Landman Realty LLC
608-339-8030

Prepared by:
John Olson
888-696-8695 / landman@thelandman.net

January 17, 2007

Address:	**857 Kings Way** **Nekoosa, WI 54457**		
List Price:	**$219,900**	Style:	**Ranch**
Listing #:	**1336804**	Ownership:	**Single Family**
Status:	**Active**	Total Bdrms:	**2**
MLS Area:	**Adams**	Total Baths:	**1**

26 Kent/Lake Camelot

Comments: **You'll be happy to call this one yours! Spend your time enjoying waterfront living instead of working on the home or in its nice yard with this low to no maintenance-free home. Basically completely updated within the past 2 years...including a NEW garage in 2004, siding, soffit & fascia in 2005, paved driveway in 2004 also a front porch in 2005 plus the basement was stedded in 2005. At least take a look!!!**

Residence Information

Year Built:	**1982**	Basement Type:	**Unfinished**
Occupancy:		Walk-out:	**Yes**
Roof:	**Shingle**	AC Type:	
Exterior:	**Vinyl**	Heat Type:	**Forced Air**
Trim Type:	**Wood**	Water Softener:	
AG Sq Ft:		Garage Type:	**Attached**
Main Sq Ft:	**768**	# of Stalls:	
BG Sq Ft:		Garage Sq Ft:	
Total Sq Ft:	**768**	Driveway:	
Fireplaces:		Avg Utilities:	
Fireplace Fuel:		Assc Fee:	**48/yrly**

Included: **2 refrigerators, pier, microwave, range, washer/dryer, boat lift & window treatments**

Not Included: **any personal property**

Amenities

Rooms

Floor	Room	Size	Description
Main Floor	**Living**	**17x13**	
Main Floor	**Kitchen**	**10x10**	
Main Floor	**Full Bath**		
Main Floor	**Master Bedroom**	**11x10**	
Main Floor	**Bedroom**	**11x10**	
Basement	**Laundry**		**unfinished**

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Property Information

Est Acres:	**0.36**	Gross Taxes:	**2400.**
Lot Size:	**90x175**	Tax Class:	
Frontage Ft:	**90**	Tax Yr:	**2005**
Depth Ft:	**175**	Assessments:	
Elem School:	**Nekoosa**	Water Type:	**City**
JH/Mdl School:	**Nekoosa**	Sewer Type:	**Septic**
Sr High School:	**Nekoosa**	Fuel Type:	**Natural Gas**
Lake Name:	**Camelot**	Flood:	
S-T-R:	**- -**	Zoning:	**Residential**
Possession:	**Close**	Plat:	
Terms:		Parcel:	**30-5673-0000**
Township:	**(T) Rome**	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **Lot 26 Kent Addn/Lake Camelot**

Property Features

Wooded Area
Recorded Covenants
Waterfront

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Landman Realty LLC
608-339-8030

Prepared by:
John Olson
888-696-8695 / landman@thelandman.net

January 17, 2007

Address:	**325 ROBINDALE CT** **Nekoosa, WI 54457**		
List Price:	**$275,000**	Style:	**Ranch**
Listing #:	**1501597**	Ownership:	**Single Family**
Status:	**Active**	Total Bdrms:	**2**
MLS Area:	**Adams**	Total Baths:	**2**

Comments: **OVER 100' OF LAKE SHERWOOD FRONTAGE, WOODED LOT...PROPERTY LOCATED AT END OF CUL-DE-SAC. PRIVATE, PEACEFUL, HOUSE IN MOVE-IN CONDITION. GAS FIREPLACE IN LIVING RM & FAMILY RM, VAULTED CEILING W/OPEN CONCEPT, PATIO DOOR TO DECK OVERLOOKING LAKE, FAMILY RM W/WALK-OUT TO BACK YARD. PROPERTY SHOWS GREAT. ADJOINING SECOND LOT AVAIL. FOR $60,000. PACKAGE PRICE FOR BOTH LOTS W/HOUSE TO BE $335,000. BOTH PROPERTIES TO CLOSE ON SAME DAY. CALL LISTING OFFICE FOR DETAILS.**

