

Residential
 1520393 Active
 Recent: 06/11/2018 New Listing

E6202 Cty. Rd. J
 Menomonie, WI 54751

L\$85,000



Type:	Single Family	County:	Dunn
Style:	Other	Area:	16 - Menomonie Schl/Out
Bedrooms:	2	School Dist:	Menomonie
Full Baths:	1	Garage Cap:	2
Partial Baths:	0	Garage Type:	Attached
Lot Size:	0 x 0 x	Year Built:	1971
Acreage:	1.39	Taxes/Yr:	\$1,016.58 / 2017
Apx Fin AG:	1,162	Tax ID:	004103509000
Apx Fin BG:	0	Addtl Tax IDs:	
Apx Fin SqFt:	1,162	Waterfront:	No
Manufactured:	Yes	Condo:	No
Subdivision:			

Association:	No	Common:		Home Dim:	
Association Fee:		Restrictive Cov:		Twp:	Red Cedar

Water Front Type:	Water Front Ft:	Seasons:
Lake/River Name:	Own Frontage:	Easements:
Lake Size:	Deeded Access:	Lake Depth:
Waterfront Elevation:	Water View:	Slope:
Water Front CF:		Income Producing:

ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Room	M	18 x 13	Carpet	Kitchen	M	14 x 13	Carpet, Linoleum
Entry/Foyer	M	14 x 13	Carpet	Bedroom	M	10 x 9	Carpet
Bedroom	M	12 x 11	Carpet	Bathroom	M	9 x 8	Linoleum

Included: Oven/Range, Refrigerator
 Excluded: Dryer, Washer

Basement:	None	Cooling:	Central
Driveway:	Asphalt	Electric:	Circuit Breaker
Fireplace:	None	Foundation:	None
Fuel Source:	Oil	Heating:	Forced Air
New Const:		Occupancy:	At Closing
Outbuildings:	Shed-Storage	Patio Deck:	
Sewer:	Septic-Conventional	Showing:	24 Hour Notice, Lockbox-Combination, UseShowingTime
Water:	Well-Drilled	Water Heater:	Electric
Exterior:	Aluminum	Zoning:	

Directions: From Menomonie take 14th Ave aka (Cty. Rd. J) 6.5 miles to property. From Eau Claire take Cty. Rd. C to Cty. Rd. J (approx. 15 miles from Eau Claire)

Remarks: 1971 Mobile Home - 14' x 70' with 13' x 14' breezeway from home to attached garage. Upper garage is 30' x 32' with lean-too. This building has great storage above and work bench built along wall....could be insulated and finished into workshop easily. Home has good seamless rubber roof, newer shingles, soffit & fascia on breezeway. Home offers many updates, does not resemble a 1971 home. Oak kitchen cupboards. Some newer windows. Property offers mature Oaks, reminds you of a park setting.

Legal: PT NE NW N.330' of W 198' Exc 618/235 (947/106)

Apx UnFin AG:	0	Condition Report:	Yes	Seller Financing:	No
Apx UnFin BG:	0	Access Feat Rpt:		Seller Fin Remarks:	
Apx UnFin SqFt:	0	Seller Concessions:			

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