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R950
 PRICE: \$329,000.00

Address: 23887 County Highway E
 Richland Center, WI 53581

Rooms: 10 Bedrooms: 5 Bath: 2 Gross Living Area: 2516
 Basement/Finish: Nearly Full/No Finish – Jet Creted walls – Root Cellar
 Age: Circa 1903 Garage: 2+ Car Detached – Insulated & Heated w/Openers

Room Sizes:

Living Room	12'2 x 15'4	Bedroom	12'4 x 15'6 w/Cl
Kitchen	13'9 x 15'3	Bedroom	13' x 11'4 w/Cl
Dining Room	11'8 x 15'3	Bedroom	8'8 x 8'1 w/Cl
Master Bedroom	19' x 12'2	Bedroom	8'8 x 8'1 w/Cl
Den	11'5 x 7'8		
Laundry	6' x 7'9		

Design: 2 Story Construction: Frame Exterior Siding: Brick
 Heating/Cooling: High Efficiency Forced Air Gas & Wood Ad On/Central Air (2004)
 Porch/Patio/Deck: Porch & Patio, Large Concrete Driveway
 View: Pastoral Lot Size: 53+/- Acres Electric: 200 Amp Breakers – Rewired
 Taxes: 2013-\$3,254.40 School District: Richland Center Possession: At Closing
 Items Included: Window Coverings, Water Softener, Gazebo, Wood Cook Stove, Gas Parlor Stove, Garage & Cabin Woodstoves, security system (2014)
 Stove, Refrigerator, Washer & Dryer are not included but negotiable
 Septic – 1983 3 Bedroom Conventional System



Exceptionally well, cared for large 2 Story home with vintage charm and all the conveniences and updates for country living at its best. This home has had many recent improvements: remodeled kitchen with solid surface countertops, remodeled bathrooms, windows, refinished floors, updated floorings, drilled well, on demand water heater, rain gutters, aluminum fascia and window trim, the list goes on and on (broker can provide extensive list).

Oversized, insulated and heated 2 car garage/shop (32'x30'), a large (36'x60') pole shed, walk in cooler, chicken coop and a secluded cabin.

All this on 53 acres with a nice combination of scenic southwest WI lands – cropland (9 acres) and deer and turkey filled woods (39 acres in non-public MFL). Nearby Trout Stream.

The above information is considered reliable but not guaranteed by Marshall Agency Realtors.



