

Landman Realty LLC
608-339-8030

Prepared by:
John Olson

February 5, 2007

888-696-8695 / landman@thelandman.net



Address: **18356 20th Ct PVT**
Arkdale, WI 54613

List Price: **\$559,900**
 Listing #: **1336816**

Style: **Contemporary**
 Ownership: **Condominium**

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

Total Bdrms: **3**
 Total Baths: **2**

Comments: **This is your chance to be a part of Wisconsin's only replica golf experience at Northern Bay Golf Resort & Marina on the shores of Castle Rock Lake! This condo is on Castle Rock Lake and from your 2nd fl deck, you will enjoy watching beautiful sunsets over the lake Features include: hickory cabinets, granite kitchen island with breakfast bar, den, walk-in closets, gas f/p in great room, private entry to condo from attached garage. Amenities include: heated swimming pool, hot tub, kiddie pool, sand volleyball, tennis & basketball courts, playground, game room, plus Castle Rock Lake sandy beach & swimming area. Pier/docking facilities avail. Only 1/2 hr north of Wis Dells.**

Residence Information		Amenities
Year Built: 2005	Basement Type: Full	Deck Fireplace Whirlpool
Occupancy:	Walk-out:	
Roof: Shingle	AC Type: Central	
Exterior: Cedar	Heat Type: Forced Air	
Trim Type: Wood	Water Softener:	
AG Sq Ft:	Garage Type: Attached	
Main Sq Ft:	# of Stalls: 1	
BG Sq Ft:	Garage Sq Ft:	
Total Sq Ft: 2,238	Driveway: Concrete	
Fireplaces: 1	Avg Utilities:	
Fireplace Fuel: Gas	Assc Fee: 186.36 mo	
Included: Window Treatments, Range, Refrigerator, Microwave, Dishwasher, Washer/Dryer		
Not Included: Seller's Personal Property		

Property Information		Property Features
Est Acres:	Gross Taxes:	Area Pool Landscaped Waterfront
Lot Size:	Tax Class:	
Frontage Ft:	Tax Yr:	
Depth Ft:	Assessments:	
Elem School: Adams	Water Type: Shared Well	
JH/Mdl School: Adams	Sewer Type: City	
Sr High School: Adams	Fuel Type: Propane	
Lake Name: Castle Rock	Flood:	
S-T-R: 36 - 14 - 4	Zoning:	
Possession: Close	Plat:	
Terms:	Parcel: 034-02819-0421	
Township:	Latitude:	
Assessed Value:	Longitude:	
Legal Description:		

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Address: **1843-1 20th Ct PVT 2301**
Arkdale, WI 54613

List Price: **\$429,900**
 Listing #: **2306712**

Style: **Contemporary**
 Ownership: **Condominium**

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

Total Bdrms: **3**
 Total Baths: **2**

Northern Bay Condo overlooking Castle Rock Lake. Golf course, pool, marina & tennis.

Comments: **MCD: Waterfront Northern Bay condo on Castle Rock Lake. Renowned golf course, marina, projected hotel & waterpark. Main level end condo unit offers more view & handicapped accessibility. Unit is rented regularly, steady income flow. Seller will credit buyer \$5,000 at closing toward decoratiing. From Hwy 13 turn west on Co Rd J to Co Rd Z, drive north to Dakota Ave, west to S Czech Ct, follow to 20th Ct. Building 23, most south building/waterfront.**

Residence Information		Basement Type:		Amenities	
Year Built:	2005	Walk-out:		Mstr Brd Walk-In Closet	
Occupancy:	Renter	AC Type:	Central	Master Bath	
Roof:	Shingle	Heat Type:	Forced Air	Tennis Court	
Exterior:	Cedar	Water Softener:		Pool	
Trim Type:	Mixed	Garage Type:	Attached	Other	
AG Sq Ft:	1,689	# of Stalls:	1	Patio	
Main Sq Ft:	1,689	Garage Sq Ft:	290	Handicap Access	
BG Sq Ft:		Driveway:	Black Top	Garage Door Opener	
Total Sq Ft:	1,689	Avg Utilities:		Fireplace	
Fireplaces:	1	Assc Fee:	\$154.63		
Fireplace Fuel:	Gas				
Included:	See Schedule E.				
Not Included:					

