

ACREAGE FOR SALE

6747 STATE ROAD 35/81 | LANCASTER, WISCONSIN



LISTED AT **\$475,000**

What an Opportunity!

This property can be purchased as a whole or in three separate tracts.

Tract 1A: 3 acres m/l with storage buildings - \$139,000.

Tract 1B: 6 Acres m/l with new shouse and pond - \$336,000.

Tract 2: Total property including Tract 1A and Tract 1B - \$475,000

Description: New 30' x 60' house built in 2022 overlooking a pond in a rural setting with 9.05 acres m/l. This two-bedroom house has 10' ceilings, kitchen, dining room, master bathroom, guest bathroom, utility room, in-floor heating, and air conditioning.

New well and septic system in 2022.

The property has new fencing to allow for renting pasture or having your own horses and/or livestock.

Outside Buildings Include:

- 32' x 160' storage barn with cement floor
- 60' x 108' machine shed with cement floor
- 40' x 64' four-bay storage shed with cement floor
- 30' x 40' two-story barn with storage and cement floor
- Close location from town for storage rental

Legal: Parcel #056-00211-0010, Sec 08, T 04 N, R 03 W, Grant County, South Lancaster Township

Location: Located 2.8 miles from Lancaster, WI; 33 miles from Dubuque, IA; and 84 miles from Madison, WI. Has a private township road to the property.

LISTING AGENT



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