


Landman Realty LLC
608-339-8030

Prepared by:
John Olson

January 3, 2008

888-696-8695 / landman@thelandman.net



Address: **10th Ave**
Adams, WI 53910 

List Price: **\$31,900**
 Listing #: **0700325**

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

Lot 27 Of Easton Shores 600+ ft on a quiet gravel road and 300 feet on the snowmobile trail . 4.36 acres

Comments: **Mostly wooded cabin site for sale with a nice small opening suitable for a campsite or building site. The area allows camping but no mobile homes. This property is located at the corner of two large parcels of the Woods and two huge fields making an excellent location for deer crossing. The land has 600 feet of quiet road frontage on a gravel Road plus direct access to the Adams County snowmobile trail system. You also get access to a small fishing lake, which is great for kids. You can always see ducks, Canadian geese, white tailed deer, Eastern wild turkeys, painted turtles and a variety of birds, drinking & playing at the lake. This gorgeous parcel has Meadow views in two different directions or wooded view the other two ways. From Adams: Hwy 13 S, Cty Rd E East, 11th Ave S, Edgewood Ave E, 10th Dr S, Property On Left**

Property Information		Property Features
Est Acres: 4.36	Gross Taxes: 0	Buildable Site No Mobile Homes Allowed Recorded Covenants Wooded Area
Lot Size:	Tax Class:	
Frontage Ft:	Tax Yr: 2006	
Depth Ft:	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: 16 - 16 - 6	Zoning: Residential	
Possession: DOC	Plat: Easton Shores	
Terms:	Parcel: 10-401	
Township: (T) Easton	Latitude:	
Assessed Value:	Longitude:	
Legal Description: Lot 27 Of Easton Shores Pt SE 1/4 S 16 Pt NE 1/4 S 21 T 16N R6E		

Pictures



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Address: **Hwy 13**
Friendship, WI 53934



List Price: **\$49,900**
 Listing #: **0700343**

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

9 Acres Of Beautiful Wooded Land

Comments: **This acreage is a must have! Beautifully wooded with hillside topography, this land is located in Central Wisconsin just North of Adams Friendship. The area is prime for recreation with several large & small fishing/boating /skiing lakes nearby! (Lake Petenwell, Castle Rock Lake, & Tri Lakes). There are also miles & miles of both atv/snowmobile trails and public land in the area as well. There is additional land available. Seller will allow buyer of this lot to have hunting rights on the adjoining 40+ acres for the 2007 deer gun season for an accepted offer that goes to close prior to the season starting. From Landman Realty: Hwy 13 N 1mi., Property On Left side of Hwy 13.**

Property Information		Property Features	
Est Acres:	9.30	Gross Taxes:	1012
Lot Size:		Tax Class:	
Frontage Ft:		Tax Yr:	2006
Depth Ft:		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:	32 - 18 - 6	Zoning:	Residential
Possession:	DOC	Plat:	Pt Of 24-01055
Terms:		Parcel:	NSNE
Township:	(T) Preston	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	Pt SW 1/4 NW 1/4 PT South 9.3 Acres of Lot 2 CSM 3872		

Pictures



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Address: **Oak Ave**
Plainfield, WI 54966

List Price: **\$81,000**
 Listing #: **0700815**

Status: **Active**
 MLS Area: **Portage**

27 Acres of Central Wisconsin!

Comments: **Looking for hunting property or a place to build your cabin? Well look no more. This 27.68 Acres has 6-7 acres open (partially fenced), balance is heavily wooded. Bordered by crop lands on the South and West. Property is located in Bancroft, Portage County. Call today. From Adams: Hwy 13 N, Hwy 21 E, I-39 N, Hwy D W, 2nd Rd to Left (Oak) - 1/2 mile.**

Property Information		Property Features	
Est Acres:	27.68	Gross Taxes:	146
Lot Size:	irr	Tax Class:	
Frontage Ft:		Tax Yr:	2005
Depth Ft:		Assessments:	
Elem School:	Tri-County	Water Type:	None
JH/Mdl School:	Tri-County	Sewer Type:	None
Sr High School:	Tri-County	Fuel Type:	
Lake Name:		Flood:	Not Required
S-T-R:	- -	Zoning:	Residential
Possession:	DOC	Plat:	
Terms:		Parcel:	0282108340404
Township:	Other	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	SENE EXC LOT 1 CSM 10/56 & EXC PRT LYG S DESC LN COMM E 1/4 CN328 10' S86°W490.52 W454.76; N62 W431.18' to WL SENE 27.68a 495/776; 509/58; 509/*		
		Buildable Site Paved Road Frontage Wooded Area	



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Address: **974 S. Chicago Ct.**
Friendship, WI 53934

List Price: **\$39,900**
 Listing #: **0701117**

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

Well, Septic & Camper On Over An Acre!!!

