



MLS #: 1588462 Active Lots & Acreage LP: \$36,900
Lot 21 Lemonweir Ct Town Lemonweir L11
County: Juneau Zip: 53948 State: WI
Subdivision: Lemonweir Oaks

Total Acreage: 2.46 Price/SqFt: 0.00
Wooded Acres: 2.46 Number of Lots: 1
Pasture Acres : 0.00 Lot Number(s): 21
Tillable Acres: 0.00 Section Number: 13
Wetland Acres: 0.00

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

School District: Mauston **Elementary:** West Side **Middle:** Olson **High:** Mauston

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

Legal Description: LOT 21, VOL. 7 CSM PG. 207, #2022 **Lot Size:** 2.46 per CSM
Parcel #: 018493.21 **Est. Lot SqFt:** 107,000
Zoning: RES SL **Net Taxes:** \$ 1011 / 2009

Type	Rural	Purchase Options	Sell entirely
Present Zoning	Single family, Other	Special Assessments	None
Utilities Avail. (To Lot)	Electricity, Telephone	Available Info	Cannot be divided, Certified survey, Aerial photos , Restrictions/Covenants, Fences Allowed, Storage Building Allowed, Trailer/RV Parking Allowd
Water System	Well required, None presently	Miscellaneous Terms	Neighborhood/Addtl Fees
Waste Disposal	Non municipal/Private req, None presently		Cash
Road	Blacktop/Asphalt		
Improvements	Other		

Lot Description Cul-de-sac, Rural - in subdivision
Features Wooded
Topography Level, Rolling, Sloping

This is your ticket to fun and adventure at an affordable price! Come and enjoy all the outdoor fun you've been dreaming about! Fantastic fishing for both the experienced and beginner anglers. Big..small you will catch them all right in your own backyard. Almost 2.5 acres with over 217+ feet of water frontage! This very private wooded parcel gives you access to a 38 acre nature conservancy teeming with wildlife! The common area is for owners only. This also gives you access to a private 16 acre lake!

Sold Price: **PtsPd/SlrCr:** **Closing Date:**
This information provided courtesy of: Landman Realty LLC

