MLS #: 1592669 **Active** **Lots & Acreage** **Price:** **$39,900**

3926 W Lemonweir Ct **Town Lemonweir** L11

County: Juneau **Zip:** 53948 **State:** WI

Subdivision: Lemonweir Oaks

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		

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

Click M for Map: M

Documents (if any): D

Lot Size: 2.51 acres

Est. Lot SqFt:

School District: Mauston

Elementa... Call School District

Utilities Avail: No **Specific Builder Required:** No **Middle:** Call School District

Improvements: No **Special Assessment:** No **High:** Mauston

Legal Description: Lot 22 of Lemonweir Oaks 1/33rd Int in L

Parcel #: 493.22

Zoning: Reside

Land Assessmnt:	$ 47,600		
Improvements:	$ 0		
Total Assessmnt:	$ 47,600	/	2009
Net Taxes:	$ 1007	/	2009

Type	Rural
Present Zoning	Single family, Other
Utilities Avail. (To Lot)	None, Electricity
Water System	Well required, None presently
Waste Disposal	Non municipal/Private req, None presently
Road	Blacktop/Asphalt
Improvements	None, Other

Purchase Options	Sell entirely
Special Assessments	None
Available Info	Certified survey, Restrictions/Covenants, Fences Allowed, Storage Building Allowed, Trailer/RV Parking Allowd
Miscellaneous	Neighborhood/Addtl Fees
Terms	Cash
Miles to Capitol	Over 50 miles
Waterfront	Has actual water frontage, 101-199 feet, On a river

Lot Description	Rural - in subdivision, Irregular
Features	Wooded
Topography	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 the just learning anglers. Big...small you will catch them all right in your own backyard. About 2.5 acres with lots of frontage on the river. This is a very private wooded parcel that will also give you access to a 38 acre nature conservancy that is common area for owners only. Access to a private 16 acre lake. Wildlife Galore!

Sold Price: **PtsPd/SlrCr:** **Closing Date:**

This information provided courtesy of: *Landman Realty LLC*

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.

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