Rooms					
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>		
Main Floor	Living	22x18			
Main Floor	Kitchen	12x15	Granite island top.		
Main Floor	Full Bath				
Main Floor	Full Bath		Large Shower		
Main Floor	Master Bedroom	16x12	Walk-in Closet		
Main Floor	Bedroom	10x11	Could be used as den.		
Main Floor	Bedroom	13x13			
Lower Basement Level	Other		Basement Storage Unit		

Property Information

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

Gross Taxes: **5132**
 Tax Class:
 Tax Yr: **2006**
 Assessments:

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

Lake Name: **Castle Rock**
 S-T-R: **36 - 18 - 4**

Possession: **DOC**
 Terms:

Township: **(T) Strong's Prairie**
 Assessed Value:

Water Type: **Shared Well**
 Sewer Type: **City**
 Fuel Type: **Propane**

Flood:
 Zoning: **Residential**

Plat:
 Parcel: **34-2819-448**

Latitude:
 Longitude:

Legal Description: **Sunset Condo Northern Bay Phase 1 Amend 1 Plat Blk 23 Lot 2301**

Property Features

Recorded Covenants
Landscaped
In-Ground Sprinkler
Paved Road Frontage
Sand Beach
Waterski Lake
Waterfront

Pictures

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Address: **863 19th Dr**
Arkdale, WI 54613

List Price: **\$739,000**
 Listing #: **2406736**

Style: **Contemporary**
 Ownership: **Single Family**

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

Total Bdrms: **3**
 Total Baths: **4**

Own your own frontage on Petenwell Lake

Comments: **Beauty at its Best! Own your water frontage on Petenwell Lake with this gorgeous 3 bedroom home. Quality built, with large windows throughout overlooking the lake. This home is truly a must see. Also an 800 sq ft. loft apartment for friends and family. Hwy 21 West, (N) on Cty Rd Z (W) on Bea. Ln, right on 19th Dr**

Residence Information		Amenities	
Year Built: 2004	Basement Type: Full	Whirlpool	
Occupancy: Vacant	Walk-out: No	Six Panel Doors	
Roof: Shingle	AC Type: Central	Mstr Brd Walk-In Closet	
Exterior: Stone	Heat Type: Forced Air	Master Bath	
Trim Type: Oak	Water Softener: None	Home Office	
AG Sq Ft: 2,618	Garage Type: Attached	Garage Door Opener	
Main Sq Ft: 2,618	# of Stalls: 2	French Doors	
BG Sq Ft: 2,618	Garage Sq Ft: 676	Fireplace	
Total Sq Ft: 3,863	Driveway: Black Top	Eat-In Kitchen	
Fireplaces: 3	Avg Utilities:	Country Home	
Fireplace Fuel: Gas	Assc Fee: \$35/yr	Ceiling Fan	
Included: stove, refrigerator, range, microwave		Built in Range	
Not Included: seller's personal items, boat		Built in Oven	
		Built in Microwave	

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	15x23	gas fireplace, french doors, built in oak shelves
Main Floor	Dining	14x13	ceramic tile
Main Floor	Kitchen	15x13	granite counter tops, stainless appliances
Main Floor	Full Bath	18x14	whirlpool, shower, double sinks
Main Floor	Master Bedroom	14x23	gas fireplace, walk-in closet
Second Floor	Bedroom	23x14	overlooks lake, full bath
Second Floor	Bedroom	23x14	overlooks lake, full bath
Second Floor	Family Room	16x23	large windows overlook lake, gas fireplace
Main Floor	Other	18x14	entryway, ceramic tile

Property Information

Est Acres: **0.50**
 Lot Size: **85x245**
 Frontage Ft: **85**
 Depth Ft: **245**

Gross Taxes: **4979**
 Tax Class:
 Tax Yr: **2005**
 Assessments:

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

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

Lake Name: **Petenwell**
 S-T-R: **7 - 19 - 5**

Flood: **Not Required**
 Zoning: **Shoreland**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **18-1106**

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

Latitude:
 Longitude:

Legal Description: **Lot 45 Petenwell Pines & 1/112 Int lot 107 & 108 tall timber addn.**

Property Features

Waterfront
Recorded Covenants
Paved Road Frontage
Waterski Lake

Pictures



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Address: **2317 W 18th Dr**
Friendship, WI 53934

List Price: **\$385,000**
 Listing #: **2406930**

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

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

Total Bdrms: **4**
 Total Baths: **3**

Waterfront home on Castle Rock Lake in Snug Harbor

Comments: **CASTLE ROCK LAKE** home in Snug Harbor has 115' of frontage & pier-no 100' easement here! This cozy, cedar home offers an open-concept w/ knotty pine ceilings, double French doors to the waterside deck & wood burning fireplace. Enjoy fishing/swimming, the lakeside fire pit & huge garage for all the toys. New roof, central air & furnace in 2005. Wooded lot can be cleared towards the water to open up your views! Rental income can offset your payments or keep this secret for yourself & enjoy the pool, clubhouse & more!

