



MLS #: [1497074](#) Active Lots & Acreage LP: \$33,900
1438 Deerborn Ave **Town Adams** A01
 County: Adams Zip: 53910 State: WI
 Subdivision:

Total Acreage: 4.85 **Price/SqFt:** 0.00
Wooded Acres: 4.85 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 1
Tillable Acres: 0.00 **Section Number:** 1
Wetland Acres: 0.00



[Schedule a Showing](#)



Directions: From Adams: Take Hwy 13 to County J, go west on J to 14th Dr, go south on 14th to Deerborn Av on left

School District: Adams-Friendship **Elementary:** Adams-Friendship **Middle:** Adams-Friendship **High:** Adams-Friendship

Utilities Avail: No **Specific Builder Required:** No **Owner:**
Improvements: No **Special Assessment:** No

Legal Description: Lot 1 of CSM 5206 **Land Assessmnt:** \$ 24,700
Parcel #: 002-00024-0045 **Improvements:** \$ 0
Lot Size: **Est. Lot SqFt:** **Total Assessmnt:** \$ 24,700 / 2008
Zoning: Reside **Net Taxes:** \$ 314 / 2007

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Certified survey
Water System	Well required	Miscellaneous	N/A
Waste Disposal	Non municipal/Private req	Terms	Cash
Road	Blacktop/Asphalt	Occupancy	At Closing
Improvements	None	Miles to Capitol	Over 50 miles
		Waterfront	N/A
		Lake/River	

Lot Description Rural - not in subdivisn
Features N/A
Topography Other

Build the home of your dreams on nearly 5 gorgeous acres . This property is near town, yet offers the quiet of a country homesite. Central Wisconsin is a popular area with several large fishing lakes, acres of public land, ATV and snowmobile routes, as well as much wildlife, many streams and hiking trails. Get back to nature, fish in Lake Petenwell, Castle Rock Lake or Friendship Lake and enjoy life.

Vacant, show anytime.

List Agent: John Olson	(608) 339-8030	List Date:	9/26/2007
landman@thelandman.net		Expiration Date:	6/13/2009
List Office: Landman Realty LLC	(608) 339-8030	Subagent Comm:	4
PO Box 167	Fax # (608) 339-8035	BuyerAgent Comm:	4
Friendship WI 53934 0167			
Sale Agent:		Sub to Policy Ltr:	
Sale Office:		Variable Comm: No	Limited Service: No
Sold Price:	PtsPd/SlrCr:	Named Exceptions: No	Exclusive Agency: Yes
PendingDate:	Closing Date:	Licensee Interest: No	Multiple Rep: No
	Financing:		
	Days On Mrkt: 418		

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS