

NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



N8321 Knitt Road
Clintonville, WI 54929

L-8183: Nestled over 5 acres, this **farmette** features 2 barns, pastures, and a newly constructed 6-bedrm, 1 full bath, and 2 half bath home. Main floor boasts an open-concept layout connecting the kitchen, dining, and living areas—all highlighted by stunning hardwood flooring. A main floor primary bedrm and full bath offer convenience and comfort. Just off the kitchen is a versatile laundry/kitchen area with a half bath—perfect for daily functionality. Upstairs, you'll find 5 additional bedrms, a half bath, and 2 bonus rms currently used for storage. Barns and outbuildings have been exceptionally maintained! Whether you're looking for space to spread out, start a hobby farm, or enjoy country living, this property has the potential to fit your vision.

\$430,000.00

Main Level		Upper Level			Taxes (2024): \$5,324.65
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 5.4+/- Acres
Laundry/Utilty: 22' x 28'		Bedroom 1: 12'6 x 9'3		<input type="checkbox"/> Disposal <input type="checkbox"/> 220 Outlet	Tax Parcel # 10 09 43 2
Living Room: 17' x 15'6		Bedroom 2: 12'6 x 13'		<input type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection	
Kitchen: 24' x 18'5		Bedroom 3: 9'5 x 13'6		<input type="checkbox"/> Exhaust Fan <input type="checkbox"/> Range/Oven	School District: Clintonville
Din/Family Room: 17'6 x 26'		Bedroom 4: 10'6 x 10'		<input type="checkbox"/> Range Hood <input type="checkbox"/> Refrigerator	Zoning:
Enclosed Porch:		Bedroom 5: 10'6 x 12'			Flood Plain:
Pantry:		Bath 1: <input type="checkbox"/> Full <input checked="" type="checkbox"/> Half		Central Air	Township: Larrabee
Office:				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	County: Waupaca
Bedroom 1: 10' x 18'6				Heating: Wood Stove	Sanitary District:
Bedroom 2:		Basement: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Water Heater:	Septic:
Bedroom 3:				<input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bath 1: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Half				Electric Service:	<input type="checkbox"/> Natural Gas <input type="checkbox"/> LP Gas
Bath 2: <input type="checkbox"/> Full <input checked="" type="checkbox"/> Half		Exterior: Roof: Metal Exterior Walls: Vinyl		Garage: _____ Car(s) Size:	Municipal:
Bath 3: <input type="checkbox"/> Full <input type="checkbox"/> Half				<input type="checkbox"/> Attached <input type="checkbox"/> Detached Automatic Door Openers: _____	<input type="checkbox"/> Sewer <input type="checkbox"/> Water
SALE PRICE:				DATE OF SALE:	
				<input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Point	

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

