



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

WWW.MARSHALLAGENCYREALTORS.COM

R962
 PRICE: \$94,9000.00

Address: S4232 Hinze Road
 Reedsburg, WI 53959

Rooms: 6 Bedrooms: 3 Bath: 2 Gross Living Area: 1332
 Basement/Finish: Full Poured Concrete/Limited finish – lots of potential
 Age: 14 Garage: 2 car detached (24' x 26') w/2 openers

Room Sizes:

| | | | |
|-------------|-----------|---------|-------------------------|
| Living Room | 16' x 13' | Bedroom | 13' x 12'9 w/Walk-in Cl |
| Kitchen | 13' x 12' | Bedroom | 11' x 10'8 w/Cl |
| Dining Room | 13' x 10' | Bedroom | 10'9' x 8'9 wCl |

Design: Ranch Construction: Wick - Manufactured Exterior Siding: Vinyl
 Heating/Cooling: Forced Air LP Gas/Central Air
 Porch/Patio/Deck: Concrete Patio Areas & 2 Wood Decks
 View: Pastoral Lot Size: 2.82 Acres Electric: 200 Amp Breakers
 Taxes: 2014-\$2486.48 School District: Reedsburg Possession: At Closing

Heat costs – Average 400 gallons/year

Directions: From Reedsburg West on Highway K 5 ½ miles then East (left) on Meyer Road for ½ mile then South on Hinze Road 1/3 mile property on left



Attractively priced rural ranch home 7+/- miles Southwest of Reedsburg. Efficient, functional floorplan, vaulted ceilings, main floor laundry, ample closets, some built in cabinets/shelving and more. Full basement offers lots of finish potential. Low traffic country setting with nice views. Lender owned – priced 40,000 under assessed value.

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

