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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	Kitchen Features	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	Township: How
Office:		<input type="checkbox"/> Full <input type="checkbox"/> Half		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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:
Bedroom 3: 12' x 12'		Basement:		Electric Service: 320 AMP	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bath 1:		<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial			<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> LP Gas
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		<input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Garage: <u>2</u> Car(s)	Municipal:
Bath 2:		Exterior:		Size:	<input type="checkbox"/> Sewer <input type="checkbox"/> Water
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		Roof: Asphalt		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	Well:
Bath 3:		Exterior Walls: Brick/Vinyl		Automatic Door Openers: <u>Yes</u>	<input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Point
<input type="checkbox"/> Full <input type="checkbox"/> Half					
SALE PRICE:				DATE OF SALE:	

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

