

The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



Info Sheet

PROPERTY SUMMARY

0.43 Acres in Adams County with Power and a well on-site. Septic possible, test performed in December 2023. Close to the city and nearby activities.

PROPERTY DETAILS

Acreage

0.43 Acres

APN

034-01465-0000

Legal Description

N/A

County

Adams

Annual Taxes

\$120.18

HOA

No

HOA Dues

None

Covenants

No

Utilities

Power, Well

ACCESS & MAPS

Road	Lake Dr
Type	Paved
Condition	Good
Directions	Link
GPS Coordinates	44.026133, -89.884187
Land ID Link	LandId
Google MyMap W/ Corner Boundaries	MyMaps

ZONING

Designation	R1- Residential
Link to County Zoning Ordinance	Link
Uses By Right	Residential only

POWER

Provider	Adams-Columbia Electric Co-op
Website	https://www.acecwi.com/
Distance to Power	Expeecting Confirmation
Est. Cost to Connect	Needs engineering visit
Natural Gas Delivery	Ferrell Gas Link

WATER

Provider	No Water Service in the area - Well needed
Well Application Process	Well on-site, built in 2020
Resource	Link
Bulk Water Delivery	Brinkmann Water Link

SEPTIC/SEWER

Provider	None - Septic System Needed
Application Process	Test performed in 2023, septic possible -Get proper soil test -The tester submits the results to the county -The Septic driller submits the building plan -If county approves building can begin
Resource	Licensed Driller: Peter Studley

BUILDING & USE RESTRICTIONS

Subdivision Rules	None
Min Building Size	-Area: 720 square feet of livable floor area, with at least one portion able to contain a square 24 feet on a side.
Max Building Size	-Primary structures maximum: 35 feet.
# of Buildings	1 Single Family Home
Building Types	On site, pre-fab
Outbuildings	Allowed- As long as there are not any sort of permanent living in them
Animals	Domestic/pet animals: maximum of five animals.
Mobile Homes	Allowed- Manufactured homes must be placed on piers or a foundation designed and certified by a licensed Wisconsin engineer.
RV Rules	Buses, construction trailers, truck bodies and trailers and other similar items not intended for use as recreational vehicles or camping units are prohibited from such use. Recreational vehicles/camping units shall have a length of 45 feet or less and a body width of eight feet six inches or less. Park model trailers are allowed only in licensed campgrounds. Tiny homes are allowed only in licensed campgrounds.
Camping Rules	No more than two camping units shall be located on any parcel; The unit is not a permanent installation (e.g., no continuous connection to sanitary system, dump use only, no foundation); The unit remains mobile (e.g., no skirting, no hitch removal or wheel removal); The unit is licensed for highway use (if applicable); and An acceptable method of sewage and gray water disposal is provided.

TERRAIN/SOIL/CLIMATE

Code	Description	Acres	%	CPI	NCCPI	CAP ?
PfB	Plainfield sand, 2 to 6 percent slopes	0.43	100%	-	21	4s ?
Totals		0.43 ac ?		0 CPI Average	21 NCCPI Average	4 Cap. Average



Soil	Plainfield sand, 2 to 6 percent slopes	Climate Annually	
Capabilities	N/A	High	90 F
Terrain	Flat	Low	11 F
Floodplain	Zone X- Minimal Hazard	Avg Precipitation	0.04 IN
		Avg Snowfall	5.2 IN

HOA/POA

HOA

None

CONNECTIVITY

Cell Service

Verizon

Yes- 4G

AT&T

Yes - 4G LTE

T-Mobile

Yes - 5G

Fiber Internet

Expecting Confirmation

Starlink Available

Yes

NEARBY PLACES OF INTEREST

Place	Name	Distance
Cities	Strong's Prairie	10 min
	City of Adams	18 min
Airport	Adams County Airport	13 min
Hospital	Gundersen Moundview Hospital	20 min
Grocery Store	The Farmstand	5 min
	Dollar General	15 min
Activities	Petenwell Lake	10min
	Old Mill Park	15min
	Roche-A-Cri State Park	7 min
	Castle Rock Lake	18min