

Landman Realty LLC
608-339-8030

February 25, 2008



Address: **Lemonweir Ct.**
Mauston, WI 53949

List Price: **\$54,900**
 Listing #: **0800096**

Status: **Active**
 MLS Area: **Juneau**

Beautiful Waterfront Parcel Near Wisconsin Dells!

Comments: **Bring the crew to enjoy this waterfront acreage just north of Central Wisconsin's hot spot, Wisconsin Dells. The parcel includes a gorgeously wooded cabin site on a 16 acre private lake, as well as deeded acces to the Lemonweir River, for the best of both worlds. The Lemonweir River flows directly into the Wisconsin River and is located near Lyndon Station. Also included is a 38 acre conservancy which is surrounded by water and is shared with the other owners of Lemonweir Oaks. From Mauston: Hwy 82 E, HH S, 54th S W, Townline Rd N, Lemonweir Ct W to property.**

Property Information		Property Features	
Est Acres: 2.3	Gross Taxes: 910	Buildable Site	
Lot Size:	Tax Class:	Paved Road Frontage	
Frontage Ft:	Tax Yr: 2007	Recorded Covenants	
Depth Ft:	Assessments:	Waterfront	
Elem School: Mauston	Water Type: None	Wooded Area	
JH/Mdl School: Mauston	Sewer Type: None		
Sr High School: Mauston	Fuel Type:		
Lake Name:	Flood: Unverified		
S-T-R: 3 - 15 - 4	Zoning: Residential		
Possession: Doc	Plat: Lemonweir Oaks		
Terms:	Parcel: 493.13		
Township: (T) Lemonweir	Latitude:		
Assessed Value:	Longitude:		
Legal Description: Lot 13 Vol 7CSM PG 204 2019 Pt S 1/2 NE 1/4 !/33rd In in Common Area			