

Residential
1571841Active
Recent: 03/28/2023 New Listing

N32413 Hwy 53
Blair, WI 54616

L \$369,000



Type: **Single Family**
Style: **1 Story**
Bedrooms: **3**
Full Baths: **1**
Partial Baths: **0**
Lot Size: **0 x 0 x**
Acreage: **32.85**
Apx Fin AG: **1,593**
Apx Fin BG: **0**
Apx Fin SqFt: **1,593**
Manufactured: **No**
Subdivision:

County: **Trempealeau**
Area: **10 - Pep/Buff/Trem**
School Dist: **Blair-Taylor**
Garage Cap: **2**
Garage Type: **Attached**
Year Built: **1960**
Taxes/Yr: **\$3,446.47 / 2021**
Tax ID: **024001420005**
Addtl Tax IDs: **024001570000, 024001560000**
Waterfront: **Yes**
Condo: **No**
Twp: **Preston**

Association: **No**
Association Fee:
Fee Cycle:

Common: **No**
Restrictive Cov:

Home Dim:

Water Front Type: **River**
Lake/River Name: **Trempealeau**
Lake Size: **18**
Waterfront Elevation: **Elevation Medium 16 - 35**
Water Front CF: **Bottom-Sand, Shore-Vegetation**

Water Front Ft: **2,000**
Waterfront Access: **Yes**
Water View:
RoadBtwWtrfrnt:

Seasons: **4 Season**
Lake Depth: **6**
Slope:
Income Producing: **No**

<u>ROOM</u>	<u>LEVEL</u>	<u>EST SIZE</u>	<u>FLOOR</u>	<u>ROOM</u>	<u>LEVEL</u>	<u>EST SIZE</u>	<u>FLOOR</u>
Living Room	M	19 x 13	Wood	Kitchen	M	11 x 14	Tile
Dining Area	M	9 x 11	Tile	Family Room	M	15 x 21	Carpet
Laundry Room	M	8 x 9	Tile	Office	M	9 x 10	Carpet
Bedroom	M	11 x 10	Wood	Bedroom	M	10 x 9	Wood
Bedroom	M	10 x 12	Wood	Bathroom	M	10 x 10	Tile
Other	M	12 x 8	Linoleum				

Included: **Ceiling Fans, Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer, Window Coverings**
Excluded: **Sellers Personal**

Basement: **Partial**
Driveway: **Concrete, Gravel**
Fireplace:
Fuel Source: **Oil**
New Const:
Outbuildings: **Pole Building, Shed-Machine, Shed-Storage, Workshop**
Sewer: **Septic-Mound**
Water: **Well-Sandpoint**
Exterior: **Vinyl**
Internet:

Cooling: **Central**
Electric: **Circuit Breaker**
Foundation: **Block**
Heating: **Forced Air**
Occupancy: **At Closing**
Patio Deck: **Patio-Concrete**
Showing: **24 Hour Notice, Lockbox-Combination, Sign-on Property, UseShowingTime**
Water Heater: **Electric**
Zoning: **Agricultural, Recreational, Residential**

Directions: **From Blair, SW on US Hwy 53, 2 miles, property on the left, sign on property**
Remarks: **ACTUAL SALE PRICE TO BE DETERMINED VIA ONLINE AUCTION CLOSING APR. 25 @ 6PM. Property sells AS IS w/no buyer contingencies. All financing to be prearranged. 10,000.00 earnest money due immediately following close of bidding in cash. 7% buyers fee will be added to last bid to arrive at final purchase price. OPEN HOUSE dates Apr. 12 & 19, 10-2 PM. 32.85 acre hobby farm just 2 miles South of Blair. Ranch style home w/2 car att. garage features custom oak cabinetry, granite countertops & breakfast bar, newer vinyl windows, hardwood flooring and more. 40x90' pole shed w/ 20x60 lean to & 24x40' shop area and 30x60' pole shed. Acreage incl. approx. 10 a. tillable w/bal. pasture and woodland. Very diverse, immaculately maintained hobby farm!**

Legal:

Apx UnFin AG: **0**
Apx UnFin BG: **693**
Apx UnFin SqFt: **693**

Condition Report: **Yes**
Access Feat Rpt:
Seller Concessions

Seller Financing:
Seller Fin Remarks:

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Certs:



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