments: **This large acreage is comprised of 4 adjoining 40 acre parcels and an additional 7 acres. Property is comfortably tucked in the center of Adams County within minutes of State Highway 13. Lots of variety here. One 40 is productive cropland and has 2 wide widrows with good sized tree cover and is accessible from 3 town roads. The pond straddles the line between 2 of the 40 acre parcels. Some parts of this amazing acreage are heavily wooded with prime, tall timber and other parts are partly to mostly cleared. Also included is a garage & a 3 season screened in shelter so no need to lug the tent along. From Adams-Friendship:Hwy 13 South, left on County Rd. E, South on 11th Av, left on Edgewood Av., right on 10th Dr. to property on the left**

Property Information		Property Features	
Est Acres:	167.00	Gross Taxes:	2758
Lot Size:	irr	Tax Class:	
Frontage Ft:		Tax Yr:	2004
Depth Ft:		Assessments:	
Elem School:		Water Type:	None
JH/Mdl School:		Sewer Type:	None
Sr High School:	Adams	Fuel Type:	
Lake Name:		Flood:	Not Required
S-T-R:	16 - 16 - 6	Zoning:	Residential
Possession:	DOC	Plat:	
Terms:		Parcel:	10-401,3,4 10-522&3
Township:	(T) Easton	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	Sec. 16: W1/2 W1/2 NE1/4 SE 1/4 EX CSM 2252 + NW 1/4 SE 1/4 + SW 1/4 SE 1/4 + N 1/2 of Sec 21 (167 A)		

Landman Realty LLC
608-339-8030

November 26, 2005



Address: **4th Dr**
Grand Marsh, WI 53936

List Price: **\$87,500**
Listing #: **2305657**

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

Beautiful 25 Acres, mix of mature pines, planted red pines and corn.

Comments: **Smi: Great hunting location! Some open woods, some very thick pines and big area planted in corn. Corners are marked with white ribbon. Take Hwy 13 to Co Rd M go east 7.5 miles to 4th Dr, go north to property on right side.**

Property Information		Property Features	
Est Acres:	25.00	Gross Taxes:	790
Lot Size:	25 Acres	Tax Class:	
Frontage Ft:	660	Tax Yr:	2004
Depth Ft:	1,320	Assessments:	
Elem School:	Adams	Water Type:	
JH/Mdl School:	Adams	Sewer Type:	
Sr High School:	Adams	Fuel Type:	
Lake Name:		Flood:	
S-T-R:	9 - 17 - 7	Zoning:	
Possession:	close	Plat:	
Terms:		Parcel:	16-202
Township:	(T) Lincoln	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	N 1/2 NW 1/4 SE 1/4 & N1/2 SE 1/4 NW 1/4 SE 1/4 MICRO		



Landman Realty LLC
608-339-8030

November 26, 2005



Address: **Deerborn Ave**
Adams, WI 53910

List Price: **\$32,900**
Listing #: **2305671**

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

5 Wooded Acres

Comments: **Tre: This 5 wooded acres is just a few minutes from town. You get the convenience of town yet privacy of being out of town. Take Hwy 13 to North St (which turns into Deerborn Ave) go east to property on right.**

Property Information		Property Features	
Est Acres:	5.10	Gross Taxes:	284
Lot Size:	5.1 Acres	Tax Class:	
Frontage Ft:		Tax Yr:	2004
Depth Ft:		Assessments:	
Elem School:	Adams	Water Type:	
JH/Mdl School:	Adams	Sewer Type:	
Sr High School:	Adams	Fuel Type:	
Lake Name:		Flood:	
S-T-R:	11 - 17 - 6	Zoning:	Residential
Possession:	DOC	Plat:	
Terms:		Parcel:	2-672
Township:	(T) Adams	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	PT NE1/4 NE1/4		

Landman Realty LLC

608-339-8030

November 26, 2005



Address: **W9395 County Rd C**
New Lisbon, WI 53950

List Price: **\$260,000**
Listing #: **2404286**

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

138 acres awaits the avid hunter!

