

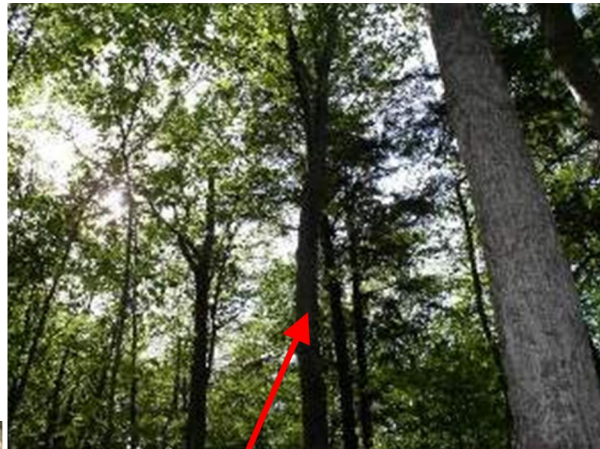
**PRICE
REDUCED**

LAND FOR SALE

Robert E. Frank
Real Estate, Inc.

Serving Your Real Estate Needs in
Lake & McHenry Counties Since 1980

**12473 Door Bluff Rd.
Ellison Bay, WI 54210**



Tim Conner

**P.O. Box 1111
829 Milwaukee Ave.
Lake Villa, IL 60046**

**Phone: 847-356-LAND x12
Fax: 847-356-3311
Cell: 847-877-5822**

**E-mail:
Landman5822@hotmail.com**

**We're on
the Web!**

Features:

- 3.5 acres
- Wooded
- Near Green Bay Waters
- Road Being Installed
- Septic Plans Completed

Asking \$79,900

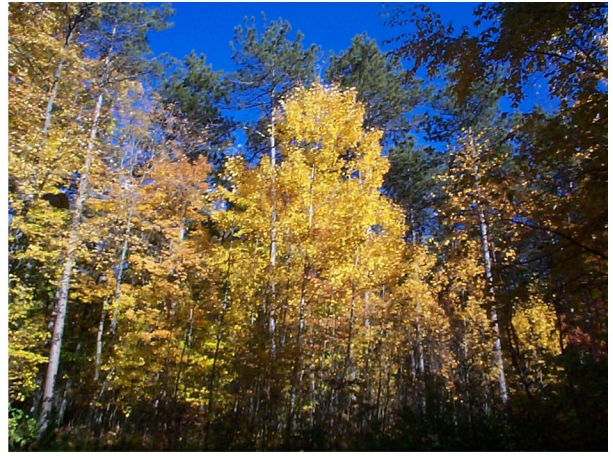
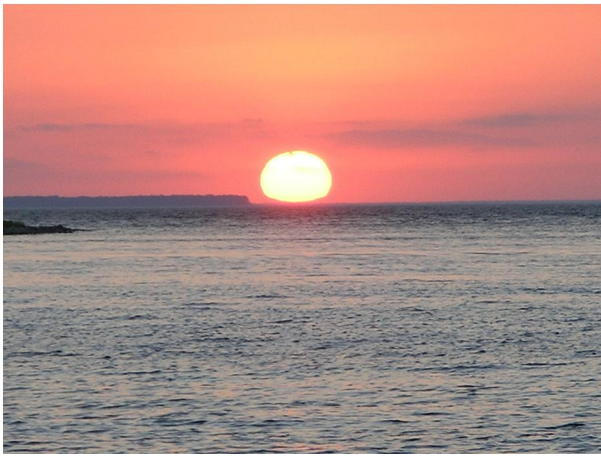
Door County, Wisconsin!!! 3.5 acres of wooded paradise located within walking distance of Garrett Bay Boat Launch & Green Bay waters! Road being installed, septic plans completed, & permit issued for a conventional septic. Owner will build to suit or you take over from here. Perfect location for your log cabin in the woods!!! Agent Owned!!

Property Directions: 43 north to Green Bay, exit 54 / 57 to Sturgeon Bay then north on 42 to Ellison Bay. Then turn west on Garrett Bay Rd. to Maplewood, to Door Bluff.

