

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
002-01611-0000

Legal Description
N/A

County
Adams

Annual Taxes
\$110.85

HOA
NO

Covenants
No

Utilities
Power

ACCESS & MAPS

Road	W 10th Dr
Type	Asphalt
Condition	Excellent
Directions	Google
GPS Coordinates	43.980013, -89.78920699999999
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING

Designation	R-1
Link to County	Adams County
Link to county Code	Code
Flood Plain	No zone - Link
Wetland	No Wetlands

POWER

Provider	Adams-Columbia Electric Co-op
Website	https://www.acecwi.com/
Application Process	Link
Natural Gas Delivery	-Roche-A-Cri Gas Services: +16083396211 -Lakes Gas: +19206223204

WATER

Provider	No Service- Well only
Well Application Process	DNR Wisconsin
Nearby Wells	Town of Friendship Wells records


SEPTIC/SEWER

Provider	No provider- Septic only
Requirements	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.
Resource	County Code

BUILDING & USE RESTRICTIONS

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

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	?
Totals		0.47 ac		0 CPI Average	54 NCCPI Average	3 Cap. Average	



Soil	100% Delton sand
Capabilities	Limited Grazing and wildlife
Terrain	Plain

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

CONNECTIVITY

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