

Vacant Land 1514066 Active		N4392 100th Street Menomonie, WI 54751		L\$360,000	
	Type:	Acreage-6 or More	County:	Dunn	
	Twp:	Weston	Area:	16 - Menomonie Schl/Out	
	Sec/Twp/Rng:	8/27/14	School Dist:	Menomonie	
	Lot Size:	0 x 0 x	Taxes/Yr:	\$1,124.58 / 2016	
	Acreage:	80.00	Tax ID:	042101906000	
	Waterfront:	No	Addtl Tax IDs:	042101806000; 042101806010	
	Terrain:	Rolling, Wooded	Subdivision:		
	Utilities:	None			
	Use Value Assmt: Common:	Road Access: No Restrictive Cov: No	Plat: Non Conform:		
Water Front Type: Lake/River Name: Lake Size: Water Front CF:	Water Front Ft: Own Frontage: Deeded Access: Yes	Seasons: 4 Season Easements: Yes Lake Depth:			
Fencing: Other-See Remarks Showing: Lockbox-Combination, Special-See Agent Remark, UseShowingTime Soil Type: Clay, Loam Zoning: Agricultural	Occupancy: At Closing Sewer: None Water: None				
Directions: From Menomonie take Hwy. 29 West 8 miles to Cty. Rd. Q, then South 1.25 miles to Cty. Rd. P, then West 3/4 mile to 90th St. (Apple Ln), then South to 100th St. (Private Rd.)					
Remarks: Excellent Hunting Recreational Land - approx 60 acres of Hardwoods & 20 acres of apple trees. Includes a 48' x 80' steel pole building w/finished room for hunting lodge, has pine car-siding and wood stove heat. Balance of shed is great storage. Property is very secluded and well-known for trophy whitetails. Owner practices whitetail management. Abundant food source surrounding property along with hundreds of wooded acres.					
Legal: NE SE & PT SW NE & PT SW NE SEC. 8 town of Weston, along with access & other easement.					
Condition Report: Yes		Seller Financing: No		Seller Fin Remarks:	
Prepared By: Travis Lee		Email: <a href="mailto:travlee@leerealestateauction.com">travlee@leerealestateauction.com</a>			
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Menomonie, WI 54751		Certs:			

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