Comments: **SHOULD BE ON THE COVER OF AMERICAN HUNTER!** Listed at under \$1900/acre making this a very rare find. 138 acres of prime hunting land. Build your dream home on mother natures finest. This property has been in quality deer management (QDM) for 7 years. Lland offers many areas for all types of wildlife. If you are the avid hunter, don't let this gorgeous piece of property pass you by. 13 S to 82 W to 90/94 W approx 14 miles to Exit 55 turn right on Cty C approx 1 mile to property on right.

Property Information		Property Features	
Est Acres:	137.85	Gross Taxes:	1682
Lot Size:	Irr	Tax Class:	
Frontage Ft:	1,310	Tax Yr:	2004
Depth Ft:	2,908	Assessments:	
Elem School:	Other	Water Type:	None
JH/Mdl School:	Other	Sewer Type:	None
Sr High School:	Other	Fuel Type:	
Lake Name:		Flood:	Not Required
S-T-R:	27 - 17 - 2	Zoning:	Recreational
Possession:	DOC	Plat:	
Terms:		Parcel:	030 TOR 670
Township:	(T) Orange	Latitude:	
Assessed Value:		Longitude:	
Legal Description: Vol 7 CSM Pg 196 #2011 S 1/4 NE 1/4 Pt SE 1/4 N of I 90/94			

Pictures

Landman Realty LLC
608-339-8030

November 26, 2005



Address: **Fawn Ct**
Grand Marsh, WI 53936

List Price: **\$15,000**
Listing #: **2405639**

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

2 wooded lots

Comments: **2.5 wooded acres in recreational area of Central Wisconsin. Acres are divided into 2 seperate lots so can be used seperately, each wooded lot being approx. 1.25 acres. Hwy 13 S. to 13th Ave, continue S. to Fawn Dr, E. and jog N to Fawn Dr.**

Property Information		Property Features
Est Acres: 2.50	Gross Taxes: 236	Paved Road Frontage Wooded Area
Lot Size: 370x296	Tax Class:	
Frontage Ft: 370	Tax Yr: 2004	
Depth Ft: 296	Assessments:	
Elem School: Adams	Water Type: None	
JH/Mdl School: Adams	Sewer Type: None	
Sr High School: Adams	Fuel Type:	
Lake Name:	Flood: Not Required	
S-T-R: 5 - 15 - 6	Zoning: Residential	
Possession: DOC	Plat:	
Terms: Cash at closing	Parcel: 32-1642 & 43	
Township: (T) Springville	Latitude:	
Assessed Value:	Longitude:	
Legal Description: Lots 35 & 36 East Oak Valley		



Landman Realty LLC
608-339-8030

November 26, 2005



Address: **Bighorn Ave**
Friendship, WI 53934

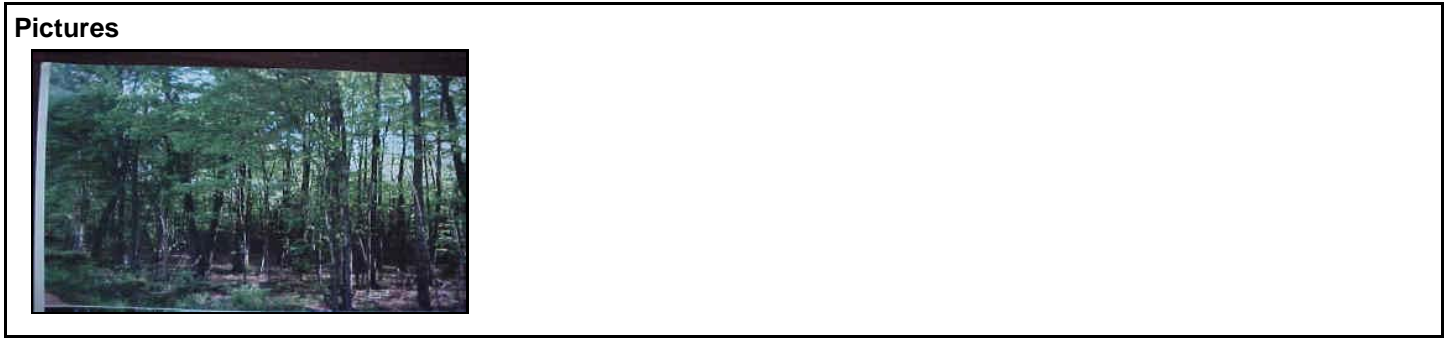
List Price: **\$15,900**
Listing #: **2405663**