Comments: **Look no further for the perfect property! This beautifully wooded lot has 1.58 acres and includes both well & septic and a nice camper. It is centrally located near Big Roche-A-Cri Lake and the miles and miles of ATV and snowmobile trails the area has to offer. It would make a beautiful building site or a lovely camp site. Call today, Affordably priced! Property has a 6" drilled well and a 3 bedroom septic. From Adams: Hwy 13 N, Cottonville Ave E, 10th Ave N, S. Chicago Ct. E, To Property On Left**

Property Information		Property Features	
Est Acres:	1.58	Gross Taxes:	174
Lot Size:	110x627	Tax Class:	
Frontage Ft:	110	Tax Yr:	2006
Depth Ft:		Assessments:	
Elem School:	Adams	Water Type:	Private Well
JH/Mdl School:	Adams	Sewer Type:	Septic
Sr High School:	Adams	Fuel Type:	
Lake Name:		Flood:	Not Required
S-T-R:	3 - 18 - 6	Zoning:	Residential
Possession:	DOC	Plat:	Cozy Pines Unrec.
Terms:		Parcel:	24-1354
Township:	(T) Preston	Latitude:	
Assessed Value:		Longitude:	
Legal Description: 974 S. Chicago Ct. Lot 31 of Cozy Pines Unrec Parcel 24-1354			




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

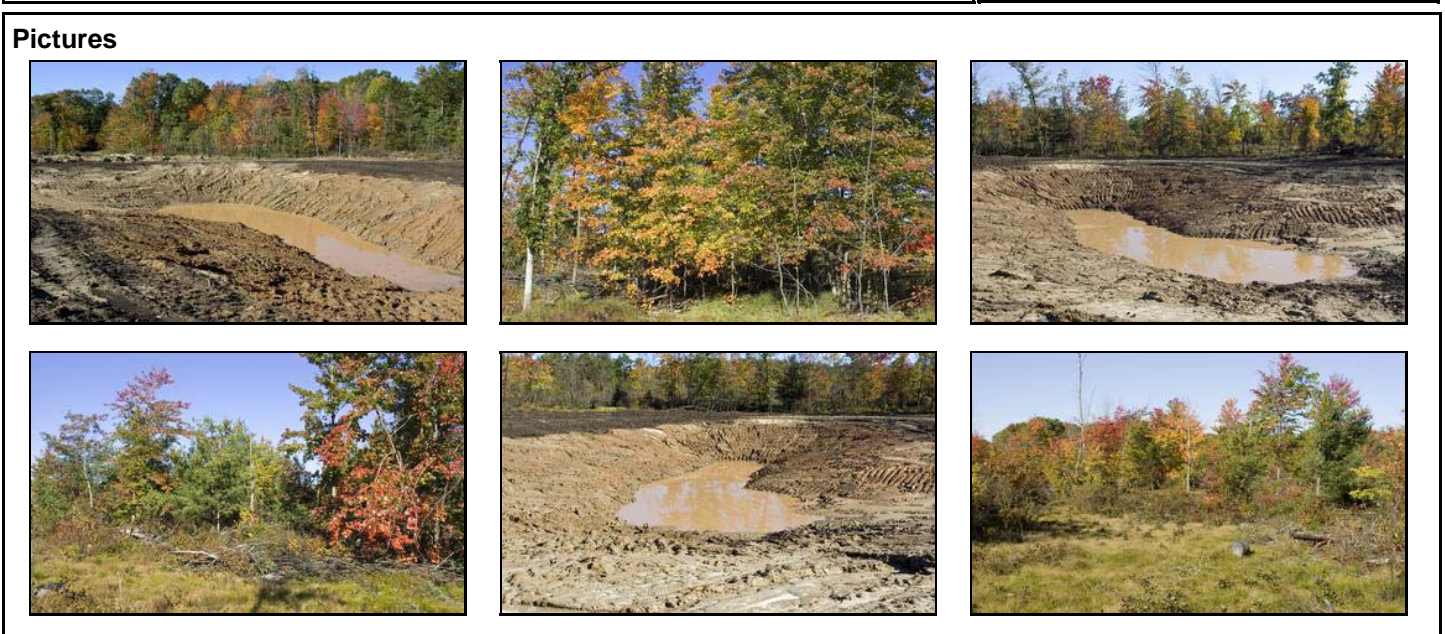
List Price: **\$49,900**
 Listing #: **0701212**

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

Nearly 5 Acres with a Pond!!! Must See!

