



**MLS #: 1632718**      **Active**      **Lots & Acreage**      **LP: \$25,000**  
**L1 Badger Dr**      **Town**      **Colburn**      A04  
**County:** Adams      **Zip:** 54943      **State:** WI  
**Subdivision:**

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**Total Acreage:** 2.13      **Price/SqFt:** 0.00  
**Wooded Acres:** 2.13      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 1  
**Tillable Acres:** 0.00      **Section Number:** 4  
**Wetland Acres:** 0.00

**Directions:** 13 North, East on Beaver Ave (R);North on 5th Ave, R on Badger Dr to property on right.

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

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

**Legal Description:** LOT 1 CSM 5050      **Lot Size:** 2.13 A per tax roll  
**Parcel #:** 006-00071-0000      **Est. Lot SqFt:**  
**Zoning:** Unz      **Net Taxes:** \$ 137 / 2010

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely, Additional land available
<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, Certified survey, Aerial photos, Fences Allowed, Trailer/RV Parking Allowd
<b>Water System</b>	None presently	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	None presently	<b>Terms</b>	Cash, Seller, Land contract
<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, Other
<b>Lot Description</b>	Rural - not in subdivisn		
<b>Features</b>	Wooded, Stream/Spring		
<b>Topography</b>	Level		

Excellent wooded creekfront parcel located next to farm acreage. Lots of whitetails here! This property is just down the road from Colburn wildlife area. Lots of wild land in this area to explore! This parcel is within minutes of the Tri-Lakes and Lake Petenwell for lots of water fun! Camp or build the cabin of your dreams in this secured recreational wonderland! Secure your get-away acreage now! More land available! Call now!

**Sold Price:**      **PtsPd/SlrCr:**      **Closing Date:**  
 This information provided courtesy of: Landman Realty LLC