



MLS #: 1955134 **Active** **Lots & Acreage** **LP: \$390,000**
W10795 26th St **Town** Cutler L04
Camp Douglas WI 54618 **County:** Juneau
Subdivision: WI 54618

Total Acreage: 65.64 *Other* **Price/Acre:** \$5,941.50
Wooded Acres: 11.14 **Price/SqFt:**
Pasture Acres : 0.00 **Number of Lots:** 1
Tillable Acres: 54.50 **Lot Number(s):**
Wetland Acres: 0.00 **Open House:**

From Tomah take Hwy 12 east 10 miles - Left on Funnel Rd 3 1/2 miles - Property on 26th St and Funnel Rd.

School District: Tomah **Elementary:** Call School District **Middle:** Tomah **High:** Tomah
Specific Builder Required: No **Lot Dimensions:** **Net Taxes:** \$ 300 / 2022

Annual HOA Dues: **Lake/River:**
Parcel #: 290060632 **Feet WaterFront:**
Zoning: G4-Ag G5-U
Legal Description: Lengthy

Type	Rural	Purchase Options	Will divide
Present Zoning	Agricultural	Available Info	Aerial photos, Fences Allowed, Storage Building Allowed, Trailer/RV Parking Allowd
Utilities Avail. (To Lot)	Electricity, Telephone, Internet - Fiber	Farm Features	Tillable
Water System	Well on site, Well required	Waterfront	Pond, Stream/Creek
Waste Disposal	Non municipal/Private req		
Road	Paved		
Improvements	None		

Lot Description Rural - not in subdivisin, Horses Allowed
Features Wooded, Stream/Spring
Topography Level

MOSTLY TILLABLE! This productive 65.64 acres+/- runs along 1st Ave (Funnel Rd) on the east and 26th St on the north. It had been associated with W10795 26th St which is being sold off with 10 acres. Approximately 54.5 acres are tillable and are currently planted in soybeans and rented until 12/31/2023 for \$100/acre. The remainder is woods most lying on the east side. There is a small patch on the south next to 2 small ponds. There is a 60+/- year old well by the ponds which has never been used put in for a cabin in the 1960's which was never built. Deer, turkey and other wildlife frequent the ponds. Taxes are approximate.

Sold Price: **Closing Date:**
This information provided courtesy of: VIP Realty 06/08/2023 10:14 AM

