



**MLS #:** 1522555    **Active**    **Single Family**    **Price:** \$139,900  
**1075 17th AVE**    **Town Monroe**    A11  
**County:** Adams    **Zip:** 54613    **State:** WI  
**Subdivision:** Metes & Bounds

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**Bedrooms:** 2    **Est. Fin Above Grade SqFt:** 1120  
**Full Baths:** 2    **Est Fin Below Grd Exp SqFt:**  
**3/4 Baths:** 0    **Est. Finished Non-Exp SqFt:**  
**Half Baths:** 0    **Est. Total Finished SqFt:** 1120  
**1/4 Baths:** 0    **Estimated Age:** 12

**Directions:** From Adams: Hwy 13 N, Hwy C West, 17th AVE. S, Property On Right

**Click for Map:**

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Baths</u>			
<b>Living Rm:</b>	M	12x26	<b>Mstr BedRm:</b>	M	12x12	<b>Laundry:</b>	M	10x5		<b>Full</b>	<b>3/4</b>	<b>Half</b>	<b>1/4</b>
<b>Dining Rm:</b>	N		<b>2nd BedRm:</b>	M	9x8					<b>Upper:</b>	0	0	0
<b>Kitchen:</b>	M	11x10	<b>3rd BedRm:</b>							<b>Main:</b>	2	0	0
<b>Family/Rec:</b>	N		<b>4th BedRm:</b>							<b>Lower:</b>	0	0	0
<b>School District:</b> Adams-Friendship			<b>Elementary:</b> Adams-Friendship			<b>Middle:</b> Adams-Friendship			<b>High:</b> Adams-Friendship				

<b>Legal:</b>	Pt SE1/4 SE1/4 20A&18-19 Lot 1 Csm 2647	<b>Land Assess:</b>	\$ 43,600
<b>Parcel #:</b>	000-00000-0000	<b>Improvements:</b>	\$ 69,800
<b>Est. Lot Size:</b>	9.988 A per tax roll	<b>Total Assess:</b>	\$ 131,900 / 2008
<b>Est. Lot Sq. Ft:</b>		<b>Net Taxes:</b>	\$ 2444 / 2008

<b>Type</b>	1 story, Other	<b>Fuel</b>	Liquid propane
<b>Style</b>	Ranch	<b>Heating/Cooling</b>	Forced air, Central air
<b>Master Bedrm Bath</b>	Full	<b>Water/Waste</b>	Well, Other
<b>Dining</b>	Other	<b>Roof</b>	Compstrn/Fiberglass
<b>Kitchen Features</b>	Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	<b>Barrier-free</b>	N/A
<b>Fireplace</b>	None	<b>Miles to Capitol</b>	Over 50 miles
<b>Basement</b>	None	<b>Terms/Misc.</b>	Other
<b>Garage</b>	3+ car, Detached, Extra Storage Area	<b>Waterfront</b>	N/A
<b>Driveway</b>	Gravel	<b>Lake/River</b>	
<b>Exterior</b>	Vinyl	<b>Environmentally Friendly</b>	N/A
<b>Lot Size</b>	Over 5 to 10 acres	<b>Farm Features</b>	N/A
<b>Lot Description</b>	Standard, Wooded, Rural-not in subdivision		

**Interior Features** Cathedral/vaulted ceiling, Skylight(s), Washer, Dryer, Jetted bathtub  
**Exterior Features** Deck, Storage building

This great property located in Central Wisconsin has a lot to offer. Located near Lake Petenwell and Castle Rock Lake, this makes a nice year round location to call home. Ten acres of beautiful mixed woods with wildlife abound. Home has 2 bedrooms, 2 baths with large decks to enjoy. Two large pole sheds with concrete floors are ready for your toys. There is also a 10x12 shed in the back yard. There is over 600 acres of public land across the street for hunting and you can ATV from your front door.

**Sold Price:**                      **PtsPd/SlrCr:**                      **Closing Date:**

*This information provided courtesy of: Landman Realty LLC*

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



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