Residence Information

Year Built:		Basement Type:	**Part finished**
Occupancy:	**Owner**	Walk-out:	**Yes**
Roof:	**Shingle**	AC Type:	**Central**
Exterior:	**Wood-lap**	Heat Type:	**Forced Air**
Trim Type:	**Wood**	Water Softener:	
AG Sq Ft:	**988**	Garage Type:	**Detached**
Main Sq Ft:	**988**	# of Stalls:	**2**
BG Sq Ft:	**600**	Garage Sq Ft:	
Total Sq Ft:	**1,588**	Driveway:	
Fireplaces:	**1**	Avg Utilities:	
Fireplace Fuel:	**Gas**	Assc Fee:	**YES**

Included: **DISHWASHER, MICROWAVE**

Not Included: **ALL OTHER PERSONAL PROPERTY**

Amenities

Walk-Out
Vaulted Ceilings
Patio
Fireplace
Deck
Cul-De-Sac

Rooms

Floor	Room	Size	Description
Main Floor	**Living**	**12x20**	
Main Floor	**Dining**	**11x12**	
Main Floor	**Kitchen**	**9x11**	
Basement	**Den**	**12x13**	
Main Floor	**Bedroom**	**11x12**	
Main Floor	**Bedroom**	**11x12**	
Basement	**Laundry**	**8x8**	
Basement	**Family Room**	**20x24**	

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Property Information

Est Acres:		Gross Taxes:	**4029**
Lot Size:	**IRREGULAR**	Tax Class:	
Frontage Ft:	**100**	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:	**Natural Gas**
Lake Name:	**Sherwood**	Flood:	
S-T-R:	**- -**	Zoning:	**Residential**
Possession:		Plat:	**ROBINDALE**
Terms:		Parcel:	**LOT 17**
Township:	**(T) Rome**	Latitude:	
Assessed Value:		Longitude:	

Legal Description:

Property Features

Waterski Lake
Waterfront
Recorded Covenants

Pictures

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Landman Realty LLC
608-339-8030

Prepared by:
John Olson
888-696-8695 / landman@thelandman.net

January 17, 2007

Address:	**939 SUSSEX CT** **Nekoosa, WI 54457**		
List Price:	**$239,900**	Style:	**Ranch**
Listing #:	**1501676**	Ownership:	**Single Family**
Status:	**Active**	Total Bdrms:	**3**
MLS Area:	**Adams**	Total Baths:	**2**

Comments: **WATERFRONT LAKE CAMELOT...CHOICE LAKE CAMELOT PROPERTY WITH WALK-OUT LOWER LEVEL. WOODBURNING FIREPLACE IN LIVING/DINING AREA AND WOODBURNING STOVE IN LOWER LEVEL. 3 CAR GARAGE, STORAGE SHED, AND NEARLY NEW DECK, THIS ONE IS PRICED TO SELL THIS SUMMER AND ONLY NEEDS YOU TO MAKE IT HAPPEN!!!**

Residence Information

Year Built:	**1976**	Basement Type:	**Part finished**
Occupancy:	**Owner**	Walk-out:	**Yes**
Roof:	**Shingle**	AC Type:	
Exterior:	**Wood-lap**	Heat Type:	**Baseboard**
Trim Type:		Water Softener:	
AG Sq Ft:	**1,008**	Garage Type:	**Attached**
Main Sq Ft:	**1,008**	# of Stalls:	**3**
BG Sq Ft:	**1,008**	Garage Sq Ft:	
Total Sq Ft:	**2,016**	Driveway:	
Fireplaces:	**1**	Avg Utilities:	
Fireplace Fuel:	**Wood**	Assc Fee:	**YES**

Included: **NONE.**

Not Included: **ALL OTHER PERSONAL PROPERTY.**

Amenities

Wet Bar
Wood Stove
Walk-Out
Vaulted Ceilings
Smoke Detector
Fireplace
Deck

Rooms

Floor	Room	Size	Description
Main Floor	**Living**	**13x14**	
Main Floor	**Dining**	**9x10**	
Main Floor	**Kitchen**	**10x11**	
Main Floor	**Bedroom**	**9x11**	
Main Floor	**Bedroom**	**10x12**	
Main Floor	**Bedroom**	**10x14**	
Basement	**Family Room**	**23x21**	
Basement	**Other**	**8x10**	**Utility**

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Property Information

Est Acres:		Gross Taxes:	**3266**
Lot Size:		Tax Class:	
Frontage Ft:		Tax Yr:	**2005**
Depth Ft:		Assessments:	
Elem School:	**Nekoosa**	Water Type:	**City**
JH/Mdl School:	**Nekoosa**	Sewer Type:	**Septic**
Sr High School:	**Nekoosa**	Fuel Type:	**Electric**
Lake Name:	**Camelot**	Flood:	
S-T-R:	**- -**	Zoning:	**Residential**
Possession:		Plat:	
Terms:		Parcel:	**30-6377**
Township:	**(T) Rome**	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **LOT 25 SUSSEX ADDITION TO LAKE CAMELOT**

Property Features

Recorded Covenants
Waterski Lake
Waterfront

Pictures

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Landman Realty LLC
608-339-8030

Prepared by:
John Olson
888-696-8695 / landman@thelandman.net

January 17, 2007

Address:	**1090 E Queens Way Nekoosa, WI 54457**		
List Price:	**$249,900**	Style:	**Ranch**
Listing #:	**2316192**	Ownership:	**Single Family**
Status:	**Active**	Total Bdrms:	**2**
MLS Area:	**Adams**	Total Baths:	**1**

Comments: **This well maintained wide water home may be just the place you have been waiting for. From its fresh interior to the wonderful view, you will enjoy waterfront living here. Interior features include an open concept living/dining/kitchen area with patio doors leading to the waterfront deck, 2 nice sized bedrooms, 1 bath and a full basement with egress windows that is perfect for your finishing touches. Outside you will find the large waterfront deck and the wonderful level lot, which is great for all ages. All inside furnishings are included, as well as the boat lift.**

Residence Information

Year Built:	**1978**	Basement Type:	**Full**
Occupancy:	**Owner**	Walk-out:	**No**
Roof:	**Shingle**	AC Type:	**None**
Exterior:	**Wood-lap**	Heat Type:	**Baseboard**
Trim Type:		Water Softener:	**None**
AG Sq Ft:		Garage Type:	**None**
Main Sq Ft:	**936**	# of Stalls:	**0**
BG Sq Ft:	**936**	Garage Sq Ft:	
Total Sq Ft:	**936**	Driveway:	**None**
Fireplaces:	**0**	Avg Utilities:	
Fireplace Fuel:		Assc Fee:	**$35/yr vol**

Included: **stove, refirgerator, window treatments, pier, boat lift, furnishings and all patio furniture**

Not Included: **all personal items - tv, stereo, ice shanty, any furnishings we choose to keep we will have attached notes "Not Included"**

Amenities

Deck
Country Home

Rooms

Floor	Room	Size	Description
Main Floor	**Living**	**16x12**	
Main Floor	**Master Bedroom**	**12x12**	
Main Floor	**Bedroom**	**12x11**	
Main Floor	**Other**	**15x12**	**Great Room**

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Property Information

Est Acres:	**0.50**	Gross Taxes:	**3809**
Lot Size:	**73x181**	Tax Class:	
Frontage Ft:	**73**	Tax Yr:	**2006**
Depth Ft:	**181**	Assessments:	
Elem School:	**Nekoosa**	Water Type:	**Private Well**
JH/Mdl School:	**Nekoosa**	Sewer Type:	**Septic**
Sr High School:	**Nekoosa**	Fuel Type:	**Electric**
Lake Name:	**Sherwood**	Flood:	**Unverified**
S-T-R:	**- -**	Zoning:	**Residential**
Possession:		Plat:	
Terms:		Parcel:	**30-1955**
Township:	**(T) Rome**	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **Lot #4 Coventry/Lake Sherwood**