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

Non buildable camping lot with creek frontage near public hunting.

Comments: **Non Buildable wooded lot with appx. 534 feet of seasonal creek frontage. Great spot for your camper and weekend getaways. Just 15 minutes to several lakes and near thousands of acres of public hunting lands. Affordable recreational property. Hwy 13 N to Bighorn Ave, right to property on right.**

Property Information		Property Features	
Est Acres:	2.89	Gross Taxes:	TBD
Lot Size:	600x385	Tax Class:	
Frontage Ft:	600	Tax Yr:	2004
Depth Ft:	385	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:	17 - 19 - 6	Zoning:	Shoreland
Possession:	DOC	Plat:	
Terms:	Cash	Parcel:	
Township:	(T) Big Flats	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	Lot 6 CSM 4872		



Landman Realty LLC
608-339-8030

November 26, 2005



Address: **1068 County Rd M**
Adams, WI 53910

List Price: **\$99,500**
 Listing #: **2405667**

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

26 wooded acres to hunt, camp or build with outbuildings

Comments: **Wooded acreage to call your own. This beautiful 26 acre parcel is comprised of tall oak and pine trees. Located with large parcels around, making it excellent hunting land. There is a 20x24 garage, 39x40 cement slab and some extra storage buildings currently on the property. Electric on property. Great location, Great Price! Hwy 13 N to Cty Rd M East to property on North side at 1068.**

Property Information		Property Features	
Est Acres:	26.00	Gross Taxes:	1133
Lot Size:	Irr	Tax Class:	
Frontage Ft:	420	Tax Yr:	2004
Depth Ft:	1,320	Assessments:	
Elem School:	Adams	Water Type:	None
JH/Mdl School:	Adams	Sewer Type:	None
Sr High School:	Adams	Fuel Type:	
Lake Name:		Flood:	Not Required
S-T-R:	9 - 17 - 6	Zoning:	Residential
Possession:	DOC	Plat:	
Terms:		Parcel:	2-636
Township:	(T) Adams	Latitude:	
Assessed Value:		Longitude:	
Legal Description: Pt SE 1/4 SW1/4 Ex Lot 8 CSM 2621			
		Pole Barn Paved Road Frontage Wooded Area Mobile Homes Allowed Buildable Site	



These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

Landman Realty LLC
608-339-8030

November 26, 2005



Address: **999 11th Rd**
Montello, WI 53949

List Price: **\$134,900**
 Listing #: **2984158**

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

Status: **Active**
 MLS Area: **Marquette**

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

Directions: Cty Y north of Montello approximately 9 miles to 11th Rd west to property on east side.

Comments: 28 +/- acres in the Town of Newton, Marquette County. 3 - 1 bedroom cabins on property being sold "AS IS". Well, septic & electric already there. Great hunting location.

