

Landman Realty LLC
608-339-8030

Prepared by:
John Olson

April 14, 2008

888-696-8695 / landman@thelandman.net



Address: **2680 Cty Rd G**
Oxford, WI 53952

List Price: **\$79,500**
 Listing #: **0700354**

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

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

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

From Westfield, Cty Rd E to Cty Rd G to property

Comments: **Here's country living at a modest price. This stick built home with full finished basement has a large deck off the dining room. Recent improvements include a reshingled roof and new gas hot water heater. Located on 4 wooded acres, you'll enjoy quiet walks in the woods. There's even a car port for your vehicle.**

Residence Information		Amenities
Year Built: 1993	Basement Type: Poured	Ceiling Fan
Occupancy: Owner	Walk-out: No	Country Home
Roof: Shingle	AC Type: Central	Deck
Exterior: Wood-lap	Heat Type: Forced Air	Eat-In Kitchen
Trim Type: Wood	Water Softener:	Smoke Detector
AG Sq Ft: 800	Garage Type: None	Wood Stove
Main Sq Ft: 800	# of Stalls:	
BG Sq Ft: 400	Garage Sq Ft:	
Total Sq Ft: 1,200	Driveway: Gravel	
Fireplaces:	Avg Utilities:	
Fireplace Fuel:	Assc Fee:	
Included: Gas range, refrigerator, washer, & dryer, wood stove, all window treatments, car port, LP tank		
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	17x18	Carpet, wide stairway, wood stove
Main Floor	Kitchen	13x16	Vinyl, patio door to deck
Main Floor	Full Bath	9x5	Vinyl, whirlpool tub
Lower Basement Level	Bedroom	13x9	Carpet, No egress windows
Lower Basement Level	Bedroom	12x9	Carpet, No egress window
Main Floor	Bedroom	12x9	Carpet, ceiling fan
Lower Basement Level	Laundry	6x16	Unfinished
Lower Basement Level	Family Room	11x12	Carpet

Property Information

Est Acres: **4.00**
 Lot Size: **322x543**
 Frontage Ft: **322**
 Depth Ft: **543**

Gross Taxes: **922**
 Tax Class:
 Tax Yr: **2007**
 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: **14 - 16 - 7**

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

Possession: **Close**
 Terms:

Plat:
 Parcel: **020-00401-0000**

Township: **(T) New Chester**
 Assessed Value: **49800**

Latitude:
 Longitude:

Legal Description: **Lot 2 CSM 1245**

Property Features

Landscaped
Paved Road Frontage

Pictures



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Address: **1186 Fawn Ct**
Grand Marsh, WI 53936

List Price: **\$59,900**
 Listing #: **0700722**

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

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

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

Mobile Home with Addition

Comments: **Excellent location for your get-away. Check this property out and find that it is priced right as well as maintained and perfect for your recreational outings. This home has a great addition with a large living and kitchen area and a free-standing fireplace. Well manicured yard and large lot . Call now for more information. State Rd 13 (S) to 13th Ave, left to Fawn Dr. left to Fawn Ct, left prop. on left**

Residence Information		Amenities	
Year Built:		Basement Type:	None
Occupancy:	Vacant	Walk-out:	No
Roof:	Shingle	AC Type:	Wall Unit
Exterior:	Hardboard	Heat Type:	Forced Air
Trim Type:	Mixed	Water Softener:	Not included
AG Sq Ft:	900	Garage Type:	None
Main Sq Ft:	900	# of Stalls:	
BG Sq Ft:		Garage Sq Ft:	
Total Sq Ft:	900	Driveway:	Dirt
Fireplaces:	1	Avg Utilities:	
Fireplace Fuel:	Wood	Assc Fee:	
Included:	all appliances, furniture, wheel barrow, lawnmower, traylor, grill		
Not Included:	balance of personal prop.		
		Country Home Deck Eat-In Kitchen Fireplace Storage Shed	

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	23x11	carpet
Main Floor	Dining	13x9	carpet
Main Floor	Kitchen	7x9	vinyl
Main Floor	Full Bath	5x5	vinyl
Main Floor	Bedroom	10x10	carpet
Main Floor	Bedroom	8x8	carpet