Residence Information		Amenities	
Year Built: 1994	Basement Type: Crawl Space	Vaulted Ceilings	
Occupancy: Owner	Walk-out: No	Thermo Pane Windows	
Roof: Shingle	AC Type: Central	Tennis Court	
Exterior: Cedar	Heat Type: Forced Air	Smoke Detector	
Trim Type: Painted	Water Softener:	Security System	
AG Sq Ft: 1,890	Garage Type: Detached	Master Bath	
Main Sq Ft: 1,890	# of Stalls: 2	French Doors	
BG Sq Ft:	Garage Sq Ft: 720	Fireplace	
Total Sq Ft: 1,890	Driveway: Gravel	Eat-In Kitchen	
Fireplaces: 1	Avg Utilities:	Deck	
Fireplace Fuel: Wood	Assc Fee: 440/yr	Country Home	
Included: stove, washer, dryer, refrigerator, microwave		Ceiling Fan	
Not Included: ballance of sellers personal property		Beamed Ceiling	

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	31x11	new carpet, fireplace, vaulted beamed ceiling
Main Floor	Kitchen	17x12	vinyl, eat-in, french doors to deck
Main Floor	Full Bath	8x5	master bathroom vinyl, tub/shower
Main Floor	Full Bath	9x7	vinyl, tub/shower, extra storage
Main Floor	Full Bath	8x5	vinyl, tub/shower, off living room
Main Floor	Master Bedroom	13x11	carpet, nice closet & windows, ceiling fan
Main Floor	Bedroom	15x11	carpet, nice closet, windows, ceiling fan
Main Floor	Bedroom	13x11	new carpet, nice windows, closet, ceiling fan
Main Floor	Bedroom	13x11	new carpet, nice windows, closet, ceiling fan
Main Floor	Laundry	12x6	vinyl, off kitchen, extra storage

Property Information

Est Acres: **0.92**
 Lot Size: **115x261**
 Frontage Ft: **115**
 Depth Ft: **261**

Gross Taxes: **3346**
 Tax Class:
 Tax Yr: **2005**
 Assessments:

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

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

Lake Name: **Castle Rock**
 S-T-R: **29 - 17 - 5**

Flood: **Not Required**
 Zoning: **Shoreland**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **26-1488-520**

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

Latitude:
 Longitude:

Legal Description: **lot 21 Snug Harbor 1st addn**

Property Features

Paved Road Frontage
No Mobile Homes Allowed
Waterfront
Waterski Lake
Wooded Area
Pier
Area Pool
Recorded Covenants
Landscaped

Pictures



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Address: **710 W 17th Ln**
Nekoosa, WI 54457

List Price: **\$699,000**
 Listing #: **2406946**

Style: **Chalet**
 Ownership: **Single Family**

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

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

Parade of Homes Winner on Petenwell Lake

Comments: **Step inside & be transformed by the peace & serenity of this custom built waterfront home. Panoramic 7 mile lake views from the 25 foot wall of windows brings nature inside- perfect backdrop for just relaxing or entertaining family & friends. Attention to detail is evident in every room - granite counter tops, hickory cabinets, wood flooring & more. Basement is ready for future expansion w/ 10ft ceilings & "roughed-in" bath. This home cannot be described - must be EXPERIENCED! \$699,000. Hwy 13 (N) State Rd 21 (W) Cty Rd Z (N) 18th Ave (W) Badger Ct right W17th Ln, left to property.**

