

NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



3966 State Highway 49
Rosholt, WI 54473

L-8195: BI-LEVEL HOME ON 40+/- ACRES OF ROLLING HARD-WOODS with logging roads throughout. Home consists of a raised ranch style home with kitchen, sun room, large living room, 2 bedrooms, and a full bath on the main floor. Lower level consists of a 20' x 24' 2-car garage, family room, a utility room with furnace, washer & dryer hookup, and a 3/4 bath. There is an additional 20' x 24' 2-stall garage. Home is located on all wooded land with (2) permanent deer stands, pond, and a good trail system. The family has harvested several mature bucks, and turkeys. This is one of the nicest hardwoods we have listed. Located near Rosholt, adjacent to the Wisconsin Little Wolf Fishery area. **\$549,000.00**

Main Level		Lower Level				Taxes (2024): \$4,678.13
Room	Size	Room	Size	Kitchen Features		Est. Lot Size/Acreage: 40+/- Acres
Laundry/Entry:		Family Room: 17' x 13'		Disposal	220 Outlet	Tax Parcel # 002-25-1015-01
Living Room: 15' x 25'		Utility Room:		Dishwasher	Gas Connection	
Kitchen: 9' x 22'		Garage: 22' x 28'		Exhaust Fan	Range/Oven	School District: Rosholt
Dining Room:				Range Hood	Refrigerator	Zoning: Residential & Productive Forest
Sun Room: 13' x 16'						Flood Plain:
Pantry:		Bath: Full Half		Central Air		Township: Alban
Office:				Yes No		County: Portage
Bedroom 1: 10' x 13'				Heating: Forced Air + electric		Sanitary District:
Bedroom 2: 12' x 12'		Basement: Full Partial Slab Crawl Space		Water Heater:		Septic:
Bedroom 3:				Gas Electric		Conventional Mound
Bath 1: Full Half				Electric Service: 100 Amp Breakers		Natural Gas LP Gas (tank included)
Bath 2: Full Half		Exterior: Roof: Asphalt Exterior Walls: Vinyl		Garage: <u>2</u> Car(s) 20' x 24' Attached Detached		Municipal: Sewer Water
Bath 3: Full Half				Automatic Door Openers: ____		Well: Drilled Point
SALE PRICE:				DATE OF SALE:		

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

ALBAN

T.25N.-R.10E.

MARATHON COUNTY