Property Information

Est Acres: **1.60**
 Lot Size: **112x225x400**
 Frontage Ft: **112**
 Depth Ft: **400**

Gross Taxes: **616**
 Tax Class:
 Tax Yr: **2007**
 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: **5 - 15 - 6**

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

Possession: **DOC**
 Terms:

Plat:
 Parcel: **032-01724-0000**

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

Latitude:
 Longitude:

Legal Description: **Springville assessors Plat 1 lot 34**

Property Features

Landscaped
Mobile Homes Allowed
Paved Road Frontage
Wooded Area

Pictures



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Address: **2441 Wilderness Ave**
Friendship, WI 53934

List Price: **\$59,900**
 Listing #: **0700767**

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

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

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

Perfect Vacation Property or Year Round Abode!

Comments: **Enjoy the quiet outdoors of Central Wisconsin in your cute mobile on 1.5 acres. Just minutes from Wisconsin's Fourth Largest Lake - Castle Rock Lake this charming home with central air will strike anyone's fancy. Spend the days on the lake or at the County Park fishing, swimming, boating, skiing, - whatever your recreational agenda calls for - and your evening relaxing in your home or on your property. Wanting more action? Just head down the road to Wisconsin Dells which is less than 30 minutes away and play on the attractions until your heart is content. All of this is priced affordably for either the vacation get away or the year round peacefulness that Central Wisconsin has to offer. Call today for a personal showing. From Adams: Hwy 13N, Hwy F W, 18th S, Dyke Dr E, Wilderness Ave N, prop on left.**

Residence Information		Amenities	
Year Built: 1973	Basement Type: Walk-out:	Country Home	
Occupancy: Owner	AC Type: Central	Eat-In Kitchen	
Roof: Metal	Heat Type: Forced Air	Other	
Exterior:	Water Softener:		
Trim Type:	Garage Type: None		
AG Sq Ft:	# of Stalls:		
Main Sq Ft: 980	Garage Sq Ft:		
BG Sq Ft:	Driveway: Gravel		
Total Sq Ft: 980	Avg Utilities:		
Fireplaces:	Assc Fee:		
Fireplace Fuel:			
Included: Sheds, refrigerator, stove			
Not Included: Seller's Personal Property			

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	14x16	
Main Floor	Kitchen	14x8	
Main Floor	Master Bedroom	14x12	
Main Floor	Bedroom	14x10	
Main Floor	Other	16x10	

Property Information

Est Acres: **1.50**
 Lot Size: **irr**
 Frontage Ft:
 Depth Ft:

Gross Taxes: **417**
 Tax Class:
 Tax Yr: **2007**
 Assessments:

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

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

Lake Name:
 S-T-R: **33 - 17 - 5**

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

Possession: **DOC**
 Terms:

Plat: **Pineorama Unrec**
 Parcel: **26-1224**

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

Latitude:
 Longitude:

Legal Description:

Property Features

Mobile Homes Allowed
Paved Road Frontage
Wooded Area

Pictures



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Address: **1046 10TH AVE**
Friendship, WI 53910

List Price: **\$42,900**
 Listing #: **0700929**

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

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

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

BIG FLATS---- TROUT BALLEY RETREAT \$42,900.00

Comments: **1.5 ACRES WITH 220' ON 10TH AND APPROX. 300' IN DEPTH. WOODED PARCEL WITH PINES AND OAKS FREATURES A 2 BDRM MOBILE WITH BEAUTIFUL 14' x 24' ADDITION AND FRONT DECK. ALSO AVAILABLE IS FIFTH WHEEL FOR EXTRA QUESTS. INTERIOR HAS LARGE LIVING ROOM WTH COZY WOODSTOVE, LARGE KITCHEN/DINING AREA, 2 BDRMS, AND BATH. PLUS 28' 1989 5th WHEEL FOR EXTRA GUESTS --ONLY \$42,900**

Residence Information		Amenities
Year Built:		Ceiling Fan
Occupancy: Vacant	Basement Type: None	Deck
Roof:	Walk-out:	Wood Stove
Exterior:	AC Type:	
Trim Type:	Heat Type: Forced Air	
AG Sq Ft:	Water Softener:	
Main Sq Ft:	Garage Type: None	
BG Sq Ft:	# of Stalls:	
Total Sq Ft:	Garage Sq Ft:	
Fireplaces:	Driveway: Dirt	
Fireplace Fuel:	Avg Utilities:	
Included: WOOD STOVE FOLD OUT COUCHES, STOVE, REFRIG. MOCROWAVE, COFFEE MAKER	Assc Fee:	
Not Included: SELLERS PERSONAL ITEMS		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Kitchen	10X24	AND DINING AREA
Main Floor	Full Bath	4X7	
Main Floor	Bedroom	10X9	
Main Floor	Bedroom	5X7	
Main Floor	Other	14X24	ADDITION

Property Information

Est Acres: **1.50**
 Lot Size: **220X300**
 Frontage Ft: **220**
 Depth Ft: **300**

Gross Taxes: **457**
 Tax Class:
 Tax Yr: **2007**
 Assessments:

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

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

Lake Name:
 S-T-R: **22 - 19 - 6**

Flood:
 Zoning: **None**

Possession:
 Terms:

Plat: **LOT 123**
 Parcel: **004-02014**

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

Latitude:
 Longitude:

Legal Description: **LOT 123 TROUT VALLEY WEST UNREC TOWN OF BIG FLATS
 ADAMS CO., WISCONSIN USA.**

Property Features

Buildable Site
Mobile Homes Allowed
Paved Road Frontage
Wooded Area

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: 539 Tax Class: Tax Yr: 2007 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: **1085 CHICAGO ROAD**
Friendship, WI 53934

List Price: **\$54,900**
 Listing #: **0701194**

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

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

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

LOTS 41,42, AND 43 OF RO50-ROCHE-A-CRI LAKE SUVDIVISION
TOWNSHIP OF PRESTON, FRIENDSHIP, WI.

Comments: **204' X 218' WOODED PARCEL, 1.2 ACRES, 3 WOODED LOTS WITHIN A SHORT DRIVE TO BIG ROCHE=A-CRI LAKE. WOODED LOTS WITH MATURE OAKS AND PINES WITH 240' OF BLACKTOP ROAD FRONTAGE ON CHICAGO ROAD. FEATURES A 16'X70' 1984 WELL CARED FOR MARSHFIELD MOBILE HOME WITH LARGE OPEN KITCHEN/DINING ROOM, SUNKEN LIVING ROOM. 2 LARGE BDRM. ,FULL BATH, AND LAUNDRY AREA. SUN-DICK OFF THE BACK OVERLOOKING THE WOODS, GOOD FOR COOK OUTS, PICNICS OR RELAXING. ONLY \$54,900.00**

Residence Information		Amenities
Year Built: 1984	Basement Type: None	Bay Window
Occupancy: Vacant	Walk-out: No	Country Home
Roof:	AC Type:	Deck
Exterior: Aluminum	Heat Type: Other	Eat-In Kitchen
Trim Type:	Water Softener:	
AG Sq Ft:	Garage Type: None	
Main Sq Ft:	# of Stalls:	
BG Sq Ft:	Garage Sq Ft:	
Total Sq Ft:	Driveway: Other	
Fireplaces:	Avg Utilities:	
Fireplace Fuel:	Assc Fee:	
Included: RANGE, REFRIGERATOR, BEDS.		
Not Included: ALL SELLERS PERSONAL ITEMS		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living		SUNKEN
Main Floor	Kitchen		OPEN KITCHEN/DINING
Main Floor	Full Bath		
Main Floor	Bedroom		TWO BEDROOMS
Main Floor	Laundry		

Property Information

Est Acres: **1.20**
 Lot Size:
 Frontage Ft:
 Depth Ft:

Gross Taxes: **594**
 Tax Class:
 Tax Yr: **2007**
 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: **4 - 18 - 6**

Flood:
 Zoning: **Residential**

Possession:
 Terms:

Plat: **R050-BIG ROCHE-A-CRI**
 Parcel:

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

Latitude:
 Longitude:

Legal Description: **LOTS 41,42, & 43 OF BIG ROCHE-A-CRI SUBDIVISION
 TOWNSHIP OF PRESTON, FRIENDSHIP, WI. USA**

Property Features

Mobile Homes Allowed
Paved Road Frontage
Wooded Area

Pictures



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Address: **1327 13th Ln**
Friendship, WI 53934

List Price: **\$44,000**
 Listing #: **0701246**

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

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

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

1 acre walking distance to Roche-A-Cri

Comments: **Hunters & Fisherman! This is the place for you! 1 acre with a 1978 mobile home, electric, & 5 year old septic & well. Very wooded, 39 acres of private farmland on 2 sides. Walk to Roche-A-Cri Lake for excellent fishing. State Rd 21 (W) , North on 13th Dr. follow around corners to stop sign. Right on 13th Ln to prop.**

Residence Information		Amenities	
Year Built: 1978	Basement Type: None	Bay Window	
Occupancy: Vacant	Walk-out: No	Ceiling Fan	
Roof: Other	AC Type: None	Country Home	
Exterior: Aluminum	Heat Type: Forced Air	Deck	
Trim Type: Other	Water Softener: None	Eat-In Kitchen	
AG Sq Ft: 1,280	Garage Type: None	Storage Shed	
Main Sq Ft: 1,280	# of Stalls:		
BG Sq Ft:	Garage Sq Ft:		
Total Sq Ft: 1,280	Driveway: Dirt		
Fireplaces:	Avg Utilities:		
Fireplace Fuel:	Assc Fee:		
Included: everything on premises			
Not Included: n/a			

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	13x17	carpet, bay window
Main Floor	Kitchen	13x11	vinyl, breakfast bar
Main Floor	Full Bath	8x10	vinyl, plenty of storage
Main Floor	Bedroom	8x10	carpet, large closet
Main Floor	Bedroom	9x10	carpet, large window
Main Floor	Bedroom	12x13	2 closets, built in dresser, carpet

Property Information

Est Acres: **1.00**
 Lot Size: **165x264**
 Frontage Ft: **165**
 Depth Ft: **264**

Gross Taxes: **421**
 Tax Class:
 Tax Yr: **2007**
 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: **6 - 18 - 6**

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

Possession: **DOC**
 Terms:

Plat:
 Parcel: **024-00327**

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

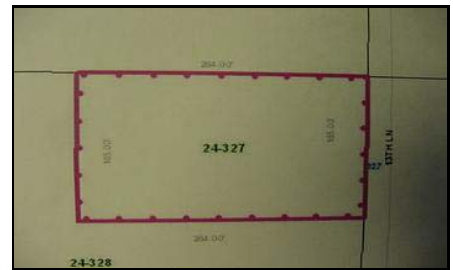
Latitude:
 Longitude:

Legal Description: **lot 1 CSM 4160**

Property Features

Buildable Site
Mobile Homes Allowed
Paved Road Frontage
Wooded Area

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**

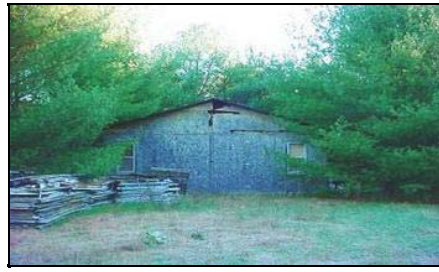
LAKE PETENWELL AREA RETREAT ON 7 ACRES \$59,500

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: 870 Tax Class: Tax Yr: 2007 Assessments: Water Type: Private Well Sewer Type: Septic Fuel Type: Flood: Zoning: Other Plat: Parcel: 018-00535 Latitude: Longitude:

Pictures



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April 14, 2008

888-696-8695 / landman@thelandman.net



Address: **2440 Wilderness Trl**
Friendship, WI 53934

List Price: **\$59,900**
 Listing #: **0800070**

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

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

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

Mobile home featuring 2BR's 1Bath, large addition, 2 car garage all on appx. 1.5 acres

