



1957587 Active Lots & Acreage Price: \$35,000

**LOT 64 Menominee Woods Drive
Wausaukee WI 54177**

Town Wagner Y01
County: Marinette
Subdivision: Eagles Point

Total Acreage: 3.73 *Assessor* **Price/Acre:** \$9,383.38
Wooded Acres: 3.73 **Price/SqFt:**
Pasture Acres : 0.00 **Number of Lots:** 64
Tillable Acres: 0.00 **Lot Number(s):** 64
Wetland Acres: 0.00 **Open House:**

[Schedule a Showing](#) **Show Date:**



Mariette, Wi, 180 North to McAllister, Right on RR, before the Koss Mem. Bridge Left on Menominee Shores drive, Left on Men. Woods Dr. Sign

Lot Dimensions: 811' x 200'

Lake/River Name:

Feet WaterFront Other

Specific Builder Required: No

School District: Wausaukee

Elementary: Call School District

Middle: Call School District

High: Call School District

Annual HOA Dues: \$150

Parcel #: 034-01136.002

Zoning: R1

Owner: ROSS

Legal Description: 3.73AC LOT 64 CSM 2648 IN V17 PG273 BNG

Land Assessmnt: \$ 29,000

Improvements: \$ 0

Total Assessmnt: \$ 29,000 / 2022

Net Taxes: \$ 371 / 2022

Type	Rural	Improvements	None
Present Zoning	Single family	Purchase Options	Sell entirely
Utilities Avail. (To Lot)	Electricity		
Water System	Well required, None presently		
Waste Disposal	Non municipal/Private req, None presently		
Road	Gravel		

Wooded lot 200' x 811' (per CSM 2648) within the Eagles Point subdivision near the WI/MI boarder. R&C apply (no trailers, camping, 1000sqft min house size). Town of Wagner. This lot is 3.73 ACRES in size, with a mix of tree species on a private gravel road. Lot carries deeded interest in the 11ac waterfront outlot. Very close to the Koss Memorial bridge & boat launch on the Menominee River. 30 min North of Mariette.

ListAgt: Blake Vrechek 92979-94 **CoList:**

Pref: 920-896-2748

blake@montellohomes.com

Cotter Realty LLC

Off: 608-297-7734 Fax #: 608-297-7181

72 W Montello St

Montello WI 53949-9244

SaleAgt:

Sold Price:

Concessions:

List Date: 6/9/2023

Subagent Comm: 2.4%

BuyerAgent Comm: 2.4%

DOM: 1

AO Date:

Closing Date:

Financing:

Sale Factors:

Competing Offers:

Expire Date: 10/4/2023

Electronic Consent: No

Exclusive Agency: No

Licensee Interest: No

Limited Service: No

Multiple Rep: DA

Named Exceptions: No

Policy Letter: Yes

Variable Comm: Yes

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023

Orig MLS: South Central WI

LOT 64 Menominee Woods
Drive

\$35,000

1957587

Printed By: Blake Vrechek

06/15/2023 03:26 PM

Not for Public Distribution