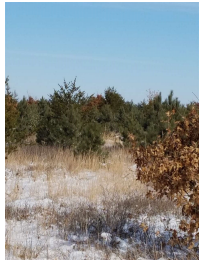


**ALL FIELDS CUSTOMIZABLE**



**MLS #** 1800567  
**Class** Land  
**Type** Land  
**Area** Other  
**Asking Price** \$142,000  
**Address** ON BROWND EER AVENUE  
**Address 2** Meteor 8310-3  
**City** Friendship  
**State** WI  
**Zip** 53934

**Status** Active  
**Sale/Rent** For Sale  
**Lot Size** 40000+  
**Acreage** 40-80 Acres  
**Waterfront** No  
**Electronic Consent** Yes



**GENERAL**

<b>Agent - Agent Name and Phone</b>	TODD FREDERICKSON - Cell: 715-612-0508	<b>Listing Office 1 - Office Name and Phone</b>	STEIGERWALDT LAND SALES, LLC - Main: 715-453-3274
<b>Agent - License ID</b>	57356-90	<b>Listing Office 1 - Phone Number 2</b>	Fax: 715-453-8325
<b>Municipality</b>	Big Flats, Town as	<b>Listing Office 1 - License ID</b>	936887-91
<b>County</b>	Adams County	<b>BA: %/\$</b>	2.000000
<b>Total Acres</b>	80.00	<b>SA: %/\$</b>	2.000000
<b>Tax Amount</b>	63.2	<b>Directions</b>	From Big Flats go east on CTH C for 2.7 mi, right on 9th Ave for 1 mi, left on Browndeer Ave for .4mi
<b>Tax Year</b>	2017	<b>VAR: Y/N</b>	Y
<b>Township</b>	19N	<b>EXA: Y/N</b>	N
<b>Section</b>	23	<b>EXC: Y/N</b>	N
<b>Range</b>	6E	<b>FC</b>	No
<b>Managed Forest Land</b>	Yes	<b>SS</b>	No
<b>Limited Service</b>	No	<b>Associated Documents</b>	0
<b>Listing Date</b>	2/5/2018	<b>Input Date</b>	2/8/2018 10:06 AM
<b>Update Date</b>	3/1/2018	<b>Days On Market</b>	24
<b>Status Date</b>	2/8/2018	<b>Cumulative DOM</b>	24
<b>HotSheet Date</b>	3/1/2018	<b>IDX Include</b>	Yes
<b>Price Date</b>	3/1/2018	<b>Listing Is Primary In</b>	Central
<b>General Date</b>	2/5/2018	<b>VOW AVM</b>	Yes
<b>PIN #</b>	004-00776-0000, +	<b>VOW Address</b>	Yes
		<b>VOW Comment</b>	Yes
		<b>VOW Include</b>	Yes

**FEATURES**

<b>USE</b>	<b>TOPOGRAPHY</b>	<b>UTILITIES AT L</b>	<b>OTHER SCHOOL DIST</b>
Hunting	Flat	Electric	ADAMS FRIENDSHIP
Recreational	Wooded	Telephone	
Building		<b>AVAILABLE DOCS</b>	
Conservancy		Plat Map	
		Aerial	

**FINANCIAL**

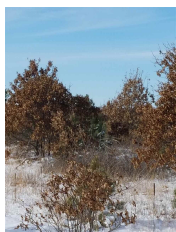
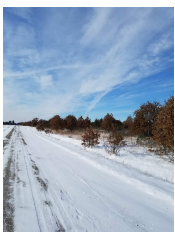
<b>Legal Description</b>	NESW and SESW, Sec. 23, T19N-R6E.	<b>Original Price</b>	\$139,586
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**SOLD STATUS**

**REMARKS**

**Remarks** 80 tax bill acres of forestland located near Big Flats offering good recreational and investment opportunities. The primary forest cover type is red pine plantation. Enrolled in the Managed Forest Law program.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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