Comments: **Vacation escape waiting for you. Well kept 2 BR, 1bath mobile home with large addition. Long driveway to mobile on hill top setting and awesome back drop view. Nice addition with free standing fireplace, 2 car detached garage for all the toys. Truss roof over mobile, new furnace, air conditioning and electric box. Appx. 1 mile to the Castle Rock Lake. Affordably Priced! Hwy 13 (S) to Cty Rd F (W) to 18th Ave, left to Dyke Dr. left to Wilderness Trail. Prop. on right**

Residence Information		Amenities	
Year Built:	1973	Ceiling Fan	
Occupancy:	Vacant	Country Home	
Roof:	Shingle	Deck	
Exterior:	Aluminum	Eat-In Kitchen	
Trim Type:	Wood	Fireplace	
AG Sq Ft:	1,244	Security System	
Main Sq Ft:	1,244	Smoke Detector	
BG Sq Ft:		Wood Stove	
Total Sq Ft:	1,244		
Fireplaces:	1		
Fireplace Fuel:	Other		
Included:	washer, dryer, wood stove, stove, fridge, window treatments		
Not Included:	any of sellers personal items		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	14x16	carpet, panel
Main Floor	Kitchen	14x17	carpet, vinyl, DR
Main Floor	Bedroom	12x14	carpet, panel closet
Main Floor	Bedroom	10x10	carpet, panel, closet
Main Floor	Family Room	16x20	carpet, panel, f.p.

Property Information

Est Acres: **1.50**
 Lot Size: **100x779**
 Frontage Ft: **100**
 Depth Ft: **779**

Gross Taxes: **693**
 Tax Class:
 Tax Yr: **2007**
 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: **33 - 17 - 5**

Flood: **Not Required**
 Zoning: **Recreational**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **026-01257-0000**

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

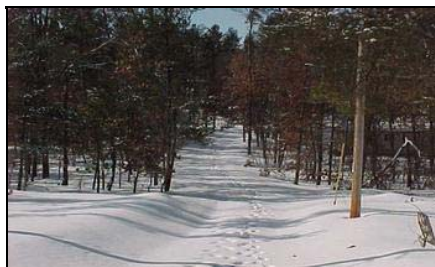
Latitude:
 Longitude:

Legal Description: **Lot B94 Pineorama Unrec**

Property Features

Paved Road Frontage
Wooded Area

Pictures



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Address: **1032 14th Ct**
Friendship, WI 53934

List Price: **\$49,000**
 Listing #: **0800154**

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

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

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

3 Acres Newly build Cabin

Comments: **3 Acres of wooded land in an excellent area. Beautiful mixture of trees and wildlife. This property is a newly build cabin/shell, able to finish to your own specifications. Well and electric on the property. Call now for more information. State Rd 13 (N) to Cty Rd C, left to 14th Ct left prop. on left**

Residence Information		Amenities
Year Built: 2007	Basement Type: None	Country Home
Occupancy: Vacant	Walk-out:	
Roof: Shingle	AC Type:	
Exterior: Vinyl	Heat Type:	
Trim Type:	Water Softener:	
AG Sq Ft: 768	Garage Type: None	
Main Sq Ft: 768	# of Stalls:	
BG Sq Ft:	Garage Sq Ft:	
Total Sq Ft: 768	Driveway: Dirt	
Fireplaces:	Avg Utilities:	
Fireplace Fuel:	Assc Fee:	
Included: none		
Not Included: none		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Other	32x24	unfinished

Property Information		Property Features	
Est Acres: 3.00	Gross Taxes: 265	Buildable Site Paved Road Frontage Wooded Area	
Lot Size: 195x660	Tax Class:		
Frontage Ft: 195	Tax Yr: 2007		
Depth Ft: 660	Assessments:		
Elem School: Adams	Water Type: Private Well		
JH/Mdl School: Adams	Sewer Type: None		
Sr High School: Adams	Fuel Type: Electric		
Lake Name:	Flood: Not Required		
S-T-R: 24 - 19 - 5	Zoning: Residential		
Possession: DOC	Plat:		
Terms:	Parcel: 004-01284-0000		
Township: (T) Big Flats	Latitude:		
Assessed Value:	Longitude:		
Legal Description: Evergreen Acres lot 14 & 15 Pt Lot 14 Lot 2 CSM 4321			

