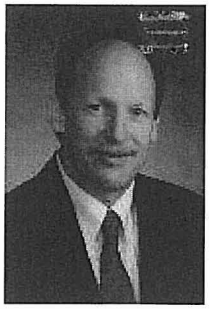
THAT BUCK IS WAITING FOR YOU - HERE!

COLDWELL BANKER
THE REAL ESTATE GROUP, INC.



Presented by:
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★ Senior Associate ★
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predemann@coldwellhomes.com

LAND

$149,900 39.5 Acres-Cypress Rd., Town of Richfield

Miscellaneous

Roads: Black Top, County Road

School District: Adams-Friendship & ADAMS CTY

Amenities

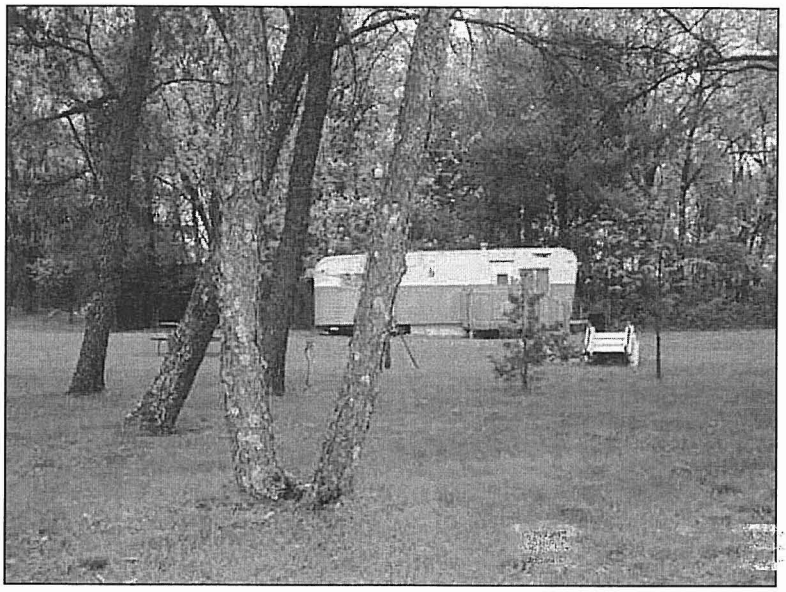
Other Water Features: None

Lots

Utilities: Electric

Waste: Other

Water: Well



Call-John Olson
"Landman"
888-696-8695

Thank You

Enjoy God's Country on this "almost 40" acre parcel just an hour & 15 minutes away from Oshkosh! You can hike on the groomed paths in & out of the 10,000 red & white pines planted about 20 years ago, pick black rasberries, but watch out...the deer and turkey may be watching you! Access is via a blacktopped road and there is a small trailer with LP heat, a sand point for a well (hand pump), an electric panel to hook your RV up to, and of course, the outdoor biffy is included! Many deer have been harvested from this land, but many more are around! The owners only shot bucks all these years, but you can bet there are plenty of "the girls" around too! Taxes are low because it is in the Managed Forest Land (MFL) woodland program which has 5 years left per DNR. Check with the DNR for options of building here and/or modifying the program @ http://dnr.wi.gov/org/land/forestry/ftax/index.htm

Disclaimer:The information provided by the sellers or other third party sources has not been verified by the broker or the broker's subagents and said parties take no responsibility for the accuracy of the information given.

Assessor's Information:

Tax Year:	2005
Taxes:	$78
Zoning:	Agricultural
Street:	ASPHALT

Approximate SQ Feet:

Age Range:	
Lot Size:	
Acreage:	39.5

Directions:

Hwy 21 W of Coloma 7 mi. to 3rd, S 1 mi. to Cypress, West

PROPERTY ID#: OS34D MLS#:
L4171

Visit us at **www.coldwellhomes.com**

Landman@thelandman.net