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NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



**N11541 Buckbee Road
Marion, WI 54950**

L-8160: 17+ Acre Country Farmette in the Town of Larrabee, Near Marion! This raised ranch features a spacious main floor of just under 3,000 sqft, with an additional 3,000 sqft in the walk-out lower level awaiting your personal touch. The main floor includes 2 bedrooms, a large bathroom, and an open-concept layout connecting the living area, kitchen, and dining room. The lower level offers a finished bedroom, providing flexible living space. Notable amenities include a 24'x36' two-story barn, drilled well, and conventional septic system. Part of the land is currently pastured for horses, while wooded areas offer excellent hunting opportunities. Tucked away off the road, offering a picturesque country setting.

\$398,000.00

Main Level		Lower Level			Taxes (2023): \$ 2,364.13
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 17.19+/-
Laundry/Entry:		Bedroom 1: 12' x 16'		<input type="checkbox"/> Disposal <input type="checkbox"/> 220 Outlet	Tax Parcel # 10 07 24 4
Living Room:		Bedroom 2:		<input type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection	
Kitchen:		Bedroom 3:		<input type="checkbox"/> Exhaust Fan <input type="checkbox"/> Range/Oven	School District: Marion
Dining Room:		Bedroom 4:		<input type="checkbox"/> Range Hood <input type="checkbox"/> Refrigerator	Zoning:
Enclosed Porch:		Bedroom 5:			Flood Plain:
Pantry:		Bath 1:		Central Air	Township: Larrabee
Office:		<input type="checkbox"/> Full <input type="checkbox"/> Half		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	County: Waupaca
Bedroom 1: 12' x 19'				Heating: Wood	Sanitary District:
Bedroom 2: 10' x 12'		Basement:		Water Heater:	Septic:
Bedroom 3:		<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial		<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bath 1:		<input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Electric Service: 100 AMP	<input type="checkbox"/> Natural Gas
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half					<input type="checkbox"/> LP Gas
Bath 2:		Exterior:		Garage: _____ Car(s)	Municipal:
<input type="checkbox"/> Full <input type="checkbox"/> Half		Roof: Asphalt		Size:	<input type="checkbox"/> Sewer <input type="checkbox"/> Water
Bath 3:		Exterior Walls: Vinyl		<input type="checkbox"/> Attached <input type="checkbox"/> Detached	Well:
<input type="checkbox"/> Full <input type="checkbox"/> Half				Automatic Door Openers: ____	<input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Point

Please Note: All information is approximate and based on owner's representations.