Pictures



Landman Realty LLC
608-339-8030

Prepared by:
John Olson

April 14, 2008

888-696-8695 / landman@thelandman.net



Address: **1670 WOOD ROAD**
Adams, WI 53934

List Price: **\$79,900**
 Listing #: **0800189**

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

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

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

LAKE PETENWELL RANCH \$79,900

Comments: **LAKE PETENWELL / WISCONSIN RIVER AREA 1.6 ACRES FEATURES A VERY NICE 26' X 40' MANUFACTURED HOME WITH TWO BEDROOMS, TWO FULL BATHS, NICE KITCHEN WITH RANGE/REFRIG.,NICE LIVING ROOM WITH FIREPLACE!!! BEAUTIFUL WOODED PARCEL JUST A SHORT DRIVE TO LAKE PETENWELL/WISCONSIN RIVER!!! PRICED TO SELL AT \$79,900 GREAT HUNTING/FISHING NEARBY..... LAND CONTRACT TERMS AVAILABLE**

Residence Information		Amenities
Year Built:		Country Home
Occupancy: Vacant	Basement Type: Crawl Space	Fireplace
Roof: Shingle	Walk-out:	Master Bath
Exterior: Aluminum	AC Type:	Shutters
Trim Type: Other	Heat Type: Forced Air	
AG Sq Ft:	Water Softener:	
Main Sq Ft:	Garage Type: None	
BG Sq Ft:	# of Stalls:	
Total Sq Ft:	Garage Sq Ft:	
Fireplaces: 1	Driveway: Dirt	
Fireplace Fuel: Wood	Avg Utilities:	
Included: RANGE, REFRIG.	Assc Fee:	
Not Included: SELLERS PERSONAL ITEMS		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	12X25	
Main Floor	Kitchen	12X11	
Main Floor	Bedroom		TWO FULL
Main Floor	Bedroom	10X8	
Main Floor	Bedroom	13X12	

Property Information

Est Acres: **1.60**
 Lot Size: **522X140**
 Frontage Ft:
 Depth Ft:

Gross Taxes: **1,480**
 Tax Class:
 Tax Yr: **2007**
 Assessments:

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

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

Lake Name:
 S-T-R: **34 - 20 - 5**

Flood:
 Zoning: **Residential**

Possession:
 Terms:

Plat: **BIG BUCK ACRES**
 Parcel:

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

Latitude:
 Longitude:

Legal Description: **LOT 4 CSM 2744 MICRO TOWN OF ROME, ADAMS COUNTY, WISCONSIN USA**

Property Features

Landscaped
Paved Road Frontage
Wooded Area

Pictures



Landman Realty LLC
608-339-8030

Prepared by:
John Olson

April 14, 2008

888-696-8695 / landman@thelandman.net



Address: **682 Sandy Arbor Rd**
Nekoosa, WI 54457

List Price: **\$48,500**
 Listing #: **0800271**

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

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

Total Bdrms: **3**
 Total Baths: **1.5**

Wooded Lots Older Mobile Close to Petenwell Lake

Comments: **Great location down the road from Lake Petenwell. Older mobile being sold "As Is" on 3 wooded acres. Many opportunities in area, ATVing, snowmobiling, hunting, fishing, water-skiing or just plain relaxing in the quiet trees. Most furnishings stay. Excellent price! Don't wait! Hwy 13 (N) to Badger Ave, left to Sandy Arbor Rd, right to prop.**

Residence Information		Amenities	
Year Built: 1969	Basement Type: None	Ceiling Fan	
Occupancy: Vacant	Walk-out: No	Country Home	
Roof: Other	AC Type: Wall Unit	Deck	
Exterior: Aluminum	Heat Type: Forced Air	Eat-In Kitchen	
Trim Type: Other	Water Softener: None	Master Bath	
AG Sq Ft: 1,028	Garage Type: None	Smoke Detector	
Main Sq Ft: 1,028	# of Stalls:		
BG Sq Ft:	Garage Sq Ft:		
Total Sq Ft: 1,028	Driveway: Dirt		
Fireplaces:	Avg Utilities:		
Fireplace Fuel:	Assc Fee: 229		
Included: stove, fridge, furniture			
Not Included: seller's personal items			