Comments: **Nearly 5 Acres with your own private pond, near the amenities of town, yet far enough away to have the privacy and seclusion of country life. You can't miss out on this little slice of Central Wisconsin Heaven! This parcel is just minutes away from Castle Rock Lake, Wisconsin's fourth largest lake, Lake Petenwell, Wisconsin's 2nd largest lake, and several other small fishing lakes. It is also minutes away from miles of ATV trails and snowmobile trails. Call today, priced to sell! From Adams: Hwy 13 S, Deerborn Ave W, to prop on right before 14th.**

Property Information		Property Features	
Est Acres:	4.85	Gross Taxes:	tbd
Lot Size:	irr	Tax Class:	
Frontage Ft:		Tax Yr:	2006
Depth Ft:		Assessments:	
Elem School:	Adams	Water Type:	Private Well
JH/Mdl School:	Adams	Sewer Type:	None
Sr High School:	Adams	Fuel Type:	
Lake Name:		Flood:	Not Required
S-T-R:	1 - 17 - 5	Zoning:	Residential
Possession:	doc	Plat:	
Terms:		Parcel:	pt of 2-24
Township:	(T) Adams	Latitude:	
Assessed Value:		Longitude:	
Legal Description: Lot 3 of CSM 5070 SW 1/4 SE 1/4 SW 1/4 Sec1T17R5E			

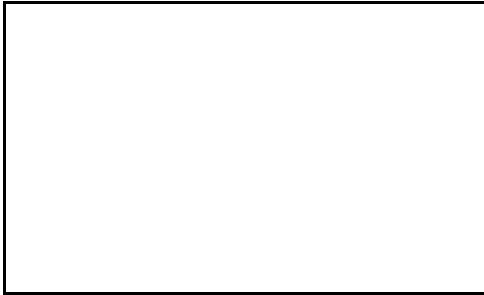


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Address: **1123 14th Ct.**
Arkdale, WI 54613



List Price: **\$49,900**
Listing #: **0701434**

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

Cabin Site In The Back 40!!!

Comments: **Bring the toys. This 5 acre parcel in the back 40 is on the ATV & snowmobile route. It butts up to 160 acres of public land giving you room to roam. The electric has been installed and a well too. The camper on site is negotiable, but not included. From Adams: Hwy 13 N, Browndeer Ave. W, 14th Ct. S, To Property**

Property Information		Property Features	
Est Acres: 5.00	Gross Taxes: 314	Buildable Site Wooded Area	
Lot Size:	Tax Class:		
Frontage Ft:	Tax Yr: 2007		
Depth Ft:	Assessments:		
Elem School: Adams	Water Type: Private Well		
JH/Mdl School: Adams	Sewer Type: None		
Sr High School: Adams	Fuel Type:		
Lake Name:	Flood: Not Required		
S-T-R: 25 - 19 - 5	Zoning: Residential		
Possession: DOC	Plat: Metes & Bounds		
Terms:	Parcel: 004-00133-0025		
Township: (T) Big Flats	Latitude:		
Assessed Value:	Longitude:		
Legal Description: PT NW1/4 NE1/4 Lot 5 CSM 4760 1123 14th Ct. Metes & Bounds			

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

List Price: **\$32,900**
 Listing #: **2016111**

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

Wooded Building Site in Crystal Brook Woods

Comments: **Roam carefree, the trails lacing your conservancy. Wade the clear waters gently flowing along its edge. Go boating, fishing, or watersporting on nearby Castle Rock Lake. Just teeming with opportunities to enjoy the great outdoors, this lovely wooded building site with cleared access beckons your arrival. Electricity at the perimeter of the property. Trails to 158 acre conservancy. Cul-de-Sac. From Adams-Friendship: Hwy 13 North, West on County Rd J. Make Right (North) on County Rd Z to Cypress Avenue. Right on 20th to Cumberland Dr, right to property on right.**

Property Information		Property Features	
Est Acres: 0.92	Gross Taxes: 343	Wooded Area No Mobile Homes Allowed Recorded Covenants Buildable Site	
Lot Size: 100*400	Tax Class:		
Frontage Ft:	Tax Yr: 2006		
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: 19 - 18 - 5	Zoning: Residential		
Possession: DOC	Plat: Crystal Brook Woods		
Terms:	Parcel: 34-1580-528		
Township: (T) Strongs Prairie	Latitude:		
Assessed Value:	Longitude:		
Legal Description: Lot 28 Crystal Brook Woods			