All Information is not Guaranteed

www.RobertEFrankRealEstate.com

**12473 Door Bluff
Ellison Bay, WI 54210**





Land
 Status: **EXP** MLS #: **07134209** Area: **890**
 List Price: **\$79,900** List Date: **02/12/2009** List Date Recvd: **02/12/2009**
 Rent Price: **\$0** Orig List Price: **\$79,900** Sold Price:
 Rental Unit: Lease Type: Rented Price:
 Address: **12473 DOOR BLUFF RD, Ellison Bay 54210** Contingency Flag:
 Directions: **43 N TO GREEN BAY, EXIT 54/57 TO STURGEON BAY THEN N ON 42 TO ELLISON BAY. THEN TURN WEST ON GARRETT BAY RD. TO MAPLEWOOD, LEFT TO DOOR BLUFF, RIGHT TO #**
 Sold by: Listing Market Time: **121**
 Off Mkt Date: **06/12/2009** Contract Date: Points:
 Closed Date: Finance Code: Census Tract:
 Owner: **Fee Simple** Subdivision: Subdivision Lot #:
 Front Footage: **291** Dimensions: **291 X 521 X 294 X 521**
 Corp Limits: **Unincorporated** County: **DOOR**
 Township: **Liberty Grove**
 Rooms: Bedrooms: Bathrooms:
 Fireplaces: Parking: Mstr Bath:
 Basement: Cars: Bmt Bath:

School Data	Coordinates	Tax	Miscellaneous	Backup Package: Yes
Elementary: ()	North: 0	Amount: \$584.34	Waterfront: No	Appx Land Sq Ft: 152132
Junior High: ()	South: 0	PIN: 0180202322833	Acreage: 3.5	Tot Lots Avail: 1
High School: ()	West: 0	Mult PINs: No	Special: No	Min Req/Sq Ft (1):
Other:	East: 0	Tax Year: 2008	Loans:	Min Req/Sq Ft (2):
		Tax Exmps:	Equity:	Other Min Req Sq Ft:

Air Cond:	Foundation:	Potential Use:
Land Amenities:	Farms Type:	Possession: Closing
Backup Info: Aerial Map, Plans and Specs, Soil Suitability Test, Existing Survey, Tax Bill	Features: County Road	Road Surface: Asphalt
Basement:	Heat/Fuel: Electric, Propane	Rail Availability:
Bldg Improvements:	Oth Info: None	Style:
Client Needs:	Known Existing Liens:	Tenant Pays:
Client Will:	Land Description: Rolling Rural, Wooded	Type:
Construction:	Location:	Sale Terms:
Current Use: Residential-Single Family	Lot Size: 2.0-4.99 Acres	Utilities: Electric Nearby, Septic System Required, Well-Required
Exterior:	Ownership Type:	

Remarks: **DOOR COUNTY, WISCONSIN! 3.5 ACRES OF WOODED PARADISE LOCATED WITHIN WALKING DISTANCE OF GARRETT BAY BOAT LAUNCH & GREEN BAY WATERS! ROAD INSTALLED, SEPTIC PLANS COMPLETED & PERMIT ISSUED FOR A CONVENTIONAL SEPTIC. OWNER WILL BUILD TO SUIT OR YOU TAKE OVER FROM HERE. PERFECT LOCATION FOR YOUR LOG CABIN IN THE WOODS! AGENT OWNED.**

Agent Remarks: **JUST A SHORT WALK TO THE WATERS OF GREENBAY! READY TO BUILD. PRIME WOODED LOCATION FOR THAT SECLUDED LOG HOME!!**

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM:	VOW Comments/Reviews:	
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Lock Box:
Coop Comp: 2.5 - \$100.00	Special Comp Info: None	
Showing Inst: TAKE A DRIVE TO BEAUTIFUL DOOR COUNTY & RELAX!!!		
Owner: OF RECORD	Ph #:	Agent Owned/Interest?: Yes
Broker: Robert E. Frank Real Estate (2412)	Ph #: (847) 356-5263	Team:
List Agent: Timothy Conner (14283)	Ph #: (847) 877-5822	Email: landman5822@hotmail.com
Co-lister:	Ph #:	More Agent Contact Info: CELL 847 877-5822

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Prepared By: Robert Frank - Robert E. Frank Real Estate 12/11/2009 11:41 AM