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	13x16	carpet
Main Floor	Kitchen	11x13	vinyl
Main Floor	Full Bath	7x10	vinyl
Main Floor	1/2 Bath	3x6	vinyl
Main Floor	Bedroom	9x10	carpet
Main Floor	Bedroom	8x10	carpet
Main Floor	Bedroom	10x11	carpet
Main Floor	Other	7x7	Back Entry- vinyl

Property Information

Est Acres: **3.00**
 Lot Size: **242x530**
 Frontage Ft: **242**
 Depth Ft: **530**

Gross Taxes: **1020**
 Tax Class:
 Tax Yr: **2007**
 Assessments:

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

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

Lake Name:
 S-T-R: **34 - 20 - 5**

Flood: **Not Required**
 Zoning: **Recreational**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **030-01598-0000**

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

Latitude:
 Longitude:

Legal Description: **Lot 58 & 59 Jackpine Arbor**

Property Features

Buildable Site
Landscaped
Mobile Homes Allowed
Paved Road Frontage
Wooded Area

Pictures



Landman Realty LLC
608-339-8030

Prepared by:
John Olson

April 14, 2008

888-696-8695 / landman@thelandman.net



Address: **2400A State Rd 13**
Adams, WI 53910

List Price: **\$79,000**
 Listing #: **2306922**

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

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

Total Bdrms: **2**
 Total Baths: **1.5**

Year-round or home away, almost 2 acres fenced with older remodeled mobile.

Comments: **Wil: Year round or home away with approximately 1 acre fenced with older mobile. All remodeled with 2x8 walls, thermopane windows, new furnace & central air, new carpeting, \$5000 kitchen with appliances. 2 Car garage with in-law cottage behind same. Additional 1 room house, huge deck & all handicap accessible if needed. Even small basement storm shelter with bilco door. Huge deck & canopy. Brand new septic & 4" drilled well. Private road. Hwy 13 south to 2400 A State Rd 13 (by Sunderledge Acupuncture), turn left to sign.**

Residence Information		Amenities
Year Built: 1969	Basement Type: Partial	Other
Occupancy: Vacant	Walk-out: Yes	Wood Stove
Roof: Metal	AC Type: Central	Storage Shed
Exterior: T-111	Heat Type: Forced Air	Fenced Yard
Trim Type: Wood	Water Softener:	
AG Sq Ft: 980	Garage Type: Detached	
Main Sq Ft: 980	# of Stalls: 2	
BG Sq Ft: 32	Garage Sq Ft: 576	
Total Sq Ft: 980	Driveway: Gravel	
Fireplaces: 1	Avg Utilities:	
Fireplace Fuel: Wood	Assc Fee:	
Included: Stove, refrigerator, dishwasher, window treatments.		
Not Included: Seller's personal property.		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	14x16	
Main Floor	Kitchen	12x14	
Main Floor	Full Bath	10x8	
Main Floor	Bedroom	14x10	
Main Floor	Bedroom	10x17	
Main Floor	Other	8x8	Sun Porch

Property Information

Est Acres: **1.00**
 Lot Size: **400x200**
 Frontage Ft: **400**
 Depth Ft: **200**

Gross Taxes: **556**
 Tax Class:
 Tax Yr: **2007**
 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: **32 - 17 - 6**

Flood:
 Zoning:

Possession: **DOC**
 Terms:

Plat:
 Parcel: **2-1185**

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

Latitude:
 Longitude:

Legal Description: **PT NW1/4 NW 1/4**

Property Features

Pictures



Landman Realty LLC
608-339-8030

Prepared by:
John Olson

April 14, 2008

888-696-8695 / landman@thelandman.net



Address: **365 S Eagle Ct**
Grand Marsh, WI 53936

List Price: **\$59,900**
 Listing #: **2307934**

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

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

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

Shingled roofed mobile with large addition & attached 2 car garage, screened porch, large shed.