Residence Information		Amenities	
Year Built: 2005	Basement Type: Full	Bow Window	
Occupancy: Owner	Walk-out: No	Built in Microwave	
Roof: Shingle	AC Type: Central	Built in Oven	
Exterior: Cedar	Heat Type: Forced Air	Built in Range	
Trim Type: Painted	Water Softener:	Ceiling Fan	
AG Sq Ft: 2,850	Garage Type: Attached	Country Home	
Main Sq Ft: 2,200	# of Stalls: 3	Cul-De-Sac	
BG Sq Ft: 2,200	Garage Sq Ft: 900	Deck	
Total Sq Ft: 2,850	Driveway: Crushed Rock	Double Lavatories	
Fireplaces: 1	Avg Utilities:	Eat-In Kitchen	
Fireplace Fuel: Wood	Assc Fee: 225	Fireplace	
Included: range, refrigerator, dishwasher, oven, built in microwave, window treatments		French Doors	
Not Included: sellers personal property		Garage Door Opener	
		Hardwood Floors	
		Master Bath	
		Mstr Brd Walk-In Closet	
		Picture Window	
		Security System	
		Six Panel Doors	
		Smoke Detector	
		Thermo Pane Windows	
		Vaulted Ceilings	
		Whirlpool	

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	21x19	fireplace, 25' ceilings, lakeview
Main Floor	Dining	16x13	bay window, french doors leading to deck
Main Floor	Kitchen	15x17	hickory cabinets, granite counters hardwood floors
Main Floor	Full Bath	13x10	master bath- ceramic tile, garden tub, shower
Second Floor	Full Bath	13x7	ceramic tile, hickory cabinets, tub/shower
Main Floor	1/2 Bath	8x3	hardwood floors, off foyer
Main Floor	Master Bedroom	17x16	walk-in closet, lakeview
Second Floor	Bedroom	12x16	double closets, lakeview to deck
Second Floor	Bedroom	13x15	double closets, lakeview to deck
Main Floor	Laundry	11x6	spacious, off garage entry
Main Floor	Sun Room	16x12	double-face fireplace, lakeview

Property Information

Est Acres:		Gross Taxes:	1188
Lot Size:	105x341	Tax Class:	
Frontage Ft:	105	Tax Yr:	2005
Depth Ft:	341	Assessments:	
Elem School:	Nekoosa	Water Type:	Private Well
JH/Mdl School:	Nekoosa	Sewer Type:	Septic
Sr High School:	Nekoosa	Fuel Type:	Propane
Lake Name:	Petenwell	Flood:	Not Required
S-T-R:	4 - 19 - 5	Zoning:	Shoreland
Possession:	DOC	Plat:	
Terms:		Parcel:	18-1180-311
Township:	(T) Monroe	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **lot 12, Petenwell Shores & 1/20 int in OL 1**

Property Features

Balcony
Bluff
Landscaped
No Mobile Homes Allowed
Paved Road Frontage
Pier
Recorded Covenants
Waterfront
Waterski Lake
Wooded Area

Pictures



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Address: **1787 A 20th Ct**
Arkdale, WI 54613

List Price: **\$475,000**
 Listing #: **2406967**

Style: **Log**
 Ownership: **Single Family**

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

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

Castle Rock Lake Private Frontage Home & Lot

Comments: **What a find- 100' of private frontage with just finished 3br, 3ba home. Attached garage, walk-out lower level with a wet bar area in family room. Central Wisconsin Castle Rock Lake, A 14,000 Acre lake in a quiet area and a wooded lot. A unique log home with wrap around deck & private frontage on large lake. Hwy 13 to Cty Rd J (W) to Cty Rd Z (N) to Czech Ave (W) to 20th Ave, jog to 20th Court & sign.**

Residence Information		Amenities	
Year Built: 2006	Basement Type: Finished	Country Home	
Occupancy: Vacant	Walk-out: Yes	Deck	
Roof: Shingle	AC Type: Central	Double Lavatories	
Exterior: Log	Heat Type: Forced Air	Garage Door Opener	
Trim Type: Wood	Water Softener: None	Hardwood Floors	
AG Sq Ft: 1,100	Garage Type: Attached	Master Bath	
Main Sq Ft: 1,100	# of Stalls: 2	Other	
BG Sq Ft: 1,100	Garage Sq Ft: Other	Patio	
Total Sq Ft: 2,200	Driveway: Other	Skylight	
Fireplaces: 2	Avg Utilities:	Thermo Pane Windows	
Fireplace Fuel: Wood	Assc Fee:	Vaulted Ceilings	
Included: Stove, refrigerator, dishwasher, garage door opener, washer & dryer		Walk-Out	
Not Included: Personal items		Wet Bar	
		Wood Stove	

