

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 HARDWOODS 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 sits 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 (2025): \$5,366.93
Room	Size	Room	Size	Kitchen Features
Laundry/Entry:		Family Room:	17' x 13'	<input type="checkbox"/> Disposal <input type="checkbox"/> 220 Outlet
Living Room: 15' x 25'		Utility Room:		<input type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection
Kitchen: 9' x 22'		Garage: 22' x 28'		<input type="checkbox"/> Exhaust Fan <input checked="" type="checkbox"/> Range/Oven
Dining Room:				<input type="checkbox"/> Range Hood <input checked="" type="checkbox"/> Refrigerator
Sun Room: 13' x 16'				Zoning: Residential & Productive Forest
Pantry:		Bath:	<input type="checkbox"/> Full <input checked="" type="checkbox"/> Half	Central Air <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Office:				Township: Alban County: Portage
Bedroom 1: 10' x 13'				Heating: Forced Air + electric
Bedroom 2: 12' x 12'		Basement:		Sanitary District: Water Heater: <input type="checkbox"/> Gas <input type="checkbox"/> Electric
Bedroom 3:		<input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Septic: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bath 1: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Half				<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> LP Gas (tank included)
Bath 2: <input type="checkbox"/> Full <input type="checkbox"/> Half		Exterior:		Municipal: <input type="checkbox"/> Sewer <input type="checkbox"/> Water
Bath 3: <input type="checkbox"/> Full <input type="checkbox"/> Half		Roof: Asphalt Exterior Walls: Vinyl		Well: <input type="checkbox"/> Drilled <input type="checkbox"/> Point
SALE PRICE:				DATE OF SALE:

ALBAN

T.25N.-R.10E.