Comments: **SMI: Near Patrick Lake park, sandy beach and boat launch. Have you own little hide-out in the woods. Sit on screened porch and watch the world go by. State Rd 13 S to Co Rd E thru Grand Marsh, continue east to Eagle Dr (on curve by Patrick Lake Bar), go N on 3rd Ln, immediately E on S Eagle Ct.**

Residence Information		Amenities
Year Built:		Bay Window
Occupancy: Vacant	Basement Type: None	Other
Roof: Shingle	Walk-out:	
Exterior: T-111	AC Type: Wall Unit	
Trim Type: Wood	Heat Type: Forced Air	
AG Sq Ft: 940	Water Softener:	
Main Sq Ft: 940	Garage Type: Attached	
BG Sq Ft:	# of Stalls: 2	
Total Sq Ft: 940	Garage Sq Ft: 440	
Fireplaces:	Driveway: Crushed Rock	
Fireplace Fuel:	Avg Utilities:	
Included: Range, refrigerator, dryer, curtains, AC, sm. TV Dish (controls in cupboard).	Assc Fee: \$10/yr Lake Fee	
Not Included: Seller's personal belongings.		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	13x13	Bay window overlooks woods.
Main Floor	Dining	12x10	Open plan with living room & kitchen.
Main Floor	Kitchen	11x13	Flat top electric range.
Main Floor	Full Bath		
Main Floor	Bedroom	10x16	Two closets, one is a walk-in.
Main Floor	Laundry		In hallway.
Main Floor	Other	11x14	Screen Porch

Property Information

Est Acres: **1.85**
 Lot Size: **200 x 419**
 Frontage Ft: **200**
 Depth Ft: **419**

Gross Taxes: **856**
 Tax Class:
 Tax Yr: **2000**
 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: **10 - 16 - 7**

Flood:
 Zoning: **Recreational**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **20-1448 & 20-1447**

Township: **(T) New Chester**
 Assessed Value:

Latitude:
 Longitude:

Legal Description: **Lot 50 of Patrick Lake 1st Addition**

Property Features

Wooded Area

Pictures



Landman Realty LLC
608-339-8030

Prepared by:
John Olson

April 14, 2008

888-696-8695 / landman@thelandman.net



Address: **1921 Co. Hwy Z**
Adams, WI 53910

List Price: **\$75,000**
 Listing #: **9006018**

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

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

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

CASTLE ROCK LAKE RANCH \$75,000

Comments: **200'x225' double lot within just a short drive to Castle Rock Lake, ideal for all types of watersports. This features a very nice well cared for 24x36 ranch home with 10x14 front deck, interior features a stone fireplace, wood floors, hallway has wood floors, very nice interior, ideal for year round retreat, 7x13 enclosed back porch. Beautiful back yard with tall trees, very good investment and location 16x22 garage, cement driveway..REDUCED \$75,000**

Residence Information		Amenities	
Year Built:		Basement Type:	None
Occupancy:	Renter	Walk-out:	
Roof:	Shingle	AC Type:	None
Exterior:	Vinyl	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:		Driveway:	Concrete
Fireplaces:	1	Avg Utilities:	
Fireplace Fuel:	Wood	Assc Fee:	
Included:	lp tank		
Not Included:	sellers personal items & Tenants personal items not included in sale		
		Porch Hardwood Floors Fireplace Deck	

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	11x17	fireplace
Main Floor	Kitchen	9x17	enclosed back porch 7x13
Main Floor	Full Bath		
Main Floor	Bedroom	11x11	
Main Floor	Bedroom	11x8	

Property Information

Est Acres: 1.10	Gross Taxes: 1233.
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: Septic
Sr High School: Adams	Fuel Type: Natural Gas
Lake Name:	Flood:
S-T-R: 6 - -	Zoning: Residential
Possession: Close	Plat:
Terms:	Parcel: 034-2178
Township: (T) Strongs Prairie	Latitude:
Assessed Value:	Longitude:
Legal Description: Lots 8 & 9 Nels Hansen Subdivision Town of Strongs Prairie Adams Co.,Wi.	

Property Features

Paved Road Frontage

Pictures

