

Landman Realty LLC
608-339-8030

May 17, 2006



Address: **W3801 Lemonweir Ct.**
Mauston, WI 53949

List Price: **\$39,900**
 Listing #: **2016150**

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

Almost 3 Acres with Creek Frontage!!!

Comments: **Beautiful mixture of mature pines and hardwoods with driveway to waters edge. Creek with pools controlled by a natural dam leading to Lemonwier River. Great Stie for camping, fishing, canoeing, hunting, ATV and building a home. Deeded access to 38 acre conservancy across the road which has a 16 acre pond for fishing, canoeing. You can also picnic, ATV and do so much more there too!! Lots of trails throughout the property with numerous game trails. Access to Lemonwier River. From Adams - Friendship: Take Hwy 13 S to Hwy 82 W to HH S to 54th St W to Townline Road North to Lemonweir Court West to property on the left.**

Property Information		Property Features	
Est Acres:	2.77	Gross Taxes:	430
Lot Size:	irr	Tax Class:	
Frontage Ft:		Tax Yr:	2005
Depth Ft:		Assessments:	
Elem School:		Water Type:	None
JH/Mdl School:		Sewer Type:	None
Sr High School:		Fuel Type:	
Lake Name:	Deeded River Access	Flood:	
S-T-R:	13 - 15 - 4	Zoning:	Residential
Possession:	DOC	Plat:	Lemonweir Oaks
Terms:		Parcel:	511.28
Township:	(T) Lemonweir	Latitude:	
Assessed Value:		Longitude:	
Legal Description:	Lot 28 Vol 7 CSM PG 209, 2024 PT NW 1/4 SE 1/4 1/33rd Interest in Common Area		

Pictures