<p>Residence Information</p> <p>Year Built: 999 Occupancy: Vacant</p> <p>Roof: Exterior: Trim Type:</p> <p>AG Sq Ft: Main Sq Ft: BG Sq Ft: Total Sq Ft:</p> <p>Fireplaces: 0 Fireplace Fuel:</p> <p>Included: None Not Included: None</p> <p>Basement Type: None Walk-out: No</p> <p>AC Type: None Heat Type: Water Softener: None</p> <p>Garage Type: None # of Stalls: Garage Sq Ft: Driveway: Dirt</p> <p>Avg Utilities: Assc Fee:</p>	<p>Amenities</p>
<p>Property Information</p> <p>Est Acres: 28.86 Lot Size: 28.86 Ac Frontage Ft: Depth Ft:</p> <p>Elem School: Westfield JH/Mdl School: Westfield Sr High School: Westfield</p> <p>Lake Name: S-T-R: 23 - 17 - 9</p> <p>Possession: CI Terms:</p> <p>Township: (T) Newton Assessed Value: 127500</p> <p>Legal Description: Sec 23, T17N, R9E</p> <p>Gross Taxes: 2291 Tax Class: Tax Yr: 2004 Assessments:</p> <p>Water Type: Private Well Sewer Type: Septic Fuel Type: Wood</p> <p>Flood: Unverified Zoning: None</p> <p>Plat: Parcel: 1823170912010</p> <p>Latitude: Longitude:</p>	<p>Property Features</p> <p>Buildable Site</p>

Pictures



Landman Realty LLC
608-339-8030

November 26, 2005



Address: **Co Rd K**
Montello, WI 53949

List Price: **\$169,900**
 Listing #: **2985278**

Status: **Active**
 MLS Area: **Marquette**

From Office: 23 to S on 22 at lights, west on K to Page Creek. Call for details.

Comments: 53 acres with 1500' frontage on Page Creek, bordering hundreds of privately held Nature Conservancy lands, this unique property offers something for the nature enthusiast & hunter. 30+ acres approx of mature hardwoods & pine-maple & oak predominate. Beautiful wet meadow bordering the creek, offers breeding grounds for many bird species. An example of the finest our area has to offer!

Property Information		Property Features	
Est Acres: 53.00	Gross Taxes: 696	Creek Frontage Buildable Site	
Lot Size:	Tax Class:		
Frontage Ft: 1,500	Tax Yr: 2004		
Depth Ft:	Assessments:		
Elem School: Montello	Water Type: None		
JH/Mdl School: Montello	Sewer Type: None		
Sr High School: Montello	Fuel Type: Other		
Lake Name: Other Lake	Flood:		
S-T-R: - -	Zoning: AG		
Possession:	Plat:		
Terms:	Parcel: 022-01611-0000		
Township: (T) Packwaukee	Latitude:		
Assessed Value: 37900	Longitude:		
Legal Description: lenghty			



Landman Realty LLC
608-339-8030

November 26, 2005



Address: **000 Co Rd Y**
Westfield, WI 53964

List Price: **\$327,750**
Listing #: **2985281**

Status: **Active**
MLS Area: **Marquette**

From Office: Hwy 22 N to left on Dover Ave to left on Co Rd Y

Comments: 115 acres in the heart of Central Wisconsin's recreational lands. Great mix of irrigated farm fields & diversely wooded field borders, provides many choice building sites and habitat for deer, turkey's, duck & geese, offers great hunting opportunities. 12' deep pond & drainage creek feeds into nearby Class A trout stream. Earn income & pay your taxes by renting farmland. Beautiful setting in a quiet area of country.

Property Information

Est Acres: **115.00**
Lot Size:
Frontage Ft:
Depth Ft:

Gross Taxes: **1168**
Tax Class:
Tax Yr: **2004**
Assessments:

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

Water Type: **Private Well**
Sewer Type: **None**
Fuel Type:

Lake Name:
S-T-R: - -

Flood:
Zoning: **Residential**

Possession:
Terms:

Plat:
Parcel: **018-00408-0000**

Township: **(T) Newton**
Assessed Value: **61000**

Latitude:
Longitude:

Legal Description: **lenghty**

Property Features

Creek Frontage
Wooded Area

Pictures

