



MLS #: 1626708 **Active** **Lots & Acreage** **LP: \$54,900**
0 N 23rd Ave **Town** **Armenia** **L01**
County: Juneau **Zip:** 54457 **State:** W
Subdivision: Grandview shores

Total Acreage: 2.00 **Price/SqFt:** 0.00
Wooded Acres: 0.00 **Number of Lots:** 1
Pasture Acres : 0.00 **Lot Number(s):** 81
Tillable Acres: 0.00 **Section Number:** 17
Wetland Acres: 0.00

Directions: From Necedah East on Hwy 21 L on Hwy G r on 4th st R on 23rd Ave lot left

School District: Nekoosa **Elementary:** Call School District **Middle:** Call School District **High:** Call School District

Utilities Avail: Yes **Specific Builder Required:** No **Improvements:** No **Special Assessment:** No

Legal Description: Lot 81 **Lot Size:** 436x200
Parcel #: 290021815.81 **Est. Lot SqFt:**
Zoning: Resid **Net Taxes:** \$ 1062 / 2010

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Approved plat map, Restrictions /Covenants
Water System	Well required, None presently	Miscellaneous	Neighborhood/Addtl Fees
Waste Disposal	Non municipal/Private req, None presently	Terms	Cash
Road	Blacktop/Asphalt	Miles to Capitol	Over 50 miles
Improvements	None	Waterfront	Deeded access-No frontage, Lake, Water ski lake

Lot Description Rural - in subdivision, Standard
Features Wooded
Topography Level

PETENWELL LAKE ACESS & BOAT SLIP. 1 of 11 piers is just one of the perks of owning this 2 acre lot in Grandview Shores. Beautifully wooded lot with mixed woods offers a perfect building site for your full-time retreat or vacation getaway! This four season recreational area offers private access to 23,000 acre Petenwell Lake for sailing, boating, swimming or fishing anf snowmobile/ATV trail nearby for the fall and winter months! Close to Wisconsin Dells. Priced for quick sale - don't delay!

Sold Price: **PtsPd/SlrCr:** **Closing Date:**
 This information provided courtesy of: Pavelec Realty

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.





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