Property Features

Waterski Lake
Waterfront
Recorded Covenants
Pier
Paved Road Frontage

Pictures

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Landman Realty LLC
608-339-8030

Prepared by:
John Olson
888-696-8695 / landman@thelandman.net

January 17, 2007

Address:	**988 S Archers Way** **Nekoosa, WI 54457**		
List Price:	**$209,900**	Style:	**Ranch**
Listing #:	**2416335**	Ownership:	**Single Family**
Status:	**Active**	Total Bdrms:	**2**
MLS Area:	**Adams**	Total Baths:	**1**

Wonderful Lake Camelot waterfront home!

Comments: **Wonderful Lake Camelot channel home offers concrete drive,central air,vinyl siding & roof only 2 years old,1 car garage w/heated bonus room,screen room,city water & 2 piers for all of your water toys. A lot of bang for your buck! Directions:From Hwy 13,east on Kings Way,right on N Archers Way,left on Archers Ln,left on S Archers Way,home on left.**

Residence Information

Year Built:	**1987**	Basement Type:	**Crawl Space**
Occupancy:	**Owner**	Walk-out:	**No**
Roof:	**Shingle**	AC Type:	**Central**
Exterior:	**Vinyl**	Heat Type:	**Forced Air**
Trim Type:	**Wood**	Water Softener:	
AG Sq Ft:	**1,000**	Garage Type:	**Detached**
Main Sq Ft:	**1,000**	# of Stalls:	**1**
BG Sq Ft:	**0**	Garage Sq Ft:	**720**
Total Sq Ft:	**1,000**	Driveway:	**Concrete**
Fireplaces:		Avg Utilities:	
Fireplace Fuel:		Assc Fee:	**48**

Included: **Stove,refrigerator,2 piers,stackable washer/dryer**

Not Included: **Seller's personal items& furnishings,washer/dryer in garage,boat lift& pontoon**

Amenities

Storage Shed
Skylight
Mstr Brd Walk-In Closet
Porch
Eat-In Kitchen
Deck
Ceiling Fan

Rooms

Floor	Room	Size	Description
Main Floor	**Living**	**13x13**	**carpet**
Main Floor	**Dining**	**9x13**	**carpet,patio doors to screen room**
Main Floor	**Kitchen**	**10x11**	**vinyl.breakfast bar**
Main Floor	**3/4 Bath**	**5x8**	**vinyl.skylight,newly remodeled**
Main Floor	**Bedroom**	**11x11**	**carpet,ceiling fan,walk-in closet w/laundry**
Main Floor	**Bedroom**	**10x11**	**carpet,closet,ceiling fan**
Main Floor	**Other**	**24x12**	**bonus room in garage**
Main Floor	**Other**	**8x13**	**screen room**

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Property Information

Est Acres:	**0.50**	Gross Taxes:	**2629**
Lot Size:	**80x212**	Tax Class:	
Frontage Ft:	**80**	Tax Yr:	**2005**
Depth Ft:	**212**	Assessments:	
Elem School:	**Nekoosa**	Water Type:	**City**
JH/Mdl School:	**Nekoosa**	Sewer Type:	**Septic**
Sr High School:	**Nekoosa**	Fuel Type:	**Natural Gas**
Lake Name:	**Camelot**	Flood:	
S-T-R:	**15 - 20 - 6**	Zoning:	**Residential**
Possession:	**close**	Plat:	
Terms:		Parcel:	**30-5600**
Township:	**(T) Rome**	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **Lot 8 Inverness to Camelot**

Property Features

Wooded Area
Waterski Lake
Recorded Covenants
Paved Road Frontage
Pier
Waterfront

Pictures

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Prepared by:
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January 17, 2007

Address:	**393 Abbey Ct** **Nekoosa, WI 54457**		
List Price:	**$248,000**	Style:	**Ranch**
Listing #:	**2446003**	Ownership:	**Single Family**
Status:	**Active**	Total Bdrms:	**2**
MLS Area:	**Adams**	Total Baths:	**2**

2 bedroom, 2 bath, main level utility, concrete patio, heated attached garage + egress window lower level - finish the lower level and nearly double your living space!!

