

Farm 1514048 Active		1156 245th Street Woodville, WI 5402		L\$295,000	
		Type: Hobby	County: St Croix	Area: 21 - St.Croix And Pierce	
		Bedrooms: 3	School Dist: Baldwin-Woodville	Sec/Twp/Rng: 3/29/16	
		Full Baths: 1	Garage Cap: 1	Garage Type: Attached	
		Partial Baths: 1	Year Built: 1900	Taxes: \$2,516.34	
		Lot Size: 0 x 0 x	Tax Year: 2016	Waterfront: No	
		Acreage: 35.01			
		Apx Fin AG: 1,700			
		Apx Fin BG: 0			
		Apx Fin SqFt: 1,700			
		Home Dim:			
Tillable Acres: 12	Twp: Baldwin	Common:	Restrictive Cov: No		
Pasture Acres: 4	Leased: Yes	Use Value Assmt: Yes	Tax ID: 002-1005-10-010		
Wood Acres: 9	Leased Desc:				
Total: 25	Gov Programs:				
Farm Equip/Fixt: barn cleaner chain, fixtures in barn stay					
Water Front Type:		Water Front Ft:		Seasons:	
Lake/River Name:		Own Frontage:		Easements: Yes	
Lake Size:		Deeded Access:		Lake Depth:	
Included:	Ceiling Fans, Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer				
Excluded:	Lp Tank				
Exterior:	Vinyl				
Basement:	Full	Cooling:	Wall Unit		
Driveway:	Gravel	Electric:	Circuit Breaker, Fuses		
Sub-Type:	Beef, Dairy, Horse	Fireplace:	Wood Stove, Woodburning		
Foundation:	Block	Fuel Source:	Electric, LP Gas, Wood		
Heating:	Forced Air, Gravity, In-Floor	New Const:			
Occupancy:	At Closing	Outbuildings:	Barn, Shed-Machine, Silo		
Patio Deck:	4 Season Room, Deck-Wood	Sewer:	Septic-Conventional		
Showing:	Lockbox-Combination, UseShowingTime	Soil Type:	Loam		
Terrain:	Open, Rolling, Wooded	Water:	Well-Drilled		
Water Heater:	Electric	Zoning:	Agricultural		
Directions:	From I-94 Exit 128- take Hwy. 128 North 4.5 miles to Cty. Rd. E, then West 5.5 miles to 245th St., then North 1.5 miles.				
Remarks:	Traditional 1.5 story home w/1 bdrm on main level, 1.5 bath & laundry on main level, 2 bdrms upstairs. Main level has spacious kitchen w/vaulted ceiling, counter for bar stools, adjoining dining area, large living room w/real field-stone fireplace, newer addition is the 4-season sunroom has electric in-floor heat. Home has character, lots of storage & closets, entry from garage has office area. Great location, easy access to Twin Cities!				
Legal:	SEC 3 T29N R16W PT NE NW and PT SE NW DESC AS COM N 1/4 COR TH S 878.18' to POB; TH 88W DEG W 839.19'; TH S 17...more				
Condition Report: Yes	Seller Financing: No	Seller Fin Remarks:			
Seller Concessions:					
Prepared By: Travis Lee	Email:	travlee@leerealestateauction.com			
Lee Real Estate & Auction Service	Office Ph#:	715-235-9200			
E4530 490th Ave	Preferred Ph#:	715-235-9200			
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