

Vacant Land
1572867Active
Recent: 05/04/2023 New Listing

341 W Main Street
Fairchild, WI 54741

L \$30,000



Type:	Residential Lot	County:	Eau Claire
Twp:	Fairchild	Area:	07 - Ec Cnty/All Others
Sec/Twp/Rng:	34/T25N/R5W	School Dist:	Osseo-Fairchild
Lot Size:	0 x 0 x	Taxes/Yr:	\$299.47 / 2022
Acreage:	0.33	Tax ID:	1812622505344200046
Waterfront:	No	Addtl Tax IDs:	
Terrain:	Level	Subdivision:	
Utilities:	Cable-At Street, Electric-on Site, Telephone-At Street		
Next Tour:	Public: Fri Jun 9, 10:00AM-2:00PM		

Use Value Assmt:
Common:

Road Access:
Restrictive Cov: **No**

Plat:
Non Conform:

Water Front Type:
Lake/River Name:
Lake Size:
Waterfront Elevation:

Water Front Ft:
Waterfront Access:
Water View:
Water Front CF:

Seasons:
Lake Depth:
Slope:
RoadBtwWtrfrnt:

Fencing: **Chain Link, Wood**
Showing: **24 Hour Notice, Lockbox-Combination, UseShowingTime**
Soil Type:
Zoning:
Internet:

Occupancy: **At Closing**
Sewer: **City Sewer-In Street**
Water: **City-Water, None**

Directions: **From Osseo: Take Hwy 10 East towards Fairchild. Turn left on Townline Rd before the Cenex station. Take Townline Rd then turn right on W Main St. Property will be on the left. Watch for signs**

Remarks: **PROPERTY TO SELL AS-IS AT ONLINE ONLY AUCTION WITH HANSEN AUCTION GROUP CLOSING JUNE 20TH @ 6 P.M. PROPERTY IS TO SELL AS-IS WITH NO CONTINGENCIES. \$2,500 EARNEST MONEY DUE DAY AFTER AUCTION CLOSE. ALL FINACING IS TO BE PREARRANGED. Check out this great property in Fairchild! Large lot in town zoned residential with a large 40x45 shop. Shop has cement floors, power, 12' sidewalls, 11'7" high sliding door, 10' rolling door, insulated office space, and storage loft! This property has loads of potential. Potentially build a home on the front, rent out the shop, or even start your own business! There is no such thing as too much storage space and this property provides plenty of it! Save on building your own shop by avoiding high material costs and get rid of the worry if all your materials are available or not! This shop only needs a new owner so get your bid in today!**

Legal:

Condition Report: **Yes**

Seller Financing:

Seller Fin Remarks:

Prepared By: Jacob Lallemond
NIC/Arcadia
N31874 State Rd 93
Arcadia, WI 54612

Email: jlallemond@northerninvestment.com
Office Ph#: 715-985-3191
Preferred Ph#: 608-863-3928
Certs:



Not guaranteed. Information provided by NWW WI MLS is compiled from 3rd party source. Days on Market data may relate only to this unique ML# and not reflect entire

*listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy.
PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTER. © 2023 NWWMLS*