Comments: **WATERFRONT PROPERTY THAT WON'T BREAK YOUR BUDGET!! 2 bedroom, 2 bath, main level utility, concrete patio, heated attached garage + egress window lower level - finish the lower level and nearly double your living space!!**

Residence Information

Year Built:	**1998**	Basement Type:	**Full**
Occupancy:	**Owner**	Walk-out:	
Roof:	**Shingle**	AC Type:	**Central**
Exterior:	**Vinyl**	Heat Type:	**Forced Air**
Trim Type:	**Wood**	Water Softener:	
AG Sq Ft:		Garage Type:	**Attached**
Main Sq Ft:	**1,248**	# of Stalls:	**2**
BG Sq Ft:		Garage Sq Ft:	
Total Sq Ft:	**1,248**	Driveway:	**Black Top**
Fireplaces:		Avg Utilities:	
Fireplace Fuel:		Assc Fee:	**OPTIONAL/35.00**

Included: **DISHWASHER, DOCK, BOAT LIFT**

Not Included: **personal items,furnishings, appliances, book case, + call for additional list of items**

Amenities

Shutters
Master Bath
Garden
Fenced Yard
Eat-In Kitchen
Cul-De-Sac
Bow Window

Rooms

Floor	Room	Size	Description
Main Floor	**Living**	**12x17**	
Main Floor	**Dining**	**12x13**	
Main Floor	**Kitchen**	**12x17**	
Main Floor	**Full Bath**		
Main Floor	**Full Bath**		
Main Floor	**Master Bedroom**	**12x13**	
Main Floor	**Bedroom**	**8x13**	
Main Floor	**Laundry**		

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Property Information

Est Acres:	**0.41**	Gross Taxes:	**4286**
Lot Size:	**76x227.**	Tax Class:	
Frontage Ft:	**76**	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:	**Natural Gas**
Lake Name:	**Sherwood**	Flood:	**Not Required**
S-T-R:	**16 - 20 - 6**	Zoning:	**Residential**
Possession:		Plat:	
Terms:		Parcel:	**30-2544**
Township:	**(T) Rome**	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **Lot 3 Squire Addition to Lake Sherwood**

Property Features

Waterski Lake
Waterfront
Recorded Covenants
Pier
No Mobile Homes Allowed

Pictures

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608-339-8030

Prepared by:
John Olson
888-696-8695 / landman@thelandman.net

January 17, 2007

Address:	**996 Avebury Ct** **Nekoosa, WI 54457**		
List Price:	**$225,000**	Style:	**Ranch**
Listing #:	**2446005**	Ownership:	**Single Family**
Status:	**Active**	Total Bdrms:	**2**
MLS Area:	**Adams**	Total Baths:	**2**

2+ bedroom,2 bath, 2 fireplaces, sun room, bonus room, decks, patio, covered porch, garage, shed!

Comments: **2+ bedroom,2 bath, 2 fireplaces, sun room, bonus room, decks, patio, covered porch, garage, shed! +++ additional waterfront vacant lot also available for sale with home!!**

Residence Information

Year Built:	**1980**	Basement Type:	**Full-Finished**
Occupancy:	**Owner**	Walk-out:	
Roof:	**Shingle**	AC Type:	**Wall Unit**
Exterior:	**Cedar**	Heat Type:	**Hot water**
Trim Type:	**Wood**	Water Softener:	
AG Sq Ft:	**1,228**	Garage Type:	**Detached**
Main Sq Ft:	**1,228**	# of Stalls:	**2**
BG Sq Ft:	**600**	Garage Sq Ft:	**576**
Total Sq Ft:	**1,828**	Driveway:	**Black Top**
Fireplaces:	**2**	Avg Utilities:	
Fireplace Fuel:		Assc Fee:	**48.00**