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	24x20	hardwood floors, wood burner, 2 patio doors
Main Floor	Kitchen	11x5	eat bar, hardwood
Main Floor	Full Bath	8x5	dbl vanity, ceramic
Lower Basement Level	3/4 Bath	8x5	
Main Floor	Master Bedroom	12x15	3/4 bath, lake view, carpet, ceramic
Main Floor	Bedroom	18x11	carpet
Main Floor	Bedroom	12x7	carpet
Lower Basement Level	Laundry	11x12	ceramic
Lower Basement Level	Family Room	22x23	walk-out, 2 patio doors, wet bar sink, wood burner
Main Floor	Foyer	8x3	ceramic
Lower Basement Level	Other	15x11	closets, garage door,

Property Information

Est Acres: **0.68**
 Lot Size: **100x294**
 Frontage Ft: **100**
 Depth Ft: **294**

Gross Taxes: **3690**
 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: **Castle Rock**
 S-T-R: **25 - 10 - 4**

Flood: **Not Required**
 Zoning: **Shoreland**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **34-2016**

Township: **(T) Strongs Prairie**
 Assessed Value:

Latitude:
 Longitude:

Legal Description: **Lake Shore Estates Lot 9**

Property Features

Landscaped
No Mobile Homes Allowed
Paved Road Frontage
Waterfront
Waterski Lake
Wooded Area

Pictures



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Address: **W4535 Big Bay Road**
Necedah, WI 54646

List Price: **\$625,000**
 Listing #: **2406969**

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

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

Total Bdrms: **7**
 Total Baths: **3**

PETENWELL LAKE home with sand beach, 7 bedrooms, 3 baths and more!

Comments: **PETENWELL LAKE HOME WITH SAND FRONTAGE! This is a RARE FIND! Beautiful 3yr old cedar home waiting for you & your family! Open floorplan, family room w/ surround sound & projection TV, hot tub room overlooking the lake & more! Snuggle up in front of the fireplace & enjoy the views of the lake from the wall of windows in the living room. Play outside on the 200ft of beach, sand volleyball, horseshoes... the list goes on! Solid rental history to offset your payments is an extra bonus! Hwy 21 (W) to Cty Rd G (N) to 10th St (E) to 19th Ave (N) to Big Bay Rd (E) to prop. on right.**

Residence Information		Amenities	
Year Built: 2003	Basement Type: Full-Finished	Built in China Cabinet	
Occupancy: Owner	Walk-out: Yes	Built in Microwave	
Roof: Shingle	AC Type: Central	Ceiling Fan	
Exterior: Cedar	Heat Type: Forced Air	Country Home	
Trim Type: Painted	Water Softener:	Deck	
AG Sq Ft: 3,500	Garage Type: Attached	Eat-In Kitchen	
Main Sq Ft: 2,000	# of Stalls: 2	Fireplace	
BG Sq Ft: 1,500	Garage Sq Ft:	French Doors	
Total Sq Ft: 3,500	Driveway: Gravel	Garage Door Opener	
Fireplaces: 1	Avg Utilities:	Hot Tub	
Fireplace Fuel: Gas	Assc Fee: \$150/ yr	Master Bath	
Included: stove, refrigerator, dishwasher, washer, dryer, hot tub		Mstr Brd Walk-In Closet	
Not Included: seller's personal property		Patio	
		Picture Window	
		Six Panel Doors	
		Smoke Detector	
		Thermo Pane Windows	
		Vaulted Ceilings	

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	23x23	wall of windows to lake, tile/carpet
Main Floor	Dining	16x11	open-concept, beautiful lake views
Main Floor	Kitchen	17x11	eat-in design, tile
Main Floor	3/4 Bath	8x6	tile, shower
Main Floor	Master Bedroom	17x10	beautiful lake views, walk-in closet
Main Floor	Bedroom	11x9	carpet, large window, adjacent bath
Main Floor	Bedroom	23x9	carpet, large window
Lower Basement Level	Bedroom	15x9	carpet, large window
Lower Basement Level	Bedroom	12x11	carpet, shared closet, window
Lower Basement Level	Bedroom	11x11	carpet, shared closet, window
Lower Basement Level	Bedroom	13x11	carpet, large window
Lower Basement Level	Laundry	10x5	ceramic tile, off bath
Lower Basement Level	Family Room	23x9	projection TV, surround sound, tile

Property Information

Est Acres: **2.42**
 Lot Size: **230x637x86x637**
 Frontage Ft: **230**
 Depth Ft: **637**

Gross Taxes: **8219**
 Tax Class:
 Tax Yr: **2005**
 Assessments:

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

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

Lake Name: **Petenwell**
 S-T-R: **10 - 19 - 4**

Flood: **Not Required**
 Zoning: **Shoreland**

Possession: **DOC**
 Terms:

Plat:
 Parcel: **39939**

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

Latitude:
 Longitude:

Legal Description: **lot 39. vol 12, CSM pg 177 #3095 & 1/92nd int in LO 1,2,3,4,5**

Property Features

- Buildable Site**
- Landscaped**
- No Mobile Homes Allowed**
- Paved Road Frontage**
- Pier**
- Recorded Covenants**
- Sand Beach**
- Waterfront**
- Waterski Lake**
- Wooded Area**

Pictures



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Address: **W3421 6th St E**
Nekoosa, WI 54457

List Price: **\$549,000**
 Listing #: **2416325**

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

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

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

Amazing private lake frontage home w/100 ft of privately owned white sand beach.

Comments: **Gorgeous 3 bedroom/3bath Petenwell Lake home w/100 ft of privately owned white sand beach. Home is nestled on a private road for seclusion, Pella windows and doors allow lake viewing from almost every room. Upper and lower decks give access to home at 4 entry ways. Oak, maple and granite floors throughout along w/granite kitchen and bath countertops. Lg 21x24 Lake "Great" room has a cast iron LOPI wood stove, brick chimney and granite warming stones, with plenty of room for dining while viewing miles of water. Master bedroom suite features french doors to top deck, walk-in closet and jacuzzi tub. Lower level offers another LOPI wood stove in family room, 2 bedrooms & full bath and 2 garages for toys. From Hwy 13, W on Hwy 21 to N on Cty G to Rt on Nelson Rd to L on 6th St just past Porter Rd. 1st driveway on private road.**

Residence Information		Amenities	
Year Built:		Basement Type:	Full-Finished
Occupancy:	Owner	Walk-out:	Yes
Roof:	Shingle	AC Type:	Central
Exterior:	Brick	Heat Type:	Forced Air
Trim Type:	Oak	Water Softener:	None
AG Sq Ft:	1,480	Garage Type:	Attached
Main Sq Ft:	1,480	# of Stalls:	4
BG Sq Ft:	995	Garage Sq Ft:	750
Total Sq Ft:	2,475	Driveway:	Black Top
Fireplaces:	1	Avg Utilities:	
Fireplace Fuel:	Wood	Assc Fee:	
Included:	Stove, refrigerator, washer, dryer, microwave, 2 PWC lifts & pier, closet organizers		
Not Included:			
			Jacuzzi
			Built in Range
			Brick Accent
			Ceiling Fan
			Country Home
			Deck
			Eat-In Kitchen
			Fireplace
			French Doors
			Garage Door Opener
			Bay Window
			Hardwood Floors
			Workshop
			Master Bath
			Mstr Brd Walk-In Closet
			Shutters
			Six Panel Doors
			Smoke Detector
			Storage Shed
			Thermo Pane Windows
			Vaulted Ceilings
			Walk-Out
			Wood Stove
			Garden

Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	16x22	Vaulted ceilings,maple floors,floor to ceiling stone firepl
Main Floor	Dining	21X24	Great Room,Fr Doors, wood stove,solid oak flooring
Main Floor	Kitchen	11x12	All granite breakfast bar,flooring&countertops Jennaire appl
Main Floor	Full Bath	10x6	Brushed nickel lighting,extra storage & jacuzzi tub/shower
Main Floor	Full Bath		2nd guest bath w/Italian porcelain floor/granite countertop
Lower Basement Level	Full Bath		3rd full bath,Italian porcelain floor,step up shower/bath
Main Floor	Master Bedroom	17x17	Pella french doors access deck,huge walk-in closet
Lower Basement Level	Bedroom	14x15	Berber carpet,french doorsw/access to deck,walk-in closet
Lower Basement Level	Bedroom	13x16	Berber carpet,lg 4x4 lake view window,lg walk-in closet
Main Floor	Laundry	10x6	1st floor extra storage cabinets, porcelain utliity sink.
Lower Basement Level	Family Room	16x19	w/w carpet,brick chimney w/wood stove,Pella sliding door
Main Floor	Foyer		Quarry tiled,leaded glass & oak doors
Lower Basement Level	Other	14x16	storage-LL has sensor lighting,plenty of storage/xtra closet

Property Information

Est Acres: Gross Taxes: **4156**
 Lot Size: **IRR** Tax Class:
 Frontage Ft: Tax Yr: **2005**
 Depth Ft: Assessments:

 Elem School: **Nekoosa** Water Type: **Private Well**
 JH/Mdl School: **Nekoosa** Sewer Type: **Septic**
 Sr High School: **Nekoosa** Fuel Type: **Propane**

 Lake Name: **Petenwell** Flood: **Not Required**
 S-T-R: **19 - 20 - 5** Zoning: **Residential**

 Possession: **CLOSE** Plat:
 Terms: Parcel: **29 002 TAR 1742**

 Township: **(T) Armenia** Latitude:
 Assessed Value: Longitude:

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

Property Features

Wooded Area
Waterski Lake
Waterfront
Sand Beach
Pier
Paved Road Frontage
Landscaped

Pictures



Landman Realty LLC
608-339-8030

Prepared by:
John Olson

February 5, 2007

888-696-8695 / landman@thelandman.net



Address: **N14958 23rd Terrace**
Nekoosa, WI 54457

List Price: **\$670,000**
 Listing #: **2995819**

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

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

Total Bdrms: **4**
 Total Baths: **4.5**

Comments: **Enjoy sailing, boating, fishing, & waterskiing on Wisconsin's 2nd largest inland lake. Impressive 4 bedroom home with great room, master suite, & second floor guest suite. Huge stone fireplace, several walk-in closets, large kitchen with Corian countertops & JennAire range. Gorgeous views from every room!**

Residence Information		Amenities	
Year Built: 1993	Basement Type: Part finished	Workshop	
Occupancy: Owner	Walk-out: Yes	Wet Bar	
Roof: Shingle	AC Type: Central	Walk-Out	
Exterior: Cedar	Heat Type: Forced Air	Walk in Pantry	
Trim Type:	Water Softener:	Six Panel Doors	
AG Sq Ft: 3,230	Garage Type: Attached	Mstr Brd Walk-In Closet	
Main Sq Ft: 2,670	# of Stalls: 3	Hot Tub	
BG Sq Ft: 1,790	Garage Sq Ft:	Hardwood Floors	
Total Sq Ft: 5,020	Driveway:	Garage Door Opener	
Fireplaces: 2	Avg Utilities:	Fireplace	
Fireplace Fuel: Wood	Assc Fee:	Deck	
Included: Range, refrigerator, hot tub		Corian Counter Tops	
Not Included: Owners' personal property		Central Vac	
		Built in Range	

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	22x24	Great Room
Main Floor	Kitchen	18x13	
Main Floor	Bedroom	17x19	
Main Floor	Bedroom	11x12	
Main Floor	Bedroom	13x13	
Second Floor	Bedroom	20x24	
Basement	Family Room	20x28	
Basement	Other	10x10	Craft Room
Basement	Other	22x28	Workshop
Basement	Other	15x11	Bar Area
Basement	Other	17x20	Fitness Room

Property Information

Est Acres: 1.20	Gross Taxes: 8659
Lot Size: Irr	Tax Class:
Frontage Ft: 220	Tax Yr: 2004
Depth Ft:	Assessments:
Elem School: Nekoosa	Water Type: Private Well
JH/Mdl School: Nekoosa	Sewer Type: Septic
Sr High School: Nekoosa	Fuel Type: Propane
Lake Name: Petenwell	Flood:
S-T-R: 20 - -	Zoning: Residential
Possession: Close	Plat: JCCSM1692
Terms:	Parcel: 29002TAR1761
Township: (T) Armenia	Latitude:
Assessed Value:	Longitude:
Legal Description: Parcel 1 Vol 6 CSM Pg 128 #1692 SW 1/4 SW 1/4	

Property Features

Waterfront
Landscaped

Pictures



Landman Realty LLC
608-339-8030

Prepared by:
John Olson

888-696-8695 / landman@thelandman.net

February 5, 2007



Address: **813 18th Ln**
Arkdale, WI 54613

List Price: **\$329,900**
 Listing #: **2996357**

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

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

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

Comments: **Lake Petenwell! Breathtaking views and sunsets and you actually own the pier and frontage. Newer vinyl siding and windows with 2-stall garage and workshop. Low maintenance at a low price.**

