

Landman Realty LLC
608-339-8030

July 31, 2006



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

List Price: **\$46,900**
Listing #: **2015184**

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

Acreage with over 150' Frontage on the river!

Comments: **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. This also gives you access to a private 16 acre lake. The whole area is teeming with wildlife so bring your camera! From Mauston:Hwy 82 East, South on HH,West on 54th St, North on Townline Rd, left on Lemonweir Ct. to property at Fire #3926**

Property Information

Est Acres: **2.51**
Lot Size: **irr**
Frontage Ft: **7**
Depth Ft:

Gross Taxes:
Tax Class:
Tax Yr:
Assessments:

Elem School:
JH/Mdl School:
Sr High School: **Mauston**

Water Type: **None**
Sewer Type: **None**
Fuel Type:

Lake Name: **Lemonweir River**
S-T-R: **12 - 15 - 4**

Flood: **Not Required**
Zoning: **Shoreland**

Possession: **close**
Terms: **cash**

Plat: **Lemonweir Oaks**
Parcel: **18-tlm 493.22**

Township: **(T) Lemonweir**
Assessed Value:

Latitude:
Longitude:

Legal Description: **Lot 22 of Lemonweir Oaks & 1/33 interest in Lemonweir Oaks common area**

Property Features

Waterfront
Wooded Area
Recorded Covenants
No Mobile Homes Allowed
Paved Road Frontage
Buildable Site

Pictures