Included: **range and refrigerator**

Not Included: **furnishings and personal items**

Amenities

Storage Shed
Sprinkler System
Porch
Patio
Fireplace
Eat-In Kitchen
Deck
Country Home
Bay Window

Rooms

Floor	Room	Size	Description
Main Floor	**Living**	**13x18**	**with gas fireplace**
Main Floor	**Dining**	**11x13**	
Main Floor	**Kitchen**	**8x12**	
Main Floor	**Full Bath**		
Lower Basement Level	**Full Bath**		
Main Floor	**Bedroom**	**11x15**	
Main Floor	**Bedroom**	**11x12**	
Lower Basement Level	**Laundry**		
Lower Basement Level	**Family Room**	**16x18**	**with wood burning fireplace**
Lower Basement Level	**Other**	**11x12**	**office/bonus room**

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Property Information

Est Acres:	**0.50**	Gross Taxes:	
Lot Size:	**180x88**	Tax Class:	
Frontage Ft:	**43**	Tax Yr:	
Depth Ft:		Assessments:	
Elem School:	**Nekoosa**	Water Type:	**City**
JH/Mdl School:	**Nekoosa**	Sewer Type:	**Septic**
Sr High School:	**Nekoosa**	Fuel Type:	**Other**
Lake Name:	**Camelot**	Flood:	
S-T-R:	**15 - 20 - 6**	Zoning:	**Residential**
Possession:		Plat:	
Terms:		Parcel:	**30-4865**
Township:	**(T) Rome**	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **Lot 25 Avebury Addition to Lake Camelot**

Property Features

Wooded Area
Waterski Lake
Waterfront
Sand Beach
Recorded Covenants
Paved Road Frontage
Pier
No Mobile Homes Allowed
Landscaped
In-Ground Sprinkler

Pictures

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608-339-8030

Prepared by:
John Olson
888-696-8695 / landman@thelandman.net

January 17, 2007

Address:	**908 Essex Ct** **Nekoosa, WI 54457**		
List Price:	**$212,900**	Style:	**Ranch**
Listing #:	**2996013**	Ownership:	**Single Family**
Status:	**Active**	Total Bdrms:	**2**
MLS Area:	**Adams**	Total Baths:	**2**

Comments: **Here's your chance to own year-round waterfront property at an affordable price! 47' of Lake Camelot water frontage, NEW roof, low maintenance exterior, large deck, attached garage, huge living room w/gas log fireplace, cabinet-filled kitchen w/snack bar, MF utility between kitchen & bath. Full unfinished basement plumbed for 3rd bath. There's even a jet tub!**

Residence Information

Year Built:	**192**	Basement Type:	**Full**
Occupancy:	**Vacant**	Walk-out:	**No**
Roof:	**Shingle**	AC Type:	**Central**
Exterior:	**Vinyl**	Heat Type:	**Forced Air**
Trim Type:	**Other**	Water Softener:	
AG Sq Ft:	**1,344**	Garage Type:	**Attached**
Main Sq Ft:	**1,344**	# of Stalls:	**2**
BG Sq Ft:	**0**	Garage Sq Ft:	**575**
Total Sq Ft:	**1,344**	Driveway:	**Concrete**
Fireplaces:	**1**	Avg Utilities:	
Fireplace Fuel:	**Gas**	Assc Fee:	**48**

Included: **All appliances, pier, Sunsetter awning, window treatments, garage door opener w/2 remotes**

Not Included:

Amenities

Cul-De-Sac
Deck
Fireplace
Garage Door Opener
Jacuzzi
Shutters
Smoke Detector
Thermo Pane Windows
Vaulted Ceilings

