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R1009  
 PRICE: \$53,000.00

Address: 16877 State Highway 171  
 Richland Center (Boaz), WI

Rooms: 5 Bedrooms: 1-2 Bath: 1 Gross Living Area: ~950  
 Basement/Finish: ~75% Full/No Finish  
 Age: ~90 Garage: 2 Car Attached w/opener

Room Sizes:

Living Room	13' x 11'6	Bedroom	14' x 10' w/Cl
Kitchen	12' x 10'	Entry	5' x 8'
Dining Room	13' x 10'	Utility	9' x 4'3
		Loft	9' x 9' plus 4' x 9'

Design: 1 1/4 Story Construction: Frame Exterior Siding: Vinyl  
 Heating/Cooling: High Efficiency Forced Air Gas (2007)/Central Air  
 View: Average Lot Size: .50 Acre Electric: 200 Amp Breakers  
 Taxes: 2016-\$635.72 School District: Richland Center Possession: At Closing  
 Items Included: Window Coverings, Water Softener, Stove, Refrigerator, Washer  
 And Dryer  
 Items Not Included: Some personal property is Negotiable



**AFFORDABLE SMALL TOWN LIVING**

Charming 1-2 bedroom with nice open kitchen, living and dining areas. Main floor also offers master bedroom, bath, laundry and foyer. Attractive gas fireplace in the dining area. Second floor offers a loft/sleeping area. Attached 2 car garage with opener. Lots of remodeling completed on this home about 15 years ago. Located on the Southwest edge of the Village of Boaz (village sewer & a point well in the basement) on 1/2 an acre. The property is located in the floodplain.

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



