

**Landman Realty LLC**  
**608-339-8030**

May 23, 2006



Address: **974 Cty Rd Z**  
**Arkdale, WI 54613**

List Price: **\$87,900**  
 Listing #: **2016142**

Status: **Active**  
 MLS Area: **Adams**

**Small business location within walking distance of Lake Petenwell!**

Comments: **This is a rare opportunity to own business property within walking distance of Lake Petenwell! Over half an acre with County road frontage with lots of exposure in an outdoor recreational area. Separate outbuildings give you an additional 800 square foot of space. Bring your entrepreneur skills & your business ideas! Presently being sold without existing business but it may be purchased separately from the property. From Adams/Friendship:STH 13 North, left (west) on STH 21, right on Cty. Z (north) to property on right.**

Commercial Information		Commercial Features
Business Type: <b>Service</b>	Building for Sale: <b>Yes</b>	<b>highway access</b> <b>outside storage</b> <b>high traffic location</b> <b>inside storage</b>
Business For Sale: <b>No</b>	Year Built:	
Trade/Exchange:	Rent As Is: <b>No</b>	
Inventory Included: <b>No</b>	Occupancy: <b>Owner</b>	
Fixed Equipment: <b>No</b>	Stories:	
Space for Lease: <b>No</b>	Ceiling Height:	
Exterior: <b>Other</b>	Building Sq Ft: <b>1,152</b>	
Roof Type: <b>Other</b>	SqFt Down:	
Heat Type: <b>Forced Air</b>	SqFt Main:	
AC Type:	SqFt 2nd Level:	
Off-Street Pkng:	SqFt 3rd Level:	
Garage Spaces:	SqFt 4th Level:	
Ovhd Door Height:	Land SqFt: <b>24931</b>	
Dock:	Land Asmnt:	
Elevator:	Bldg Asmnt:	
Sprinkler:	Rental per Ft, Net:	
Mortgage Balance:	Rntl per Ft, Gross:	
1st Mortgage Holder:	Permits Req:	
Pncp & Int Payment:	Env Srvy:	
Interest Rate:	Soil Test:	
Sched Operating Income: Actual:	Cash Flow Statement Avail:	
Operating Expense: Actual:	Annual Property Oper Data Avail:	
Vacany/Loss: Actual:	Income Operating Data Available:	
Net Operating Income: Actual:		

**Property Information**

Est Acres: **0.63**  
 Lot Size: **107x233**  
 Frontage Ft: **107**  
 Depth Ft: **233**

Gross Taxes: **607.**  
 Tax Class:  
 Tax Yr: **2005**  
 Assessments:

Elem School:  
 JH/Mdl School:  
 Sr High School: **Adams**

Water Type: **Private Well**  
 Sewer Type: **Septic**  
 Fuel Type: **Propane**

Lake Name:  
 S-T-R: **17 - 19 - 5**

Flood:  
 Zoning: **None**

Possession: **Doc**  
 Terms: **cash**

Plat:  
 Parcel: **18-564**

Township: **(T) Monroe**  
 Assessed Value:

Latitude:  
 Longitude:

Legal Description: **PT N1/2 SW1/4 SW1/4  
 Sec. 17 T19N R5E**

**Property Features**

**Pole Barn**  
**Mobile Homes Allowed**  
**Paved Road Frontage**  
**Buildable Site**

**Pictures**

