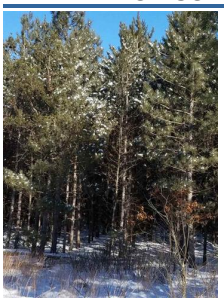
## ALL FIELDS CUSTOMIZABLE



| | | | |
|---|---|---|---|
| **MLS #** | 21808252 | **Status** | Active |
| **Class** | Land | **Sale/Rent** | For Sale |
| **Type** | Land | **Lot Size** | 40000+ |
| **Area** | Other | **Acreage** | 20-40 Acres |
| **Asking Price** | $84,000 | **Waterfront** | No |
| **Address** | ON CYPRESS AVENUE | **Electronic Consent** | Yes |
| **Address 2** | Meteor 8313-1 | | |
| **City** | Friendship | | |
| **State** | WI | | |
| **Zip** | 53934 | | |

## GENERAL

| | | | |
|---|---|---|---|
| **Agent - Agent Name and Phone** | TODD FREDERICKSON - Cell: 715-612-0508 | **Listing Office 1 - Office Name and Phone** | STEIGERWALDT LAND SALES, LLC - Main: 715-453-3274 |
| **Agent - License ID** | 57356-90 | | |
| **Municipality** | Preston, Town of | **Listing Office 1 - Phone Number 2** | Fax: 715-453-8325 |
| **County** | Adams County | **Listing Office 1 - License ID** | 936887-91 |
| **Total Acres** | 40.00 | **BA: %/$** | 2.000000 |
| **Tax Amount** | 31.6 | **SA: %/$** | 2.000000 |
| **Tax Year** | 2017 | **Directions** | From Friendship go north on WI-13 for 2.5 mi, right on Cypress Ave for 3.8 mi. |
| **Township** | 18N | | |
| **Section** | 24 | | |
| **Range** | 6E | **VAR: Y/N** | Y |
| **Managed Forest Land** | Yes | **EXA: Y/N** | N |
| **Limited Service** | No | **EXC: Y/N** | N |
| **Listing Date** | 3/5/2019 | **FC** | No |
| **Update Date** | 3/6/2019 | **SS** | No |
| **Status Date** | 3/6/2019 | **Associated Documents** | 0 |
| **HotSheet Date** | 3/6/2019 | **Input Date** | 3/6/2019 11:09 AM |
| **Price Date** | 3/6/2019 | **Days On Market** | 8 |
| **General Date** | 3/5/2019 | **Cumulative DOM** | 8 |
| **PIN #** | 024-00870-0000 | **IDX Include** | Yes |
| | | **Listing Is Primary In** | Central |
| | | **VOW AVM** | Yes |
| | | **VOW Address** | Yes |
| | | **VOW Comment** | Yes |
| | | **VOW Include** | Yes |

## FEATURES

**USE**
Hunting
Recreational
Building
Conservancy

**TOPOGRAPHY**
Flat
Wooded

**UTILITIES AT L**
Electric
Telephone

**AVAILABLE DOCS**
Plat Map
Aerial

**OTHER SCHOOL DIST**
ADAMS FRIENDSHIP

## FINANCIAL

**Legal Description** SWSW, Sec. 24, T18N-R6E.

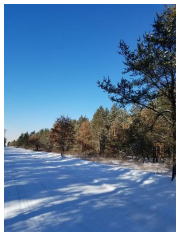
**Original Price** $84,000

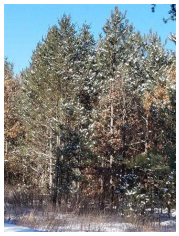
## SOLD STATUS

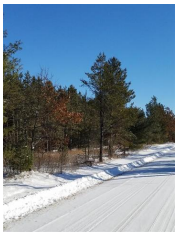
## REMARKS

**Remarks** 40 tax bill acres of forestland located NE of Friendship offering good recreational and investment opportunities. The primary forest cover type is red and jack pine plantation. A gas line crosses the property. Enrolled in the Managed Forest Law program in 1998 for a 25 year term.

## ADDITIONAL PICTURES







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