Rooms

Floor	Room	Size	Description
Main Floor	**Living**	**13x30**	**Fireplace, 2 picture windows**
Main Floor	**Dining**	**9x14**	**Patio doors lead to deck**
Main Floor	**Kitchen**	**10x14**	**Snack bar, lots of cabinets**
Main Floor	**Full Bath**	**7x8**	**Shower over tub**
Main Floor	**Full Bath**	**5x9**	**Jet tub**
Main Floor	**Bedroom**	**11x13**	**Double closet**
Main Floor	**Bedroom**	**10x13**	**Double closet**
Main Floor	**Laundry**	**5x4**	**Off kitchen & bath area**

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Property Information

Est Acres:	**0.48**	Gross Taxes:	**3940**
Lot Size:	**155x200**	Tax Class:	
Frontage Ft:	**47**	Tax Yr:	**2005**
Depth Ft:	**316**	Assessments:	
Elem School:	**Nekoosa**	Water Type:	**City**
JH/Mdl School:	**Nekoosa**	Sewer Type:	**Septic**
Sr High School:	**Nekoosa**	Fuel Type:	**Natural Gas**
Lake Name:	**Camelot**	Flood:	
S-T-R:	**15 - 20 - 6**	Zoning:	**Residential**
Possession:	**Close**	Plat:	
Terms:		Parcel:	**030-05411-0000**
Township:	**(T) Rome**	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **Lot 2 Lake Camelot Essex Addition**

Property Features

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

Pictures

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Landman Realty LLC
608-339-8030

Prepared by:
John Olson
888-696-8695 / landman@thelandman.net

January 17, 2007

Address:	**277 Derby Ct** **Nekoosa, WI 54457**		
List Price:	**$269,000**	Style:	**1-1/2 Story**
Listing #:	**2996629**	Ownership:	**Single Family**
Status:	**Active**	Total Bdrms:	**3**
MLS Area:	**Adams**	Total Baths:	**3**

Comments: **3 levels of lakefront living plus room for the entire family inside & outside! Spacious, open floor plan, newly updated throughout, lower level w/walkout to lake, vaulted ceiling w/loft, snack bar between kitchen & dining room, 2 fireplaces, big lakefront deck plus patio, sandy beach. Pier & home warranty included. See it before it's gone!**

Residence Information

Year Built:	**1979**	Basement Type:	**Full**
Occupancy:	**Owner**	Walk-out:	**Yes**
Roof:	**Shingle**	AC Type:	**Central**
Exterior:	**Wood-lap**	Heat Type:	**Forced Air**
Trim Type:	**Wood**	Water Softener:	
AG Sq Ft:	**1,672**	Garage Type:	**Detached**
Main Sq Ft:	**968**	# of Stalls:	**2**
BG Sq Ft:	**900**	Garage Sq Ft:	**594**
Total Sq Ft:	**2,572**	Driveway:	**Concrete**
Fireplaces:	**2**	Avg Utilities:	
Fireplace Fuel:	**Wood**	Assc Fee:	**48**

Included: **Stove, refrigerator, washer, dryer, pier, window treatments, window AC, GDO w/remotes, home warranty**

Not Included: **Seller's personal property**

Amenities

Beamed Ceiling
Ceiling Fan
Cul-De-Sac
Deck
Fireplace
French Doors
Garage Door Opener
Mstr Brd Walk-In Closet
Patio
Porch
Smoke Detector
Thermo Pane Windows
Vaulted Ceilings
Walk-Out

Rooms

Floor	Room	Size	Description
Main Floor	**Living**	**12x19**	**Vaulted ceiling, fireplace**
Main Floor	**Dining**	**10x10**	**Patio doors to porch**
Main Floor	**Kitchen**	**9x11**	**Snack bar between DR/Kitchen**
Main Floor	**Bedroom**	**11x12**	**Patio doors to deck**
Main Floor	**Bedroom**	**10x10**	
Second Floor	**Bedroom**	**13x13**	
Basement	**Family Room**	**18x19**	**Fireplace**
Basement	**Other**	**11x17**	**Walk-out to lake**
Second Floor	**Other**	**9x21**	**Loft**

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.

