



MLS #: [1533385](#) Active      Lots & Acreage LP: \$46,900  
**W3926 W LEMONWEIR CT**      **Town Lemonweir** L11  
 County: Juneau      Zip: 53948      State: WI  
 Subdivision: Lemonweir Oaks

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**Total Acreage:** 2.51      **Price/SqFt:** 0.00  
**Wooded Acres:** 0.00      **Number of Lots:** 1  
**Pasture Acres :** 0.00      **Lot Number(s):** 22  
**Tillable Acres:** 0.00      **Section Number:** 12  
**Wetland Acres:** 0.00

[Schedule a Showing](#)



**Directions:** From Mauston:Hwy 82 E, HH S, 54th St W, Townline Rd N, Lemonweir Ct W, to property on right.

**School District:** Mauston      **Elementary:** Call School District      **Middle:** Call School District      **High:** Mauston

**Utilities Avail:** No      **Specific Builder Required:** No      **Owner:**  
**Improvements:** No      **Special Assessment:** No

**Legal Description:** LOT 22, VOL. 7 CSM PG. 207, #2022; PT. S      **Land Assessmnt:** \$ 47,600  
**Parcel #:** 018493.22      **Improvements:** \$ 0  
**Lot Size:** 2.51 acres      **Est. Lot SqFt:**      **Total Assessmnt:** \$ 47,600 / 2007  
**Zoning:** Reside      **Net Taxes:** \$ 935 / 2007

<b>Type</b>	Rural	<b>Purchase Options</b>	Sell entirely
<b>Present Zoning</b>	Single family	<b>Special Assessments</b>	Unknown
<b>Utilities Avail. (To Lot)</b>	None	<b>Available Info</b>	Restrictions/Covenants
<b>Water System</b>	Well required	<b>Miscellaneous</b>	N/A
<b>Waste Disposal</b>	None presently	<b>Terms</b>	Cash
<b>Road</b>	Blacktop/Asphalt	<b>Occupancy</b>	At Closing
<b>Improvements</b>	Other	<b>Miles to Capitol</b>	Over 50 miles
		<b>Waterfront</b>	Has actual water frontage, On a river, 51-100 feet
		<b>Lake/River Name</b>	Lemonweir River

**Lot Description** Rural - in subdivision, Irregular  
**Features** Wooded  
**Topography** Sloping

Affordable waterfront! Priced below assessed value!! Fantastic fishing for serious angler or the beginner! Catch them big or small, right in your own backyard. Lots of waterfrontage on this 2.5 acre parcel. This is very private wooded acreage that will give you access to a 38 acre common area nature conservancy and access to a private 16 acre lake for owners only! Wildlife Galore! Come and enjoy all the outdoor fun you've been dreaming about!

Vacant Show Anytime W3926 LEMONWEIR CT

<b>List Agent:</b> Billy Tyrcha <a href="mailto:bill@thelandman.net">bill@thelandman.net</a>	(715) 228-3000	<b>List Date:</b> 8/18/2008
<b>List Office:</b> Landman Realty LLC PO Box 167 Friendship WI 53934 0167	(608) 339-8030 Fax # (608) 339-8035	<b>Expiration Date:</b> 8/16/2009
<b>Sale Agent:</b>		<b>Subagent Comm:</b> 4
<b>Sale Office:</b>		<b>BuyerAgent Comm:</b> 4
<b>Sold Price:</b>	<b>PtsPd/SlrCr:</b>	<b>Sub to Policy Ltr:</b> No
<b>PendingDate:</b>	<b>Closing Date:</b>	<b>Variable Comm:</b> No
	<b>Financing:</b>	<b>Limited Service:</b> No
	<b>Days On Mrkt:</b> 10	<b>Named Exceptions:</b> No
		<b>Exclusive Agency:</b> Yes
		<b>Licensee Interest:</b> No
		<b>Multiple Rep:</b> No

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS