

# 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			Taxes (2025): \$4,161.68
Room Size	Room Size	<i>Kitchen Features</i>		Est. Lot Size/Acreage: 39.33+/-
Laundry: 8'7 x 10'6	Bedroom 1: 15' x 19'	<input checked="" type="checkbox"/> Disposal	<input type="checkbox"/> 220 Outlet	Tax Parcel # 018-282801133
Living Room: 15' x 14'	Bedroom 2:	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Gas Connection	
Kitchen: 23' x 14'	Bedroom 3:	<input type="checkbox"/> Exhaust Fan	<input checked="" type="checkbox"/> Range/Oven	School District: Suring
Dining Room: 9'9 x 15'6	Office: 12' x 12'	<input checked="" type="checkbox"/> Range Hood	<input checked="" type="checkbox"/> Refrigerator	Zoning: Res & MFL Closed
Enclosed Porch:	Family Room: 28' x 22'			Flood Plain:
Pantry:	Bath 1:	Central Air <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Township: How
Office:	<input type="checkbox"/> Full <input type="checkbox"/> Half			County: Oconto
Bedroom 1: 15' x 14'	Reliable Internet	Heating: Geothermal, In-Floor		Sanitary District:
Bedroom 2: 13' x 11'	Handicap Accessible	Water Heater: Electric with Geothermal Preheat		Septic: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bedroom 3: 12' x 12'	Basement: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space	Electric Service: 320 AMP		<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> LP Gas
Bath 1: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		Garage: <u>2</u> Car(s) Size: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		Municipal: <input type="checkbox"/> Sewer <input type="checkbox"/> Water
Bath 2: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		Automatic Door Openers: Yes		Well: <input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Point
Bath 3: <input type="checkbox"/> Full <input type="checkbox"/> Half	Exterior: Roof: Asphalt Exterior Walls: Brick/Vinyl			
<b>SALE PRICE:</b>		<b>DATE OF SALE:</b>		