Pictures

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Address: **6th Ave**
Grand Marsh, WI 53936



List Price: **\$34,900**
 Listing #: **2016228**

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

5 Beautifully wooded acres in Central Wisconsin!!

Comments: **Imagine enjoying 5+ acres of privacy and seclusion in the heart of Central Wisconsin. With all the amenities that Wisconsin has to offer, this is the perfect place to rest and play or grow your roots. Camp or build on your own quiet haven in Adams County. Beautifully wooded, this lot is the perfect home base for your recreational agenda. A short 25 minute drive will bring you to the movie theatres, events and waterparks of Wisconsin Dells, a drive in the other direction will run you straight towards Wisconsin's Second Largest Lake – Lake Petenwell to satisfy all your water desires. Parcels of this size and price don't last long, secure yours today. ADJOINS 84 ACRES OF PUBLIC HUNTING LAND!!! From Landman Realty: Hwy 13 S 5 mi., Cty Rd E East 5.9 mi. 9 blocks thru Grand Marsh, 6th Ave N, Property on Left,**

Property Information		Property Features	
Est Acres:	5.09	Gross Taxes:	0
Lot Size:		Tax Class:	
Frontage Ft:		Tax Yr:	2006
Depth Ft:		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:	7 - 16 - 7	Zoning:	Residential
Possession:	DOC	Plat:	New Chester
Terms:	Cash	Parcel:	Part of 20-62
Township:	(T) New Chester	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	Lot 1 of CSM 5058		
			Buildable Site Mobile Homes Allowed Wooded Area

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Address: **6th Ave**
Grand Marsh, WI 53936



List Price: **\$29,900**
 Listing #: **2016229**

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

Private Wooded Parcel – Bring your Agenda for Fun

Comments: **Fishing, Camping, Skiing, ATVing, Hiking ... did you check off 2 or more of the above activities? If you did, Central Wisconsin is the place for your recreational agenda. This property features 5+ beautifully wooded acres in the area of Wisconsin's 2nd Largest Lake – Lake Petenwell and Wisconsin's Fourth Largest Lake – Castle Rock Lake. ATV trails are also in the area for your spirited pleasure. Looking to mix the liveliness of Wisconsin Dells into the mix, don't worry, it is only about 25 minutes from your quiet and private wooded haven. From Landman Realty: Hwy 13 S 5 mi., Cty Rd E East 5.9 mi. 9 blocks thru Grand Marsh, 6th Ave N, Property on Left,**

Property Information		Property Features	
Est Acres:	5.07	Gross Taxes:	0
Lot Size:		Tax Class:	
Frontage Ft:		Tax Yr:	2006
Depth Ft:		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:	7 - 16 - 7	Zoning:	Residential
Possession:	DOC	Plat:	New Chester
Terms:	Cash	Parcel:	Part of 20-62
Township:	(T) New Chester	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	Lot 2 of CSM 5058		

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Address: **Freedom Ave**
Wisconsin Dells, WI 53965

List Price: **\$64,900**
Listing #: **2017105**

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

Secluded 10 Acre Parcel Near Wisconsin Dells!

Comments: **This beautiful 10 acre parcel is secluded with gently rolling terrain and mature hardwoods and is located just minutes from Wisconsin Dells. Just to the west is the Wisconsin River and less than a half hour from Wisconsin's 4th largest lake, Castle Rock Lake. This beautifully wooded piece is ready for your dream home, but this will not last long. 10 acre parcels near Wisconsin Dells are harder and harder to find. Don't wait; make an offer today! From Adams: Take Hwy 13 S, 82 E, 9th Ave S, Freedom Ave E, Property On Right**

Property Information		Property Features	
Est Acres: 9.58	Gross Taxes: 704	Buildable Site	
Lot Size: 231x901	Tax Class:	No Mobile Homes Allowed	
Frontage Ft: 231	Tax Yr: 2006	Paved Road Frontage	
Depth Ft:	Assessments:	Wooded Area	
Elem School: Wisconsin Dells	Water Type: None		
JH/Mdl School: Wisconsin Dells	Sewer Type: None		
Sr High School: Wisconsin Dells	Fuel Type:		
Lake Name:	Flood: Not Required		
S-T-R: 26 - 15 - 6	Zoning: Residential		
Possession: DOC	Plat:		
Terms:	Parcel: 32-907-10		
Township: (T) Springville	Latitude:		
Assessed Value:	Longitude:		
Legal Description: Lot 1 CSM 4180			