Property Information

Est Acres:	**0.40**	Gross Taxes:	**2005**
Lot Size:	**78x210**	Tax Class:	
Frontage Ft:		Tax Yr:	**3430**
Depth Ft:		Assessments:	
Elem School:	**Nekoosa**	Water Type:	**City**
JH/Mdl School:	**Nekoosa**	Sewer Type:	**Septic**
Sr High School:	**Nekoosa**	Fuel Type:	**Natural Gas**
Lake Name:	**Camelot**	Flood:	
S-T-R:	**9 - 20 - 6**	Zoning:	**Residential**
Possession:	**Close**	Plat:	
Terms:		Parcel:	**30-5340**
Township:	**(T) Rome**	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **Lot 11 Dundee Addition to Lake Camelot**

Property Features

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

Pictures

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

Prepared by:
John Olson
888-696-8695 / landman@thelandman.net

January 17, 2007

Address:	**927 Kings Way** **Nekoosa, WI 54457**		
List Price:	**$189,900**	Style:	**A-Frame**
Listing #:	**2996935**	Ownership:	**Single Family**
Status:	**Active**	Total Bdrms:	**3**
MLS Area:	**Adams**	Total Baths:	**1.5**

Comments: **Affordable year round Lake Camelot cabin with sand bottom lake, pier, & very gentle slope to the water's edge. Move-in ready cabin, updated kitchen & baths, sleeps 8 plus additional sleep area or storage above garage, spacious decks. A wonderful recreational home to enjoy with family & friends.**

Residence Information

Year Built:	**1969**	Basement Type:	**None**
Occupancy:	**Owner**	Walk-out:	**No**
Roof:	**Shingle**	AC Type:	**Window**
Exterior:	**Wood-lap**	Heat Type:	**Forced Air**
Trim Type:	**Wood**	Water Softener:	
AG Sq Ft:	**988**	Garage Type:	**Detached**
Main Sq Ft:	**704**	# of Stalls:	**2**
BG Sq Ft:	**0**	Garage Sq Ft:	
Total Sq Ft:	**988**	Driveway:	**Crushed Rock**
Fireplaces:	**1**	Avg Utilities:	
Fireplace Fuel:	**Wood**	Assc Fee:	**48**

Included: **Window treatments, utility shed, stove, refrigerator, microwave, washer, dryer, pier, deck awning**

Not Included: **Seller's personal property**

Amenities

Vaulted Ceilings
Storage Shed
Smoke Detector
Garage Door Opener
Fireplace
Eat-In Kitchen
Deck
Ceiling Fan
Beamed Ceiling

Rooms

Floor	Room	Size	Description
Main Floor	**Living**	**15x16**	**fireplace, vaulted ceilings**
Main Floor	**Kitchen**	**10x17**	**eat-in, updated**
Main Floor	**Full Bath**	**5x4**	
Main Floor	**Full Bath**	**7x5**	
Main Floor	**Bedroom**	**10x11**	
Second Floor	**Bedroom**	**14x17**	
Second Floor	**Bedroom**	**7x14**	
Second Floor	**Other**	**12x17**	**Above garage, heated & central air**

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Property Information

Est Acres:		Gross Taxes:	**1877**
Lot Size:		Tax Class:	
Frontage Ft:	**53.37**	Tax Yr:	**2005**
Depth Ft:	**188**	Assessments:	
Elem School:	**Nekoosa**	Water Type:	**City**
JH/Mdl School:	**Nekoosa**	Sewer Type:	**Septic**
Sr High School:	**Nekoosa**	Fuel Type:	**Electric**
Lake Name:	**Camelot**	Flood:	
S-T-R:	**15 - -**	Zoning:	**Residential**
Possession:	**Close**	Plat:	
Terms:		Parcel:	**30-5590**
Township:	**(T) Rome**	Latitude:	
Assessed Value:		Longitude:	

Legal Description: **Lot 54 Falk Addition to Lake Camelot**

Property Features

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

Pictures

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