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LEE A. MARSHALL, BROKER
180 W. SEMINARY ST.
RICHLAND CENTER, WI 53581
608-647-6371 FAX 608-647-6372

Price: \$30,000.00

LOCATION: off County Road S in SE Crawford County go North on South Sleepy Hollow Road for 1.5 miles. Turn left onto South Knapps Lane for about 1/3 of a mile.

POSSESSION: At Closing

TAXES: 2013 - \$579.19

8.23 acre parcel with a trout stream at an affordable price. Nice mix Of open meadow with meandering stream, prior cropland and Wooded hillside. Located on South Knapp Creek Lane (a private Dead end drive maintained by the owners' association - \$150.00 annual association fee).

Frontage on Class II Trout (Brooks & Brown) stream – West Fork of Knapps Creek. This stream area is unobstructed and would be ideal For any age angler or fly fishing enthusiast.

Nice Building Site.

Underground Electricity to site.

Lot #6 of Certified Survey map # 1104 in Section 3 of Scott Township, Crawford County.

THE ABOVE INFORMATION IS CONSIDERED RELIABLE
BUT NOT GUARANTEED BY MARSHALL AGENCY REALTORS



**V461 Acres:
8.23**



