

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

This 0.5 acre lot has access for power, needs well and septic. Beautiful views and close to lakes and parks

### PROPERTY DETAILS

**Acreege**  
0.5

**APN**  
002-01610-0000

**Legal Description**  
N/A

**County**  
Adams

**Annual Taxes**  
\$110.85

**HOA**  
NO

**Covenants**  
No

**Utilities**  
Power

### ACCESS & MAPS

<b>Road</b>	W 10th Dr
<b>Type</b>	Asphalt
<b>Condition</b>	Excellent
<b>Directions</b>	<a href="#">Google</a>
<b>GPS Coordinates</b>	43.980013, -89.78920699999999
<b>Land ID Link</b>	<a href="#">Land ID</a>
<b>Google MyMap W/ Corner Boundaries</b>	<a href="#">Google My Maps</a>

### ZONING

<b>Designation</b>	R-1
<b>Link to County</b>	<a href="#">Adams County</a>
<b>Link to county Code</b>	<a href="#">Code</a>
<b>Flood Plain</b>	No zone - <a href="#">Link</a>
<b>Wetland</b>	No Wetlands

## POWER

<b>Provider</b>	Adams-Columbia Electric Co-op
<b>Website</b>	<a href="https://www.acecwi.com/">https://www.acecwi.com/</a>
<b>Application Process</b>	<a href="#">Link</a>
<b>Natural Gas Delivery</b>	-Roche-A-Cri Gas Services: +16083396211 -Lakes Gas: +19206223204

## WATER

<b>Provider</b>	No Service- Well only
<b>Well Application Process</b>	<a href="#">DNR Wisconsin</a>
<b>Nearby Wells</b>	<a href="#">Town of Friendship Wells records</a>


## SEPTIC/SEWER

<b>Provider</b>	No provider- Septic only
<b>Requirements</b>	Minimum area and width for each lot. The minimum lot area shall be 20,000 square feet and the minimum average lot width shall be 100 feet.
<b>Resource</b>	<a href="#">County Code</a>

## BUILDING & USE RESTRICTIONS

<b>Subdivision Rules</b>	This lot cannot be subdivided
<b>Max Building Size</b>	Primary structures maximum: 35 feet.
<b>Animals</b>	Domestic/pet animals: maximum of five animals.
<b>Mobile Homes</b>	Yes, as long as they meet the size criteria and are in a district where is allowed <a href="#">Link</a>
<b>Camping Rules</b>	Camping is permitted with certain restrictions: <a href="#">Link</a>

## TERRAIN/SOIL/CLIMATE

 Boundary: 0.47 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
DeA	Delton sand, 0 to 2 percent slopes	0.47	100%	-	54	3s	?
<b>Totals</b>		0.47 ac		0 CPI Average	54 NCCPI Average	3 Cap. Average	



<b>Soil</b>	100% Delton sand
<b>Capabilities</b>	Limited Grazing and wildlife
<b>Terrain</b>	Plain

Climate Annually	
High	86 F
Low	21 F
Avg Precipitation	43 in
Avg Snowfall	27 in

## CONNECTIVITY

<b>Cell Service</b>	
Verizon	Yes- 4G LTE
AT&T	Yes - 5G 4G LTE
T-Mobile	No
<b>Fiber Internet</b>	No
<b>Starlink Available</b>	Yes

## NEARBY PLACES OF INTEREST

Place	Details	Travel time (Minutes)
Nearest Public Land	Roche-A-Cri State Park	6
	Colburn Wildlife Area	21
Nearest Towns	Marion	29
	Lincoln	14
	Lemonweir	32
	Lisbon	44
Nearest Major Cities	Adams	7
	Green Bay	2Hr
	Milwaukee	2Hr
Nearest Hospital	Gundersen Moundview Hospital	4
	Hazleton General Hospital	2:40
Nearest Regional Airport	Adams County Airport	4
	Stevens Point Municipal Airport	50
Nearest International Airport	Rochester International Airport	2:30
	Milwaukee Mitchell International Airport	2:30
Stores Nearby	Dollar General	8
	The Farsmtad	17
	Festival Foods	38
	A-F County Market	6
	Harvest Market	37
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	Petenwell Lake	27
	Buckhorn Wildlife Area	37
	Lawrence Creek State Fish and Wildlife Area	23
	Wisconsin DNR Public Hunting Land	1:36
	Peter Helland Wildlife Area	1:14
	Sandhill State Wildlife Area	47