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

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

ALBAN

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