



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

WWW.MARSHALLAGENCYREALTORS.COM

R1078  
 PRICE: \$275,000.00

Address: 22533 County Highway AA  
 Richland Center, WI 53581

Rooms: 7 Bedrooms: 3 Bath: 2 1/2 Gross Living Area: 1692  
 Basement/Finish: Full (part exposed)/630 Square Feet Finished  
 Age: 19 Garage: 1 Car Tuck Under & 30' x 40' Shed

Room Sizes:

Living Room	19' x 20'	Bedroom	13' x 14'
Kitchen	23' x 14'	Bedroom	10' x 13'
Utility Room	14' x 7'4"	Bedroom	12' x 13'
Family Rm LL	20' x 30'		

Design: Raised Ranch Construction: Frame Exterior Siding: Vinyl  
 Heating/Cooling: HE Forced Air Gas (2020) & Wood Boiler/Central Air (2020)  
 Porch/Patio/Deck/Fireplace: Front & Rear Decks  
 View: Pastoral Lot Size: 16.96 Acres Electric: 200 Amp Breakers  
 Taxes: 2019-\$3,698.69 School District: Richland Possession: Negotiable  
 Items Included: Window Coverings, Stove, Refrigerator, Washer, Dryer  
Built In Dishwasher & Micro-hood



Convenient rural setting with 16.96 wooded acres. Spacious 3 bedroom, 2 1/2 bath Raised Ranch with 2322 square foot of finished area. Brand new forced air furnace and central air. Terrific views out the large Anderson windows. Large built in garage plus 30' x 40' heated workshop/garage and a 10' x 20' shed that houses an outside wood boiler (2018) that heats both the workshop and the house.

Located just north of Richland Center with excellent hunting and close to nearby fishing canoeing and kayaking.

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



