

	<b>MLS #:</b> 1617501 <b>Active</b>	<b>Lots &amp; Acreage</b> <b>LP: \$179,500</b>	
	<b>15894 N 24TH AVE</b>	<b>Town</b> <b>Armenia</b>	<b>L01</b>
	<b>County:</b> Juneau	<b>Zip:</b> 54457	<b>State:</b> WI
	<b>Subdivision:</b> Grand View Shores		
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	<b>Total Acreage:</b> 3.31	<b>Price/SqFt:</b> 0.00	
	<b>Wooded Acres:</b> 3.31	<b>Number of Lots:</b> 1	
	<b>Pasture Acres :</b> 0.00	<b>Lot Number(s):</b> 8	
	<b>Tillable Acres:</b> 0.00	<b>Section Number:</b> 8	
	<b>Wetland Acres:</b> 0.00		

**Directions:** From Necedah: HWY 21 E; Left (N) on G; Right (E) on 4th; Left (N) on 24th Av to property on R.

**School District:** Nekoosa                      **Elementary:** Humke                      **Middle:** Alexander                      **High:** Nekoosa

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

**Legal Description:** GRAND VIEW SHORES LOT 8                      **Lot Size:** 3.31 A. per tax roll

**Parcel #:** 0021815.08                      **Est. Lot SqFt:**

**Zoning:** Shorel                      **Net Taxes:** \$ 2484 / 2010

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<b>Present Zoning</b>	Single family	<b>Special Assessments</b>	None
<b>Utilities Avail. (To Lot)</b>	Electricity, Telephone	<b>Available Info</b>	Cannot be divided, Approved plat map, Restrictions/Covenants
<b>Water System</b>	Well required, None presently	<b>Miscellaneous</b>	Neighborhood/Addtl Fees
<b>Waste Disposal</b>	Non municipal/Private req, None presently	<b>Terms</b>	Cash
<b>Road</b>	Blacktop/Asphalt	<b>Miles to Capitol</b>	Over 50 miles
<b>Improvements</b>	None	<b>Waterfront</b>	Has actual water frontage, 101-199 feet, Lake, Dock/Pier, Water ski lake
<b>Lot Description</b>	Rural - in subdivision		
<b>Features</b>	Wooded		
<b>Topography</b>	Level		

Invest in your future and have an awesome waterfront "get-away spot" to play on NOW! Plenty of room here on over 3 acres of mature woods that will give you the elbow room you need to kick back and relax! Enjoy the amazing sunsets on the 150' Lake Petenwell shoreline! Breathtaking views over will be right outside your door so bring your building plans! Fish, swim, ski or sail on Wisconsin's 2nd largest body of water! Covenants in place to protect your investment. Call now!

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

*This information provided courtesy of: Landman Realty LLC*



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