

NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



E5254 Circle J Road  
Marion, WI 54950

L-8178: PRIVATE 53+ Acre Country Home-  
stead! This one-of-a-kind property is located on a no outlet road and features a 2 bedrm, 1 bath ranch with attached 2+ car garage, and a walk-out basement. Basement floor is plumbed for in-floor heat and would be perfect for additional living space once finished. Out buildings consist of a new 56'x36' barn w/ loft, 50'x30' shop, 32'x22' barn/shop, and 12'x26' cabin with a 14'x16' screened in porch. Wildlife paradise on the private Buck Lake.

\$625,000.00

Main Level		Lower Level			Taxes (2024): \$5,181.64
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 53.7+/- Acres
Laundry/Entry:		Bedroom 1:		<input type="checkbox"/> Disposal <input type="checkbox"/> 220 Outlet	Tax Parcel # 04 19 13 1 & 04 19 24 1
Din/Living Room: 15' x 34'		Bedroom 2:		<input type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection	
Kitchen:    11' x 22'		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:
Covered Porch: 24' x 6'		Bedroom 5:			Flood Plain:
Pantry:		Bath 1: <input type="checkbox"/> Full <input type="checkbox"/> Half		Central Air <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Township: Dupont
Office:					County: Waupaca
Bedroom 1: 12' x 11'				Heating: Wood Stove	Sanitary District:
Bedroom 2: 11' x 13'		Basement: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Water Heater: <input type="checkbox"/> Gas <input type="checkbox"/> Electric	Septic: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bedroom 3:					
Bath 1: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Half				Electric Service: 200 AMP	<input type="checkbox"/> Natural Gas <input type="checkbox"/> LP Gas
Bath 2: <input type="checkbox"/> Full <input type="checkbox"/> Half				Garage: <u>  2+  </u> Car(s) Size: 27' x 35' <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached Automatic Door Opener(s): <u>Yes</u>	Municipal: <input type="checkbox"/> Sewer <input type="checkbox"/> Water
Bath 3: <input type="checkbox"/> Full <input type="checkbox"/> Half		Exterior: Roof: Asphalt Exterior Walls: Vinyl			Well: <input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Point
SALE PRICE:				DATE OF SALE:	

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



