

**ALL FIELDS CUSTOMIZABLE**



|                     |                     |                           |             |
|---------------------|---------------------|---------------------------|-------------|
| <b>MLS #</b>        | 21808267            | <b>Status</b>             | Active      |
| <b>Class</b>        | Land                | <b>Sale/Rent</b>          | For Sale    |
| <b>Type</b>         | Land                | <b>Lot Size</b>           | 40000+      |
| <b>Area</b>         | Other               | <b>Acreage</b>            | 40-80 Acres |
| <b>Asking Price</b> | \$154,413           | <b>Waterfront</b>         | No          |
| <b>Address</b>      | ON STATE HIGHWAY 21 | <b>Electronic Consent</b> | Yes         |
| <b>Address 2</b>    | Meteor 8314-6       |                           |             |
| <b>City</b>         | Friendship          |                           |             |
| <b>State</b>        | WI                  |                           |             |
| <b>Zip</b>          | 53934               |                           |             |



**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>                 | Preston, Town of                       | <b>Listing Office 1 - License ID</b>            | 936887-91  |
| <b>County</b>                       | Adams County                           | <b>BA: %/\$</b>                                 | 2.000000   |
| <b>Total Acres</b>                  | 77.40                                  | <b>SA: %/\$</b>                                 | 2.000000   |
| <b>Tax Amount</b>                   | 61.15                                  | <b>Directions</b>                               | From Friendship go north on WI-13 for 3.5 mi, right on WI-21 for 3.1 mi. |
| <b>Tax Year</b>                     | 2017                                   | <b>VAR: Y/N</b>                                 | Y  |
| <b>Township</b>                     | 18N                                    | <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>                 | 3/5/2019                               | <b>Input Date</b>                               | 3/6/2019 1:46 PM   |
| <b>Update Date</b>                  | 3/6/2019                               | <b>Days On Market</b>                           | 8  |
| <b>Status Date</b>                  | 3/6/2019                               | <b>Cumulative DOM</b>                           | 8  |
| <b>HotSheet Date</b>                | 3/6/2019                               | <b>IDX Include</b>                              | Yes  |
| <b>Price Date</b>                   | 3/6/2019                               | <b>Listing Is Primary In</b>                    | Central  |
| <b>General Date</b>                 | 3/5/2019                               | <b>VOW AVM</b>                                  | Yes  |
| <b>PIN #</b>                        | 024-00847-0000, +                      | <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**

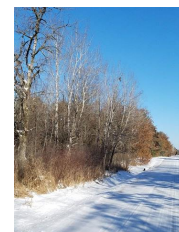
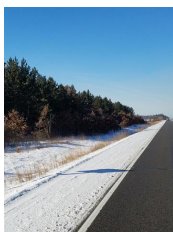
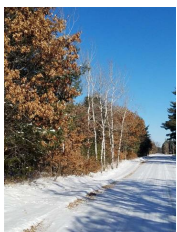
**Legal Description** NENW EX HWY ROW and SENW, Sec. 23, T18N-R6E. **Original Price** \$154,413

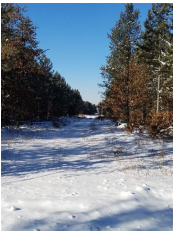
**SOLD STATUS**

**REMARKS**

**Remarks** 77.4 tax bill acres of forestland located NE of Friendship offering good recreational and investment opportunities. The primary forest cover type is jack and red pine plantation. Enrolled in the Managed Forest Law program.

**ADDITIONAL PICTURES**





**DISCLAIMER**

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