NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950

7722 County Road R
Suring, WI 54174

L-8187: Secluded in a beautifully landscaped setting, 4-bedrm, 2-bath ranch offers comfort and space. Consisting of 39+ acres w/ 5 +/- acres cleared w/ a food plot, balance wooded w/ manicured roads throughout. Woods is enrolled in Closed MFL w/ great timber. The 2,370 sqft home features an open-concept great room w/ vaulted ceilings, kitchen w/ abundant knotty alder cabinetry, and convenient main-level laundry. The partially finished, full basement w/ egress windows. Heated 2-car attached garage, plus two outbuildings: a 36'x40' heated outbuilding w/ a full bath, and a 40'x64' shop w/ concrete floor—perfect for hobbies, storage, or a home business. Outdoor living is just as inviting, with spacious stamped concrete patios, and serene wooded surroundings.

$1,400,000.00

Main Level		Lower Level		Kitchen Features		
Room	*Size*	*Room*	*Size*			
Laundry: 8'7 x 10'6		Bedroom 1: 15' x 19'		☑ Disposal	☐ 220 Outlet	
Living Room: 15' x 14'		Bedroom 2:		☑ Dishwasher	☐ Gas Connection	
Kitchen: 23' x 14'		Bedroom 3:		☐ Exhaust Fan	☑ Range/Oven	
Dining Room: 9'9 x 15'6		Office: 12' x 12'		☑ Range Hood	☑ Refrigerator	
Enclosed Porch:		Family Room: 28' x 22'				
Pantry:		Bath 1:		**Central Air**		
Office:		☐ Full ☐ Half		☑ Yes	☐ No	
Bedroom 1: 15' x 14'		Reliable Internet		Heating: Geothermal, In-Floor		
Bedroom 2: 13' x 11'		Handicap Accessible		Water Heater: Electric with Geothermal Preheat		
Bedroom 3: 12' x 12'		Basement:				
Bath 1: ☑ Full ☐ Half		☑ Full ☐ Partial ☐ Slab ☐ Crawl Space		Electric Service: 320 AMP		
Bath 2: ☑ Full ☐ Half		Exterior:		Garage: __2__ Car(s) Size:		
Bath 3: ☐ Full ☐ Half		Roof: Asphalt Exterior Walls: Brick/Vinyl		☑ Attached ☐ Detached Automatic Door Openers: Yes		

Taxes (2024): $5,049.17	
Est. Lot Size/Acreage: 39.33+/-	
Tax Parcel # 018-282801133	
School District: Suring	
Zoning: Res & MFL Closed	
Flood Plain:	
Township: How	
County: Oconto	
Sanitary District:	
Septic: ☑ Conventional ☐ Mound	
☐ Natural Gas ☑ LP Gas	
Municipal: ☐ Sewer ☐ Water	
Well: ☑ Drilled ☐ Point	

SALE PRICE:

DATE OF SALE:

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

County Rd R

Private Road