



**1949187**      **Active**      **Single Family**      **Price: \$399,000**

**N7927 US HWY 45**      **Town**      Birnamwood      Y01  
**Eland WI 54427**      **County:**      Shawano  
**Subdivision:**

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**Bedrooms:** 3      **Finished Above Grade SqFt:** 1,511  
**Full Baths:** 2      **Fin Part/All Below Grd SqFt:** 0  
**Half Baths:** 0      **Total Finished SqFt:** 1,511 Other  
**Year Built:** 1992 *Builder*      **Open House Info**  
**Est. Acres:** 61.36 *Assessor*  
**Full Garage Stalls:** 3

**Show Date:**

From Wittenberg, north on US HWY 45 5.5 miles. Property on left (west) side of Hwy. From Birnamwood, south on US 45 4 miles. Property on west.

<b>Living/Great:</b> M 13x18	<b>Primary Bedrm:</b> M 12x12	<b>Laundry:</b> M 5x12	<b>Baths</b>	<b>School Info</b>
<b>Formal Dining:</b>	<b>2nd Bedroom:</b> M 11x12	<b>Bonus Room</b> M 15x17	<b>Full</b> <b>Half</b>	<b>(D)</b> Wittenberg-Birnamwood
<b>Dining Area:</b> M 8x12	<b>3rd Bedroom:</b> M 10x12		<b>Upper:</b> 0 0	<b>(E)</b> Call School District
<b>Kitchen:</b> M 8x12	<b>4th Bedroom:</b>		<b>Main:</b> 2 0	<b>(M)</b> Call School District
<b>Family Room:</b>	<b>5th Bedroom</b>		<b>Lower:</b> 0 0	<b>(H)</b> Call School District

<b>Lake/River:</b>	<b>Parcel:</b> 012301400000	<b>Net Taxes:</b> \$ 1,796 / 2022	<b>Land Assess:</b> \$ 103,300
<b>Feet WaterFront:</b>	<b>Zoning:</b> Ag/Res	<b>Builder:</b> Dutch Housing, Inc.	<b>Improvements:</b> \$ 100,100
<b>Lot Dim:</b>	<b>HOA Dues/Yr:</b>	<b>Owner:</b>	<b>Total Assess:</b> \$ 203,400 / 2022

<b>Type</b>	1 story, Manufactured with Land	<b>Fuel</b>	Liquid propane
<b>Architecture</b>	Ranch	<b>Heating/Cooling</b>	Forced air, Central air
<b>Primary Bed Bath</b>	Full	<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispo
<b>Kitchen Features</b>	Breakfast bar, Range/Oven, Refrigerator, Dishwasher	<b>Driveway</b>	Unpaved
<b>Fireplace</b>	Wood	<b>Barrier-free</b>	First floor bedroom, First floor full bath, Stall shower, Level drive
<b>Basement</b>	None, Poured concrete foundatn, Block foundation		
<b>Garage</b>	2 car, Detached, Opener, Additional Garage, Garage stall > 26 ft deep		
<b>Exterior</b>	Vinyl		
<b>Lot Description</b>	Wooded, Rural-not in subdivision, Horses Allowed, On ATV /Snowmobile trail		

**Interior Features** Wood or sim. wood floor, Washer, Dryer, Water softener inc  
**Exterior Features** Storage building

**Included:** Appliances, firewood

**Excluded:** Seller's personal property.

Whether in search of a hunting camp w/ the creature comforts of home or a new permanent rural homestead, this 61+/- acres is sure to please. Set just north of Wittenberg off Hwy 45, the 1992 1511sq.ft. Dutch Housing, Inc. manufactured home is hidden from the highway behind a wooded buffer. Equipped with a new 40-yr steel roof in 2014, it offers 3 beds, 2 baths, living room w/ wood fireplace, large bonus room addition, laundry, forced air heat, central a/c, and appliances. Easterly access provides optimal ingress/egress. The diverse tract affords all the whitetail habitat essentials w/ opportunities to enhance key features. Thick tag alder & spruce cover w/ a class I trout stream, nice ridge w/ hardwoods, and food plot potential! 60 acres enrolled in MFL CLOSED expiring 12/31/2023.

Schedule via ShowingTime. Agent must be present at showing to earn commission. Lockbox on hand railing by side door. Sales includes PID# 012301300000 & 012301400000. Vacant, available on short notice. All measurements and floor plans are approximate, to be verified by buyer if relevant.

<b>LstAgt: Patrick Guyse</b>	88030-94	<b>CoList:</b>	<b>List Date:</b> 1/20/2023	<b>Expire Date:</b> 1/20/2024
Pref: 608-547-7816			<b>Subagent Comm:</b> 2%	<b>Electronic Consent:</b> No
pguyse@whitetaildreams.com			<b>BuyerAgent Comm:</b> 2%	<b>Exclusive Agency:</b> No
Whitetail Dreams Real Estate LLC			<b>DOM:</b> 3 <b>CDOM:</b> 3	<b>Licensee Interest:</b> No
Off: 715-445-2864	Fax #: 715-445-2125		<b>AO Date:</b>	<b>Limited Service:</b> No
PO Box 33			<b>Closing Date:</b>	<b>Multiple Rep:</b> DA
Iola WI 54945-0033			<b>Financing:</b>	<b>Named Exceptions:</b> No
<b>SaleAgt:</b>	<b>Sold Price:</b>		<b>Sale Factors:</b>	<b>Policy Letter:</b>
	<b>Concessions:</b>		<b>Competing Offers:</b>	<b>Variable Comm:</b> No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS **Orig MLS:** South Central WI