

For More Information or To Request A Showing:

**RE/MAX Preferred**

Julie Alibrando & Ray Blackburn

888-985-8484 Toll Free

608-985-8484 Local

Julie@JulieSells.com

Ray@JulieSells.com



## 120 Acre Farm



**N397 Lucht Road~Mauston~\$469,500**

Square Footage:	1500 Approx.	Kitchen:	15'3" x 14' Carpet, Fan, Large Dining Counter
Acreage:	120 Acres	Living Room:	27' x 18' Carpet, L Shaped, Fireplace, Ceiling Fan, Patio Doors
Taxes:	\$2758.37 (2007)	Mudroom:	9' x 5' Ceramic Tile, Closet, Bath Access
Exterior:	Vinyl Siding	Bath:	11'6" x 8' Ceramic Tile, Vanity, Jetted Tub, Laundry Hook-ups
Garage:	2-3 Car Detached	Upper Level	
Heating/Cooling:	LP Forced Air/Central Air	Bedroom:	10'2" x 8'10" Carpet, Closet, Fan
Water Heater:	50 Gallon/Electric	Bedroom:	13'6" x 11'6" Carpet, Fan, Closet
Septic:	Mound System	M. Bedroom:	15'2" x 13'3" Wood Plank, Fan, Closet, Patio Door
Well:	Private Well	Bath:	11'1" x 9'7" Vinyl/Carpet, Lrg Vanity, Shower, Linen Storage, Access to Walk Up Attic
Foundation:	Full	Outside:	Barn-concrete floor, 100 AMP service, hay loft, slider doors, old milk house, workshop, storage. Storage Bldg-Dirt Floor, Overhead door. 2 Grain Bins, Garage/Machine Shed-workshop w/concrete floor & power, sliding door, garage side has 2 doors w/openers
Owner:	Stogsdill		
Included:	Range, Refrigerator, Dishwasher, Microwave, Water Softener, Trash Compactor, Window Treatments		
Excluded:	Seller's Personal Property, Pellet Stove is Negotiable		

All measurements are approximate. Information from sources deemed reliable, but not warranted

**Buyers are urged to independently verify all information given.**

Delightful farm in the beautiful rolling hills & valleys of Summit Township. Spacious home that's been updated so you don't have to. Newer septic, well, windows, insulation, plumbing, electrical and more. Outside you'll witness beautiful sunsets and eye popping long range country views. Nice mixture of woods along with agricultural/tillable/pasture lands. Years of discovery await in the nooks & crannies of the rock outcroppings & trails. Sit down and relax to the sound of the waterfall. Excellent hunting. Barn, machine shed/garage, storage building (was used as a chicken coop), grain bins, all in excellent condition. It even has an ultra light runway! What a way to live!