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# NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



**N7916 & N7912 Elm Tree Ln  
Wittenberg, WI 54499**

**L-8174:** Country Haven offers a variety of amenities across two properties. N7912, the main house on 10+ acres, includes a 24'x50' shop. Home's main floor features a master suite with a private bedroom, a full bath, laundry, and an open-concept kitchen, dining, and living area with a fieldstone, wood-burning fireplace. The second level has another suite with a private balcony. N7916 is a comfortable 2-story finished cabin on 18+ acres with its own electrical entrance and a 27'x12' storage building. Located on a no-outlet road, these unique properties offer privacy and charm. The hardwood ridge has had abundant wildlife over the years.

**Complete: \$553,000.00**

**N7912: \$380,000.00**

**N7916: \$173,000.00**

Main Level		Upper Level			Taxes (2023): \$4,782.19
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 28.41 +/- Acres
Laundry/Entry:		Bedroom 1:	14'6 x 14'6	Disposal 220 Outlet	Tax Parcel # 002-292300020 &
Living Room:	19' x 23'6	Bedroom 2:		Dishwasher Gas Connection	002-292300000
Kitchen/Dining:	11'6 x 23'6	Bedroom 3:		Exhaust Fan Range/Oven	School District: Bowler
Dining Room:		Bedroom 4:		Range Hood Refrigerator	Zoning:
Enclosed Porch:		Bedroom 5:			Flood Plain:
Pantry:		Bath 1:		Central Air	Township: Almon
Office:		Full	Half	Yes No	County: Shawano
Bedroom 1:	15'4 x 14'2			Heating: Forced Air	Sanitary District:
Bedroom 2:	15' x 10'6	Basement:		Water Heater:	Septic:
Bedroom 3:		Full	Partial	Gas Electric	Conventional Mound
Bath 1:		Slab	Crawl Space	Electric Service: 200 AMP	Natural Gas LP Gas
Bath 2:		Exterior:		Garage: <u>3</u> Car(s)	Municipal:
Bath 3:		Roof: Asphalt		Size: 35'6 x 25'	Sewer Water
		Exterior Walls: Vinyl		Attached Detached	Well:
				Automatic Door Openers: <u>Yes</u>	Drilled Point
<b>SALE PRICE:</b>				<b>DATE OF SALE:</b>	

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



Elm Tree Ln (private)

County Hwy Q