



Land Status: **NEW** MLS #: **06728814**
 Address: **1854 Cypress Ave, Arkdale, 54613**
 Acreage: **70** Price: **\$399,900**
 Approx. Land SF: Rental Price:
 Front Footage: **1000+**
 Total Lots Available: Area: **890**
 PIN: **034008880000** Actual Zoning: **REC**
 Multiple PIN: Taxes: **\$2,500**
 Special Assessment/Service Area: **N** Tax Year: **2006**
 Ownership: **Fee Simple** Tax Exemptions: **Other**
 Subdivision: Agent Owned/Interest: **N**
 Lot Dimensions: **IRREGULAR**
 Lot Size: **25.0-99.99 Acres**
 Current Use: **Recreational**
 Frontage/Access: **County Road, Private Road** Contract Date:
 Road Surface: **Dirt** Closed Date:
 Backup Package: **N** Sold Price:
 Waterfront: **Y** Rented Price:

Coordinates North: **0** South: **0** East: **0** West: **1854**

Directions: **In Adams County, Highway Z to Cypress Ave. East two blocks to driveway entrance. Visit virtualrealtygroup.com/1854 for map.**

Backup Info:

Air: **1 (Window/Wall Unit)**

Amenities (Land): **Fencing, Horse Riding Trails, Pond/Lake, Storage Tanks (Abv Ground), Water Rights**

Basement: **N**

Building Exterior: **Garage/s, House and Out Bldgs, Pole Building**

Building Improvements: **Log (LG)**

Construction: **Wood Frame**

Farms Type:

Heat/Fuel: **Propane**

Known/Existing Liens:

Land Description: **Horses Allowed, Irregular, Pond/Lake, Rolling Rural, Stream, Wetland/s, Wooded**

Location: **Water Front, Water View**

Potential Use: **Agricultural/W Bldg, Planned Unit Development, Recreational**

Utilities To Site: **Electric to Site, Septic-Private, Well-Private**

Schools - Elementary: District #: Middle: District #: High: District #:

Commercial

Rental Price: Rental Unit: Lease Type: Loans: Equity:

Existing House (if applicable)

Rooms: **1** # Bedrooms: **1** # Bathrooms: **1** Master Bedroom Bath: # Fireplaces: **1** Basement Baths:

Type Parking: # Cars: Type: **1 Story** Style: **Log**

Remarks: **Secluded seventy-acre sportsman's paradise on Big Roche A Cri Creek, a wide, fast moving, year-round trout stream. Prime hunting and fishing area only 25 miles north of the Wisconsin Dells. Heavily wooded with towering White Pines, Oak and Sugar Maples. 3 ponds stocked with game fish. Includes original log cabin - fully restored with new electric, heat and indoor plumbing; new pole building, well and septic system.**

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