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# NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



**E5885 County Rd S  
Marion, WI 54950**

L-8170: Discover this stunning 3-bedrm, 2.5-bath zero-entry ranch, nestled on 9.5 serene acres of hidden oasis. This 2,400+ sqft home showcases granite countertops, custom cabinetry, & exquisite mill-work throughout. The heated 2+ car attached garage offers ample storage & a convenient dumb-waiter to the attic. Enjoy tranquility on the expansive patio that overlooks the 2+ acre pond, perfect for swimming/ fishing. Additional features include an outdoor shower, raised garden beds, low-maintenance perennials, & a thriving orchard. Property also boasts a 30'x40' shop with a heated workshop, Also, a bath house, & a garden barn. A truly one-of-a-kind homestead with endless possibilities perfect for family gatherings & entertainment, with a central location to major cities.

**\$700,000.00**

Main Level		Upper Level			Taxes (2023): \$4,000.00+
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 9.5+/- Acres
Laundry/Mud Rm: 6'1 x 9'5		Bedroom 1:		<input type="checkbox"/> Disposal <input checked="" type="checkbox"/> 220 Outlet	Tax Parcel # Pt of 04 04 31 2
Living Room: 17' x 16'		Bedroom 2:		<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection	
Kitchen: 13'6 x 10'11		Bedroom 3:		<input checked="" type="checkbox"/> Exhaust Fan <input checked="" type="checkbox"/> Range/Oven	School District: Marion
Dining Room: 13'11 x 13'5		Bedroom 4:		<input checked="" type="checkbox"/> Range Hood <input checked="" type="checkbox"/> Refrigerator	Zoning:
Foyer: 8' x 6'		Bedroom 5:			Flood Plain:
Pantry: 4' x 6'8		Bath 1:		Central Air	Township: Dupont
Den: 10' x 14'		<input type="checkbox"/> Full <input type="checkbox"/> Half		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County: Waupaca
Bedroom 1: 14' x 14'				Heating: In-Floor Geothermal	Sanitary District:
Bedroom 2: 14'8 x 8'		Basement:		Water Heater:	Septic: <input checked="" type="checkbox"/> <input type="checkbox"/>
Bedroom 3: 11' x 11'		<input type="checkbox"/> Full <input type="checkbox"/> Partial		<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Geo	1/2 Mound Conventional
Bath 1:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Electric Service: 200 Amp	<input type="checkbox"/> Natural Gas
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half					<input checked="" type="checkbox"/> LP Gas
Bath 2:		Exterior:		Garage: <u>2+</u> Car(s)	Municipal:
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		Roof: Asphalt		Size: 25'8 x 31'4	<input type="checkbox"/> Sewer <input type="checkbox"/> Water
Bath 3:		Exterior Walls: LP SmartSide		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	Well:
<input type="checkbox"/> Full <input checked="" type="checkbox"/> Half				Automatic Door Openers: <u>Yes</u>	<input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Point
<b>SALE PRICE:</b>				<b>DATE OF SALE:</b>	

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