


Cross Property 360 Property View

E3499 90th Ave, Eau Galle, Wisconsin 54737

Listing

Members Only: Do Not Distribute to the Public

Residential		E3499 90th Ave	L\$299,000				
1563765 Active		Eau Galle, WI 54737					
List: Trevor Lee 715-505-1667 of Lee Real Estate & Auction Service 715-235-9200 Fax: 715-235-9199			Firm: 1072				
		Type: Single Family Style: Single Family Bedrooms: 3 Full Baths: 2 Partial Baths: 0 Lot Size: 0 x 0 x Acreage: 40.00 Apx Fin AG: 1,344 Apx Fin BG: 0 Apx Fin SqFt: 1,344 Manufactured: Yes Subdivision: Recent: 05/03/2022 : NEW	County: Dunn Area: 20 - Dunn Cnty/All Others School Dist: Durand Garage Cap: 2 Garage Type: Detached Year Built: 1990 Taxes/Yr: \$3,701.95 / 2021 Tax ID: 1700622613203400001 Addtl Tax IDs: 1700622613203100001 Waterfront: No Condo: No Twp: Eau Galle				
Association: No	Common:	Home Dim: 48 x 28	REO: No				
Association Fee:	Fee Cycle:	Restrictive Cov:	Age Restrict:				
Lake Assoc:			Short Sale: No				
Water Front Type:		Water Front Ft:	Seasons:				
Lake/River Name:		Waterfront Access:	Lake Depth:				
Lake Size:		Water View:	Slope:				
Waterfront Elevation:		RoadBtwWtrfrnt:	Income Prod:				
Water Front CF:							
ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Room	M	13 x 18	Carpet	Kitchen	M	10 x 13	Linoleum
Dining Area	M	10 x 13	Linoleum	Bedroom	M	8 x 13	Linoleum
Bedroom	M	11 x 13	Carpet	Bedroom	M	13 x 13	Carpet
Bathroom	M	5 x 9	Linoleum	Bathroom	M	7 x 7	Linoleum
Included:	Dishwasher, Dryer, Freezer, Microwave, Other-See Remarks, Oven/Range, Refrigerator						
Excluded:	Sellers Personal						
Fencing:							
Basement:	Walkout			Cooling:	Central		
Driveway:	Gravel			Electric:	Circuit Breaker		
Fireplace:				Foundation:	Poured		
Fuel Source:	LP Gas			Heating:	Forced Air		
New Const:	No			Est Comp Date:			
Const Notes:							
Outbuildings:	Shed-Garden			Occupancy:	At Closing, Tenants Rights		
Sewer:	Septic-Conventional			Patio Deck:	Deck-Wood		
Water:	Private Well, Well-Drilled			Showing:	Lockbox-Combination		
Exterior:	Vinyl			Water Heater:	Lp Gas		
Internet:							
Directions:	South of Menomonie or North of Durand on HWY 25 to CTY Rd. Y then west approx. 2 miles turn right on 90th Ave. Half mile to sign on property						
Remarks:	Beautiful home with 40 acres. Wisconsin built homes house on an unfinished basement (plumbed for bathroom) Large master bedroom with walk in closet & bath. Spacious living & dinning area. 2 Bedrooms and bath on opposite end of house. Large wrap around deck. Approx 30 acres of prime wooded hunting land. 10 acres of open farm land currently being rented out.						
Legal:	E 1/2 SE SW & E 1/2 NE SW						
Apx UnFin AG:	0	Condition Report:	Yes	Seller Financing:			
Apx UnFin BG:	1,344	Access Feat Rpt:		Seller Fin Remar:			
Apx UnFin SqFt:	1,344	Seller Concessions:					
Agent Remarks:	Entertainment center included. Tree stands in woods are unsafe. Farm land is rented out for 2022						
Sub-Agency:	2	List Date:	05/03/2022	Limited Service:	No	Auction:	No
Buyer Agency:	2	Cond Date:		How Sold:			
Variable:	No	Pend Date:		List Cont Type:	Exclusive Right to Sell		
Exception:	No	Expire Date:	12/31/2022	Orig List \$:	\$299,000		
IDX:	No	Withdrawn Date:		CDOM/DOM:	0 / 0		
Realtor.com:	Yes	Sold Date:		Electronic Consen:	Yes		
Owner:	Myers	Orig List/Sell Agt:	Trevor Lee				

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