

For More Information or To Request A Showing:

**RE/MAX Preferred**

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## 258 Acre Farm!



W9491 Hwy FF, Wonewoc \$1,100,000

Square Footage:	2000 SF Approx.	Kitchen:	17'4" x 11'2" Vinyl, Dinette, Access to Screened Porch, Pantry Closet
Year Built:	1929 Approx.	Living Room:	14'6" x 16' Carpet, Fan, Large Windows
Acreage:	258 Acres	Dining Room:	15'10" x 11'4" Carpet, Built In China Cabinet
Taxes:	\$3598.05 (2005)	Bedroom/Office:	12'1" x 12'1" Carpet, Fan, Closet
Exterior:	Vinyl Siding	Family Room:	26'10" x 15'3" Carpet, Fan, Recessed Lighting, Bay Window, Great Views
Garage:	Single Car/Under	Bath:	6'4" x 6' Vinyl, Vanity, Shower
Heating/Cooling:	Oil Forced Air/Central Air	Bedroom:	14'2" x 8'2" Carpet, Closet, Fan
Water Heater:	Electric	Bedroom:	15'4" x 11'6" Carpet, Fan, Walk-In Closet
Septic:	Mound System (2004)	Bedroom:	11'4" x 11'8" Carpet, Closet, Fan
Well:	Private Well	Bedroom:	11'5" x 12' Carpet, Closet, Fan
Foundation:	Full/Stone	Bath:	7'7" x 6'4" Full Bath
Owner:	Johnson	Outside:	2 Sets of Barns, Water to Fields, 60' x 100' Clearspan Pole Building with garage/shop. 40' x 60' Feed shed-open on one end, concrete floor, Covered feed bunk. Several other small outbuildings. 30 miles of 5 Strand High Tensile Hot Wire Fencing. 50 Acres in Managed Forest Program. Some marketable timber in & out of MFL lands.
Included:	Range, Refrigerator, Dishwasher, Farm Watering System, Washer, Dryer, Fencing		
Excluded:	Sellers Personal Property. (Gates are negotiable)		

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

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

Pastoral delights can be found on this 258 acre farm just outside of Wonewoc. Spacious 4-5 bedroom, 2 bath home offers you a great place to relax after a long days work! Step outside and you'll find one of the prettiest farms around! 258 Acres features gorgeous woods, water & rock outcroppings. Take a drive through the woods and enjoy the wildlife that abounds. Plenty of pasture area for your furry friends. Certifiably organic..no chemical applications in the past 9 years on most of the property! Massive amounts of road frontage, could make this a great spot for development as well. Call for additional information, too much to list here!