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R1084  
 PRICE: \$639,000.00

Address: 24961 Spring Valley Ln  
 Richland Center, WI 53581

Rooms: 9 up & 5 LL Bedrooms: 4+ Bath: 2 1/2 Up & 1 LL  
 Gross Living Area: 2300 Sq Ft Basement: Full/1200 Sq Ft Finished  
 Age: 45 (1976) Garage: 2 Car Built In – Metal Doors w/Openers

Room Sizes:

Living Room	17' x 17'	Bedroom	14' x 11'6 w/CI
Kitchen	17'6 x 12'	Bedroom	13'6 x 11'6 w/CI
Dining Room	14' x 15'	Bedroom	12' x 11'3 w/CI
Laundry/Pantry	9' x 11'	Master Suite	16' x 13'6 w/Dbl CI
Den	11'9 x 13'6 w/FP	Craft Room LL	17' x 17' w/FP
Rec/TV Room LL	17' x 12' w/FP	Game Room LL	14'6 x 12'
Mini Kitchen LL	11' x 11'	Guest/Bed LL	14' x 13'6 w/CI

Construction: Frame Exterior Siding: Cedar & Brick Condition: Excellent  
 Heating/Cooling: HE Forced Air Gas (2018)/Central Air (2018)  
 Septic: 2010 At Grade system sized for 3 bedroom  
 Porch/Patio/Deck/Fireplace: Screen Porch, Deck, Paver Patio, 3 Gas Fireplaces  
 View: Exceptional Lot Size: 71.5 Acres Electric: 225 Amp Breakers  
 Taxes: 2019 - \$ 6,683.45 School District: Richland School District  
 Items Included: Stove, Refrigerator, Washer, Dryer, Basement Refrigerator, Window Coverings, Water Softener, 2 – 4' Fluorescents Lights, Gas Tank, LP Tank  
 Items Not Included: LR Mounted Speakers (2), Built in Vacuum's Hose & Power Head



71.5 Acre Paradise Just 4 minutes from Richland Center. Spacious 14 room home with over 3500 square feet of finished area. Lots of recent updates. 4+ bedrooms and 3 1/2 baths. High end remodeled kitchen with solid surface tops. Lots of closets and storage. Updated bathrooms. Main floor laundry room with sink and pantry storage area. Updated high efficiency windows. Terrific screen porch 23'6 x 9' – storage area under porch. Deluxe garden shed/cabin 16' x 20' with 4" covered front porch. 30' x 50' pole shed with shop and 12'x12' & 16'x8' doors. House roof & garden shed new in 2019. Secluded setting off low traffic dead end road. Recreational sanctuary with 7 acre tillable field (perfect food plot), hunting, fishing, small cave, trails, mixed hardwoods, springs, ponds (with trout), a few fruit trees and some mature grape vines.

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