Residence Information		Amenities	
Year Built: 1968	Basement Type: None	Vaulted Ceilings Fireplace Ceiling Fan	
Occupancy: Owner	Walk-out:		
Roof: Shingle	AC Type: None		
Exterior: Vinyl	Heat Type: Forced Air		
Trim Type:	Water Softener: None		
AG Sq Ft: 1,180	Garage Type: Detached		
Main Sq Ft: 957	# of Stalls: 2		
BG Sq Ft: 0	Garage Sq Ft: 1,144		
Total Sq Ft: 1,180	Driveway: Gravel		
Fireplaces: 1	Avg Utilities:		
Fireplace Fuel: Wood	Assc Fee:		
Included: Refrigerator, range, washer, dryer, some furniture			
Not Included: Seller's personal property			

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	14x26	
Main Floor	Dining	9x14	
Main Floor	Kitchen	8x17	
Main Floor	Den	10x9	
Main Floor	Bedroom	10x13	
Second Floor	Bedroom	10x13	
Second Floor	Bedroom	10x11	
Main Floor	Laundry	14x12	

Property Information

Est Acres:		Gross Taxes:	2102
Lot Size:	66x67/72x200	Tax Class:	
Frontage Ft:		Tax Yr:	2005
Depth Ft:		Assessments:	
Elem School:	Adams	Water Type:	Private Well
JH/Mdl School:	Adams	Sewer Type:	Septic
Sr High School:	Adams	Fuel Type:	Propane
Lake Name:	Petenwell	Flood:	
S-T-R:	- -	Zoning:	Residential
Possession:	Close	Plat:	
Terms:		Parcel:	18-409/00989
Township:	(T) Monroe	Latitude:	
Assessed Value:		Longitude:	
Legal Description:			

Property Features

Waterski Lake
Waterfront
Paved Road Frontage

Pictures



Landman Realty LLC
608-339-8030

Prepared by:
John Olson

February 5, 2007

888-696-8695 / landman@thelandman.net



Address: **551 Barnum Bay Trl**
Nekoosa, WI 54457

List Price: **\$489,900**
 Listing #: **2996961**

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

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

Total Bdrms: **3**
 Total Baths: **2.5**

Comments: **Wonderful lakefront home on over 1.5 acres of privacy & 200' of Lake Petenwell frontage. You'll love the peaceful setting of this quality home. Custom cabinetry & granite counters accent the efficient kitchen which opens to the dinette resembling a French bistro. Living room features a wall of windows overlooking the lake with ash tongue & groove vaulted ceiling & stately brick fireplace. Large master bedroom w/walk-in closet & private bath featuring glass & tile shower. Six panel maple doors & maple trim.**

Residence Information		Amenities	
Year Built:		Bay Window	
Occupancy:	Owner	Ceiling Fan	
Roof:	Shingle	Deck	
Exterior:	Vinyl	Fireplace	
Trim Type:		Garage Door Opener	
AG Sq Ft:	2,166	Master Bath	
Main Sq Ft:	1,416	Mstr Brd Walk-In Closet	
BG Sq Ft:	0	Six Panel Doors	
Total Sq Ft:	2,166	Vaulted Ceilings	
Fireplaces:	1		
Fireplace Fuel:	Wood		
Included:	Range, refrigerator, microwave, washer, dryer, window treatments		
Not Included:	Owner's personal property		
Basement Type:	Full		
Walk-out:			
AC Type:	Central		
Heat Type:	Forced Air		
Water Softener:			
Garage Type:	Attached		
# of Stalls:	4		
Garage Sq Ft:	576		
Driveway:			
Avg Utilities:			
Assc Fee:	286/yr		

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	15x17	
Main Floor	Dining	11x13	Dinette with French bistro look
Main Floor	Kitchen	11x13	
Main Floor	Bedroom	12x15	
Second Floor	Bedroom	12x16	
Second Floor	Bedroom	11x12	
Main Floor	Sun Room	10x15	

Property Information

Est Acres: **1.64**
 Lot Size: **251x276x334x65x**
 Frontage Ft: **200**
 Depth Ft:

Gross Taxes: **7377**
 Tax Class:
 Tax Yr: **2006**
 Assessments:

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

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

Lake Name: **Petenwell**
 S-T-R: **27 - 20 - 5**

Flood:
 Zoning: **Residential**

Possession: **Neg**
 Terms:

Plat:
 Parcel: **030-01265-0403**

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

Latitude:
 Longitude:

Legal Description: **Lot 4 and Outlot 1 CSM 4359**

Property Features

In-Ground Sprinkler
Landscaped
Recorded Covenants
Waterfront
Waterski Lake

Pictures

