

Residential
 1523283 Active
 Recent: 08/24/2018 New Listing

N3821 State Rd. 25
 Menomonie, WI 54751

L\$25,000



Type: Multiple Uses
 Style: 1 Story
 Bedrooms: 3
 Full Baths: 1
 Partial Baths: 0
 Lot Size: 0 x 0 x
 Acreage: 33.25
 Apx Fin AG: 1,320
 Apx Fin BG: 0
 Apx Fin SqFt: 1,320
 Manufactured: No
 Subdivision:

County: Dunn
 Area: 16 - Menomonie Schl/Out
 School Dist: Menomonie
 Garage Cap: 2
 Garage Type: Detached
 Year Built: 1945
 Taxes/Yr: \$2,045.67 / 2017
 Tax ID: 1701622713143100002
 Addtl Tax IDs: 1701622713143200002
 Waterfront: No
 Condo: No

Association: No
 Association Fee:

Common:
 Restrictive Cov: No

Home Dim:
 Twp: Menomonie

Water Front Type:
 Lake/River Name:
 Lake Size:
 Waterfront Elevation:
 Water Front CF:

Water Front Ft:
 Own Frontage:
 Deeded Access:
 Water View:

Seasons:
 Easements:
 Lake Depth:
 Slope:
 Income Producing: Yes

ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Room	M	16 x 14	Carpet	Kitchen	M	13 x 11	Carpet
Dining Area	M	13 x 9	Carpet	Entry/Foyer	M	11 x 11	Tile
Bedroom	M	11 x 9	Wood	Bedroom	M	11 x 10	Wood
Bedroom	M	13 x 11	Carpet	Bathroom	M	12 x 8	Linoleum

Included: Ceiling Fans, Oven/Range, Refrigerator
 Excluded:

Basement: Full
 Driveway: Gravel
 Fireplace:
 Fuel Source: Oil
 New Const:
 Outbuildings: Pole Building, Shed-Storage
 Sewer: Septic-Conventional
 Water: Well-Sandpoint
 Exterior: Wood

Cooling: Central
 Electric: Circuit Breaker
 Foundation: Poured
 Heating: Forced Air
 Occupancy: At Closing
 Patio Deck:
 Showing: Lockbox-Combination, UseShowingTime
 Water Heater: Electric
 Zoning: Agricultural

Directions: 2 miles South of Menomonie on State Rd (Highway) 25.

Remarks: To be offered online at auction ending Sep. 25, 2018 at 6pm. Bidding opens Sep. 10. Terms are \$5000 down, bal in 45 days. List Price is only a starting Bid. Confidential reserve price set by seller, once reserve is met property will be sold to highest bidder. Full Terms & Conditions available upon request. Highly desirable rural property with great potential for future development. 2 miles S. of town with access from Hwy. 25. Hobby farm Currently zoned Ag. Home & 7 outbuildings.

Legal: S. 17 A OF NW SW & S. 17 A OF NE SW EXC. 3003/587

Apx UnFin AG: 0
 Apx UnFin BG: 1,160
 Apx UnFin SqFt: 1,160

Condition Report: Yes
 Access Feat Rpt:
 Seller Concessions

Seller Financing:
 Seller Fin Remarks:

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Certs:

